

FOR SALE:
5.03 ACRES ON SWISHER ROAD
LAKE DALLAS, TEXAS

OFFERRED AT \$750,000
\$3.42/SF

Kim Schwimmer
214-405-3507
www.RKSTexas.com

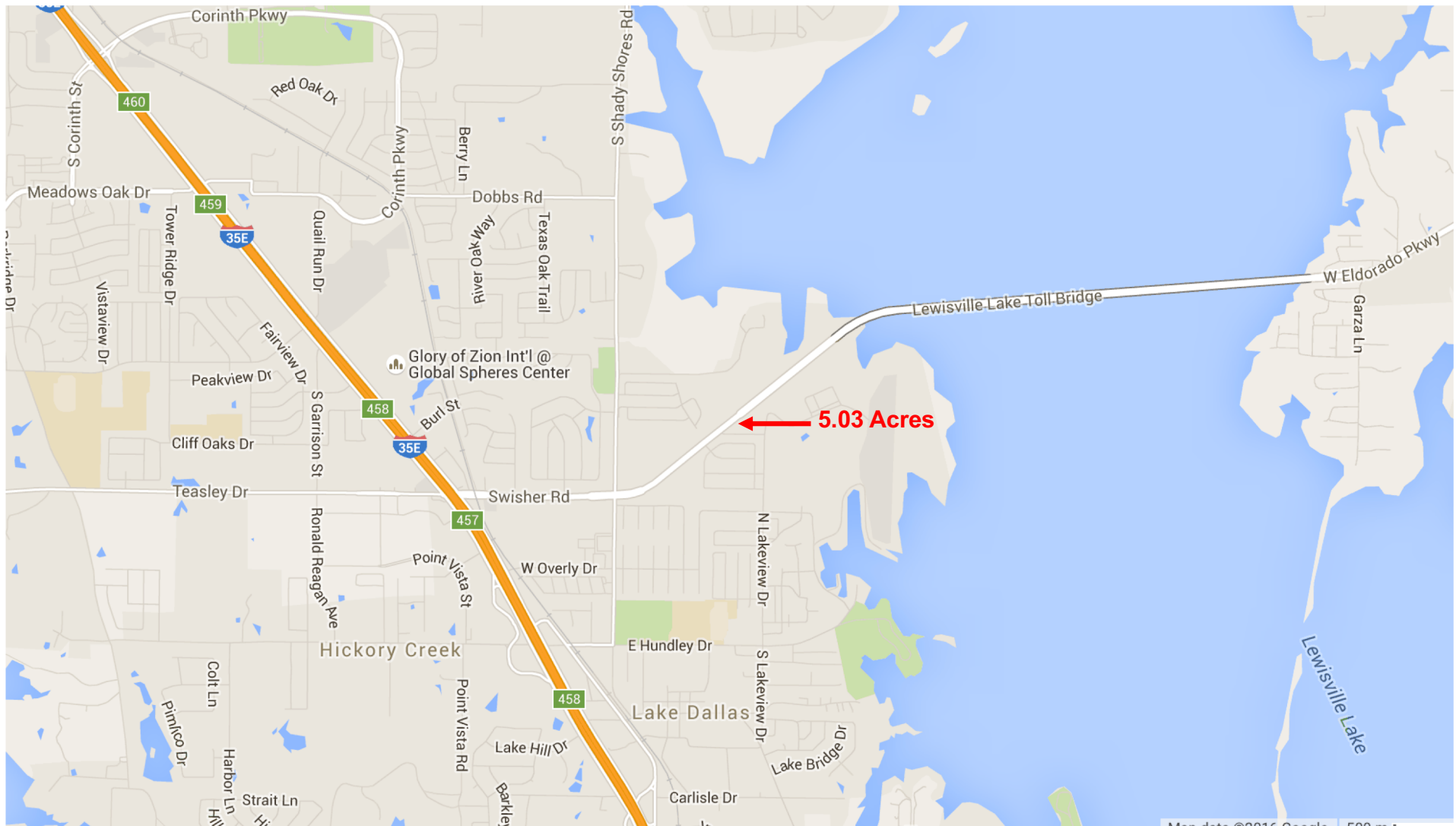
EXECUTIVE SUMMARY – Overview of Area

- Lake Dallas is a charming lakeside community that is strategically located on the I-35E corridor between Denton and Dallas along the shores of Lake Lewisville.
- With a population of 7,500, Lake Dallas is a very desirable place to live, with an excellent school district (Lake Dallas ISD), easy access to commuting corridors, a small-town feel, proximity to Lewisville Lake and a variety of housing options.
- The Lewisville Lake Toll bridge has provided a vital transportation link between Lake Dallas and the communities of Little Elm, Frisco and beyond. The ability to cross Lewisville Lake and connect Lake Dallas to the Dallas North Tollway is a main driver of growth in this area. The toll bridge, combined with a revitalizing downtown, is bringing attention from developers, business owners and residents alike.
- Lake Dallas continues to grow while it maintains it's small town charm. Due to the number of companies relocating to North Texas, it's prime location along the I-35E growth corridor, and the development-friendly attitude of the City leaders, Lake Dallas will continue to grow and is an excellent place for commercial real estate investment and development.

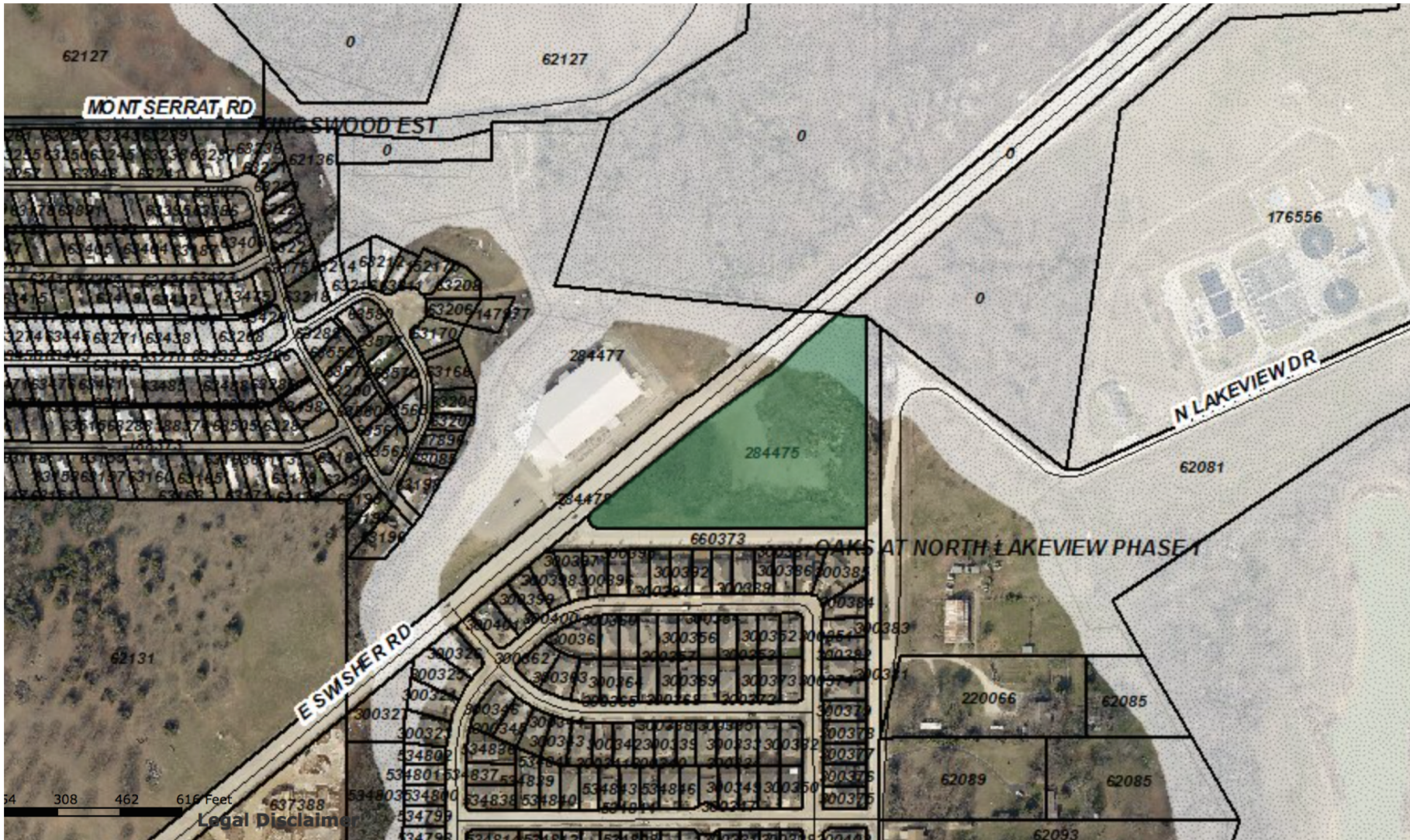
EXECUTIVE SUMMARY – The Subject Site

- The 5+ Acre site has a prime location on the south side of Swisher Road, in between I-35 and the Lewisville Lake Toll Bridge. The site is less than a mile east of I-35E and is the last vacant tract before entering the Toll Bridge. The site boasts excellent views of Lewisville Lake.
- There is about an acre is in the Floodplain (about 4.02 Net Usable Acres)
- The site has significant frontage along Swisher Road, with additional road frontage on Lakeview Drive West and North Lakewood Drive.
- Available Utilities: water & sewer to site through Lake Cities Municipal Utility Authority
- Access to site through NTTA
- Zoning: C-1 (Retail)

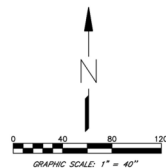
MAP OF AREA



PROPERTY AERIAL



SURVEY



BENCHMARK: Brass disk in concrete found near northeast property corner of subject site. Elev. 530.21

BENCHMARK: Most easterly bolt on the flange of the hydrant, 13 feet west of west edge of asphalt of Right-of-Way & 22 feet south of south edge of depth of fillstone (NTTA Ben No. 4). Elev. 581.83

NATHANIEL FRENCH SURVEY, ABSTRACT NO. 424

LEGEND

R.O.W. — RIGHT-OF-WAY
 D.R.C.T. — DEED RECORDS, DENTON COUNTY, TEXAS
 P.D.C.T. — PLAT RECORDS, DENTON COUNTY, TEXAS
 NO. — NUMBER
 FD. — FOUND
 L.F. — LIGHT POLE
 B/W — BARRIED WIRE
 MW — WATER METER
 SW — WATER VALVE
 Q/W — OVERHEAD
 GW — GAS METER
 SM — SENSORY SEWER MANHOLE
 S/W — SENSORY SEWER MANHOLE
 UGCM — UNDERGROUND CABLE MARKER
 RW — POWER POLE
 FH — FIRE HYDRANT
 CO — CEMENT
 CONC — CONCRETE
 ASPHALT — ASPHALT

$\Delta = 140^\circ 48' 57''$
 $R = 25.00'$
 $L = 61.44'$
 $CH = N 19^\circ 51' 22'' W$
 $47.11'$

SWISHER ROAD
 (AN 80' R.O.W.)

LAKEVIEW DRIVE WEST
 (A 81' R.O.W.)

LAKE LEWISVILLE

N. LAKEVIEW DRIVE
 (A 60' R.O.W.)

219,102.90 SQ. FT. - 5.0299 ACRES

GRAYSON LANE

BLOCK E
 OAKS AT NORTH LAKEVIEW PHASE 1
 CABINET X, PAGE 26 P.R.D.C.T.

PROPERTY DESCRIPTION

BEING all of that some lot, tract or parcel of land situated in the NATHANIEL FRENCH SURVEY, ABSTRACT NO. 424, City of Lake Dallas, Denton County, Texas, and being all of that some tract of land described in deed to Doncore LD LLC, recorded in Instrument No. 2015-129019 of the Deed Records of Denton County, Texas and being more fully described as follows:

BEGINNING at a 1/2" iron rod found at the present intersection of the north R.O.W. line of Lakeview Drive West (a 61' R.O.W.) with the west R.O.W. line of N. Lakeview Drive (a variable width R.O.W.);

THENCE S 89°44'10" W, 671.18' along the north line of Lakeview Drive West to a 5/8" iron rod set for corner at the beginning of a curve to the right having a central angle of 140°48'57" and a radius of 25.00' (Chord Bearing N 19°51'22" W, 47.11');

THENCE along the north line of Lakeview Drive West and around said curve, a distance of 61.44' to a 5/8" iron rod set for corner in the southeast R.O.W. line of Swisher Road (an 80' R.O.W.);

THENCE N 50°33'07" E, 762.20' along the southeast line of Swisher Road to a 1/2" iron rod found for corner in the south line of that some tract of land described in deed to the United States of America, recorded on Volume 411, Page 194 of the Deed Records of Denton County, Texas;

THENCE S 82°48'02" E, 98.69' along the south line of said United States of America property to a 1/2" iron rod found for corner in the west line of N. Lakeview Drive, and from which a concrete monument marked N-86-W bears S 82°48'02" E, 20.65';

THENCE S 00°04'39" E, 513.13' along the west line of N. Lakeview Drive to the Point of Beginning and containing 219,102.90 square feet or 5.0299 acres of land.

General Survey Notes

- This survey was made in accordance with laws and/or Minimum Standards of the State of Texas.
- Said described property is located within an area having a Zone Designation of AE & X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 482100200, with a date of identification of 4/8/11, for Community No. 48210, in Denton County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The Property has direct access to Swisher Road, Lakeview Drive West & N. Lakeview Drive, dedicated public streets.
- There is no observed evidence of current earth moving work, building construction or building addition.
- There is no observed evidence of recent street or sidewalk construction or repair.
- There is no observed evidence of site use as a solid waste dump, dump or sanitary landfill.
- No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands.
- Reference Bearing for the north R.O.W. line of Lakeview Drive West, S 89°44'10" W, per plat recorded in Cabinet X, Page 26 P.R.D.C.T.

To all Interested parties:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 8, 11, 13, 14, 16, 17, 18, 19 & 20 of Table A thereof. The field work was completed on 12/07/17.

[Signature] 12/08/17
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111



ALTA/NSPS LAND TITLE SURVEY

OF TRACT OF LAND SITUATED IN NATHANIEL FRENCH SURVEY, ABSTRACT 424, CITY OF LAKE DALLAS, DENTON COUNTY, TEXAS.

DAVIS LAND SURVEYING CO., INC.
 9777 FERGUSON ROAD, SUITE 105
 DALLAS, TEXAS 75228

DATE: 12/07/17
 JOB NO. 17086



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>RKS Group, Inc.,</u>	<u>471828</u>	<u>kim@rksgroupprealstate.com</u>	<u>(214)405-3507</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Associate</u>			
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
	<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date