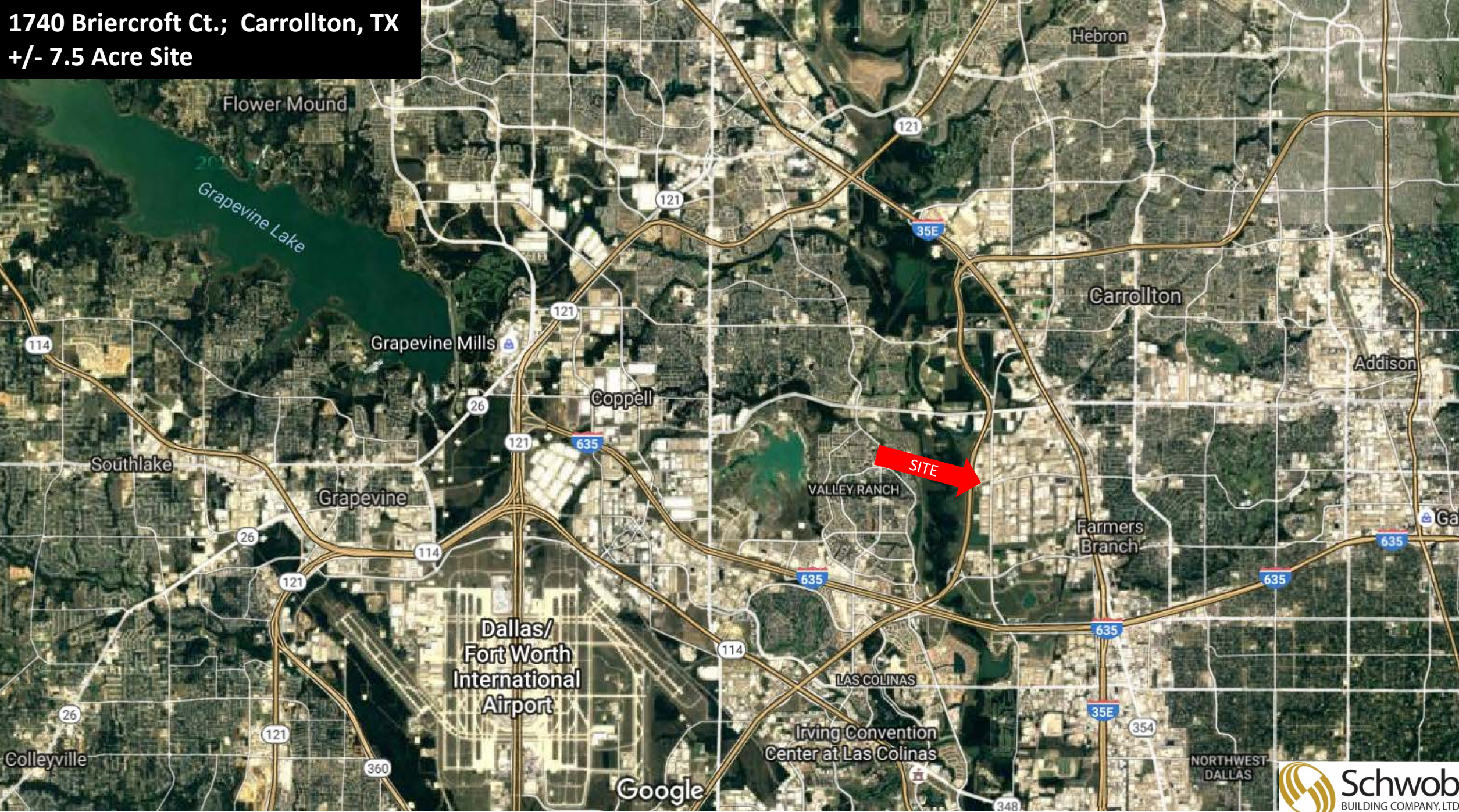


1740 Briercroft Ct.; Carrollton, TX
+/- 7.5 Acre Site



+/- 7.5 Acres of Land for Sale or Lease or Owner will Build-to-suit

Acreage: +/- 7.5
Zoning: Light Industrial
Sewerage: Yes
Water: Yes
Proposed Use:
 Office / Warehouse
Improvements: None
Broker: Owner

Additional Pricing Information: \$5.50 to \$12.00 per SF

1740 Briercroft Court
 Carrollton, TX 75229
[View Map](#)

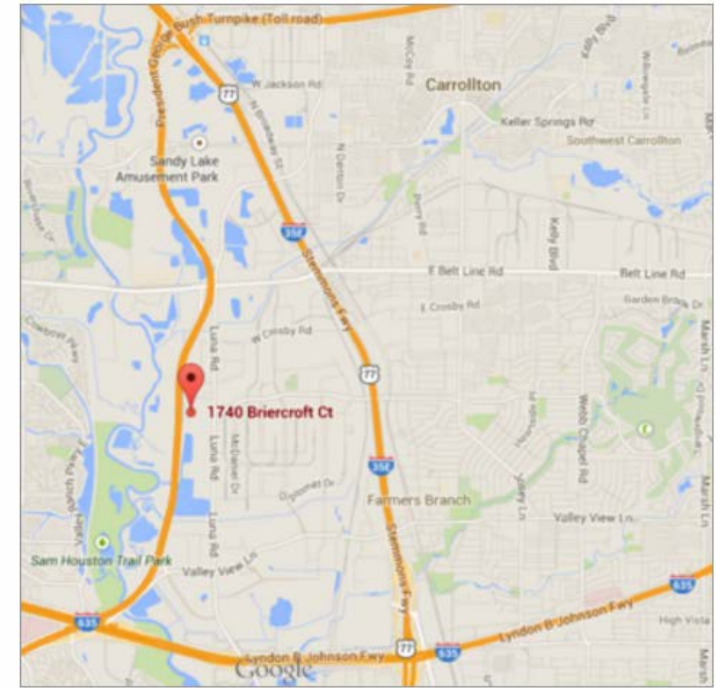
Current owner will consider selling, leasing or building-to-suit on this +/- 7.5-acre, in-fill, undeveloped land parcel located in the City of Carrollton within the Valwood Industrial Park.

The Property is currently zoned light industrial which allows a number of commercial uses by right, and the City of Carrollton is generally business-friendly, and employs the Special Use Permit (SUP) process to permit property uses that are not otherwise covered in their Light Industrial zoning designation.

The Property is visible from President George Bush Tollway (PGBT), also known as State Highway 161 ([https://www.ntta.org/roadsprojects/existroad/Pages/President-George-Bush-Turnpike-\(PGBT\).aspx](https://www.ntta.org/roadsprojects/existroad/Pages/President-George-Bush-Turnpike-(PGBT).aspx).) The City of Carrollton has acquired a majority of the right of way (ROW) and completed the preliminary engineering to extend Valwood Road to the west, on the northern boundary of the Property. **Conceptual** site plans are presented with this flyer that indicates the future construction of both Valwood Road at the Property's northern boundary, and the PGBT exit ramp service road on the Property's western boundary.

Other Details

- Large, in-fill site
- Visibility from PGBT
- Valwood Industrial Park Location
- Future Valwood Parkway Frontage
- Site bordered by future PGBT exit ramp
- City of Carrollton is business-friendly
- Excellent mixed-use corporate site (office & warehouse)



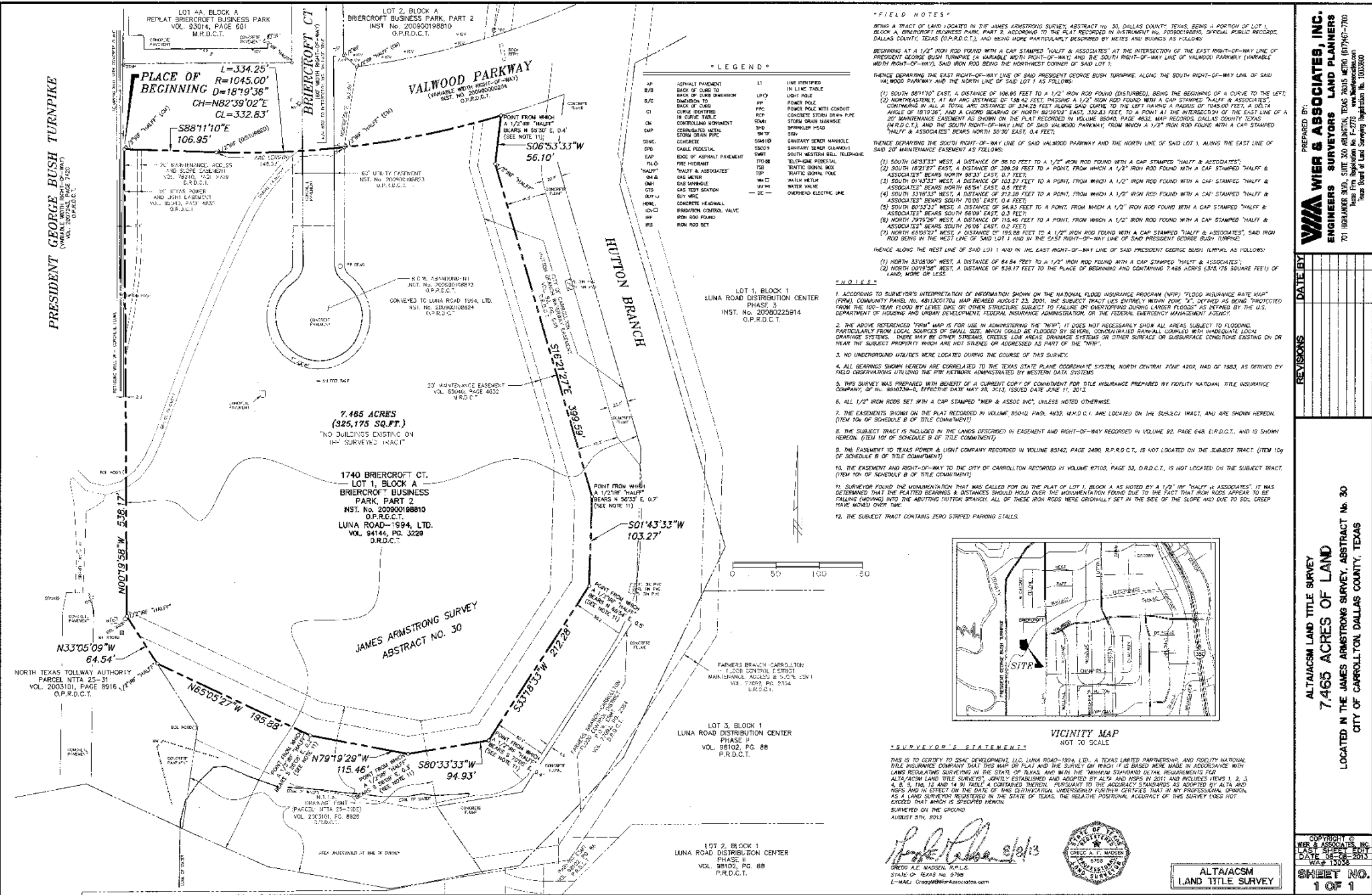
Location Map



Location Aerial



Site Aerial

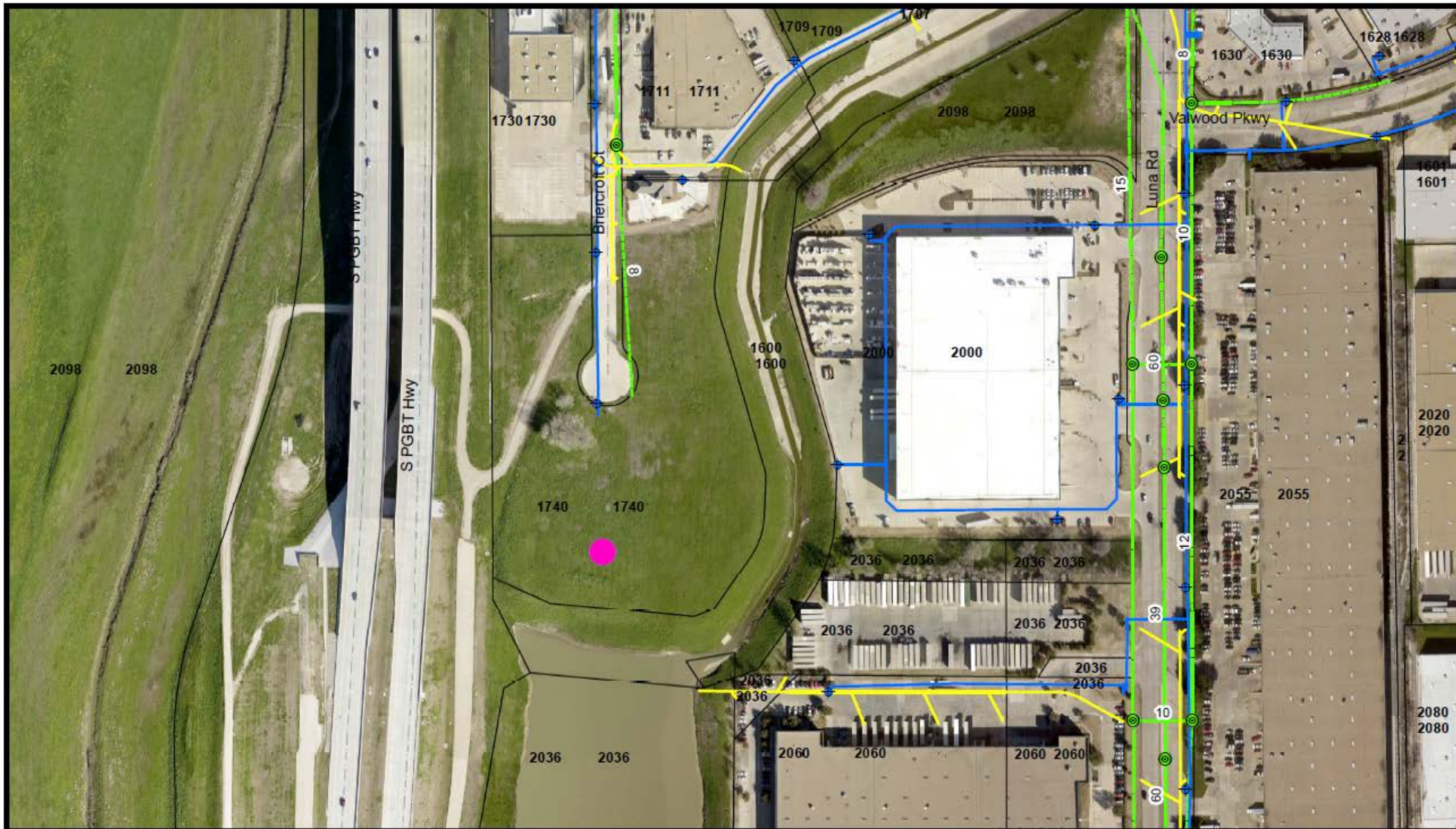


WIA **WIER & ASSOCIATES, INC.**
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLAND BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817) 467-7700
FACSIMILE (817) 467-7775 www.wierassociates.com
Texas Firm Registration No. E-2775
Texas Board of Land Surveyors Registration No. 10032800

[illegible]

ALTA/ACSM LAND TITLE SURVEY
7.465 ACRES OF LAND
LOCATED IN THE JAMES ARMSTRONG SURVEY, ABSTRACT No. 30
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS

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WIER & ASSOCIATES, INC.
LAST SHEET OF
DATE 08-08-2011
WA# 13038
SHEET NO
1 OF 1



Date: 02/16/2017



1740 Briercroft Ct

LEGEND

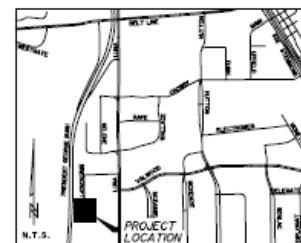
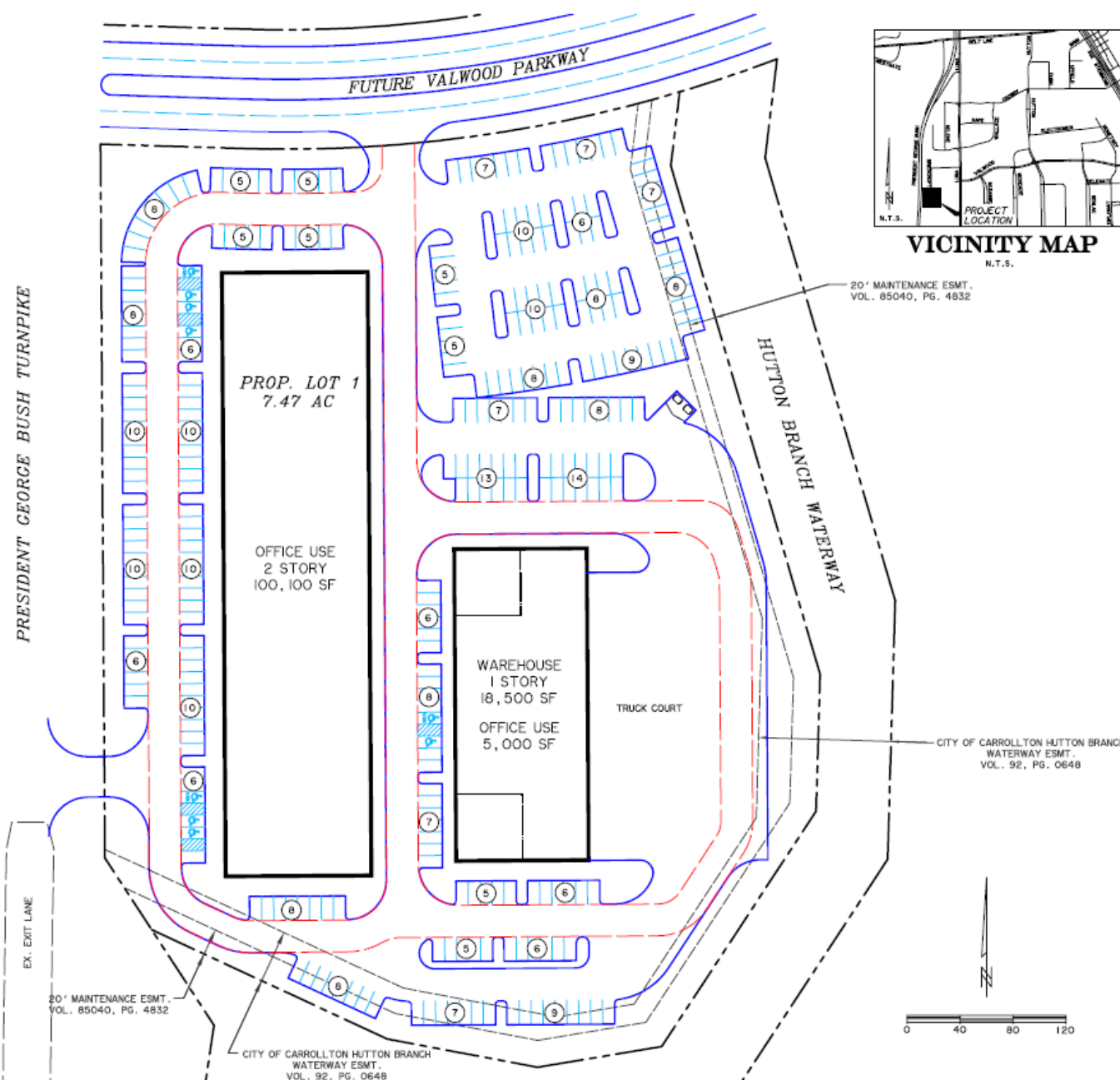
- WATER LINES
- SANITARY SEWER LINES
- STORM SEWER LINES
- PROPOSED ROUTE/AREA



BRIERCROFT BUSINESS PARK
INDUSTRIAL/WAREHOUSE
OPTION 4
CONCEPTUAL SITE PLAN

CITY OF CARROLLTON,
DALLAS COUNTY, TEXAS
LOCATED IN THE JAMES ARMSTRONG SURVEY,
ABSTRACT No. 30

WMA PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76010 MEMO (817)487-7700
Texas Firm Registration No. F-2779 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10015000



VICINITY MAP

20' MAINTENANCE ESMT.
VOL. 85040, PG. 4832

N.T.S.

CITY OF CARROLLTON HUTTON BRANCH
WATERWAY ESMT.
VOL. 92, PG. 0648

LOT 1 DATA	
ZONING	LI (LIGHT INDUSTRIAL)
PROPOSED USES	OFFICE WAREHOUSE
LOT AREA GROSS	7.47 AC
BUILDING AREA	OFFICE: 100,100 SF (50,050 SF PER FLOOR) WAREHOUSE: 18,500 SF OFFICE: 5,000 SF TOTAL BUILDING AREA: 123,600 SF
PARKING REQ'D.	OFFICE: 1 STALL/350 SF OF FLOOR AREA = 286 WAREHOUSE: 1 STALL/2,500 SF OF FLOOR AREA = 8 OFFICE (IN WAREHOUSE): 1 STALL/350 SF OF FLOOR AREA = 15
TOTAL PARKING REQ'D.	309
ON-SITE PARKING PROVIDED	311

BRIERCROFT BUSINESS PARK

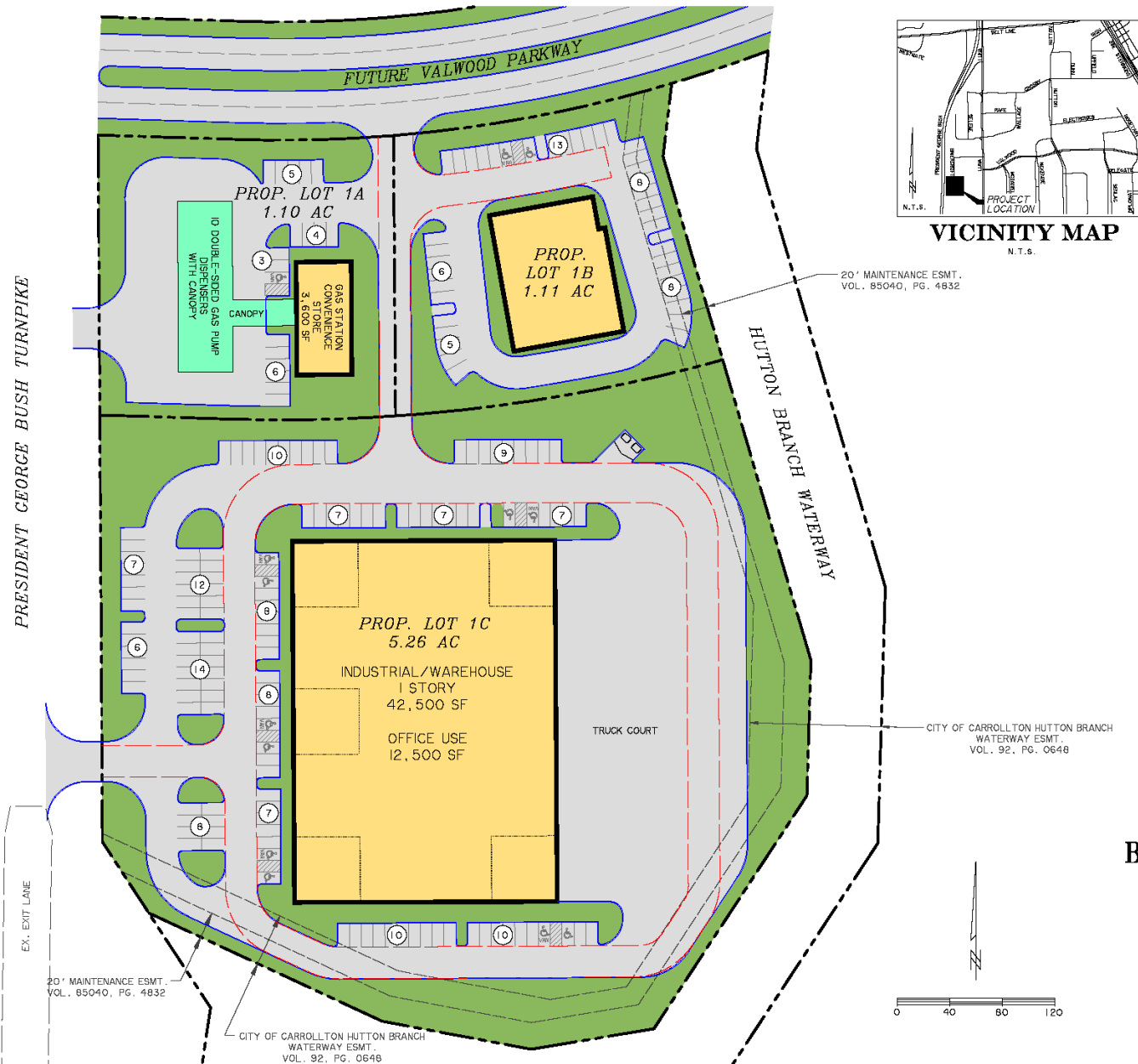
OFFICE & WAREHOUSE
OPTION 5
CONCEPTUAL SITE PLAN

CITY OF CARROLLTON,
DALLAS COUNTY, TEXAS
LOCATED IN THE JAMES ARMSTRONG SURVEY,
ABSTRACT No. 30

PREPARED BY:
WMA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HARMONY BLVD., SUITE 300 WILLOW, TEXAS 76078 (817) 461-7000
Texas State Registration No. P-2579 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 1002300

W.A. No. 13058

PRINTED: 5/16/2014 5:16 PM FILE: WIER-PAVING.STB LAST SAVED: 5/16/2014 11:58 AM SAVED BY: PRYAA FILE: SITE-PLAN-OPTION-1-ISO38.DWG



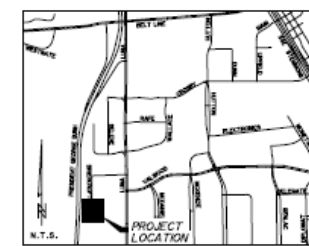
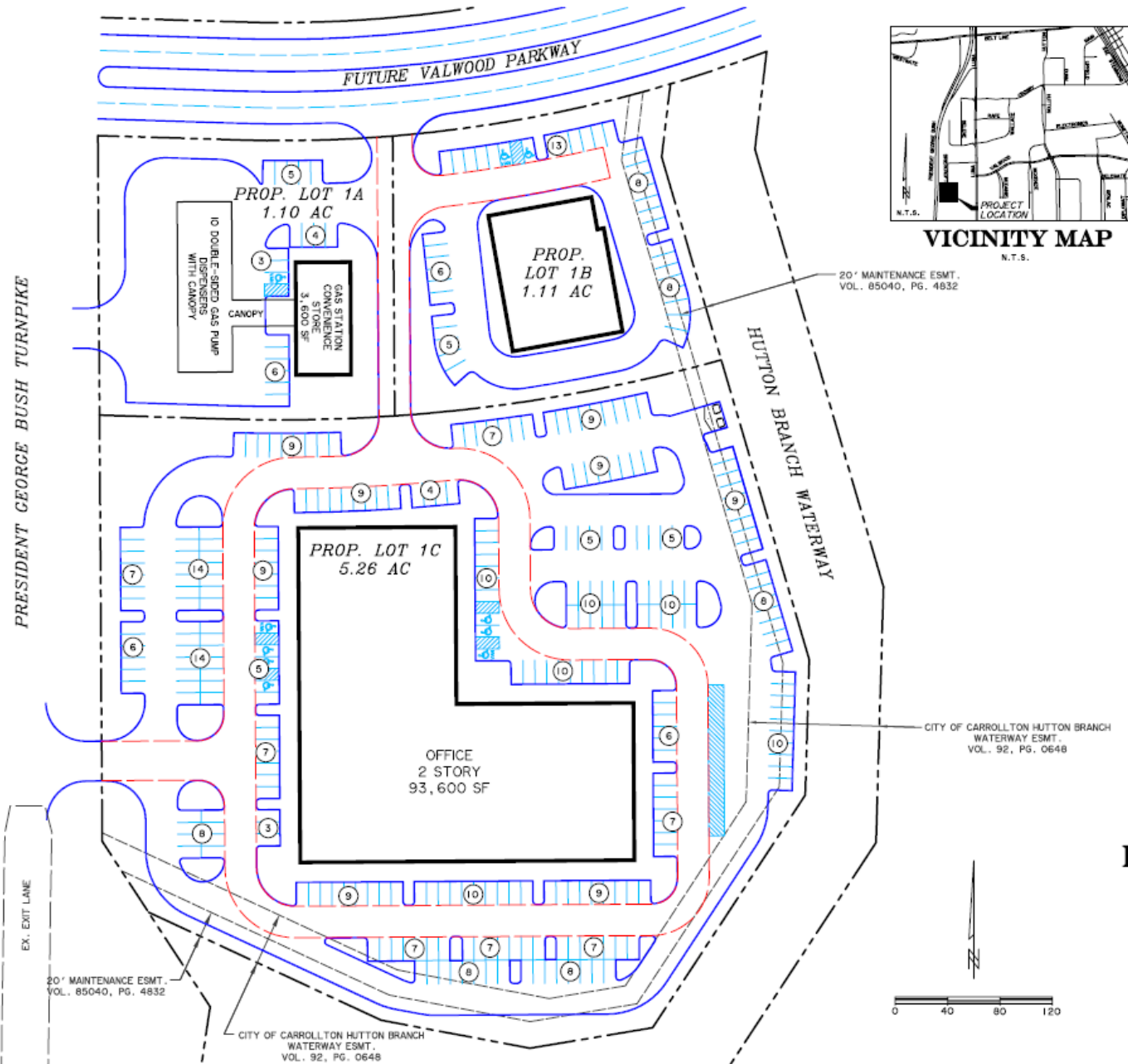
LOT 1A DATA	
ZONING	LI (LIGHT INDUSTRIAL)
PROPOSED USES	GAS STATION/ CONVENIENCE STORE
LOT AREA GROSS	47,983 SF (1.10 AC)
BUILDING AREA	3,600 S.F.
PARKING REQ'D.	1 STALL/250 SF OF FLOOR AREA = 15
ON-SITE PARKING PROVIDED	18

LOT 1B DATA	
ZONING	LI (LIGHT INDUSTRIAL)
PROPOSED USES	RETAIL OR OFFICE
LOT AREA GROSS	48,192 SF (1.11 AC)
BUILDING AREA	8,800 S.F.
PARKING REQ'D.	RETAIL: 1 STALL/250 SF = 36 OFFICE: 1 STALL/350 SF = 26
ON-SITE PARKING PROVIDED	40

LOT 1C DATA	
ZONING	LI (LIGHT INDUSTRIAL)
PROPOSED USE	WAREHOUSE
LOT AREA GROSS	229,000 SF (5.26 AC)
BUILDING AREA	WAREHOUSE: 42,500 SF OFFICE: 12,500 SF TOTAL BUILDING AREA: 55,000 SF
PARKING REQ'D.	WAREHOUSE: 1 STALL/2,500 SF OF FLOOR AREA = 17 OFFICE: 1 STALL/350 SF OF FLOOR AREA = 36
TOTAL PARKING REQ'D.	53
ON-SITE PARKING PROVIDED	130

BRIERCROFT BUSINESS PARK INDUSTRIAL/WAREHOUSE OPTION 1 CONCEPTUAL SITE PLAN CITY OF CARROLLTON, DALLAS COUNTY, TEXAS LOCATED IN THE JAMES ARMSTRONG SURVEY, ABSTRACT No. 30

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76010 METRO (817) 462-7700
Texas Civil Statute Chapter 11-2778 www.wierassociates.com
Texas Board of Professional Land Surveying Registration No. 30523806



LOT 1A DATA	
ZONING	LI (LIGHT INDUSTRIAL)
PROPOSED USES	GAS STATION/ CONVENIENCE STORE
LOT AREA GROSS	47,983 SF (1.10 AC)
BUILDING AREA	3,600 S.F.
PARKING REQ'D.	1 STALL/250 SF OF FLOOR AREA = 15
ON-SITE PARKING PROVIDED	10

LOT 1B DATA	
ZONING	LI (LIGHT INDUSTRIAL)
PROPOSED USES	RETAIL OR OFFICE
LOT AREA GROSS	48,192 SF (1.11 AC)
BUILDING AREA	8,800 S.F.
PARKING REQ'D.	RETAIL: 1 STALL/250 SF = 36 OFFICE: 1 STALL/350 SF = 26
ON-SITE PARKING PROVIDED	40

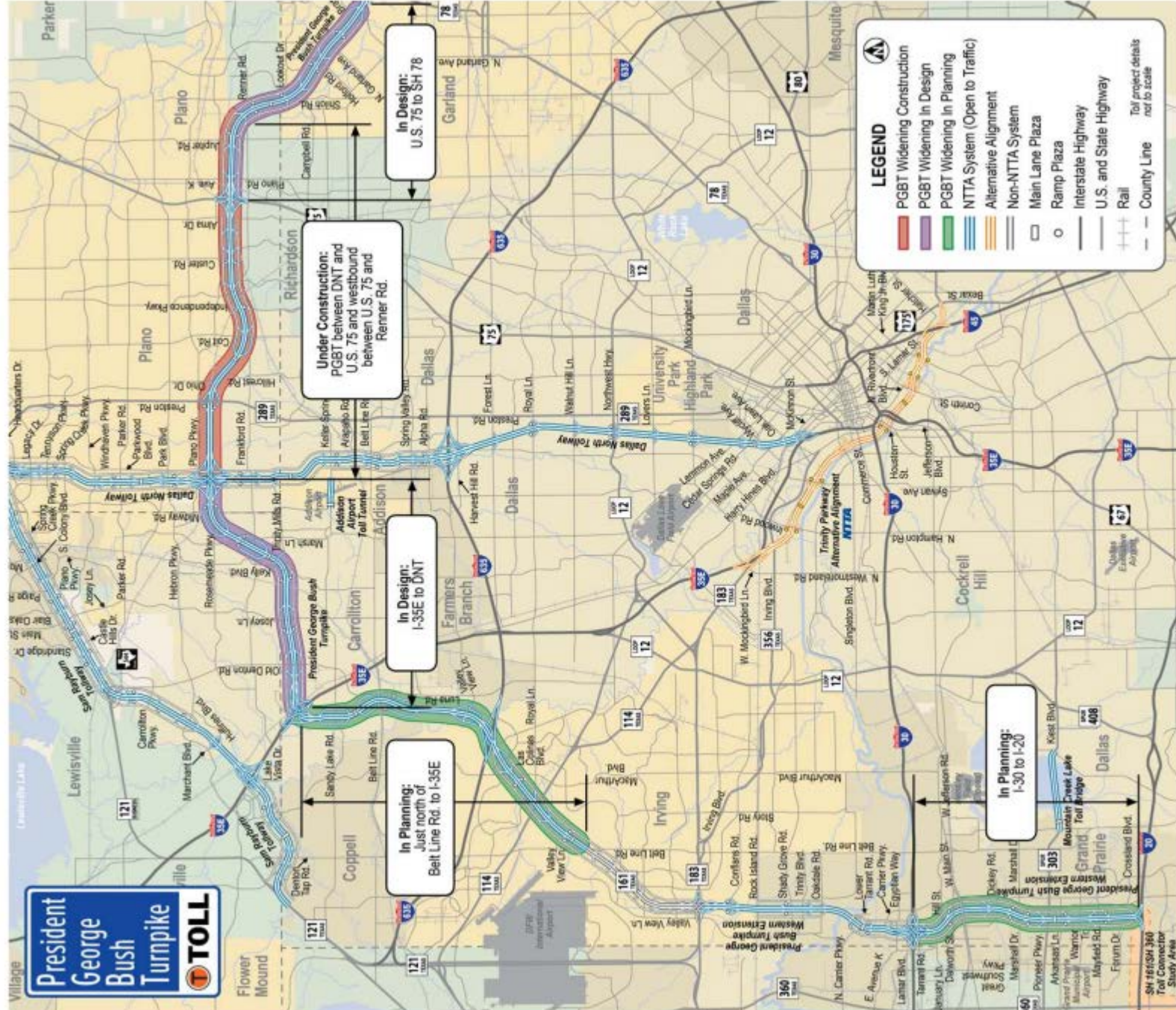
LOT 1C DATA	
ZONING	LI (LIGHT INDUSTRIAL)
PROPOSED USE	OFFICE
LOT AREA GROSS	229,000 SF (5.26 AC)
BUILDING AREA	OFFICE: 93,600 SF (46,800 SF PER FLOOR)
PARKING REQ'D.	OFFICE: 1 STALL/350 SF OF FLOOR AREA = 268
TOTAL PARKING REQ'D.	268
ON-SITE PARKING PROVIDED	275

BRIERCROFT BUSINESS PARK
OFFICE
OPTION 2
CONCEPTUAL SITE PLAN
CITY OF CARROLLTON,
DALLAS COUNTY, TEXAS
LOCATED IN THE JAMES ARMSTRONG SURVEY,
ABSTRACT No. 30

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLAND BLVD., SUITE 300 ARLINGTON, TEXAS 76010 (817) 461-7700
Texas Civil Registration No. 1-2751 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 13323603



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NORTH TEXAS TOLLWAY AUTHORITY

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