

901 POLK STREET

FUEL CENTER AVAILABLE

DESOTO, TEXAS

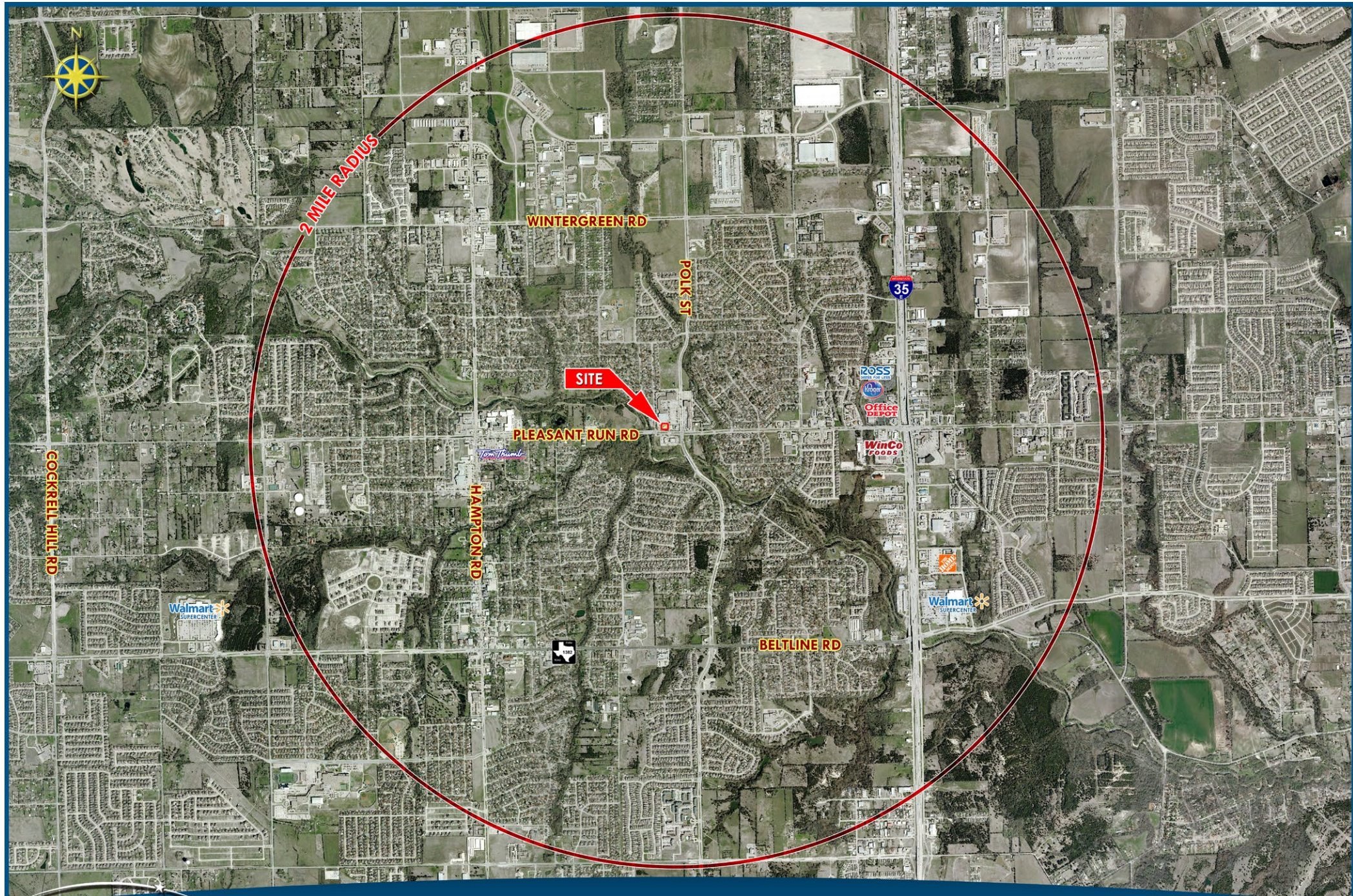
NWC POLK ST & PLEASANT RUN RD

JOHN ZIKOS

CHRISTOPHER M. GIBBONS



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



2 MILE RADIUS

WINTERGREEN RD

POLK ST

35

SITE

PLEASANT RUN RD

HAMPTON RD

WinCo Foods

COGKRELL HILL RD

Walmart SUPERCENTER

Walmart SUPERCENTER

BELTLINE RD





901 POLK STREET

HIGHLIGHTS

- Site ready to open/operate
- Only gas at intersection
- REA allows building to be expanded to 3,200 SF

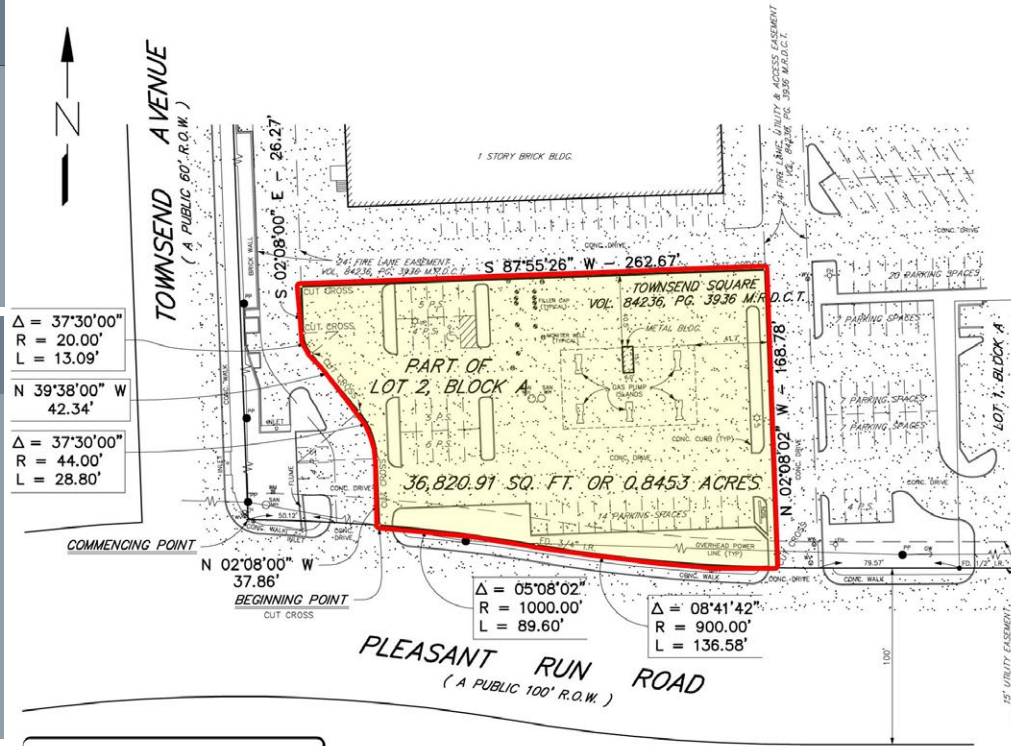
PROPERTY INFORMATION

LOCATION

Kiosk #4127
901 Polk Street
Desoto, Texas

SIZE

36,820.91 SF
.8453 Acres



$\Delta = 37^{\circ}30'00''$
R = 20.00'
L = 13.09'

N 39^o38'00" W
42.34'

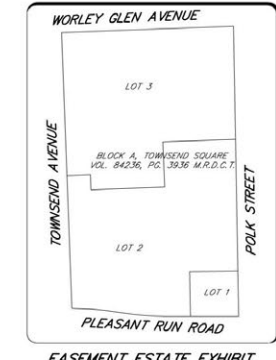
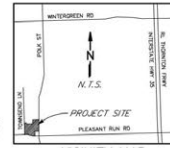
$\Delta = 37^{\circ}30'00''$
R = 44.00'
L = 28.80'

$\Delta = 05^{\circ}08'02''$
R = 1000.00'
L = 89.60'

$\Delta = 08^{\circ}41'42''$
R = 900.00'
L = 136.58'

- NOTE: 1. THE BASIS OF BEARING IS THE NORTH LINE OF PLEASANT RUN ROAD AS DESCRIBED IN PLAT RECORDED IN VOL. 84236, PG. 3936 D.R.D.C.T.
2. ZONING IS GR (GENERAL RETAIL), MAX. HEIGHT 2 STORES, FRONT SETBACK - 25', SIDE SETBACK - 20' ADJACENT TO A STREET OR RESIDENTIAL, INTERIOR SIDE FOR RETAIL ADJACENT TO OTHER RETAIL OR NON RESIDENTIAL USES, NO SIDE SETBACK REQUIRED, REAR SETBACK - 25'
3. EASEMENTS RECORDED ON PLAT, VOL. 84236, PG. 3936 AFFECT TRACTS 1 & 2 AND ARE SHOWN HEREON.
4. PROPERTY IS SUBJECT TO TERMS AND CONDITIONS SET FORTH IN VOL. 84240, PG. 846 AND AMENDED BY VOL. 95224, PG. 1483, VOL. 96156, PG. 2906, VOL. 98692, PG. 224 & VOL. 200131, PG. 7847 D.R.D.C.T. BLANKET TYPE DESCRIPTIONS - NOT PLOTTABLE.
5. THE EASEMENT RECORDED IN VOL. 2305, PG. 40 D.R.D.C.T. DOES NOT AFFECT SUBJECT PROPERTY.
6. THE EASEMENT RECORDED IN VOL. 2934, PG. 523 D.R.D.C.T. DOES NOT AFFECT SUBJECT PROPERTY.
7. THE EASEMENT RECORDED IN VOL. 200098, PG. 2911 D.R.D.C.T. AFFECTS TRACT 2 ONLY AND IS NOT SHOWN HEREON.

LEGEND	
FD	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
TYP.	TYPICAL
WM	WATER METER
WV	WATER VALVE
GW	GUY
O/H	OVERHEAD
U/G	UNDERGROUND
LP	LIGHT POLE
GM	GAS METER
SAN MH	SANITARY SEWER MANHOLE
ST MH	STORM SEWER MANHOLE
TEL MH	TELEPHONE MANHOLE
TEL PED	TELEPHONE PEDESTAL
UCDM	UNDERGROUND CABLE MARKER
C/L	CHAIN LINK
CONC. BLDG.	CONCRETE BUILDING
H/C	HANDICAPPED
HP	HANDICAPPED
PH	POWER POLE
FH	FIRE HYDRANT
CO	CLEANOUT
TPAD	TRANSFORMER PAD
ASPHALT	ASPHALT



TRACT 2 (EASEMENT ESTATE)
Those common areas, as designated, located within the boundaries of the following described tracts of land:
Lots 1 and 3, Block A of Townsend Square, an addition to the City of Desoto, Dallas County, Texas, recorded in Volume 84236, Page 3908 of the Deed Records of Dallas County, Texas.

PROPERTY DESCRIPTION

BEING part of Lot 2, Block A of Townsend Square, an addition to the City of Desoto, Dallas County, Texas, recorded in Volume 84236, Page 3936 of the Deed Records of Dallas County, Texas, and said lot being more particularly described as follows:

COMMENCING at the present intersection of the north R.O.W. line of Pleasant Run Road (a 100' R.O.W.) with the east R.O.W. line of Townsend Avenue (a 60' R.O.W.), said point being the beginning of a curve to the right having a central angle of 04^o15'17" and a radius of 1000.00; THENCE around said curve and along the north line of Pleasant Run Road, a distance of 74.26' to a cross cut at the Point of Beginning, and being on a curve to the right having a central angle of 05^o08'02" and a radius of 1000.00

THENCE around said curve and along the north line of Pleasant Run Road, a distance of 89.60' to a 3/4" iron rod found at the beginning of a reverse curve to the left having a central angle of 09^o41'42" and a radius of 900.00;

THENCE around said curve and along the north line of Pleasant Run Road, a distance of 136.58' to a cross cut for corner;

THENCE N 02^o08'00" W, 168.78' to a cross cut for corner;
THENCE S 87^o55'26" W, 262.67' to a cross cut for corner;

THENCE S 02^o08'00" E, 28.27' to a cross cut for corner at the beginning of a curve to the left having a central angle of 37^o30'00" and a radius of 20.00';

THENCE around said curve, a distance of 13.09' to a cross cut for corner;

THENCE S 39^o38'00" E, 42.34' to a cross cut for corner at the beginning of a curve to the right having a central angle of 37^o30'00" and a radius of 44.00';

THENCE around said curve, a distance of 28.80' to a cross cut for corner;

THENCE S 02^o08'00" E, 37.89' to the point of beginning and containing 36,820.91 square feet or 0.8453 acres of land.

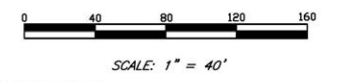
TO ABS TX OWNER LP, REPUBLIC TITLE OF TEXAS, INC., FIRST AMERICAN TITLE INSURANCE COMPANY AND ALL OTHER INTERESTED PARTIES.

The undersigned does hereby certify that this plat correctly shows a survey made on this day under my personal supervision, on the ground of the property described hereon, and correctly shows the location, size and type of monumentation found or placed this day, and that the size, location and type of buildings and improvements are as shown hereon, the buildings are set back from the property lines the distances indicated, the dimensions of the property are correctly shown and that there are no discrepancies, conflicts, boundary line conflicts, encroachments or overlapping of improvements onto or from adjoining property, party walls, protrusions, fences, evidence of abandoned fences, ponds, creeks, streams or rivers, except as shown hereon, and that all visible easements and rights of way, or easements and rights of way which have been made known to me are as shown hereon, and that said property has access to and from a dedicated roadway. The area of the property is correctly shown on this survey. This survey meets the Minimum Standard Detail Requirements of an Urban Land Title Survey established and adopted by ALTA and ACSM in 2005 and the minimum standards of a Category 1A, Condition 1 Survey required by the TSPS. As of the date of this survey, this property does not lie within any known designated flood plain or flood hazard area. This property lies within Zone X, as shown on Flood Insurance Rate Map No. 48113C0630 J, dated 8/23/01.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

901 POLK STREET ALTA/ACSM LAND TITLE SURVEY

OF PART OF LOT 2, BLOCK A OF TOWNSEND SQUARE, CITY OF DESOTO, DALLAS COUNTY, TEXAS.



ORIGINALLY SURVEYED: 4/26/07
DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105
DALLAS, TEXAS 75228
DATE: 3/ /07
JOB NO. 060388

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	TRAFFIC COUNTS
2016 EST POPULATION	11,729	65,764	181,398	PLEASANT RUN RD 17,305 VPD
2016 EST AVG HH INCOME	\$70,489	\$67,861	\$65,185	POLK ST 8,276 VPD



Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

Information on Brokerage Services

What to Know Before Working with a Real Estate Broker

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

(Form 5/98)

Property: _____

In this transaction, Venture Commercial Real Estate, LLC, is:

agent for Owner/Landlord only; agent for Buyer/Tenant only; or an intermediary.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Owner or Landlord

Date

Buyer or Tenant

Date