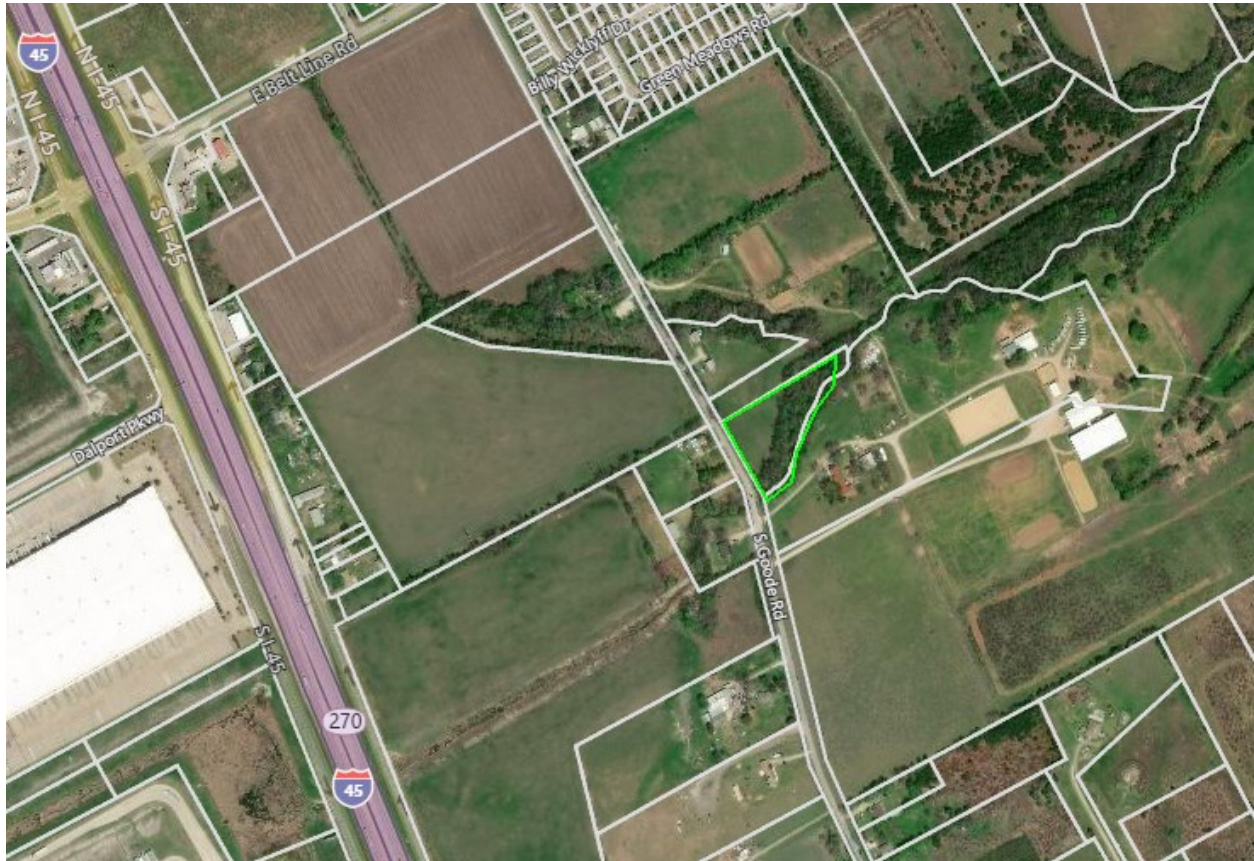


FOR SALE

+ - 21.53 ACRES

308 N. GOODE ROAD | WILMER, TEXAS



PROPERTY INFORMATION

- 21.53 Acres
- Zoned Agricultural (AG)
- All utilities available
- Easy access off of I-45 at Belt Line Road
- Only 15 minutes from downtown Dallas
- Just off of I-45, south of I-20
- Across from the Future Liberty Crossing Mixed Use Development on I-45 at Mars Road
- South and in close proximity to the Wilmer New Elementary School Site on Belt Line Road
- Just south of the Union Pacific Intermodal Terminal on I-45, a massive \$80 million expansion of the railroad's transportation hub and processes 1,200 trucks a day.
- Price: TBD

FOR MORE INFORMATION:

THOMAS E. CLARKE, SIOR

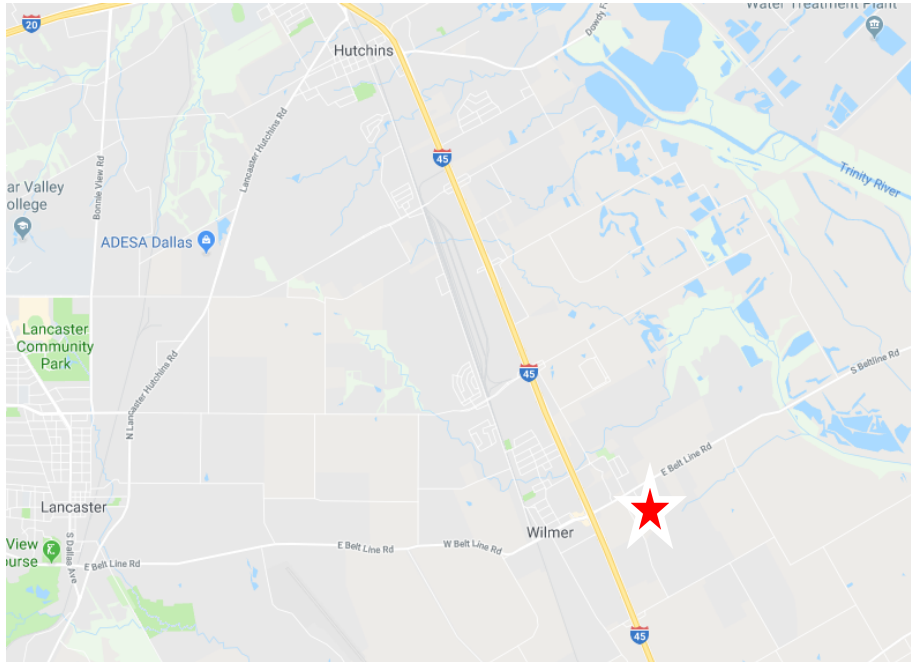
Principal
972.774.2591

thomas.clarke@transwestern.com

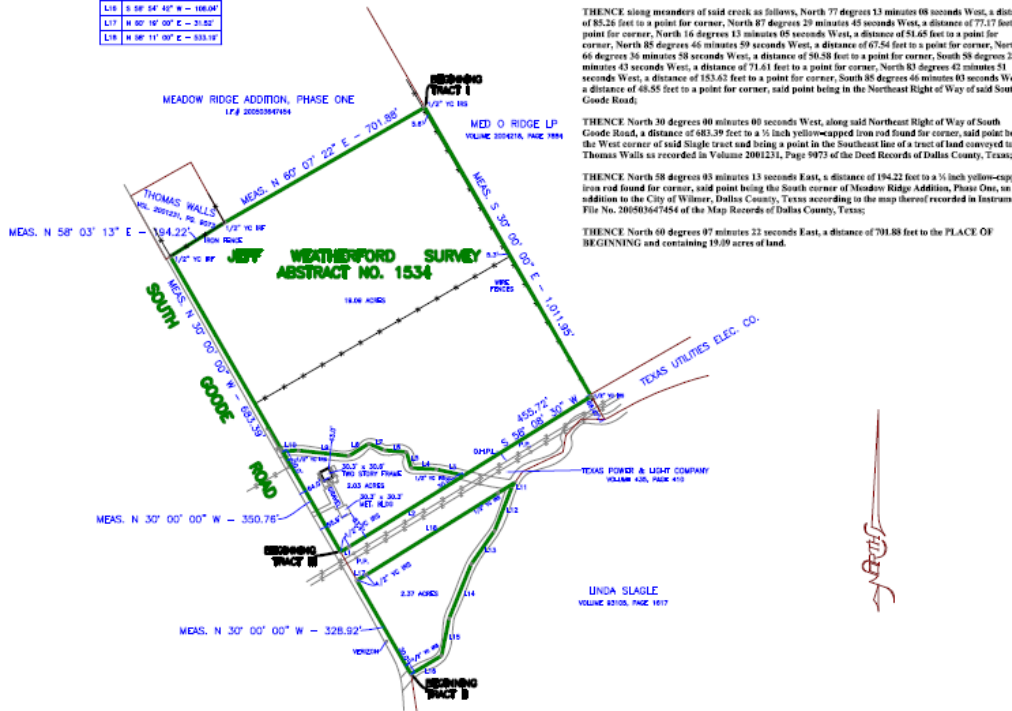
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+ - 21.53 ACRES

308 N. GOODE ROAD | WILMER, TEXAS



L13	N 28° 07' 20" W	- 122.86'
L14	S 22° 14' 30" W	- 176.70'
L15	S 11° 28' 22" W	- 114.80'
L16	S 58° 54' 41" W	- 168.04'
L17	N 00° 10' 00" E	- 31.82'
L18	N 86° 11' 00" E	- 533.14'



THENCE South 58 degrees 08 minutes 30 seconds West, along the Northwest line of said T.P.A.L. tract, a distance of 455.72 feet to a point near the centerline of a creek;

THENCE along meanders of said creek as follows, North 77 degrees 13 minutes 08 seconds West, a distance of 85.26 feet to a point for corner, North 87 degrees 29 minutes 45 seconds West, a distance of 77.37 feet for corner, North 16 degrees 13 minutes 05 seconds West, a distance of 51.65 feet to a point for corner, North 85 degrees 46 minutes 59 seconds West, a distance of 67.54 feet to a point for corner, North 66 degrees 35 minutes 58 seconds West, a distance of 50.58 feet to a point for corner, North 83 degrees 42 minutes 51 seconds West, a distance of 71.61 feet to a point for corner, North 85 degrees 46 minutes 03 seconds West, a distance of 153.83 feet to a point for corner, South 85 degrees 46 minutes 03 seconds West, a distance of 48.55 feet to a point for corner, said point being in the Northeast Right of Way of said South Goode Road;

THENCE North 30 degrees 00 minutes 00 seconds West, along said Northeast Right of Way of South Goode Road, a distance of 683.39 feet to a 1/2 inch yellow-capped iron rod found for corner, said point being the West corner of said Slagle tract and being a point in the Southeast line of a tract of land conveyed to Thomas Walls as recorded in Volume 20891231, Page 9973 of the Deed Records of Dallas County, Texas;

THENCE North 58 degrees 03 minutes 13 seconds East, a distance of 194.22 feet to a 1/2 inch yellow-capped iron rod found for corner, said point being the South corner of Meadow Ridge Addition, Phase One, an addition to the City of Wilmer, Dallas County, Texas according to the map thereof recorded in Instrument File No. 200503647454 of the Map Records of Dallas County, Texas;

THENCE North 60 degrees 07 minutes 22 seconds East, a distance of 701.88 feet to the PLACE OF BEGINNING and containing 19.09 acres of land.

FOR MORE INFORMATION:
THOMAS E. CLARKE, SIOR
 Principal
 972.774.2591
 thomas.clarke@transwestern.com

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Information About Brokerage Services

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

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 confidential 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date