# 901 POLK STREET

## FUEL CENTER AVAILABLE

DESOTO, TEXAS

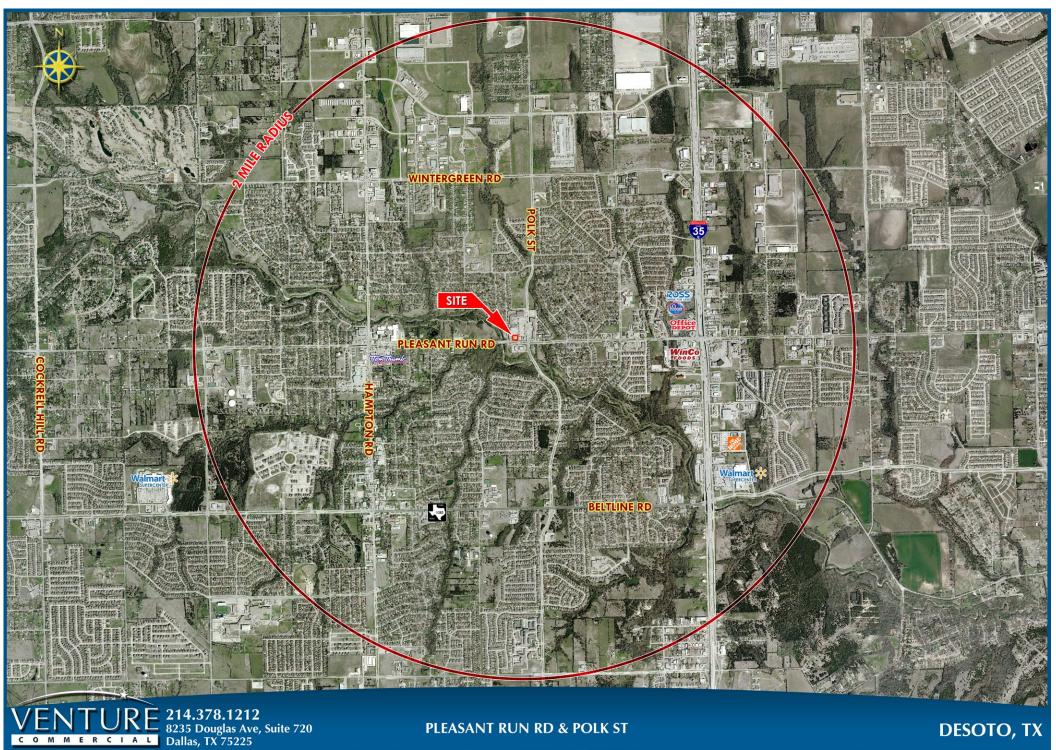
NWC POLK ST & PLEASANT RUN RD

**JOHN ZIKOS** 

**ANDREW SAMPLES** 



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





## 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



#### 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 10° 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 04'15'17' 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 05'08'02" 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 094142° 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\*08'02" W. 168.78' to a cross cut for corner:

THENCE S 87\*55'26" W, 262.67' to a cross cut for corner;

THENCE S 02°08'00" E, 28.27' to a cross cut for corner at the beginning of a curve to the left having a central angle of 37°30'00" and a radius of 20.00';

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

THENCE S 39\*38'00" E, 42.34' to a cross cut for corner at the beginning of a curv to the right having a central angle of 37\*30'00" and a radius of 44.00';

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

THENCE S  $02^{\circ}08^{\circ}00^{\circ}$  E,  $37.86^{\circ}$  to the point of beginning and containing 36,820.91 square feet or 0.8453 acres of land.

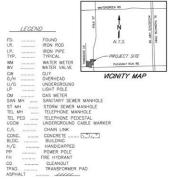
TO ABS TX OWNER LP, REPUBLIC TITLE OF TEXAS, INC., FIRST AMERICAN TITLE INSURANCE COMPANY AND ALL OTHER INTERESTED PARTIES:

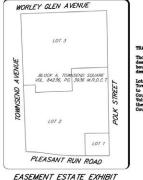
The undersigned does hereby certify that this plot correctly shows a survey made on this day under my personal supervision, on the ground of the property described hereon, and correctly shows the location, size and type of monumentation found or placed this day, and that the size, location and type of buildings and improvements are as show hereon, the buildings are set back from the property lines the distonces indicated, the dimensions of the property are correctly shown and that there are no discrepancies, conflicts, boundary line conflicts, protrusions, fences, evidence of denotended 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, and the survey may be a survey. This survey metal survey may be a survey

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

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 STORIES, FRONT SETBACK — 25, SIDE SETBACK — 25 ADJACENT TO A STREET OR RESIDENTIAL, INTERIOR SIDE OR NON RESIDENTIAL USES, NO SIDE SETBACK REQUIRED, REAR SETBACK — 25'
- EASEMENTS RECORDED ON PLAT, VOL. 84236, PG. 3936 AFFECT TRACTS 1 & 2 AND ARE SHOWN HEREON.
- PROPERTY IS SUBJECT TO TERMS AND CONDITIONS SET FORTH IN VOL. 84240, P.C. 846 AND AMENDED BY VOL. 95224, PG. 1483, VOL. 96156, PG. 2906, VOL. 98062, PG. 224 & VOL. 2001131, PG. 7847 D.R.D.C.T. BLANKET TYPE
- 5. THE EASEMENT RECORDED IN VOL. 2305, PG. 40 D.R.D.C.T. DDES NOT AFFECT
- THE EASEMENT RECORDED IN VOL. 2934, PG. 523 D.R.D.C.T. DOES NOT AFFECT SUBJECT PROPERTY.
- THE EASEMENT RECORDED IN VOL. 2000098, PG. 2511 D.R.D.G.T. AFFECTS TRACT 2 ONLY AND IS NOT SHOWN



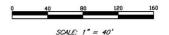


Those common areas, as designated, located within the boundaries of the following described tracts of land:

Lots 1 and 3, Block A of Townsend Square, an addition to the City of Desoto, Dallas County, Texas, recorded in Volume 84236, Page 3936 of the Deed Records of Dallas

901 POLK STREEET 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 214-321-0 DATE: 3/ /07 JOB NO. 060388

1 MILE **TRAFFIC COUNTS DEMOGRAPHICS** 3 MILE 5 MILE 2017 EST POPULATION PLEASANT RUN RD 17,305 VPD 11,978 65,872 187,741 8,276 VPD 2017 EST AVG HH INCOME **POLK ST** \$67,159 \$68,994 \$65,566



### **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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

#### 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.

Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
xxxxxxxxxxxxxxxxxxxxxxxxx	xx <u>xxxxxxxxxxxxx</u>	<u> </u>	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Agent's Supervisor's Name Christopher Gibbons	License No. 460135	Email cgibbons@venturedfw.com	Phone 214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
 Buyer/Ten	ant/Seller/Landlord In	itials Date	

Venture Commercial



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Designated Broker's Name	License No.	Email	Phone
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx	xx <u>xxxxxxxxxxxxx</u>	<u>(xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx</u>	<u>(XXX</u> X <u>XXXXXXXXXXXX</u>
Agent's Supervisor's Name John Zikos	License No. 375018	Email jzikos@venturedfw.com	Phone 214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	ant/Seller/Landlord In	nitials Date	

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