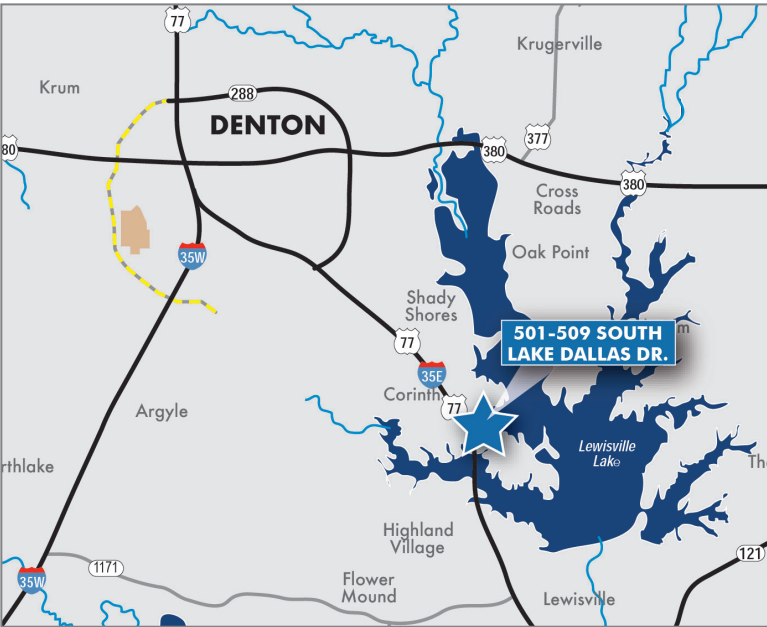


FOR SALE

LAKE DALLAS RETAIL

501-509 S. LAKE DALLAS DR. | LAKE DALLAS, TX 75065



Property Type	Retail
Lot Size	1.057 acres
Total Building Size	9,240 SF
Sale Price	\$1,299,000
Cap Rate	6.68%

- 100% leased
- Recently renovated, highly visible property on Lake Dallas Drive
- Easy access to newly expanded Interstate 35E



CHASE TRAUGHBER
chase@axisrealty.biz
972.515.0045

BRAD ANDRUS
brad@axisrealty.biz
940.368.3588

212 South Elm Street | Denton, Texas 76201 | 940.891.2947 | axisrealty.biz

The information contained herein was obtained from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental or other conditions, prior lease, or withdrawal from market without notice.

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Boundaries shown are approximate and subject to buyer verification.



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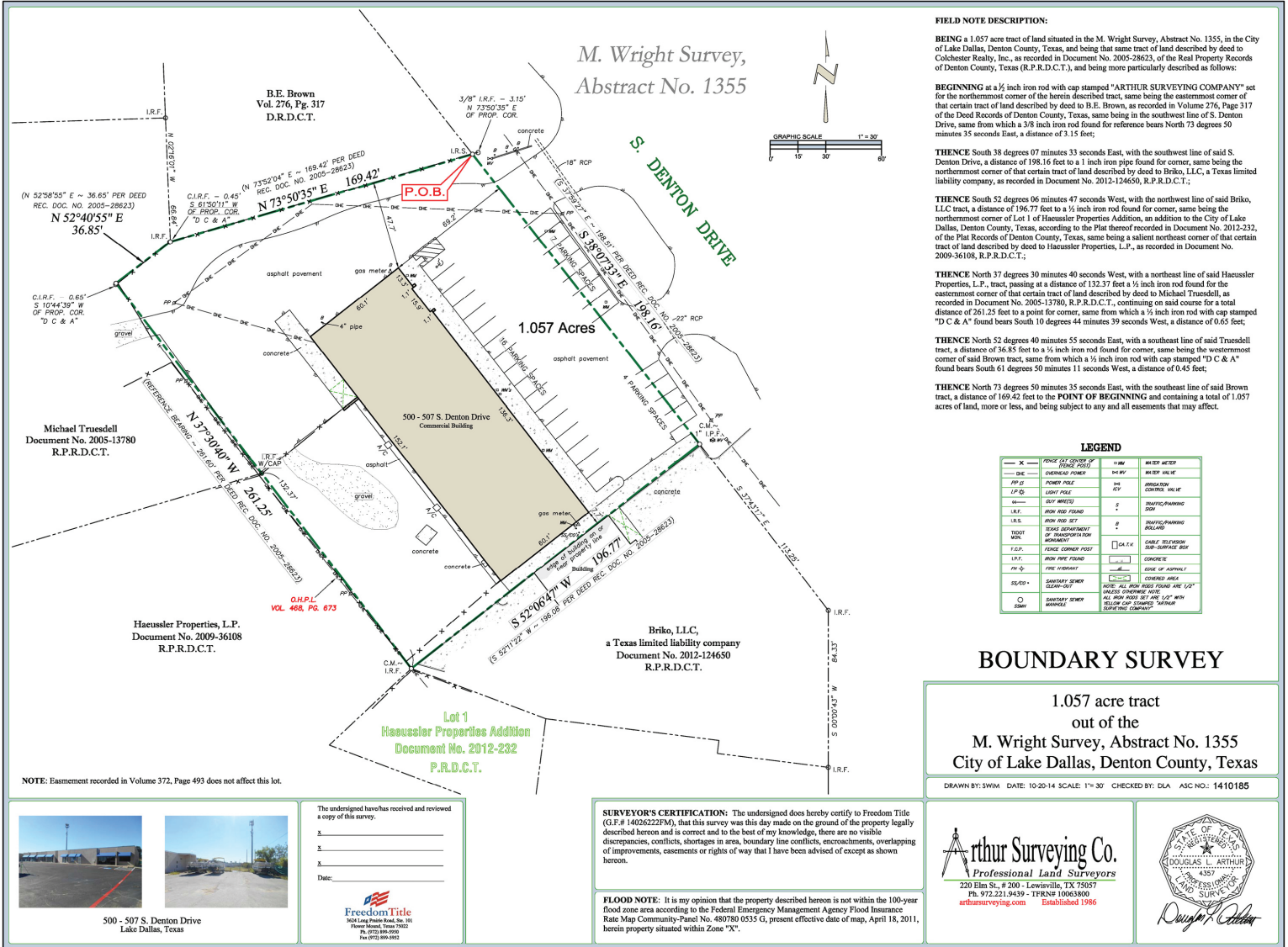
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FIELD NOTE DESCRIPTION:

BEING a 1.057 acre tract of land situated in the M. Wright Survey, Abstract No. 1355, in the City of Lake Dallas, Denton County, Texas, and being that same tract of land described by deed to Colchester Realty, Inc., as recorded in Document No. 2005-28623, of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/8 inch iron rod with cap stamped "ARTHUR SURVEYING COMPANY" set for the northernmost corner of the herein described tract, same being the easternmost corner of that certain tract of land described by deed to B.E. Brown, as recorded in Volume 276, Page 317 of the Deed Records of Denton County, Texas, same being in the southwest line of S. Denton Drive, same from which a 3/8 inch iron rod found for reference bears North 73 degrees 50 minutes 35 seconds East, a distance of 3.15 feet;

THENCE South 38 degrees 07 minutes 33 seconds East, with the southwest line of said S. Denton Drive, a distance of 198.16 feet to a 1 inch iron pipe found for corner, same being the northernmost corner of that certain tract of land described by deed to Briko, LLC, a Texas limited liability company, as recorded in Document No. 2012-124650, R.P.R.D.C.T.;

THENCE South 52 degrees 06 minutes 47 seconds West, with the northwest line of said Briko, LLC tract, a distance of 196.77 feet to a 1/2 inch iron rod found for corner, same being the northernmost corner of Lot 1 of Haussler Properties Addition, an addition to the City of Lake Dallas, Denton County, Texas, according to the Plat thereof recorded in Document No. 2012-232, of the Plat Records of Denton County, Texas, same being a salient northeast corner of that certain tract of land described by deed to Haussler Properties, L.P., as recorded in Document No. 2009-36108, R.P.R.D.C.T.;

THENCE North 37 degrees 30 minutes 40 seconds West, with a northeast line of said Haussler Properties, L.P. tract, passing at a distance of 132.37 feet a 1/2 inch iron rod found for the easternmost corner of that certain tract of land described by deed to Michael Truesdell, as recorded in Document No. 2005-13780, R.P.R.D.C.T., continuing on said course for a total distance of 261.25 feet to a point for corner, same from which a 1/2 inch iron rod with cap stamped "D C & A" found bears South 10 degrees 44 minutes 39 seconds West, a distance of 0.65 feet;

THENCE North 52 degrees 40 minutes 55 seconds East, with a southeast line of said Truesdell tract, a distance of 36.85 feet to a 1/2 inch iron rod found for corner, same being the westernmost corner of said Brown tract, same from which a 1/2 inch iron rod with cap stamped "D C & A" found bears South 61 degrees 50 minutes 11 seconds West, a distance of 0.45 feet;

THENCE North 73 degrees 50 minutes 35 seconds East, with the southeast line of said Brown tract, a distance of 169.42 feet to the POINT OF BEGINNING and containing a total of 1.057 acres of land, more or less, and being subject to any and all easements that may affect.

LEGEND

— X —	POINTE OF CORNER OF TRACT	1/8" IR	1/8" IRON ROD
— DIE —	OVERHEAD POWER	1/4" IR	1/4" IRON ROD
PP IS	POWER POLE	1/2" IR	1/2" IRON ROD
L.P.F.	LOW VOLT	1" IR	1" IRON ROD
— H —	HOV WELDED	S	TRAFFIC/PARKING SIGN
I.R.F.	IRON ROD FOUND	—	TRAFFIC/PARKING SIGN
I.R.S.	IRON ROD SET	—	TRAFFIC/PARKING SIGN
TRUCK	TRUCK IMPROVEMENT	—	TRAFFIC/PARKING SIGN
WOL	WIRELESS	—	TRAFFIC/PARKING SIGN
F.C.P.	FENCE CORNER POST	—	TRAFFIC/PARKING SIGN
I.R.F.	IRON ROD FOUND	—	TRAFFIC/PARKING SIGN
FW	FIRE WEIRANT	—	TRAFFIC/PARKING SIGN
SECTO	SECTORED SIGN	—	TRAFFIC/PARKING SIGN
SWAY	SWAY SIGN	—	TRAFFIC/PARKING SIGN

BOUNDARY SURVEY

1.057 acre tract
out of the
M. Wright Survey, Abstract No. 1355
City of Lake Dallas, Denton County, Texas

DRAWN BY: SWM DATE: 10-20-14 SCALE: 1" = 30' CHECKED BY: DLA ASC NO.: 1410185

SURVEYOR'S CERTIFICATION: The undersigned does hereby certify to Freedom Title (G.F.# 1402622FM), that this survey was this day made on the ground of the property legally described herein and is correct and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon.

FLOOD NOTE: It is my opinion that the property described herein is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480780 0534 G1, present effective date of map, April 18, 2011, herein property situated within Zone "X".

Arthur Surveying Co.
Professional Land Surveyors
220 Elm St., # 200 - Lewisville, TX 75057
PH: 972.221.9439 - FBX: 972.1000.9300
arthururveying.com Established 1986

The undersigned have received and reviewed a copy of this survey.

Signature lines for: _____
Date: _____

Freedom Title
1616 Lake Street, Suite 100
Frisco, Texas 75034
PH: (972) 988-9500
Fax: (972) 988-9502

500 - 507 S. Denton Drive
Lake Dallas, Texas

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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.

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 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.

Axis Realty Group	570358	alex@axisrealty.biz	940-891-2947
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Alex Payne	468927	alex@axisrealty.biz	940-891-2947
Designated Broker of Firm	License No.	Email	Phone
Chase Traugher	675426	chase@axisrealty.biz	972-515-0045
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Andrus	656647	brad@axisrealty.biz	940-368-3588
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date