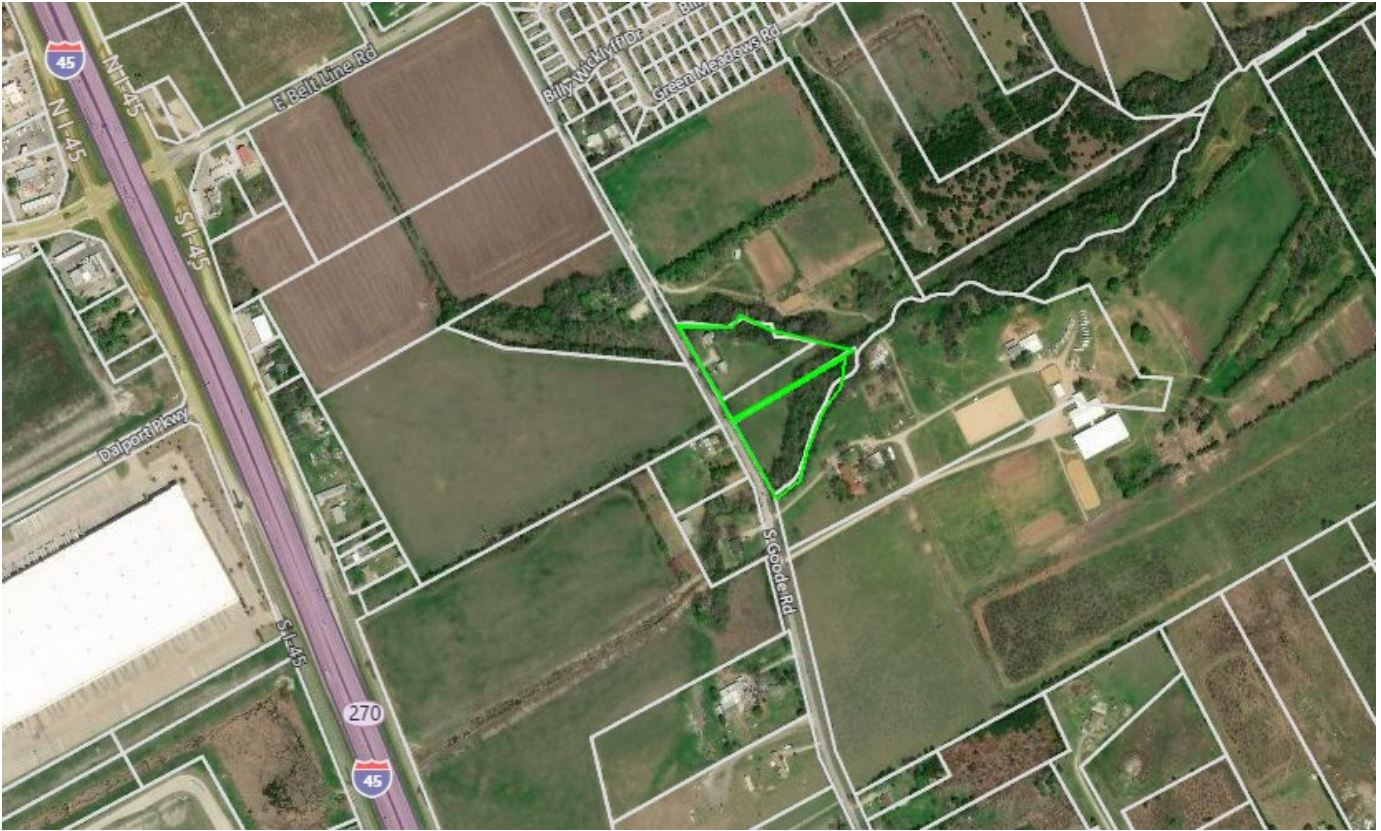


FOR SALE

+ - 4.354 ACRES

310 S. GOODE ROAD | WILMER, TEXAS



PROPERTY INFORMATION

- 4.354 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

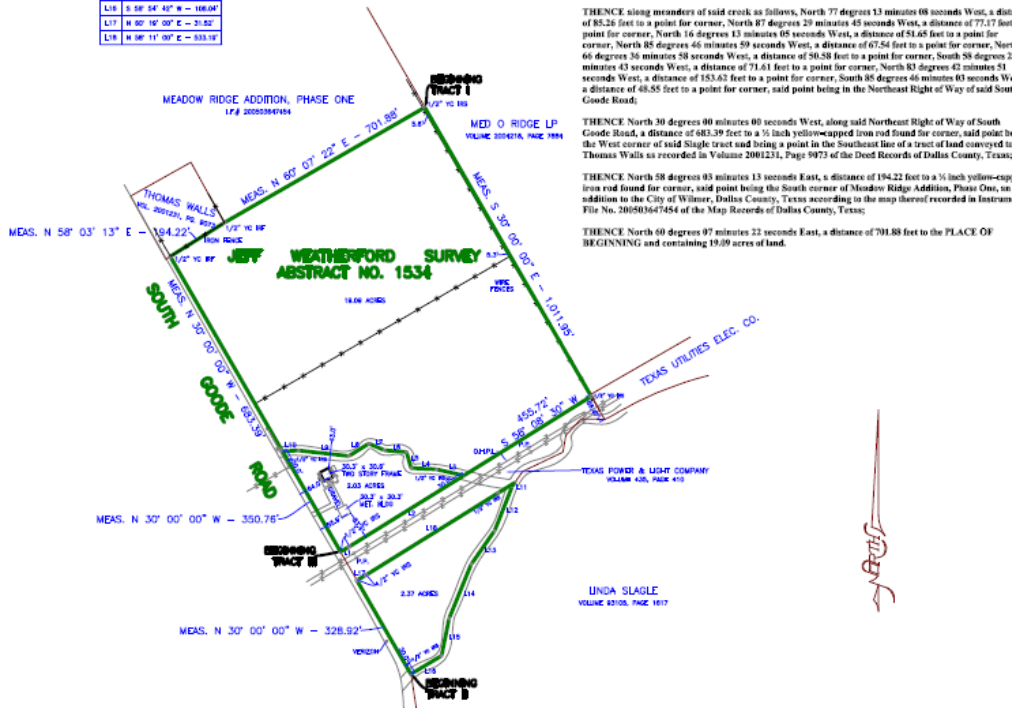
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+ - 4.354 ACRES

310 S. GOODE ROAD | WILMER, TEXAS



L13	N 28° 07' 20" W	= 122.86'
L14	S 22° 14' 30" W	= 176.70'
L15	S 11° 20' 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, South 58 degrees 42 minutes 51 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 2001231, 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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