# 9.057 Acres - Belt Line Road Retail Land

Lancaster, Texas

**LOCATION:** The subject property is located on the north side of Belt

Line Road, approximately one-quarter mile west of

Houston School Road in Lancaster, Texas.

**SIZE:** 9.057 Acres; 394,522.92 S.F.

**FRONTAGE:** Belt Line Road - 735.94 ft.

**ZONED:** Retail

**UTILITIES:** All utilities are available.

**PRICE:** \$350,000.00; \$0.88 Per S.F.

**COMMENTS:** Excellent location on Belt Line Road, just 0.6 mile east of

I-35E. Great visibility from Belt Line Road.

FOR MORE INFORMATION

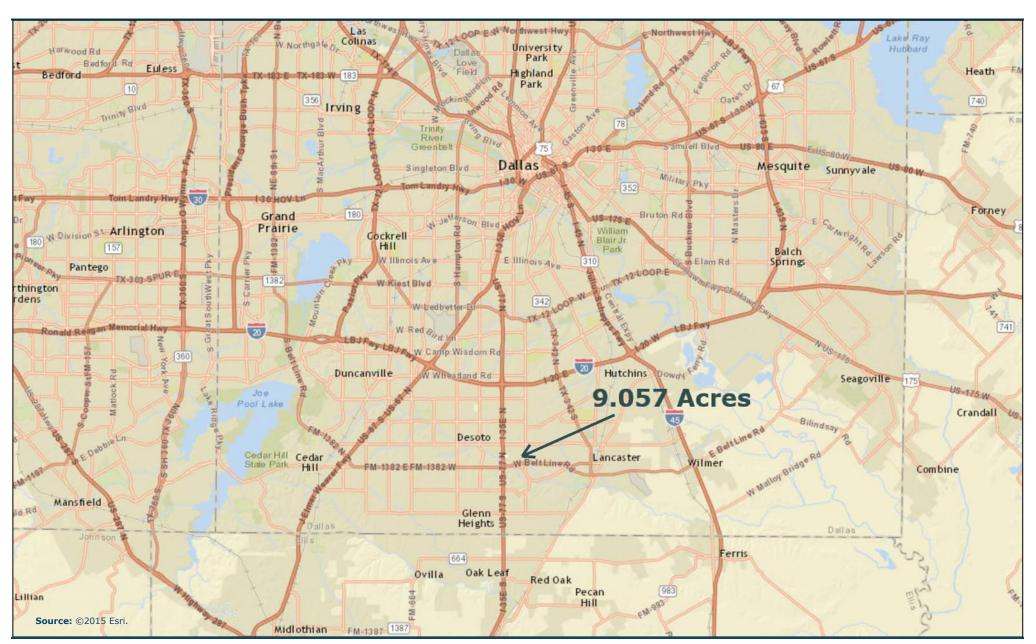
Call

JOE RUST COMPANY 972-333-4143

9 ac-belt line-lancaster-fs.docx



Lancaster, Texas



April 23, 2016

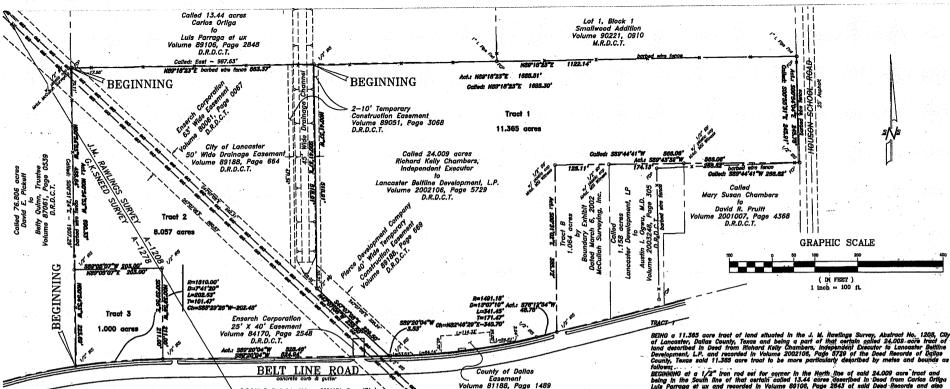
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Lancaster, Texas



April 22, 2016

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TRACT 3

IRACT 3

BEING a 1.000 cars tract of land situated in the J. M. Ravilings Survey,
Abstract No. 1208 and the G. K. Sneed Survey, Abstract No. 1276, City of
Lancasters and Committee of the Commit

THENCE North BY'05 O' East a assumes of 211.00 feet to a 1/2 livin red set for corner;
THENCE South 00'33'56" East a distance of 211.00 feet to a 1/2" Iron rod set for corner in sold North line at the beginning of a curve to the left;
THENCE with sold North line and sold curve to the left having a Radius of 1510.00 feet, a Central Angle of 07'41'20" and whose Chard bears South 85'22'25' West - 202.48 for an Arc length of 202.63 feet beak to the PLACE OF BEGINNING and CONTAINING 1.000 cores of land, more or less.

This plot is the result of a survey made by me or under my direction on the ground of the properly shown between, the lines and dimensions of said properly eliging as indicated by this plat, the size, location and hypes of buildings and improvements are as shown, ast back from the properly lines the distances indicated. Evaluation of Restrictions and Exements of record which may affect this property, if any, has been limited to those provided from Schedule "B" Information Provided By None provided Visible and Apparent Exements, if any, are as shown. Conflicts, Europeahments, or Protrusions, if any, are as shown. Conflicts, Europeahments, are Protrusions, if any, are as shown. Rational Flood Insurance Rate Map — ZONE "X", Determined by scale from: Community Panel No. 4811300855 J Effective Dats: August 23, 2001
Bearing Source: Deed call bearing along North line of said 36.5 acre treat.

TRACT 2

R.O.W. Dedicated by Volume 2001174, Page

SCOTT COL

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BEING a 8.097 acre tract of land ellusted in the J. M. Rawlings Survey, Abstract No. 1208 and the G. K. Sneed Survey, Abstract No. 1278, City of Lencaster, Delice County, Texase and being a part of that destath called 24.009 over tract of land described in Deed from Richard Kelly Chambers, Independent Evenutre to Lancaster Bailtime Development, L.P. and raciorded in Volume 2002/106, Page 8729 of the Deed Records of Dallas County, Texas said core incut to be more particularly described by moties and bounds as follows:

BEGINNING at a 1/2" Iron rod fond for corner at the Northwest corner of said 24.009 care tract and being in the East line of that certain sailed 78.808 acre tract of control of the sail of the Northwest corner of said 24.009 care tract of control of the sail of the Said Iron of the Said Iron of the Said Iron of Said

Records: THENCE South 00'41'37" East with the East line of solid drainage excement a distance of \$18.81 feet to a 1/2" from rod set for corner in the Northeast line of a \$3 foot wide plepline assement described in Deed to Anserch in and recorded in Volume 80081, Page 87 at solid Deed Records;

THENCE South 47°07'08" East with eald pipeline easement a distance of 229.50 feet to a 1/2" from rad set for comer in the South line of add 24.009 acre tract in the North line of Belt Line Road (Right-of-Way which varies); THENCE South 89°20'04" West with add South and North lines a distance of 24.94 feet to a 1/2" iron rad set for corner in sale North and South lines;

THENCE North 00°39'58" West a distance of 211:00 feet to a 1/2" Iron rod set

for corner; THENCE South 85°05'07" West a distance of 203.00 feet to a 1/2" Iron rod set for corner in the East line of sold 78.808 acre tract; THENCE North 00"54"53" West a distance of 486.84 back to the PLACE OF BEDINNING and CONTAINING 8.057 acres of land, more or less.

Development, L.P. and recorded in Volume 2002/108, Pagle 5729 of the Deed Records of Rajlige County, Texas said 11,355 are trued to be more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" from rod sei for corner in the North line of eald 24,009 acre tract and being in the South line of that cartain called 13,44 acres described in Deed from Carles Ortiga to Lius Parraga et ux and recorded in Volume 89106, Page 2843 of said Deed Records and dates being at the Northeast corner of a 50 tool wide drainage assement described in Deed to the City of Lancaster and recorded in Volume 89106, Page 2843 of said Deed Records and dates being at the Northeast corner of a 50 tool wide drainage assement described in Deed to the City of Lancaster and recorded in Volume 89108, Page 684 of said Deed Records of Lancaster and recorded in Volume 89102, Then Page Found for correct of Lancaster and recorded of 28,31 feet passing at "I from pipe Found for correct, at the Southeast corner of said 13,44 cere tract, same being at the Southeast corner of certain called List 4, Block; I of the Smallwood Addition an Addition to the City of Lancastor, Deliga County, Texas according to the Piet thereof recorded in Volume 8022; Page 8910 of this Mage County, Texas according to the Piet thereof recorded in Volume 8022; Page 8910 of this file of the Single Piet of the State of the Southeast corner of said 15 of the Volume 8022; Page 8910 of this file of the State of the Southeast corner of said for in treatment School Road (60 for wide Right-of-Way); The County of the State of the State

corner;
THENCE South 80'20'04" West continuing with sold North and South 74th 'pyl/?Tilnes a distance
of 3,55 feet to a 1/2" fron rod set for corner in the East line of that certain called Enserch
Corporation 63 foot wide easement described in Deed recorded in Volume 80081, Page 0087 of
said Deed Records:

THENCE North 47'07'08" West with said Easement a distance of 229.50 feet to a 1/2" iron rod set for corner at the Southeast corner of the above referenced City of Lancaster 50 foot wide

drainage easument; THENCE North 00'41'37" West with the East line of said easument a distance of 518.91 feet back to the PLACE OF BEGINNING and CONTAINING 11.385 cares of land, more or less.

concrete Legen  concrete proper  stone chain chain Red  OIRF=iron Red  OIRS=iron Red	ty line P powerline fence iron fence link fence Pwr.Pole I wire fence Man Hole Faund	SAYDS: Surveying Corporation Surveying Corpo	
SCALC: 1"=100"	W.O.: 051719	COPYRIGHT @ 2004 SAIDS Surveying Corporation All Rights Reserved	
DATE: 02-02-05	G.F.: N/A		

# **ZONING MAP**





# **Information About Brokerage Services**

Texas law requires all real estate licensees 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 coincidental 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.

Joe Rust Company	0204705	joerust@joerust.com	(972)333-4143
Licensed Broker /Broker Firm Name Primary Assumed Business Name	or License No.	Email	Phone
Timary Assumed Business Name			
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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