

FOR SALE

**26.4654 ACRES
DALLAS COUNTY, TEXAS**

**PRESENTED BY:
KELLY S. HARRIS**

Information furnished is from sources deemed reliable but is not guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sale or withdrawal without notice.

PROPERTY INFORMATION

- LOCATION:** The property is located at the southwest corner of I.H. 45 and Mars Road in Dallas County, Texas.
- SIZE:** 26.4654 acres.
- ZONING:** Unzoned. Located in the county (Dallas).
- UTILITIES:** 6" water line fronting the property in Millers Ferry Road with four (4) meter boxes installed ready for hook up.
- FRONTAGE:**
- | | |
|---------------------|---------|
| I.H. 45: | 896'. |
| Millers Ferry Road: | 1,180'. |
| Mars Road: | 1,193'. |
- DRIVE PERMITS:** Owner secured drive permits from TxDot and installed two (2) culverts on I.H. 45 service road.
- TOPOGRAPHY:** Gradual sloping to the northwest.
- TRAFFIC COUNTS:** 45,000 (approx.) both directions on I.H. 45.
- VISIBILITY:** Excellent sight visibility in all directions.
- ACCESSIBILITY:** Excellent access from both north and south bound directions. Off/On ramps at or near the property.
- FLOOD PLAIN:** None according to survey. N.W. Krieger, RPLS on February 16, 2004. See enclosed.

ELECTRIC: TU Electric.

NATURAL GAS: None.

FENCED: None.

TENANT: The property is leased to a tenant farmer. Various crops planted throughout the year.

BEST USE: Light Industrial / Commercial type uses.

ETJ: City of Wilmer.

SOIL TYPE: Branyon Clay and Houston Black Clay according to USDA soil book for Dallas County.

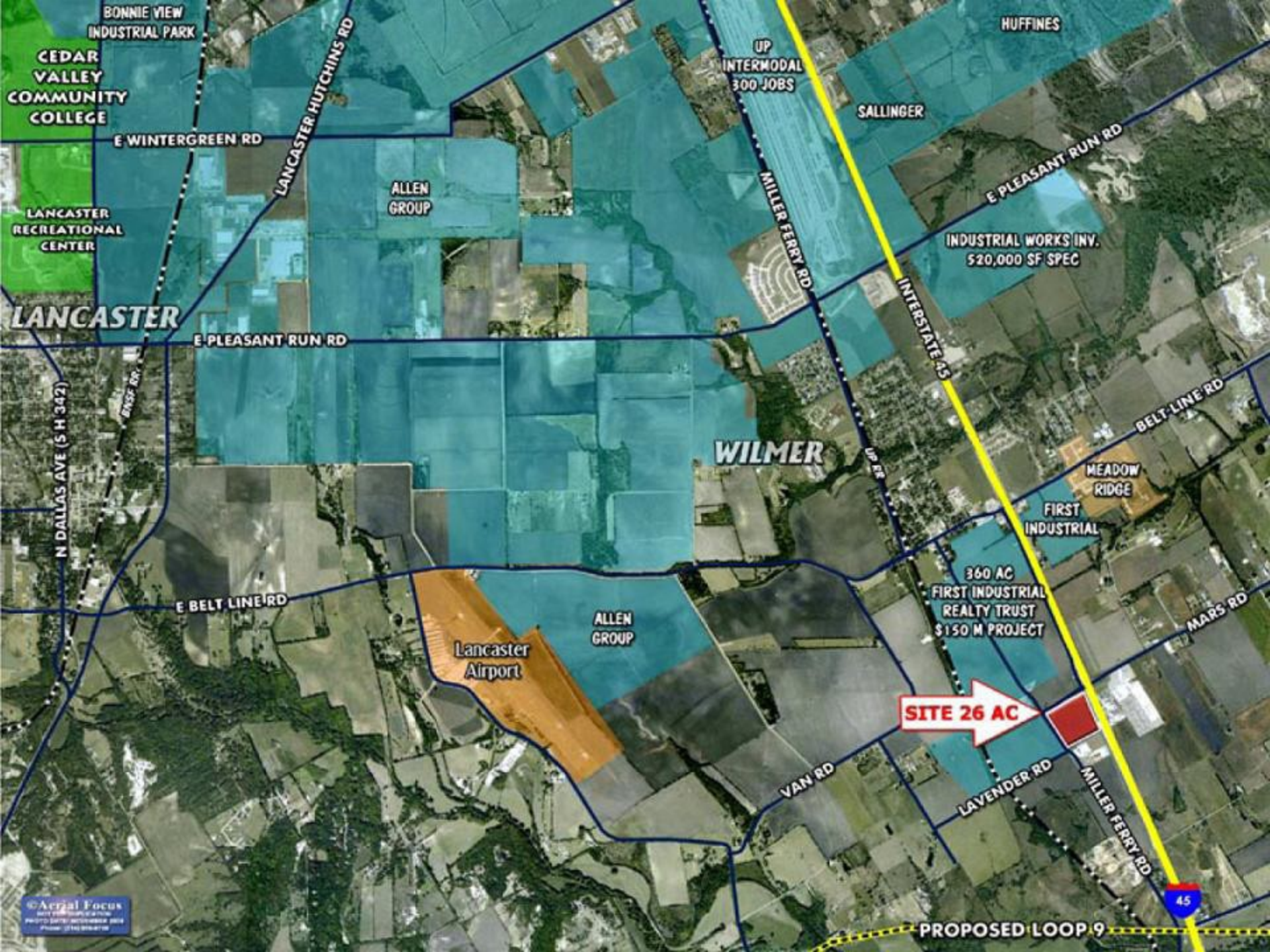
EASEMENTS: TU Electric Volume 192 page 356. The power line is located cutting thru the western 1/3 of the tract in a north/south heading. According to a TU representative this line could be re-routed along Millers Ferry Road. See attached survey plat.

PRICE: \$3.00 per square foot (\$3,458,499).

TERMS: Cash or possible seller financing available.

COMMENTS: See enclosed mapping.

CONTACT: Kelly S. Harris (part owner and broker in the State of Texas) 972.842.3884. Email: kharco@aol.com or www.kharco.com.



BONNIE VIEW INDUSTRIAL PARK

CEDAR VALLEY COMMUNITY COLLEGE

E WINTERGREEN RD

LANCASTER HUTCHINS RD

LANCASTER RECREATIONAL CENTER

ALLEN GROUP

UP INTERMODAL 300 JOBS

HUFFINES

SALLINGER

E PLEASANT RUN RD

INDUSTRIAL WORKS INV. 520,000 SF SPEC

LANCASTER

E PLEASANT RUN RD

MILLER FERRY RD

INTERSTATE 45

BELT LINE RD

N DALLAS AVE (S H 342)

WILMER

MEADOW RIDGE

FIRST INDUSTRIAL

E BELT LINE RD

360 AC FIRST INDUSTRIAL REALTY TRUST \$150 M PROJECT

ALLEN GROUP

Lancaster Airport

MARS RD

SITE 26 AC

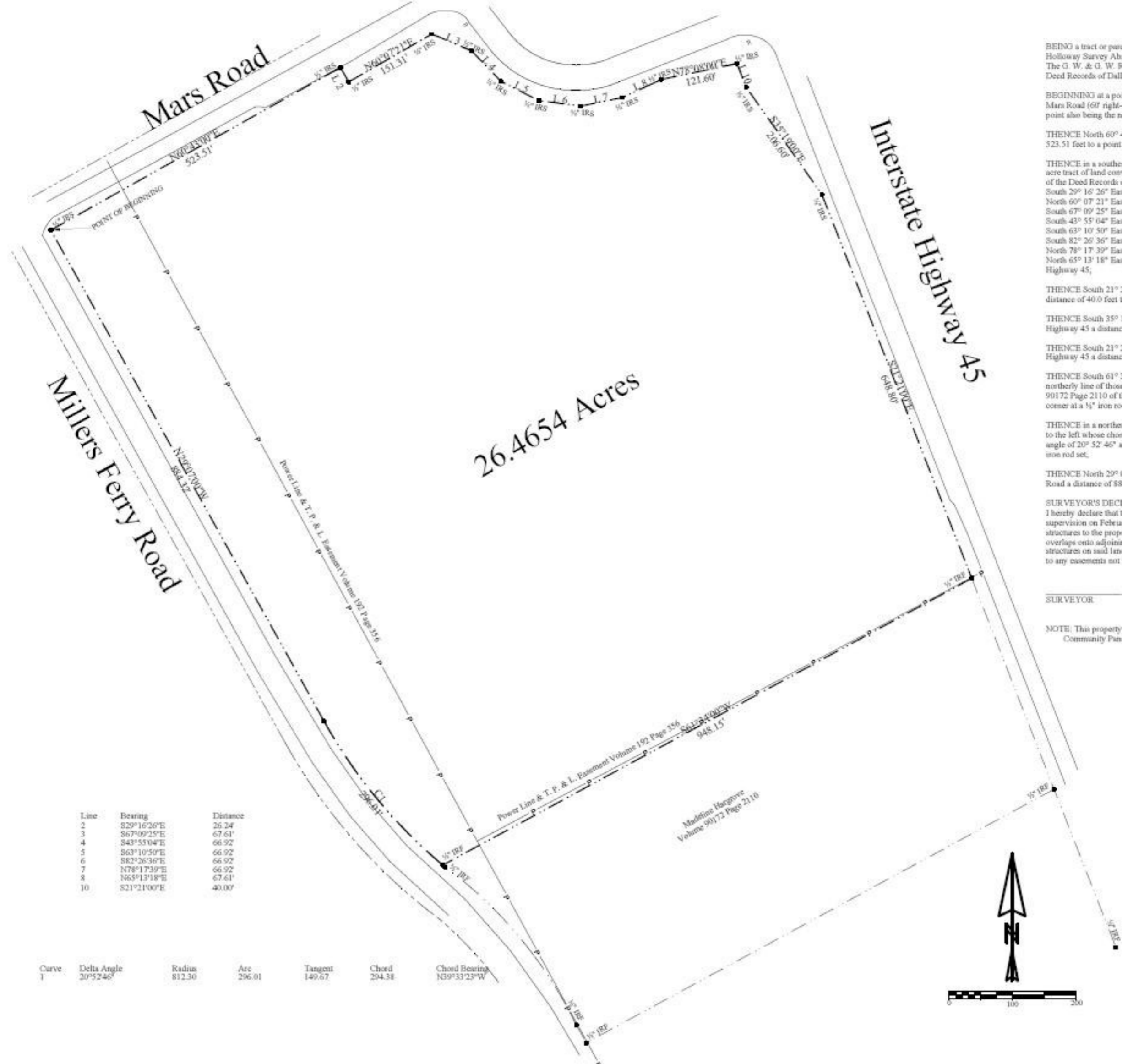
VAN RD

LAVENDER RD

MILLER FERRY RD

45

PROPOSED LOOP 9



Line	Bearing	Distance
1	S29°16'26"E	26.24
2	S67°09'25"E	67.61
3	S43°55'04"E	66.92
4	S63°10'50"E	66.92
5	S82°26'36"E	66.92
6	N78°17'39"E	66.92
7	N65°13'18"E	67.61
8	S21°21'00"E	40.00

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	20°52'46"	812.30	296.01	149.67	294.38	N39°33'23"W

BEING a tract or parcel of land situated in Dallas County, Texas, and being part of the J. H. Holloway Survey Abstract 628, and also being part of the 27.03 acre Tract Two conveyed to The G. W. & G. W. Renfro Living Trust by deed recorded in Volume 2000227 Page 4436 of the Deed Records of Dallas County, and being more particularly described as follows:

BEGINNING at a point for corner at a 1/2" iron rod set at the intersection of the southerly line of Mars Road (60' right-of-way) and the easterly line of Millers Ferry Road (70' right-of-way) said point also being the northwesterly corner of said Tract Two;

THENCE North 60° 43' East (recond bearing) along the southerly line of Mars Road a distance of 523.51 feet to a point for corner at a 1/2" iron rod set;

THENCE in a southerly and easterly direction along the westerly and southerly line of that 0.565 acre tract of land conveyed to the State of Texas by deed recorded in Volume 95048 Page 1066 of the Deed Records of Dallas County the following calls:
 South 29° 16' 26" East a distance of 26.24 feet, a 1/2" iron rod set
 North 60° 07' 21" East a distance of 151.31 feet, a 1/2" iron rod set,
 South 67° 09' 25" East a distance of 67.61 feet, a 1/2" iron rod set
 South 43° 55' 04" East a distance of 66.92, a 1/2" iron rod set
 South 63° 10' 50" East a distance of 66.92 feet, a 1/2" iron rod set
 South 82° 26' 36" East a distance of 66.92 feet, a 1/2" iron rod set
 North 78° 17' 39" East a distance of 66.92 feet, a 1/2" iron rod set
 North 65° 13' 18" East a distance of 67.61 feet, a 1/2" iron rod set in the westerly line of Interstate Highway 45;

THENCE South 21° 21' East (deed bearing) along the westerly line of Interstate Highway 45 a distance of 40.0 feet to an angle point at a 1/2" iron rod set;

THENCE South 35° 19' East (deed bearing) continuing along the westerly line of Interstate Highway 45 a distance of 206.6 feet to an angle point at a 1/2" iron rod set;

THENCE South 21° 21' East (deed bearing) continuing along the westerly line of Interstate Highway 45 a distance of 648.8 feet to a point for corner at a 1/2" iron rod found;

THENCE South 61° 34' West (deed bearing) along the southerly line of said Tract Two and the northerly line of those tracts of land conveyed to Madeline Hargrove by deed recorded in Volume 99172 Page 2110 of the Deed Record of Dallas County a distance of 948.15 feet to a point for corner at a 1/2" iron rod found in the easterly line of Millers Ferry Road;

THENCE in a northerly direction along the easterly line of Millers Ferry Road and along a curve to the left whose chord bears North 39° 33' 23" West and having a radius of 812.3 feet, a central angle of 20° 52' 46" and an arc length of 296.01 feet to the end of said curve to the left at a 1/2" iron rod set;

THENCE North 29° 07' West (deed bearing) continuing along the easterly line of Millers Ferry Road a distance of 884.32 feet to the PLACE OF BEGINNING and containing 26.4654 acres.

SURVEYOR'S DECLARATION
 I hereby declare that this true and accurate survey made on the ground under my personal supervision on February 16, 2004, correctly shows the relation of the buildings and other structures to the property lines of land indicated hereon, and that there are no encroachments or overlaps onto adjoining property of property covered by this survey, or of adjoining buildings or structures on said land, except as shown, noted or described on the survey. This survey is subject to any easements not visible on the ground.

SURVEYOR

NOTE: This property is not located within the Special Flood Hazard Area as shown on FEMA Community Panel No. 480165 0305 B dated July 19, 1982.



Survey Plat
 of Part of
 the J. H. Holloway Survey Abstract 628
 Dallas County, Texas
 By
 N. W. Krieger, Jr.
 2409 Park Street
 P. O. Box 1294 Ennis, Texas 75120-1294
 Phone: 972/878-7013



Dallas

Hutchins

331 LOTS. ALL LOTS SOLD TO HISTORYMAKER HOMES. OPENING JANUARY 2005.

FED EX REGIONAL HUB. 330,000 SQUARE FEET. 500 NEW JOBS. OPEN SPRING 05'.

DUKE REALTY 626,000 SF PROCTOR & GAMBLE

NEW LOVE'S TRUCK STOP

UP INTERMODAL. 300 JOBS OPEN FALL 2005.

INDUSTRIAL WORKS INV. 520,000 SF. SPEC

DALLAS TEXAS

200 LOTS. ALL LOTS SOLD TO HISTORYMAKER HOMES. OPENING FALL 2005.

NEW TEXACO WITH CO-BRAND PIZZA INN.

CAR AUCTION CENTER. RECENTLY OPENED. 50 JOBS.

360 ACRES INDUSTRIAL FIRST INDUSTRIAL REALTY FUTURE \$200M PROJECT. BREAKING GROUND 2/2007.

GEMINI TRUCKING. ONE MILLION IN IMPROVEMNTS. 50 EMPLOYEES

SUBJECT PROPERTY. 26 ACRES. LOCATED IN COUNTY. 6" WATER LINE, 4 METERS. 3 ROAD FRONTAGES.

Lancaster

Wilmer

Lions Club Park

Edgewood Cemetery

Lancaster Airport

E Malloy Bridge Rd

FIRST AMERICAN TITLE INSURANCE COMPANY

04R01929 CRO

Exhibit A

GF-Number 04R01929

BEING a tract or parcel of land situated in Dallas County, Texas, and being part of the J. H. Holloway Survey Abstract 628, and also being part of the 27.03 acre Tract Two conveyed to The G. W. & G. W. Renfro Living Trust by deed recorded in Volume 2000227 Page 4436 of the Deed Records of Dallas County, and being more particularly described as follows:

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THENCE North 60 degrees 43 minutes East (record bearing) along the Southerly line of Mars Road a distance of 523.51 feet to a point for corner at a 1/2" iron rod set;

THENCE in a Southerly and Easterly direction along the Westerly and Southerly line of that 0.565 acre tract of land conveyed to the State of Texas by deed recorded in Volume 95048 Page 1066 of the Deed Records of Dallas County the following calls:

South 29 degrees 16 minutes 26 seconds East a distance of 26.24 feet, a 1/2" iron rod set;

North 60 degrees 07 minutes 21 seconds East a distance of 151.31 feet, a 1/2" iron rod set;

South 67 degrees 09 minutes 25 seconds East a distance of 67.61 feet, a 1/2" iron rod set;

South 43 degrees 55 minutes 04 seconds East a distance of 66.92 feet, a 1/2" iron rod set;

South 63 degrees 10 minutes 50 seconds East a distance of 66.92 feet, a 1/2" iron rod set;

South 82 degrees 26 minutes 36 seconds East a distance of 66.92 feet, a 1/2" iron rod set;

North 78 degrees 17 minutes 39 seconds East a distance of 66.92 feet, a 1/2" iron rod set;

North 65 degrees 13 minutes 18 seconds East a distance of 67.61 feet, a 1/2" iron rod set in the Westerly line of Interstate Highway 45;

North 78 degrees 08 minutes 00 seconds East a distance of 121.60 feet, a 1/2" iron rod set;

FIRST AMERICAN TITLE INSURANCE COMPANY

04R01929 CRO

Exhibit A (Continued)

GP-Number 04R01929

THENCE South 21 degrees 21 minutes East (deed bearing) along the Westerly line of Interstate Highway 45 a distance of 40.0 feet to an angle point at a 1/2" iron rod set;

THENCE South 35 degrees 19 minutes East (deed bearing) continuing along the Westerly line of Interstate Highway 45 a distance of 206.6 feet to an angle point at a 1/2" iron rod set;

THENCE South 21 degrees 21 minutes East (deed bearing) continuing along the Westerly line of Interstate Highway 45 a distance of 648.8 feet to a point for corner at a 1/2" iron rod found;

THENCE South 61 degrees 34 minutes West (deed bearing) along the Southerly line of said Tract Two and the Northerly line of those tracts of land conveyed to Madeline Hargrove by deed recorded in Volume 90172 Page 2110 of the Deed Records of Dallas County a distance of 948.15 feet to a point for corner at a 1/2" iron rod found in the Easterly line of Millers Ferry Road;

THENCE in a Northerly direction along the Easterly line of Millers Ferry Road and along a curve to the left whose chord bears North 39 degrees 33 minutes 23 seconds West and having a radius of 812.3 feet, a central angle of 20 degrees 52 minutes 46 seconds and an arc length of 296.01 feet to the end of said curve to the left at a 1/2" iron rod set;

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NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

EXHIBIT "C"

NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

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

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary.

The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

This Information About Brokerage Services form is not a contract.

The real estate licensee asks that you acknowledge receipt of this Information About Brokerage Services for the licensee's records.

OWNER:

Kelly S. Harris / *Qing Allen*
Date: 5 / 2005

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78711-2188 or call 512 465 3960.

EXHIBIT "C" - INFORMATION ABOUT BROKERAGE SERVICES

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