



10941 SPANGLER RD.

DALLAS, TX | ± 2.9 ACRE FULLY IMPROVED IOS SITE FOR SALE

DAVID GUINN
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214.526.3626 x 136

GRANT LAKE
GLake@db2re.com
214.526.3626 x 123

AUSTIN RUSSELL
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PROPERTY INFORMATION



SIZE:
± 2.9 AC



TRAFFIC COUNTS:
I-35E: 229,384 VPD



ZONING:
IM - Industrial Manufacturing

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	890	87,452	274,624
% Proj Growth 2024-2029	1.38%	0.67%	0.06%
2024 Average HH Income	\$101,720	\$121,251	\$124,317
2024 Median HH Income	\$88,791	\$86,777	\$86,124

10801 Spangler Road

Being a tract of land situated in the William Babbett Survey, Abstract No. 155 in the City of Dallas, Dallas County, Texas, and being a part of an 11.90 acre tract of land conveyed to Florida Spangler, LLC, by deed recorded in Instrument No. 201900056603, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner at the intersection of the East line of the Chicago, Rock Island and Pacific Railroad (a 100 foot right-of-way) and the centerline of Walnut Hill Lane (a 100 foot right-of-way), from which a 1/2 inch iron rod found with a yellow cap stamped "CBG Surveying" bears South 08 degrees 47 minutes 58 seconds West, a distance of 50.01 feet;

THENCE North 89 degrees 35 minutes 58 seconds East, along said centerline of Walnut Hill Lane, a distance of 160.86 feet to a point for corner at the intersection of the said centerline of Walnut Hill Lane and the centerline of Spangler Road (a 60 foot right-of-way), from which a 1/2 inch iron rod found with a yellow cap stamped "CBG Surveying" bears South 00 degrees 05 minutes 59 seconds West, a distance of 47.52 feet;

THENCE South 00 degrees 05 minutes 59 seconds West, along said centerline of Spangler Road, a distance of 534.02 feet to a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for corner;

THENCE North 89 degrees 19 minutes 08 seconds West, a distance of 30.00 feet to a 1/2 inch iron rod found with a yellow cap stamped "CBG Surveying" for corner in the West line of said Spangler Road;

THENCE South 00 degrees 06 minutes 09 seconds West, along said West line of Spangler Road, a distance of 86.68 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of the remainder of said Florida Spangler tract;

THENCE West, along the North line of said Florida Spangler tract, a distance of 225.63 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner in the East line of said Chicago, Rock Island and Pacific Railroad;

THENCE North 08 degrees 47 minutes 58 seconds East, along the East line of said Railroad, a distance of 626.60 feet to the POINT OF BEGINNING and containing 126,445 square feet or 2.90 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to the Client, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 24th day of March, 2016

Bryan Connally
 Bryan Connally
 Registered Professional Land Surveyor No. 5513



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE: According to the F.I.R.M. in Map No. 48113C0170K, this property does lie in Zone AE and DOES lie within the 100 year flood zone, except as shown on Zone X (NFHA).

REVISIONS		
DATE	BY	NOTES
12/23/2020	BC	LEGAL/CORNERS

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1" IRON PIPE FOUND
□	FENCE POST CORNER
⊗	"X" FOUND / SET
⊗	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
●	OVERHEAD ELECTRIC
⚡	POWER POLE
⬮	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊕	FIRE HYDRANT
—	COVERED PORCH, DECK OR GARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE
—	CONCRETE PAVING

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 Dallas, TX 75228
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
 www.cbgsllc.com

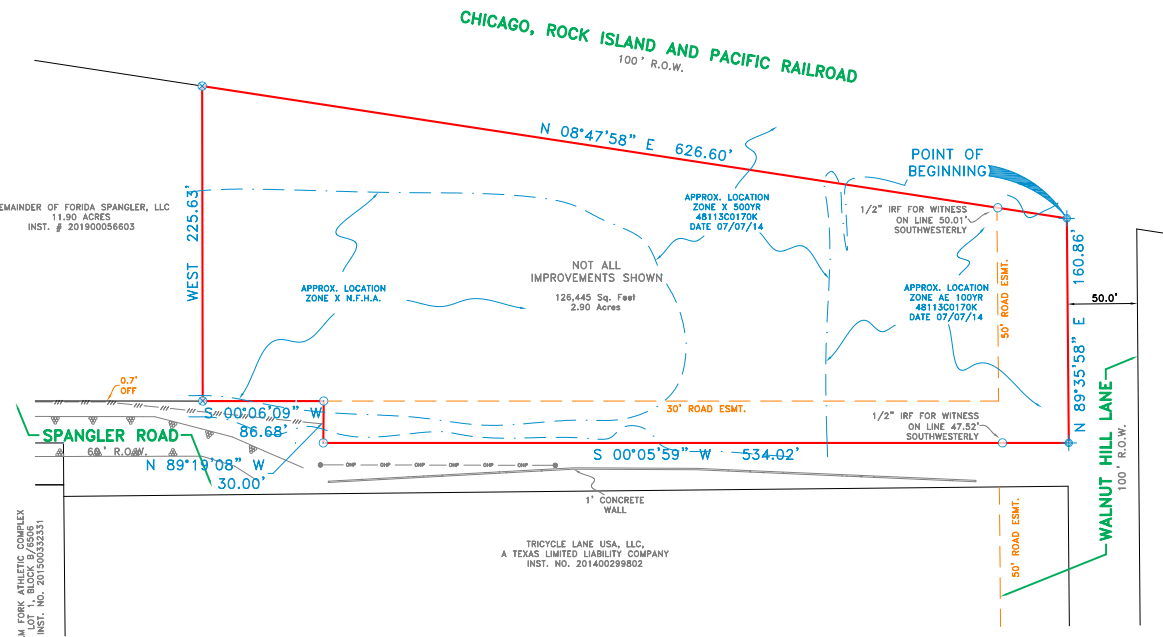
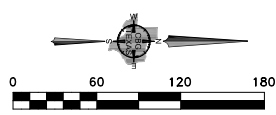
SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 60'	03/24/16	1603711-01	GFN	JCM

METES AND BOUNDS

WILLIAM BABBEET SURVEY, ABSTRACT NO. 155

CITY OF DALLAS / DALLAS COUNTY, TEXAS

10801 SPANGLER ROAD



NOTE
 THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL GOVERNMENT CODE SECTION 206 AND MAY BE SUBJECT TO PLATTING REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO CONTACT THE LOCAL GOVERNING BODY TO DETERMINE THE SPECIFIC REQUIREMENTS FOR THIS PROPERTY. CBG SURVEYING CLAIMS NO RESPONSIBILITIES OR LIABILITIES IN THE DETERMINATION OF THIS REQUIREMENT.

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES:
 BEARINGS ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

10941 SPANGLER RD.

CLOSE UP AERIAL



SITE

Walnut Hill Ln

Walnut Hill Ln

MoneyGram Soccer Park at Elm Fork

Working w/
DB2RE

Working w/
DB2RE

Luma Rd

Luma Rd

VENTURE METALS

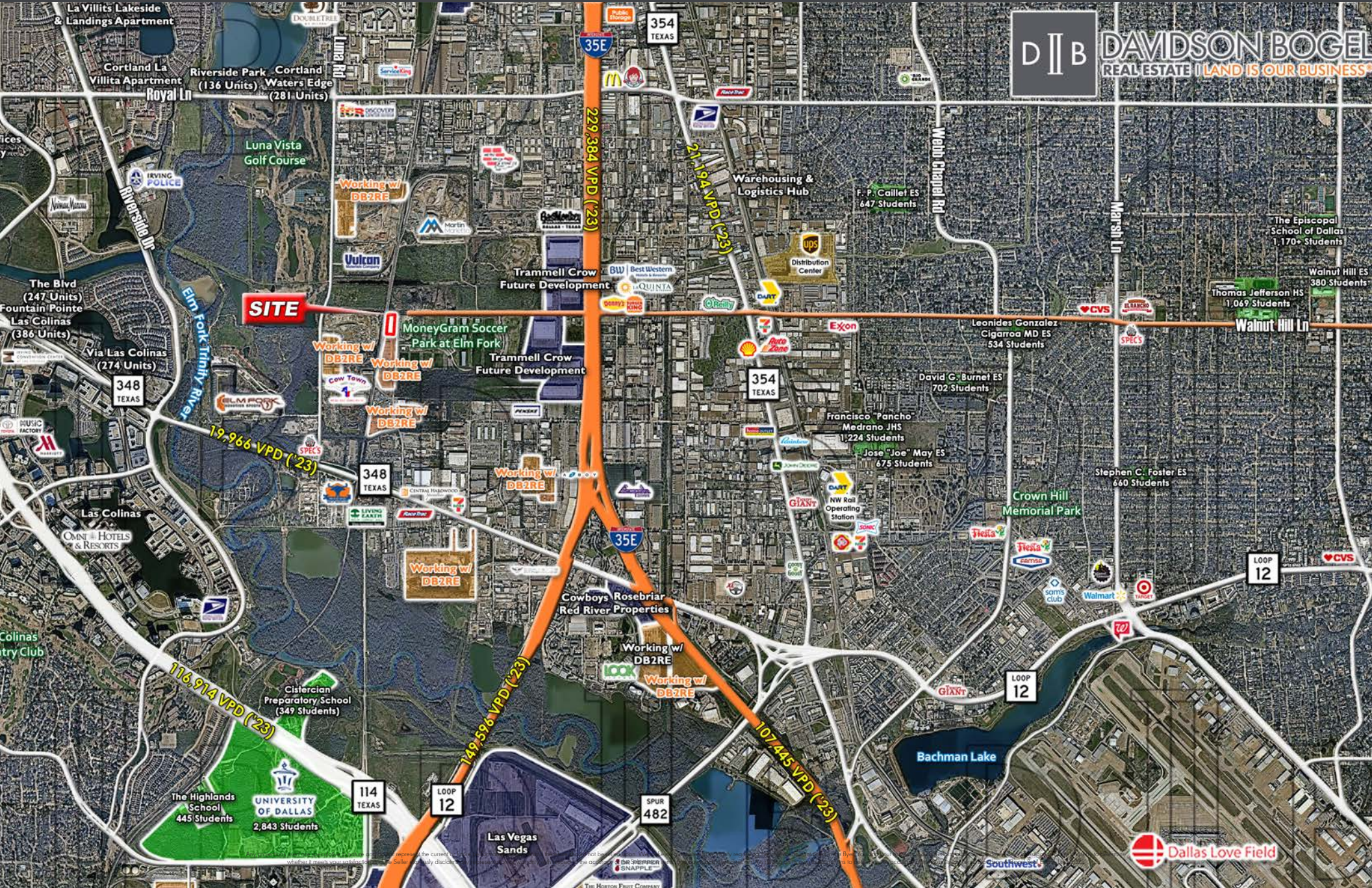
Longhorn Tube

Cow Town
HEB MIX CONCRETE

Disclaimer text regarding site performance and liability.

10941 SPANGLER RD.

WIDE AERIAL



10941 SPANGLER RD.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

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; buyer: and
- (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.

DB URBAN, LLC	9009183	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
DAVID GUINN	643784	DGUINN@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
GRANT LAKE	718880	GLAKE@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
AUSTIN RUSSELL	827707	ARUSSELL@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE



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:

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- 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.

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:

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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N/A	N/A	N/A	N/A
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Date

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IABS 1-0



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Austin Russell	827707	arussell@db2re.com	214-526-3626
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Date