

10056 MARSH LANE

DALLAS, TX



- Prime redevelopment opportunity for office, medical and retail users
- Average HH income of over \$130,000
- The property is currently zoned community retail
- 160 surface parking spaces
- All asbestos has been abated from the property

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2022 Population	16,596	94,782	286,596
2022 Daytime Population	10,766	128,183	470,063
2022 Total Households	5,643	33,956	121,341
2022 Average HH Income	\$141,702	\$138,228	\$140,755

TRAFFIC COUNTS:

Marsh Lane: 23,719 VPD
Walnut Hill Lane: 13,955 VPD

AVAILABILITY:
1.98 ACRES | LAND
51,300 SF | BUILDING

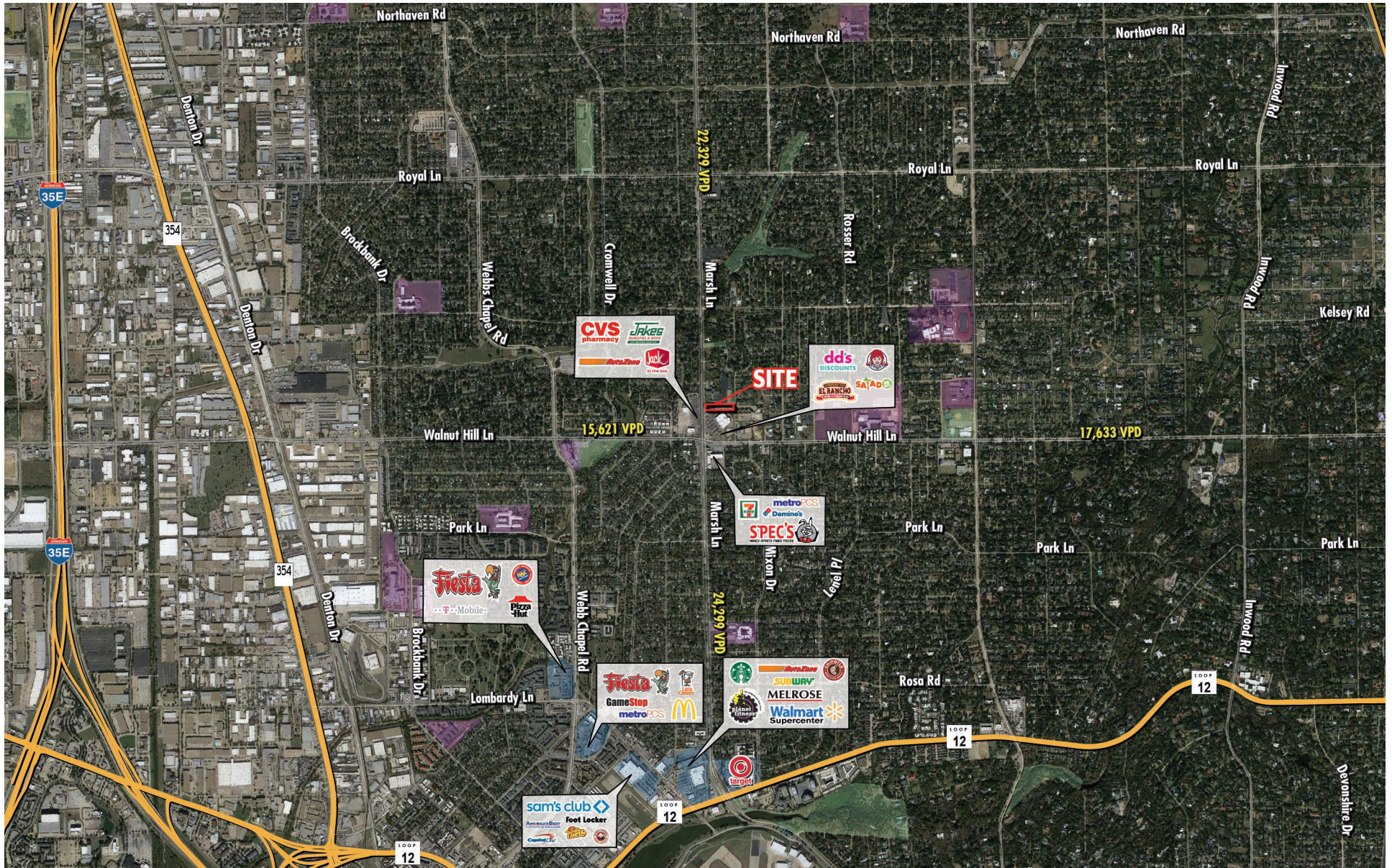
FOR SALE OR LEASE:
PLEASE CALL FOR
INFORMATION

AREA RETAILERS:



10056 MARSH LANE

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THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

PAUL COOKE
 214.276.5282
 pcooke@theretailconnection.net

JOHN MATHES
 214.572.8418
 jmathes@theretailconnection.net

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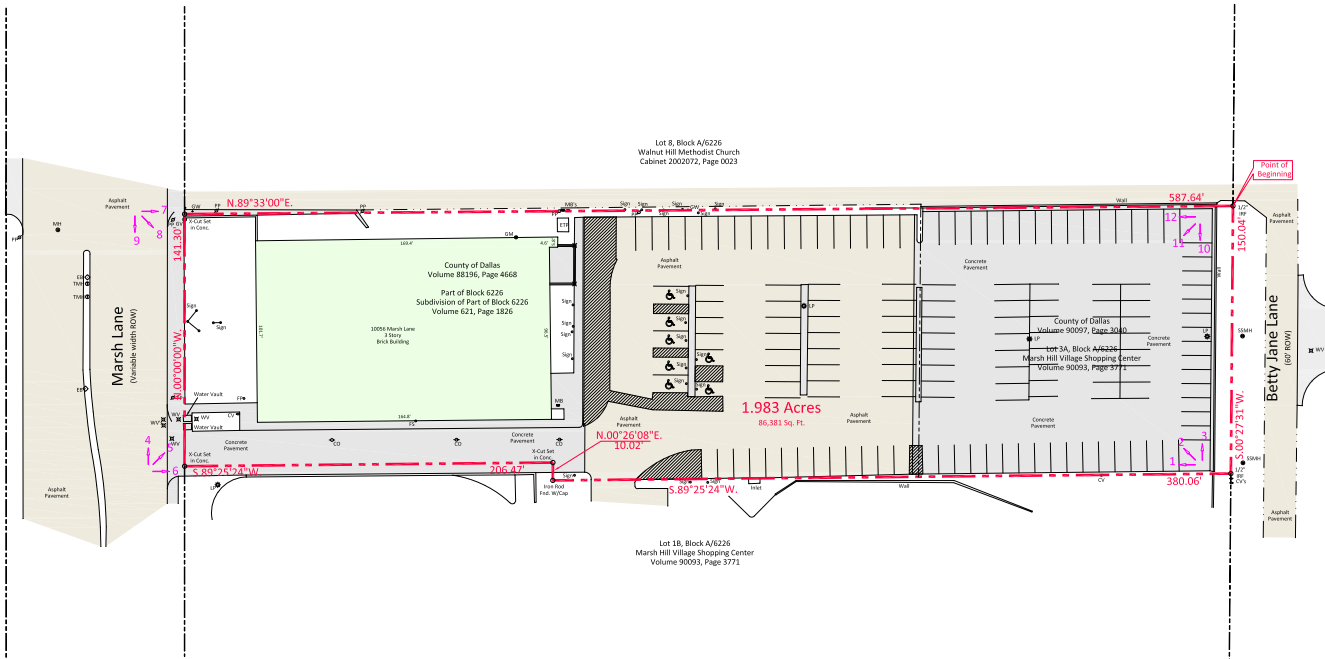
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PROPERTY DESCRIPTION

BEING a 1.983 acre tract of land situated in the Benjamin Merrell Survey Abstract No. 933, City of Dallas, Dallas County, Texas and being a portion of the land described as a-1 added to the County of Dallas recorded in Volume 88196, Page 4668, Deed Records Dallas County, Texas (DRDCT) and all of Lot 3A, Block A/6226 of Marsh Hill Village Shopping Center an addition to the City of Dallas according to the plat recorded in Volume 90093, Page 3771 (DRDCT) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the west line of Betty Lane a 60-foot wide right-of-way, being the northeast corner of said Lot 3A and the southeast corner of Lot 8, Block A/6226 of Walnut Hill Methodist Church an addition to the City of Dallas according to the plat recorded in Volume 2002072, Page 23, Plat Records Dallas County, Texas (DRDCT);

THENCE along the west line of said Betty Lane Lane, SOUTH 00°27'31" WEST a distance of 150.04 feet to a 1/2 inch iron rod found for corner at the southwest corner of said Lot 3A;

THENCE along the south line of said Lot 3A, SOUTH 89°25'24" WEST a distance of 380.06 feet to an iron rod found with cap for corner;

THENCE NORTH 00°26'08" EAST a distance of 10.02 feet to an x-c in concrete set for corner;

THENCE SOUTH 89°25'24" WEST a distance of 206.47 feet to an x-c in concrete set for corner in the east line of Marsh Lane a variable width right of way;

THENCE along the west line of said Marsh Lane, NORTH 00°00'00" WEST a distance of 183.30 feet to an x-c in concrete set for corner at the southwest corner of said Lot 8;

THENCE along the south line of said Lot 8, NORTH 89°33'00" EAST a distance of 587.64 feet to the POINT OF BEGINNING;

CONTAINING 1.983 acres or 86,381 square feet of land more or less.

Surveyor's Certification

To:

I, Austin J. Bedford, a Registered Professional Land Surveyor in the State of Texas do hereby certify that an on the ground survey of the property shown was made under my supervision and that this map correctly represents the facts found at the time of survey and that this survey conforms to the current Minimum Standard Detail Requirements for a Category 1A, Condition II, Land Title Survey in Texas as specified by the latest edition of the "Manual of Practice for Land Surveying in Texas" 2006 Revised Eleventh Edition prepared by the Texas Society of Professional Surveyors.

Dated the _____ day of _____, 2018,

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 North Alamo Road
Rockwall, Texas 75087



GENERAL NOTES:

The use of the words "certify" or "certification" used herein constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

BASE OF BEARINGS: Bearings are based on the plat of Marsh Hill Village Shopping Center recorded in Volume 90093, Page 3771, Plat Records Dallas County, Texas.

FLOOD STATEMENT: According to Community Flood No. 4811302100K, dated July 7, 2014 of the Federal Emergency Management Agency, National Flood Insurance Program maps this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement that I can create liability on the part of the Surveyor.

UTILITY NOTE:

The location of utilities shown herein are from observed evidence of above ground appurtenances and/or surface ground markings provided to other users. The surveyor has not been provided with underground plans to determine the location of any subterranean uses. No excavation has been performed to determine depth or size of any underground utility shown herein.

CURRENT TITLE WAS NOT AVAILABLE AT THE TIME OF THIS SURVEY; THEREFORE, IT IS POSSIBLE THAT ALL EASEMENTS OF RECORD MAY NOT BE SHOWN.

LAND TITLE SURVEY
1.983 ACRES

BENJAMIN MERRELL SURVEY ABSTRACT NO. 933
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Client: CBRE
2100 HARKINNEY AVE., SUITE 700
DALLAS, TEXAS 75201 214-979-6333

Scale: 1" = 30'	Checked By: A.J. Bedford
Date: 04-27-18	P.C.: Carol Walling
Technician: Spradling/Elam	File: CBRE 10056 Marsh 5-17-18
Drawn By: Spradling/Elam	Job No.: 188-045
	Cell No.:

301 N. Alamo Rd., Rockwall, Texas 75087
0721 122 0223 www.a-jbedfordgroup.com a-j@a-jbedfordgroup.com

Sheet: 1
Of: 1

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

TDLPS REG101181000



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