



7660 COUNTY RD 314 FOR SALE

214.378.1212

TERRELL, TX

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LOCATION

NEC I-20 & COUNTY RD 314

SIZE

6.21 ACRES

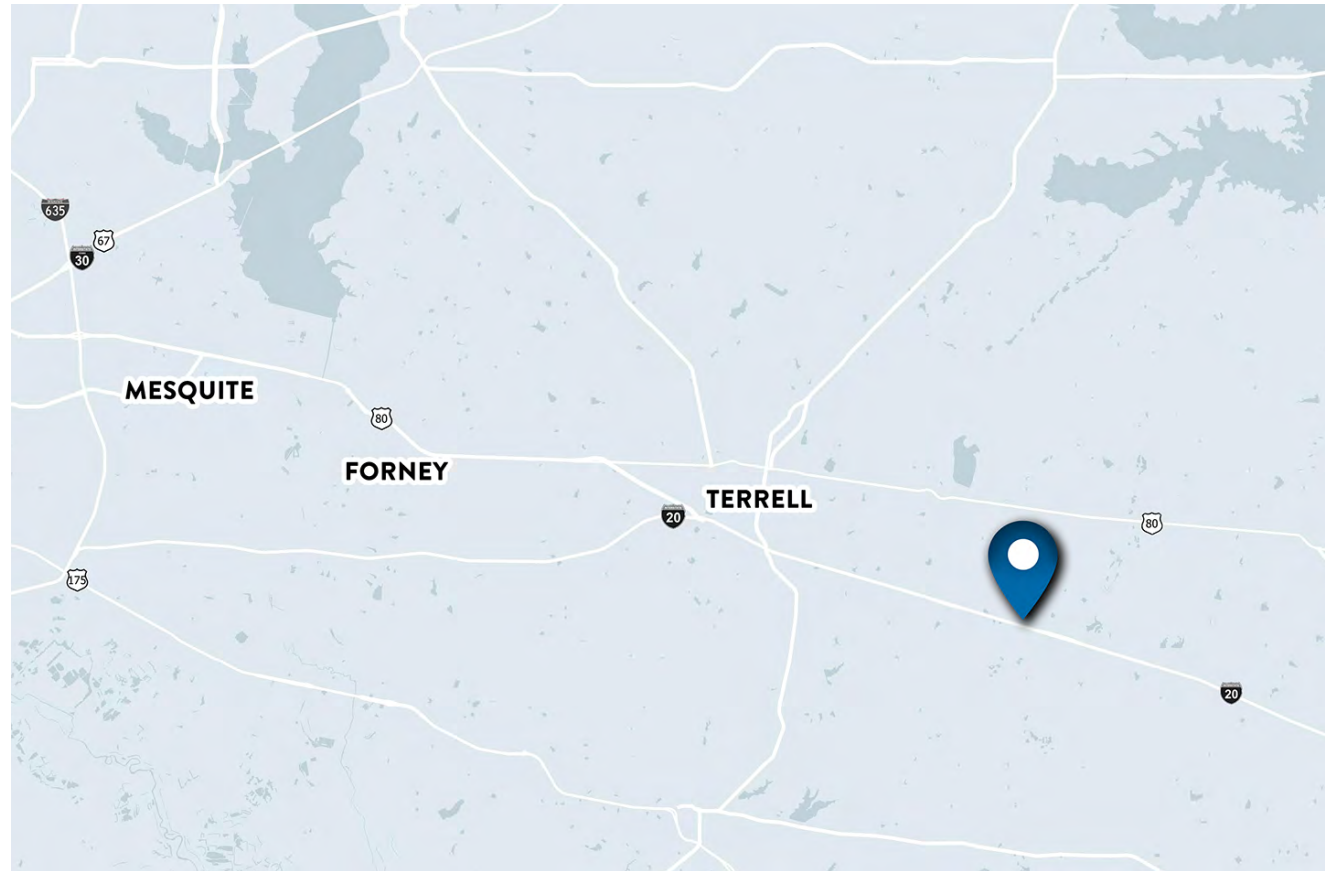
TRAFFIC COUNTS

I-20
53,437 VPD (2021)

COUNTY RD 314
491 VPD (2021)

PROPERTY HIGHLIGHTS

- ★ FANTASTIC VISIBILITY ALONG I-20 WITH QUICK ACCESS OFF OF THE HIGHWAY
- ★ ADJACENT CORNER TO A PROPOSED FUEL CITY AND CADDY CORNER FROM SHELL
- ★ OVER 2,000 MULTIFAMILY UNITS UNDER DEVELOPMENT ON I-20 IN TERRELL



2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	101	2,377	7,223
EST. DAYTIME POPULATION	14	234	870
EST. AVG. HH INCOME	\$81,340	\$81,335	\$87,900

AREA ATTRACTIONS

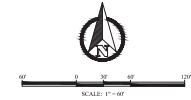


SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83), distances are surface with a combined scale factor of 1.000072449.
- This property lies within Zone X of the Flood Insurance Rate Map for KAUFMAN County, Texas and Incorporated Areas, map no. 48257C0225D, with an effective date of 07/03/2012, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

NOTE REGARDING UTILITIES

Utility locations are per observed evidence



ALTA/NSPS NOTES

- Regarding Table "A" Item 2: Property address: "7660 CR 314" according to KAUFMAN County Appraisal District and posted on the existing mailbox.
- Regarding Table "A" Item 14: The southwest corner of the site is approximately at the intersection of Interstate Highway 20 and CR 314.
- PARKING SUMMARY**
 STRIPED UNMARKED SPACES: 0
 STRIPED HANDICAP-MARKED SPACES: 0

LEGEND OF ABBREVIATIONS

- D.R.K.C.T. DEED RECORDS, KAUFMAN COUNTY, TEXAS
- P.R.K.C.T. PLAT RECORDS, KAUFMAN COUNTY, TEXAS
- O.P.R.K.C.T. OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT OF WAY
- CRS CAPPED REBAR SET

VICINITY MAP - NOT TO SCALE



PROPERTY DESCRIPTION

BEING a tract situated in the T. Stokely Survey, Abstract number 446, Kaufman County, Texas, being part of the tract described in the deed to Arrowhead Boys, LLC, recorded in volume 6870, page 554, Official Public Records, Kaufman County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a Mag nail set, generally in the center of County Road 314, in the northwest line of said Arrowhead Boys tract, from which the northeast corner thereof (same being the northeast corner of the tract described in the deed to Bill Guy, recorded in Volume 6210, Page 358, of said Official Public Records) bears NORTH 44 degrees 19 minutes 49 seconds EAST, (said corner witnessed by a 1/2 inch rebar found SOUTH 34 degrees 19 minutes EAST, 24.60 feet);

- THENCE** through the interior of said Arrowhead Boys tract, the following calls:
- NORTH 77 degrees 45 minutes 36 seconds EAST, a distance of 46.09 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" set ("capped rebar set");
 - SOUTH 44 degrees 06 minutes 59 seconds EAST, a distance of 38.18 feet to a capped rebar set;
 - SOUTH 58 degrees 15 minutes 55 seconds EAST, a distance of 72.21 feet to a capped rebar set;
 - SOUTH 37 degrees 43 minutes 59 seconds EAST, a distance of 336.89 feet to a capped rebar set;
 - SOUTH 08 degrees 33 minutes 38 seconds WEST, a distance of 322.88 feet to a capped rebar set on the north right-of-way of Interstate Highway 20;

THENCE with the north right-of-way of said Interstate Highway 20, NORTH 74 degrees 31 minutes 53 seconds WEST, a distance of 500.13 feet to a capped rebar set;

THENCE with the north right-of-way of said Interstate Highway 20, NORTH 12 degrees 05 minutes 59 seconds WEST, a distance of 352.70 feet to a concrete monument found;

THENCE with the northwest line of said Arrowhead Boys tract, NORTH 44 degrees 36 minutes 41 seconds EAST, a distance of 103.68 feet to a concrete monument found;

THENCE with a west line of said Arrowhead Boys tract, NORTH 54 degrees 50 minutes 32 seconds WEST, a distance of 26.85 feet to a Mag nail set within said County Road 314;

THENCE within said County Road 314, NORTH 44 degrees 19 minutes 49 seconds EAST, a distance of 486.96 feet, returning to the **POINT OF BEGINNING** and enclosing 6.206 acres (270,315 square feet) of land, more or less.

TITLE COMMITMENT NOTES

This survey was prepared without the benefit of a commitment for title insurance. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

SURVEYOR'S CERTIFICATE

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 7(a), 8, 9, & 14, of Table A thereof. The fieldwork was completed on XX.

Date of Plat or Map: **January 4, 2023**

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT January 4, 2023

TERMS OF ACCEPTANCE OF SURVEY

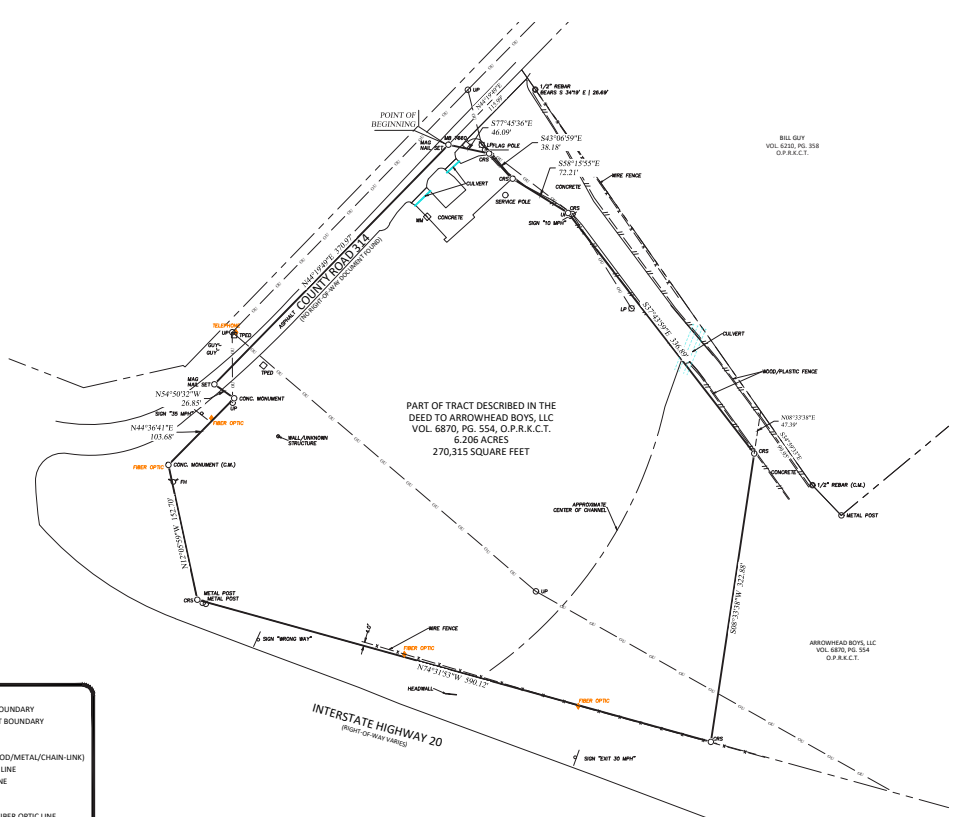
This survey is issued pursuant to a real estate transaction and is appurtenant to the title commitment referenced in the "Title Commitment Notes" This survey is issued for use in such transaction. Notwithstanding any of the above statements, the surveyor has a contractual relationship with one client or entity. Review/requested revisions by other parties must be received by or through such entity. Client is responsible for reviewing survey (including, but not limited to: notations; existence or lack of spelling/grammatical/typographical errors; certified parties; dates; instruments) within thirty (30) days of the date of plat or map. After such time has passed, client accepts survey as issued, and further revisions are not embraced by the above certification. Additional or altered commitments for title insurance will require an new or re-issued survey. Please feel free to request pricing for this at info@bcdfw.com, or call (817) 864-1957.

LEGEND OF SYMBOLS

- air conditioning unit
- irrigation control valve
- obstacle
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- board
- area drain
- electric riser
- gas valve
- gas meter
- gas well
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- chain link
- traffic signal pole
- telephone pedestal
- traffic signal pole
- utility clean out
- comm. utility cabinet
- electric utility cabinet
- comm. utility vault
- elect. utility vault
- water utility vault
- utility/service pole
- utility sign
- water shutoff
- water valve
- water meter
- cover to riser
- air release valve
- utility markings
- tree
- shrub/decorative tree
- tree with diameter < 4 in.
- contour lines

LEGEND OF LINETYPES

- SUBJECT TRACT BOUNDARY
- ADJOINING TRACT BOUNDARY
- CENTER LINE
- EASEMENT
- FENCE (WIRE/WOOD/METAL/CHAIN-LINK)
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD UTILITY LINE



BCS
BARTON CHAPA
SURVEYING
 5200 State Highway 121
 Colleyville, TX 76034
 Phone: 817-864-1957
 info@bcdfw.com
 TBPLS Firm #10194474

JOB NO.	2022-195-003
DRAWN:	BCS
CHECKED:	JHB
TABLE OF REVISIONS	
DATE	SUMMARY

CR 314
KAUFMAN
COUNTY,
TEXAS

VO1

ALTA/NSPS LAND
TITLE SURVEY

ALTA/NSPS LAND TITLE SURVEY

A TRACT SITUATED IN THE
 T. STOKELY SURVEY, ABSTRACT #446
 KAUFMAN COUNTY, TEXAS





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SUITE 720
DALLAS, TEXAS 75225
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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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 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.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Ian Peterman	707364	ipeterman@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Broker's Licensed Name or Primary Assumed Business Name Michael E. Geisler	License No. 350982	Email mgeisler@venturedfw.com	Phone 214-378-1212
Designated Broker's Name XXXXXXXXXXXXXXXXXXXXXXXXXXXX	License No. XXXXXXXXXXXX	Email XXXXXXXXXXXXXXXXXXXXXXXXXXXX	Phone XXXXXXXXXXXX
Agent's Supervisor's Name Jared Jowdy	License No. 803136	Email jjowdy@venturedfw.com	Phone 214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date