

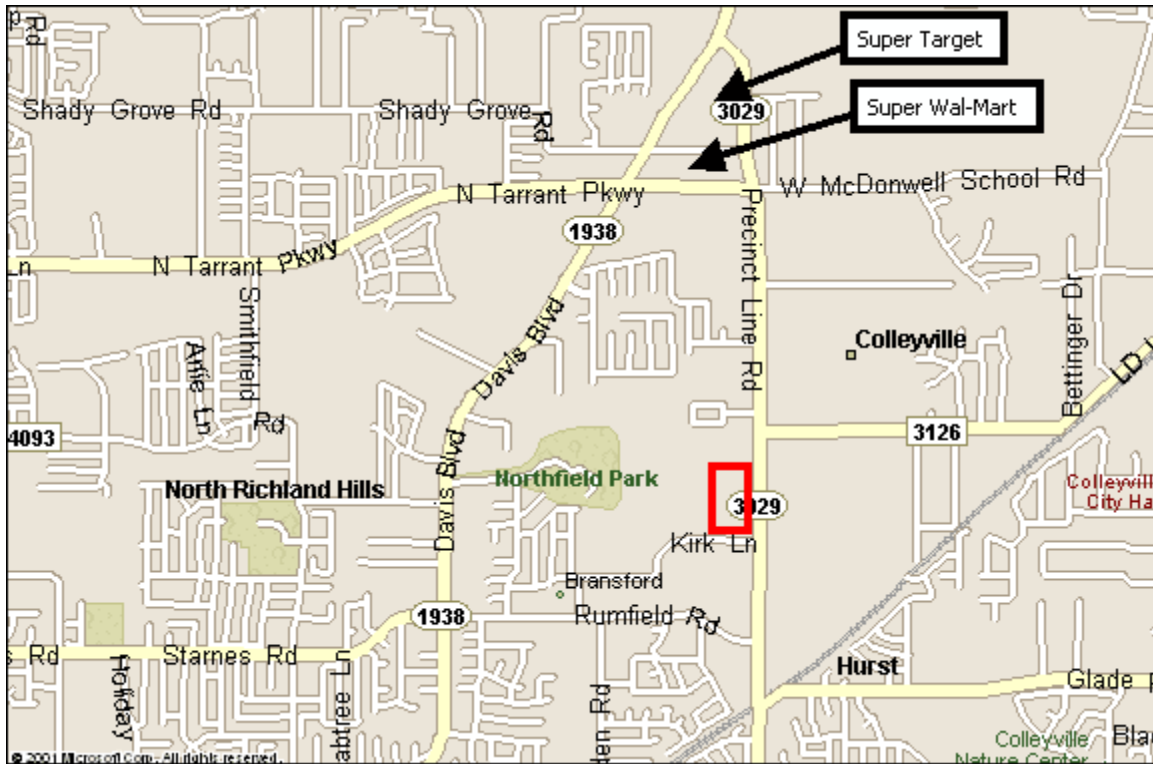
RETAIL/OFFICE LAND PRECINCT LINE RD. FOR SALE

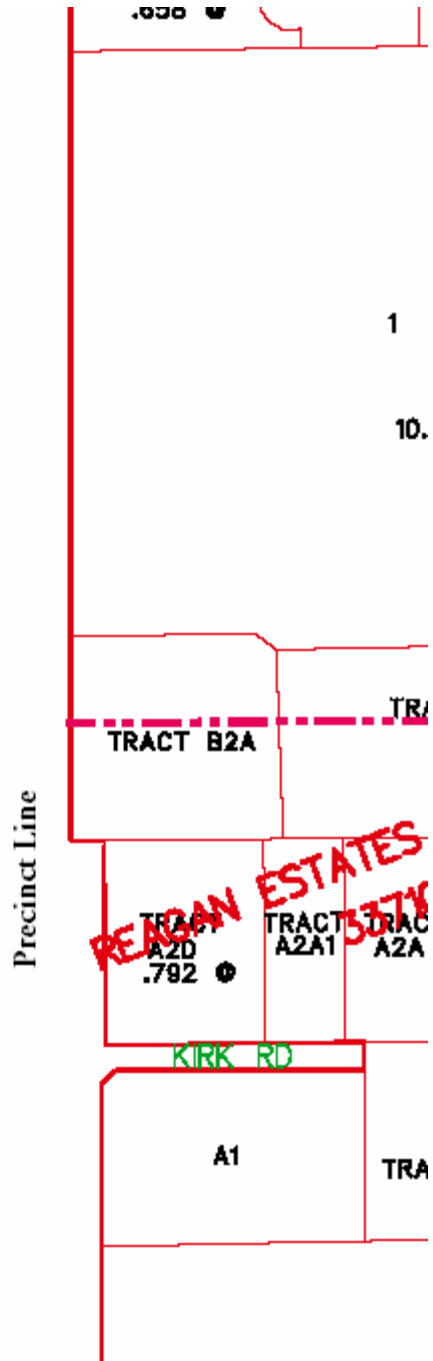
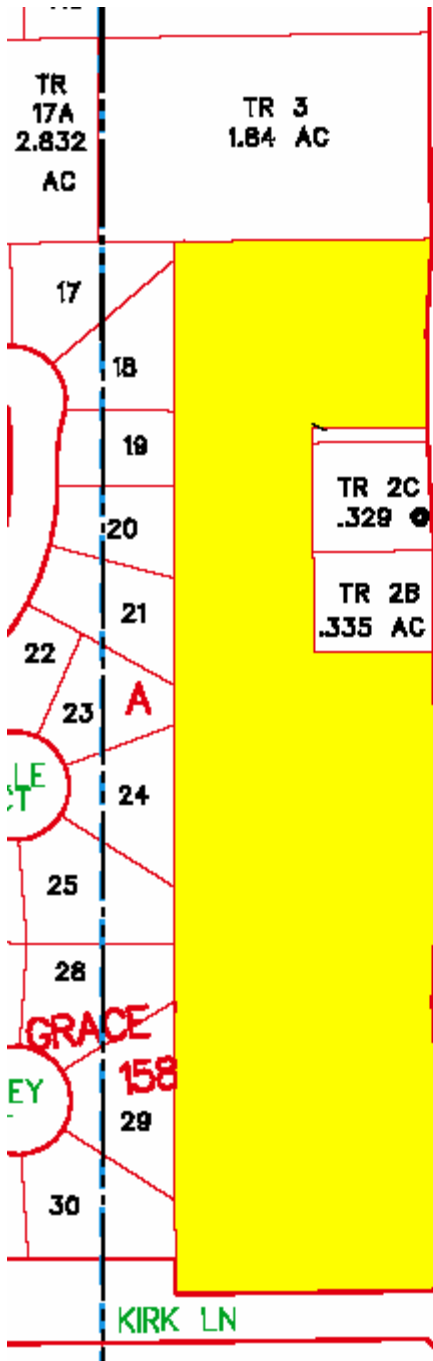
This property is the NW corner of Precinct Line Rd. and Kirk Ln.

- Area:** Located just south of a new Super Wal-Mart and Super Target. This property is located in NRH. Directly across the street are the cities of Hurst & Colleyville.
- Land:** Approximately 5.58 acres (will divide)
- Topography:** Flat
- Utilities:** All at or near site
- Zoning:** Commercial
- Miscellaneous:** Two out- parcels, owned by a different seller and totaling approximately 33,000 SF, might also be purchased. This would make the entire site rectangular in shape with a constant 250 foot depth along Precinct Line Rd.
- Price:** Ranging between \$8.50/SF for the corner to \$6.50/SF for the northern end of the property. (see the attached survey)

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The information furnished in this package is from sources deemed reliable, but is not guaranteed by Ellis & Tinsley, Inc., and is subject to change in price, correction, errors and omissions, prior sale or withdrawal without notice. Ellis & Tinsley, Inc. has not inspected or investigated this property for potential environmental problems.





S 89°16'35"E 725.04'

250

SOUTH 196.2'

S 89°47'40"W

~~175.0'~~
167.0'

VOLUME 3127
PAGE 317

SOUTH 200.0'

VOLUME 3002
PAGE 167

167.0'

~~175.0'~~

N 89°47'40"E

S. RICHARDSON SURVEY
8.56 ACRES
0.26 ACRES IN ROAD
NET 8.30 ACRES

SURVEY LINE

W. C. NEWTON SURVEY
9.10 ACRES
0.73 ACRES IN ROAD
NET 8.37 ACRES

SOUTH 709.82'

C.L. PRECINCT LINE ROAD

250'

N 89° 50'20"W 725.0'

PLACE OF BEGINNING

C.L. KIRK LANE

N 44°50'45"E 55.5'