

MOTE & ASSOCIATES, INC

Commercial Real Estate for Southwest Dallas

For Sale

+3.293 Acres
Vacant Land

100 S. Elerson Road, DeSoto

SALES PRICE:

\$8.00 SF

TRAFFIC COUNT:

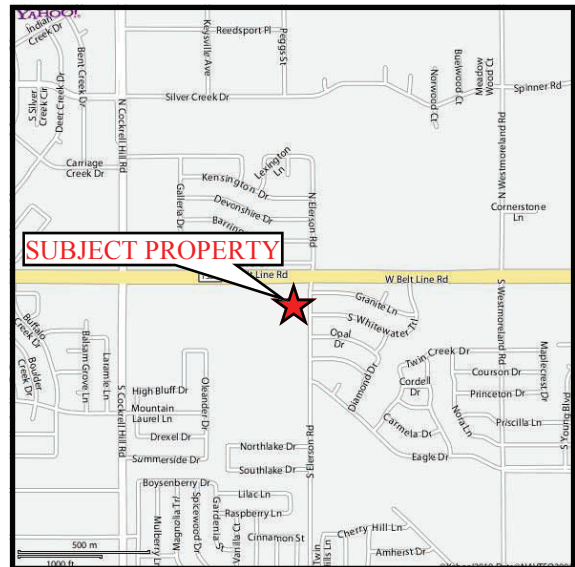
22,730 VEHICLES PER DAY
AT BELTLINE AND YOUNG 10/2/08
SOURCE DESOTO TRAFFIC COUNTS
(BEFORE WALMART WAS BUILT)

ZONING:

PROPOSED GENERAL RETAIL

LOCATION:

MAPSCO 83-E



PROPERTY DESCRIPTION:

+3.293 ACRE LOT IN HIGH TRAFFIC LOCATION ACROSS FROM WALMART AND OTHER RETAIL VENDORS. ±243' FRONTAGE ON W. BELTLINE RD. ALL UTILITIES ARE AVAILABLE. PROPERTY HAS DRAINAGE CULVERT ON HARD CORNER.

Offered for sale exclusively by:

Mote & Associates, Inc.

Contact: Bill Mote

515 N. Cedar Ridge, Suite 9 • Duncanville, Texas 75116

972-296-2856 • fax 972-709-4170

bmote@moteandassociates.com

All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. All square footage/acreage is based on information obtained from county data records. Price subject to change without notice.

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Aerial Map

100 S. Elerson Road, DeSoto



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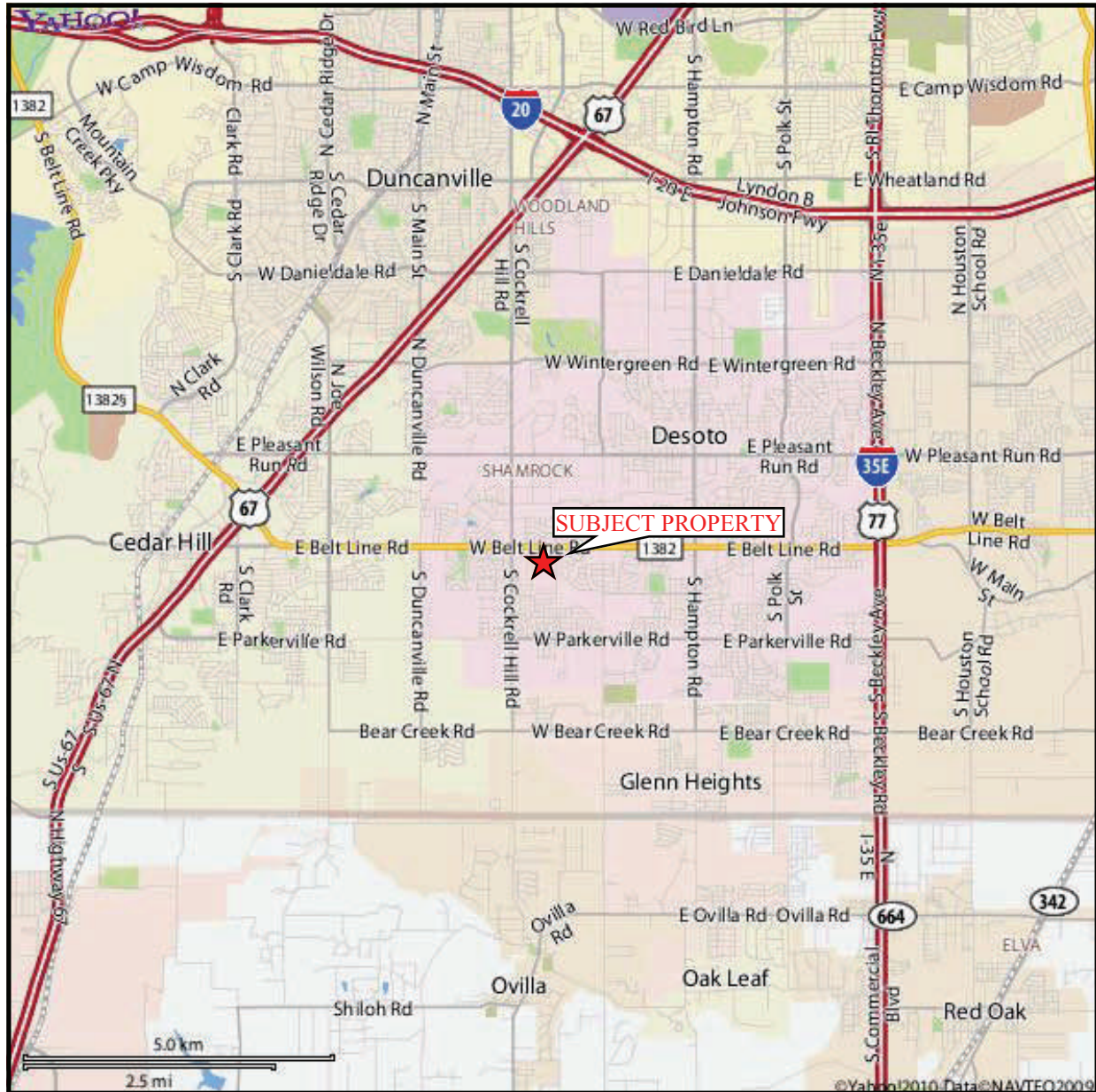
515 N. Cedar Ridge, Suite 9 • Duncanville, Texas 75116

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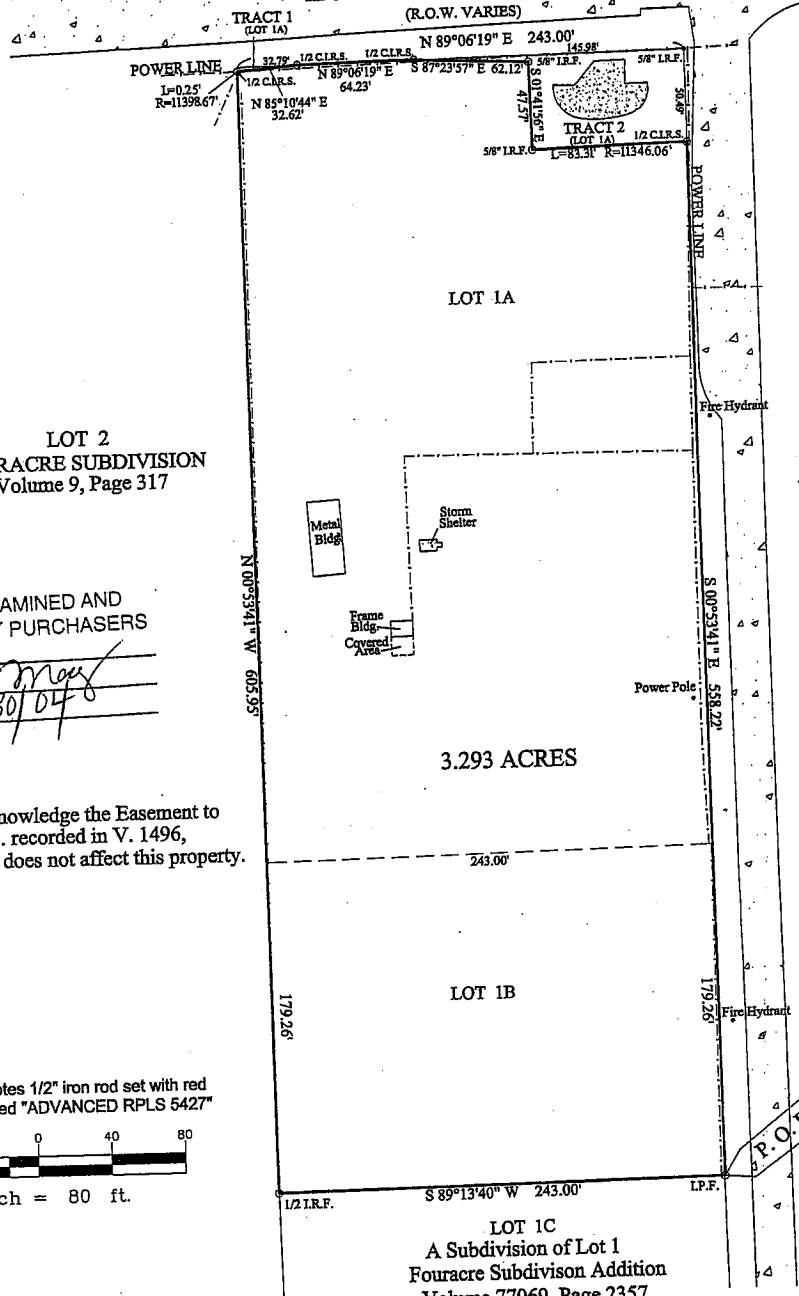
bmote@moteandassociates.com

ADVANCED LAND SURVEYING

P.O. Box 570212, Dallas, Texas 75357 (214) 320-8491
(214) 320-8493 - Fax



BELT LINE ROAD



LOT 2
FOURACRE SUBDIVISION
Volume 9, Page 317

SURVEY EXAMINED AND
ACCEPTED BY PURCHASERS

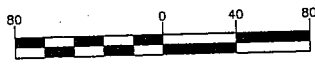
Belinda May
DATE 11/30/04

ELERSON ROAD
(R.O.W. VARIES)

3.293 ACRES

**To the best of my knowledge the Easement to Texas Pipe Line Co. recorded in V. 1496, P. 458, D.R.D.C.T. does not affect this property.

1/2" C.I.R.S. denotes 1/2" iron rod set with red plastic cap stamped "ADVANCED RPLS 5427"



LOT 1C
A Subdivision of Lot 1
Fouracre Subdivision Addition
Volume 77069, Page 2357

PROPERTY: 100 South Elerson Road

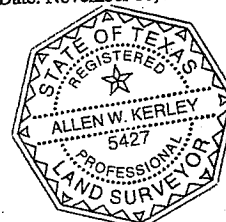
Being part of Lot 1A and all of Lot 1B, a Subdivision of Lot 1 in Fouracre Subdivision Addition, an Addition to the City of DeSoto, Dallas County, Texas, according to the Map thereof recorded in Volume 77069, Page 2357, of the Map Records of Dallas County, Texas and being more particularly described on Exhibit "A" attached:

The undersigned hereby certifies that (a) this survey plat is true, correct and accurate representation of the above property; (b) the size, location and type of buildings and improvements are as shown; (c) the lines and dimensions of said property are as indicated; (d) EXCEPT AS SHOWN HEREON: There are no visible easements, rights-of-way, encroachments, protrusions, or conflicts. This survey is valid only with an original impression seal, unauthorized reproductions are not valid.

This property is not located within a 100-year flood plain as scaled from the F.E.M.A. flood plain map for the City of DeSoto, community panel No. 48113C0610J, map dated August 23, 2001 (Zone "X").

Allen W. Kerley
Registered Professional Land Surveyor
Allen W. Kerley, R.P.L.S. No. 5427

Date: November 18, 2004



Project No. 04-1293

SECTION 29 GR - GENERAL RETAIL

29.1 GENERAL PURPOSE AND DESCRIPTION:

The GR, General Retail District is established to provide areas for neighborhood, local and regional shopping and service facilities for the retail sales of goods and services. These shopping areas should utilize established landscape and buffering requirements. The "GR" District should be located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes.

29.2 PERMITTED USES:

1. Those uses specified in Section 36 (Use Charts)
2. Such uses as may be permitted under the provisions of Specific Use Permits, Section 35

29.3 HEIGHT REGULATIONS:

- A. **Maximum Height** - Two (2) stories

29.4 AREA REGULATIONS:

A. **Size of Lot:**

1. **Minimum Lot Area** - Forty thousand (40,000) square feet
2. **Minimum Lot Width** - Two hundred feet (200')
3. **Minimum Lot Depth** - Two hundred feet (200')
4. Pad sites are permitted with a minimum area of 25,000 square feet and maximum area of 40,000 square feet. The minimum width and depth of a pad site is 150 feet. See section 29.5(E) for other requirements. (Amended June 18, 2002)

B. **Size of Yards:**

1. **Minimum Front Yard** - Twenty-five feet (25')
2. **Minimum Side Yard** - Twenty-five feet (25') adjacent to a street or residential property.
3. **Interior Side Yards** - When retail uses are platted adjacent to other retail and other nonresidential uses, no side yard is required provided it complies with the building code.
4. **Minimum Rear Yard** - Twenty-five feet (25')

C. **Maximum Lot Coverage:** Forty percent (40%)

D. **Parking Regulations:**

1. As required by Section 38, Off Street Parking and Loading Requirements

29.5 SPECIAL REQUIREMENTS:

- A. For site plan requirements, see Section 42.
- B. Recreational vehicles, travel trailers or mobile homes, may not be used for on-site dwelling purposes.
- C. All mechanical, heating and air conditioning equipment shall be screened from public view.
- D. Open storage is prohibited.
- E. Pad site requirements:
1. Sites or tracts over 40,000 square feet in area are not considered pad sites.
 2. Pad sites may only be created from platted lots that are zoned General Retail.
 3. Pad sites are limited to one (1) pad site for each five (5) acres of land comprising the platted lot from which the pad site is created.
 4. Maximum lot coverage for a pad site is fifteen percent (15%) of the area of the lot from which the pad site is created.

5. Pad sites may not encompass more than thirty percent (30%) of the frontage of the lot from which the pad site is created.
6. Each pad site must be located at least 350 feet from another pad site, measured along the street frontage. At the intersection of two major streets (collectors and arterials as defined in the Thoroughfare Plan), pad sites can be located across the street from each other without having to comply with the 350 feet requirement. However, the 350 foot requirement must still be satisfied with respect to any existing pad site located on the same side of the intersection, but not located at the intersection.
7. Each pad site shall have access to and have frontage on a public street. Access may be provided through a mutual access easement where the pad site does not have curb cut access to the street.
8. Pad sites must be located as close as practical to the front of the lot from which the pad site is created.

(Amended June 18, 2002 Ordinance 1474-02)

F. **Other Regulations** - As established in the Development Standards, Sections 37 through 45.