

Listing and Contact Information

Broker:

Mr. Steve Jarvie
Vice President
The Staubach Company
15601 Dallas Parkway, Suite 400
Addison, Texas 75001
972.361.5202 (main)
214.725.6385 (cell)
Steve.Jarvie@staubach.com

Owner's POC:

Mr. Bob Carroll
Right of Way Manager
Atmos Energy Corporation
5430 LBJ Freeway #160
Dallas, TX 75240
(214) 206-2935
(469) 261-4436 (cell)

Community Contact:

Mr. Scott D. Livingston
DeSoto Economic Development Corporation
1801 N. Hampton Road, Suite 330
DeSoto, TX 75115
(972) 780-9915 (ph)
slivingston@dedc.org

Visit us on the web at www.desototexas.com

Asking Price: **Please contact the broker**

10.41 Acres

Location

Street Address	917 Centre Park Blvd
Street Location	East of the northeast corner of Polk Street and Centre Park Blvd
Legal Description	Eagle Industrial Park East in the City of DeSoto, TX
Mapsco	Dallas 74-P

Site Description

Land Area (Acres)	10.41 Acres (Dallas Central Appraisal District records)
Land Area (Sq. Ft.)	Approx. 441,698 sf
Zoning	LI - Light Industrial
Utilities	Water, sewer, and gas are readily available along Centre Park Blvd.
Terrain	Generally level
Ownership	Atmos Energy

Access

Highways	1 mile to Interstate Highway 20 via Polk Street 1 mile to Interstate Highway 35E via Centre Park Blvd 3 ½ miles to US Highway 67 Interstate 45 and US Highway 287 are readily accessible
DART	1/2 mile to Dallas Area Rapid Transit line along Beckleymeade
DFW Airport	30 minutes to Dallas-Ft. Worth International Airport

Comments

Plans exist to upgrade Polk Street to a six-lane, divided concrete road. Polk Street is currently a two lane concrete road to Daniieldale, where it turns into a six lane divided concrete road to I-20. Atmos Energy currently owns a 3,200 sf service center with an outside storage yard on approximately 4.14 acres of the property. They plan to move the service center sometime in 2007, and they are willing to sell the entire piece of property. Atmos Energy may also consider subdividing the property between the service center on 4.41 acres and the vacant land of 6 acres.

Stoneridge
Business
Park



Polk Street

Hampton Road

Danieldale Road



6 Acres



Site III



Centre Park Blvd

Wintergreen Road



Polk Street

Hampton Road

Daniieldale Road

6 Acres

Centre Park Blvd

Site III

Flood Plain Map

**Property
#5**

CENTRE PARK

LACAMP

OMAR

BECKLEYCREST

BECKLEYVIEW

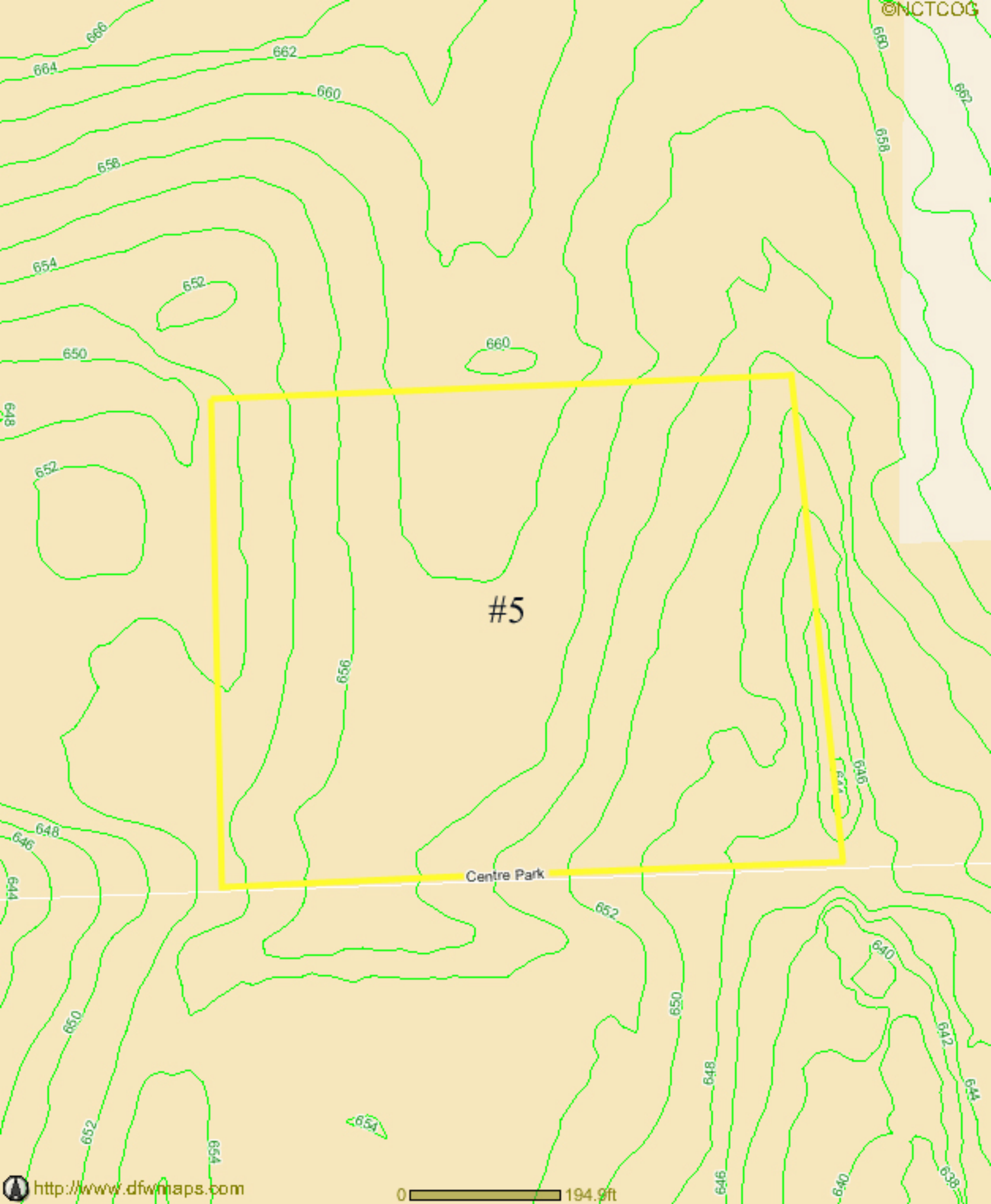
POLK

N

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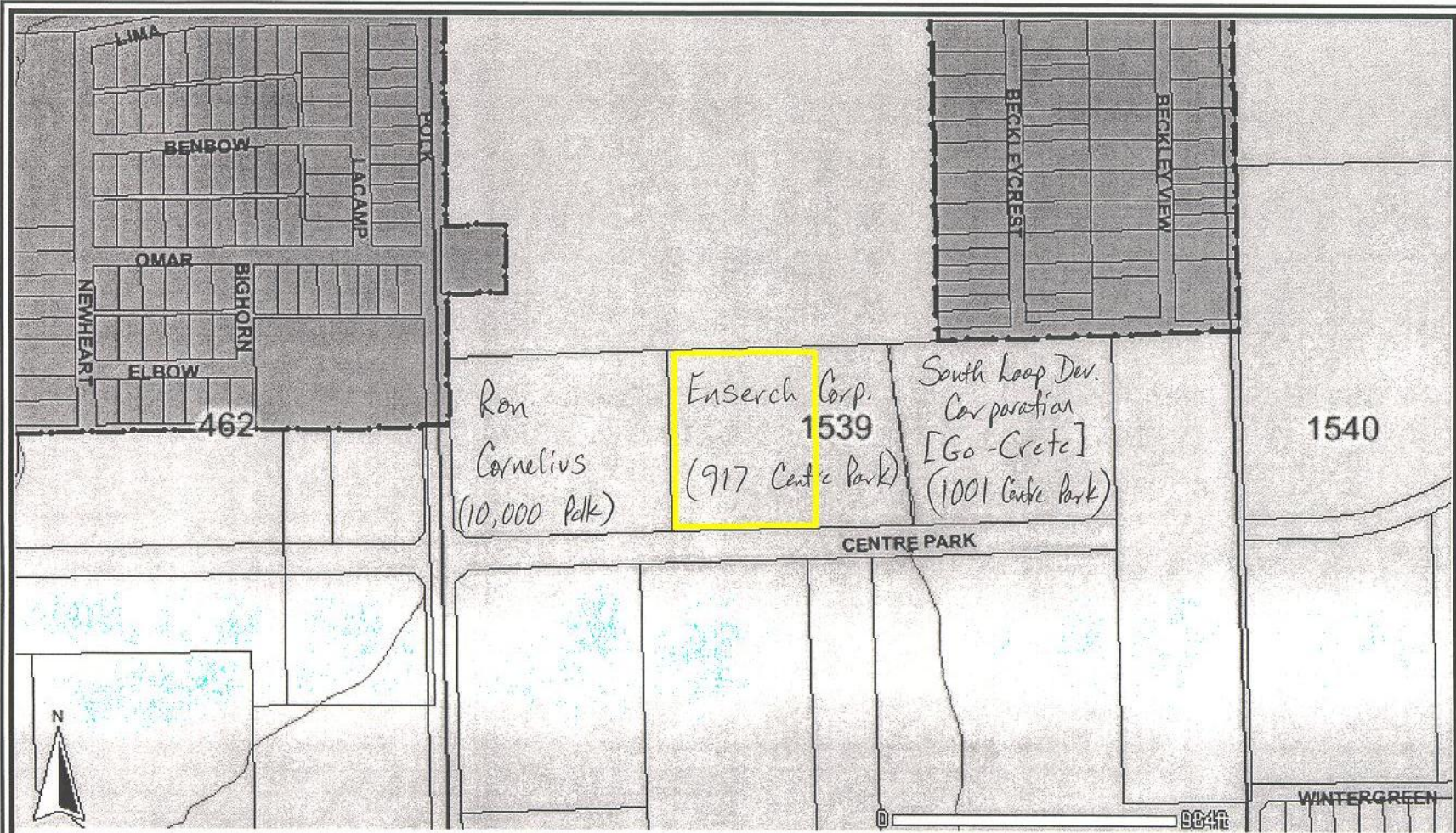
67ft





#5

Centre Park



Dallas Central Appraisal District
www.dallascad.org

DISCLAIMER

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BARBARA E SCOTT COX
F-15 73

BECKLEY VIEW SUBDIVISION

POLK STREET
(60' R.O.W.)

20.121 Ac
- 10.4112 Ac 3.1
9.7098 Ac Rem

84229-3065
11-21-84
10.4112 Ac.

6 Acres for Sale

LOT 3

LOT 2

LOT 1

80' DRAINAGE & SANITARY
SEWER EASEMENT

PROPOSED CENTRE PARK BLVD. (99' R.O.W.)

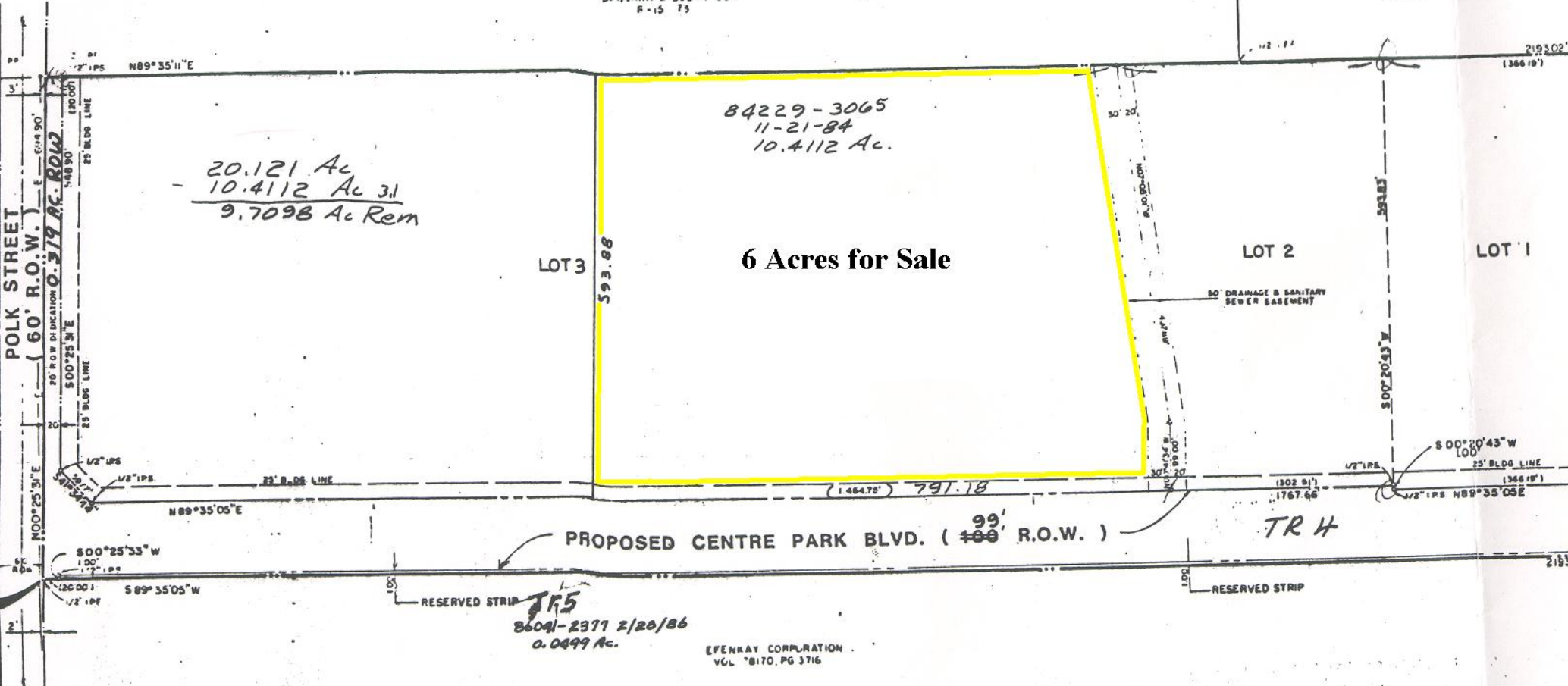
TR 4

RESERVED STRIP

RESERVED STRIP

JK5
26091-2377 2/20/86
0.0499 Ac.

EFENKAY CORPORATION
VGL 78170, PG 376





Dallas Central Appraisal District

[Home](#) | [Find Property](#)| [Contact Us](#)**Commercial Account #2003147000030100**[Location](#) [Owner](#) [Legal Desc](#) [Value](#) [Improvements](#) [Land](#) [Exemptions](#) [Estimated Taxes](#)
[Building Footprint](#) [History](#)**Property Location (Current 2006)****Address:** 917 E CENTRE PARK BLVD**Market Area:** 2SS003**Mapsco:** 74-P (DALLAS)**DCAD Property Map**[View Photo](#)[Print Homestead Exemption Form](#)**YAHOO! Maps****Owner (Current 2006)**ENSERCH CORP
PO BOX 219071
DALLAS, TEXAS 75221-9071**Multi-Owner (Current 2006)**

Not Applicable (N/A)

Legal Desc (Current 2006)

- 1: EAGLE PARK EAST
 - 2: LT 3.1 ACS 10.4112
 - 3:
 - 4: VOL85177 PG4662 CO-DALLAS
 - 5: 031470000301 22003147000
- Deed Transfer Date:** 9/10/1985

Value (Certified 2005)

2005 Certified Values	
Improvement:	\$65,810
Land:	+ \$226,760
Market Value:	= \$292,570
Tax Agent: TXU BUSINESS SERVICES	
Revaluation Year:	2004

Previous Revaluation Year:	2002
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Improvements (Current 2006)

#	Desc: OFFICE/SHOWROOM	Total Area: 3,200 sqft	Year Built: 1985
1	Construction		Depreciation
	Construction: C-MASONRY, BLOCK, TILT-WALL		Physical: 23% Functional: + 0% External: + 0% Total: = 23%
	Foundation (Area): CONCRETE SLAB(3,200 sqft)		
	Net Lease Area : 3,200 sqft		
	# Stories: 1		Quality: AVERAGE
	# Units: 0		Condition: GOOD
	Basement (Area): UNASSIGNED		
	Heat: CENTRAL HEAT		
	A/C: CENTRAL A/C		
Appraisal Method			
COST			

Land (Certified 2005)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	COMMERCIAL IMPROVEMENTS	INDUSTRIAL PARK	0	0	174,240.0000 SQUARE FEET	STANDARD	\$0.50	0%	\$87,120	N
2	COMMERCIAL IMPROVEMENTS	INDUSTRIAL PARK	0	0	279,271.0000 SQUARE FEET	STANDARD	\$0.50	0%	\$139,636	N

* All Exemption information reflects 2005. The 2006 exemption information will be displayed in May 2006. *

Exemptions (Certified 2005)

No Exemptions

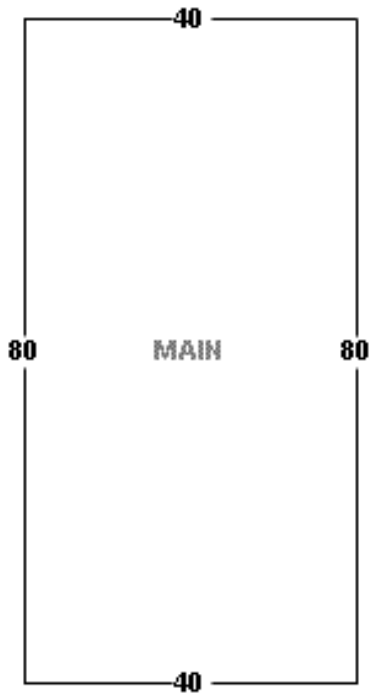
Estimated Taxes (Certified 2005)

	City	School	County	College	Hospital	Special District
Taxing Jurisdiction	DESOTO	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.67	\$1.67	\$0.21	\$0.08	\$0.25	\$0
Taxable Value	\$292,570	\$292,570	\$292,570	\$292,570	\$292,570	\$0
Estimated Taxes	\$1,960.22	\$4,885.92	\$614.40	\$234.06	\$731.43	\$0.00
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$8,426.02

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account the Senior Citizen Ceiling, Agricultural Special Valuations or any other special or unique tax scenarios.** If you wish to calculate taxes yourself, you may use the [TaxEstimator](#) to assist you.

Building Footprint (Current 2006)





History

History

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