

18.78 Acres – SWC of Kestrel and Danieldale



Point of Contact:

Mr. Jim Struble

Joe Foster Company

900 One Lincoln Centre

5400 LBJ Freeway

Dallas, TX 75240

(972) 354-2424

(214) 232-9989 (cell)

Jim@TheManWithSquareFeet

of Acres Available:

18.78

Asking Price:

Please contact the point of contact

Notes:

- 1) One piece of property – no assemblage needed.

Listing and Contact Information

Broker:

Mr. James J. Struble, SIOR

Joe Foster Company
5400 LBJ Freeway, Suite 900
Dallas, TX 75240
972-354-2424 (ph)
972-385-3189 (fax)
214-232-9989 (cell)
Jim@TheManWithSqFt.com

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

Eagle Park, DeSoto, Texas

Exclusive Listing

Just one mile south of I-20 and Hampton Road



Prime Industrial Real Estate in Eagle Park

18.7± acres (Divisible) Zoned: 1P Industrial Park District

Eagle Park is strategically positioned to benefit from the freeways and distribution hubs of southern Dallas County. Among the major employers located in the park are Sam's Wal/Con Distribution, Zep Manufacturing, DW Distribution, Solar Turbine, DIAB Manufacturing and McGraw-Hill Publishing.

Joe Foster Company

900 One Lincoln Centre • 5400 LBJ Frwy • Dallas, TX 75240
www.joefostercompany.com

For Information Contact:

Jim Struble, SIOR

Direct: (972) 354-2424

Email: Jim@TheManWithSqFt.com

The information contained herein was obtained from sources believed reliable; however, Joe Foster Company makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal notice.

Eagle Park, DeSoto, Texas

- **Description:** This site is a prime location for a low intensity campus or open setting for research and development laboratories, science and technology firms and related office and support uses.
- **Location:** Just one mile South of I-20 and Hampton Road in the Eagle Park section of DeSoto, Texas and immediately adjacent to the southern boundary of Dallas, Texas.
- **Utilities:** 12" water in Hampton Road, Danieldale Road and Kestrel Drive
10" sewer in drainage easement to the west.
- **Size:** 18.7 ± Acres (Divisible), Danieldale Road frontage: 621 ± Feet
Kestrel Drive frontage: 1,369 ± Feet
- **Zoning:** IP-Industrial Park District

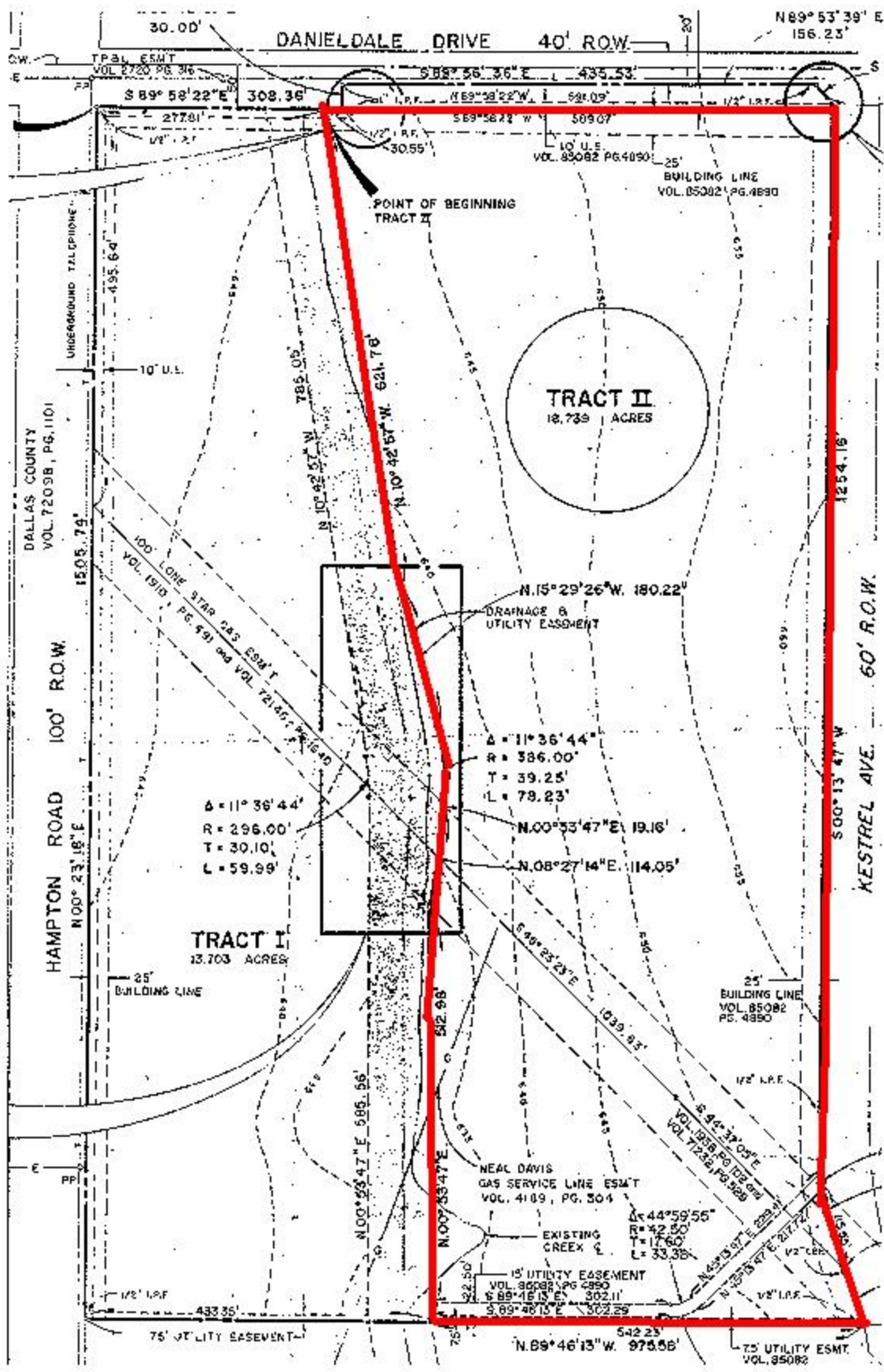


Distance from Danieldale Road & Kestrel Drive (source Mapquest)

<u>Destination</u>	<u>Miles</u>
LBJ Fwy & S. Hampton Rd., DeSoto, TX	1.14
Hwy 67 & Danieldale Rd., Duncanville, TX	2.77
Executive Airport (formerly Redbird) Dallas, TX	4.31
Union Pacific Intermodal, Hutchins, TX	11.81
Dallas, TX, CBD	14.17
Dallas Love Field, Dallas, TX	18.92
D/FW International Airport, DFW Airport, TX	31.42
Alliance Airport, Fort Worth, TX	49.03
BNSF Intermodal, Haslet, TX	50.34
Austin, TX, CBD	186.28
Oklahoma City, OK, CBD	217.02
Houston, TX, CBD	237.33
San Antonio, TX, CBD	264.61

Joe Foster Company

900 One Lincoln Centre • 5400 LBJ Frwy • Dallas, TX 75240
972-354-2424 • www.joefostercompany.com



DANIELDALE DRIVE 40' ROW

N89°53'39" E
156.23'

30.00' 389°56'36" E 435.53' 589°58'22" E 308.36'

277.81' 589°58'22" E 308.36' 589°58'22" W 521.09' 589°58'22" W 509.07'

10' U.L. VOL. 85082 PG. 4090 25' BUILDING LINE VOL. 85002 PG. 4890

POINT OF BEGINNING TRACT II

UNDERGROUND TELEPHONE 495.64' 10' U.L.

DALLAS COUNTY VOL. 72038, PG. 1101 1505.74'

100' LONG STAR GAS ESMT VOL. 1910, PG. 591 and VOL. 72181, PG. 1640

N 10°42'57" W 785.09' N 10°42'57" W 621.76'

TRACT II 18.739 ACRES

N 15°29'26" W 180.22' DRAINAGE & UTILITY EASEMENT

Δ = 11°36'44" R = 386.00' T = 39.25' L = 79.23'

N 00°53'47" E 19.16' N 08°27'14" E 114.05'

5 40°25'23" E 1039.83'

25' BUILDING LINE VOL. 85082 PG. 4890

NEAL DAVIS GAS SERVICE LINE ESMT VOL. 4189, PG. 304

EXISTING CREEK Δ = 44°59'55" R = 42.50' T = 17.60' L = 33.35'

15' UTILITY EASEMENT VOL. 36088 PG. 2890 S 89°45'15" E 302.11' S 89°46'15" E 302.29'

542.23' N 89°46'13" W 975.56' 75' UTILITY ESMT VOL. 35082

TRACT I 13.703 ACRES

25' BUILDING LINE

HAMPTON ROAD 100' R.O.W. N 00°23'18" E 1505.74'

100' LONG STAR GAS ESMT VOL. 1910, PG. 591 and VOL. 72181, PG. 1640

N 100°23'47" E 585.56' N 00°53'47" E 19.16'

N 00°53'47" E 512.98'

5 44°39'05" E VOL. 1928 PG. 172 and VOL. 7222 PG. 328

1039.83' 10' U.L. N 35°13'47" E 217.77'

10' U.L. 433.35'

75' UTILITY EASEMENT

KESTREL AVE. 60' R.O.W. 500°13'47" W 1254.16'

E Danieldale Rd

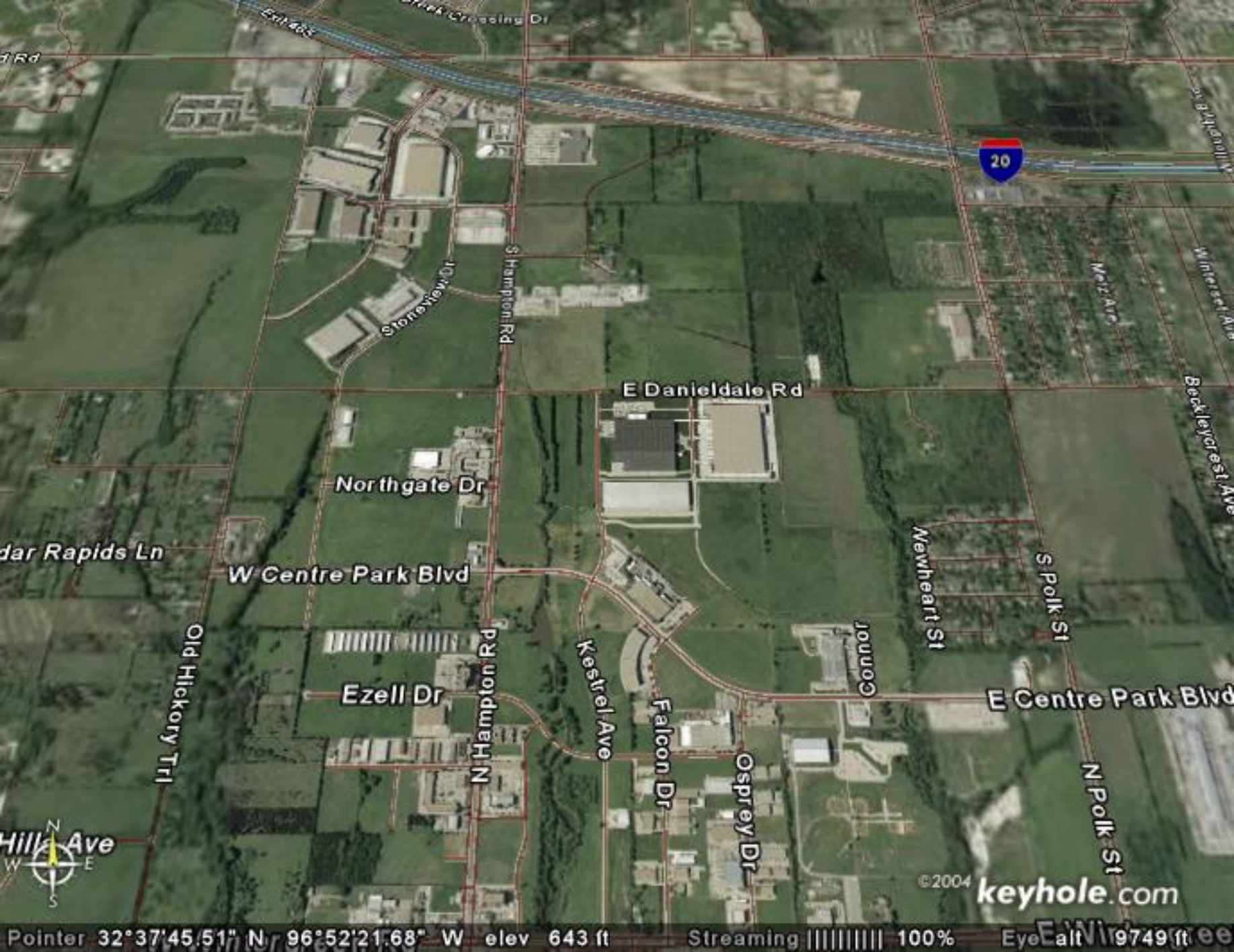
N Hampton Rd

Kestrel Ave

Talon Dr



©2004 **keyhole.com**



1 Rd

Creek Crossing Dr

W Parkhill Dr

Winterset Ave

Beckleycrest Ave

Wells Ave

Shampton Rd

Storrsview Dr

E Danieldale Rd

Northgate Dr

dar Rapids Ln

W Centre Park Blvd

Mewheart St

S Polk St

Old Hickory Trl

Ezell Dr

N Hampton Rd

Kestrel Ave

Falcon Dr

Jonon

E Centre Park Blvd



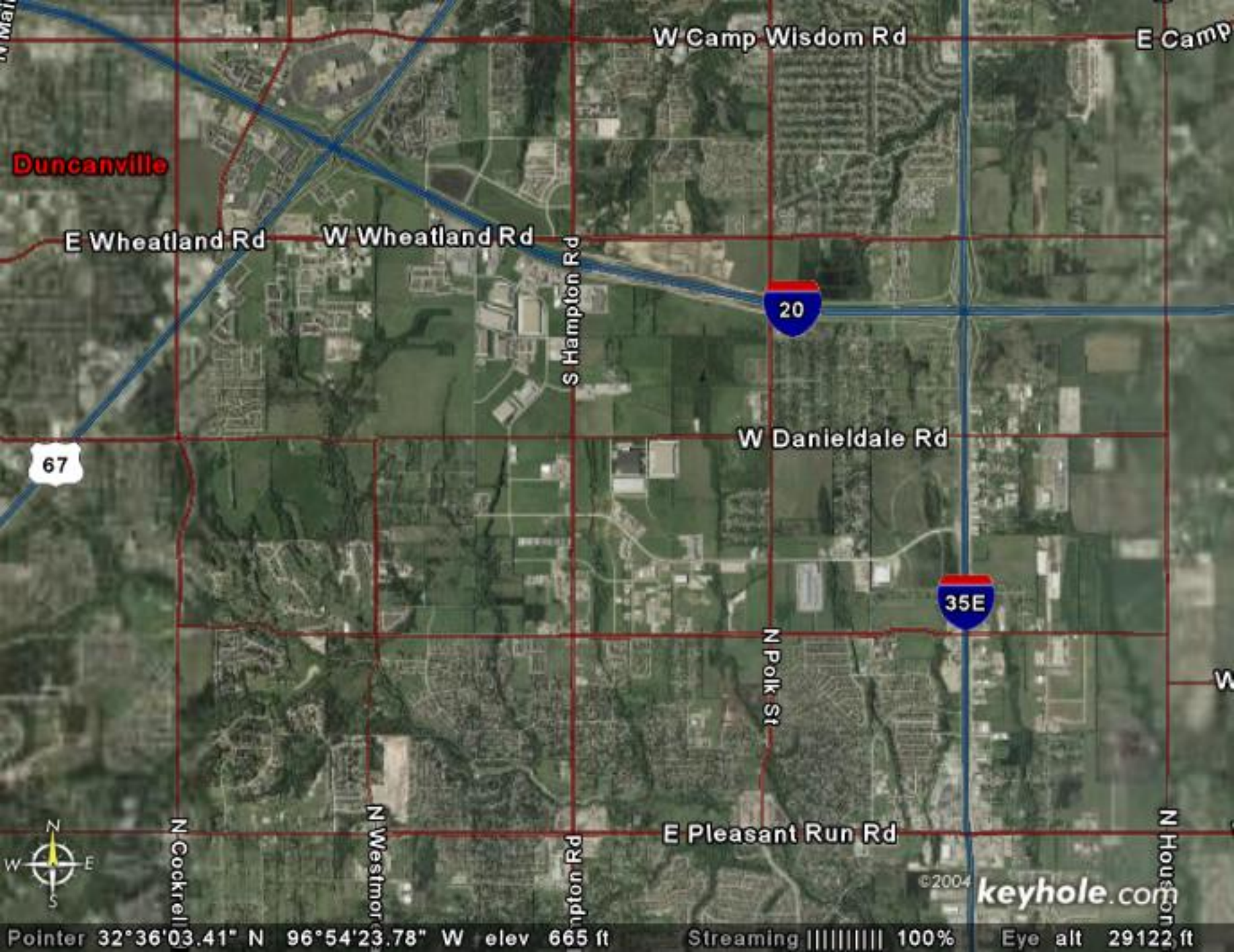
Hills Ave

Osprey Dr

N Polk St

©2004

keyhole.com



W Camp Wisdom Rd

E Camp

Duncanville

E Wheatland Rd

W Wheatland Rd

S Hampton Rd



W Danieldale Rd



N Polk St

E Pleasant Run Rd

N Cockrell Rd

N Westmor Rd

N Hampton Rd

N Houston Rd



©2004

keyhole.com

HN20

VOL. 80082 PG. 4890
30' ROW RESERVED FOR CITY OF
N89°53'39" E
156.23'

DANIELDALE DRIVE 40' R.O.W.

589°58'22"E 308.36' 544° 28' 1/2" I.R.F. 589°58'22"W 589.07' 1/2" I.R.F. 589°58'22"W 589.07' 1/2" I.R.F.

POINT OF BEGINNING TRACT I

POINT OF BEGINNING TRACT II

25' BUILDING LINE
VOL. 85082 PG. 4890

TRACT II
18.739 ACRES

DALLAS COUNTY
VOL. 72098, PG. 1101

HAMPTON ROAD 100' R.O.W.
1505.74'

KESTREL AVE. 60' R.O.W.
1234.16'

TRACT I
18.703 ACRES

25' BUILDING LINE

N.15°29'26"W. 180.22'
DRAINAGE & UTILITY EASEMENT

R = 386.00'
T = 39.25'
L = 78.23'

N.00°53'47"E 12.16'

N.08°27'14"E. 114.05'

Δ = 111°38'44"
R = 296.00'
T = 30.10'
L = 59.99'

25' BUILDING LINE
VOL. 85082 PG. 4890

NEAL DAVIS
GAS SERVICE LINE ESM'T
VOL. 4189, PG. 304

EXISTING CREEK

15' UTILITY EASEMENT
VOL. 85082 PG. 4890
S.89°46'13"E 302.11'
S.89°46'13"E 302.28'

EXISTING 75' DRAINAGE
AND UTILITY EASEMENT
N.89°46'13"W. 975.58'

75' UTILITY ESM'T
VOL. 85082 PG. 4890
Δ = 44°59'55"

500°53'47"W
8.21'

32' W
10.55'

UNDERGROUND TELEPHONE

495.54'

10' U.E.

100' LONG STRIP GAS ESM'T
VOL. 1910 PG. 491 AND VOL. 72148, P. 15-16

100' LONG STRIP GAS ESM'T
VOL. 1910 PG. 491 AND VOL. 72148, P. 15-16

25' BUILDING LINE

1/2" I.R.F.

1/2" I.R.F.

75' UTILITY EASEMENT

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

1/2" I.R.F.

LEGAL DESCRIPTION
TRACT II

BEING a tract of land situated in the Susan Billingsly Survey, Abstract No. 134 and being located in the City of DeSoto, Dallas County, Texas and being approximately 18.739 acres of land out of the Hampton/Danieldale Joint Venture Addition, an addition to the City of DeSoto, Texas, per final plat, recorded in Volume 85082, Page 4890, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron pin found at the intersection of the East R.O.W. line of Hampton Road (100 feet R.O.W.) and the South R.O.W. line of Danieldale Drive (50 feet from the centerline of Danieldale Drive);

THENCE South 89 58'22" East along said South R.O.W. line and parallel with said centerline of Danieldale Drive 277.81 feet to a point in the East line of a Drainage and Utility Easement dedicated to the City of DeSoto in Volume 85082, Page 4890, of the Deed Records of Dallas County, Texas said point being the PLACE OF BEGINNING;

THENCE South 89 58'22" East along said South R.O.W. line 30.55 feet to a 1/2" iron pin found;

THENCE North 00 18'51" East 30.00 feet to a 1" iron pin found;

THENCE South 89 56'36" East along the South R.O.W. line of Danieldale Drive and being 20.00 feet from centerline, 435.53 feet to a 1/2" iron pin found;

THENCE North 89 53'39" East continuing along said South R.O.W. line 156.23 feet to a 1/2" iron pin found;

THENCE South 44 56'08" East 28.20 feet to a 1/2" iron pin found;

THENCE South 00 13'47" West 1254.16 feet to a 1/2" iron pin found at the POINT OF CURVATURE of a circular curve concave to the Northeast having a central angle of 18 28'26" and a radius of 628.16 feet;

THENCE along said curve in a Southeasterly direction 202.54 feet to a 1/2" iron pin found at the POINT OF REVERSE CURVATURE of a circular curve concave to the Southwest having a central angle of 04 59'35" and a radius of 787.54 feet;

THENCE along said curve in a Southeasterly direction 68.63 feet to a 1/2" iron pin found;

THENCE North 89 46'13" West 542.23 feet to a point in the East line of said Drainage and Utility Easement dedicated to the City of DeSoto in Volume 85082, Page 4890, DRDCT;

THENCE along said East line of said Drainage and Utility Easement as follows:

North 00° 53'47" East 512.98 feet,

North 08° 27'14" East 114.05 feet,

North 00° 53'47" East 19.16 feet to a point of curvature of a curve to the left having a central angle of 11° 36'44" and a radius of 386.00 feet,

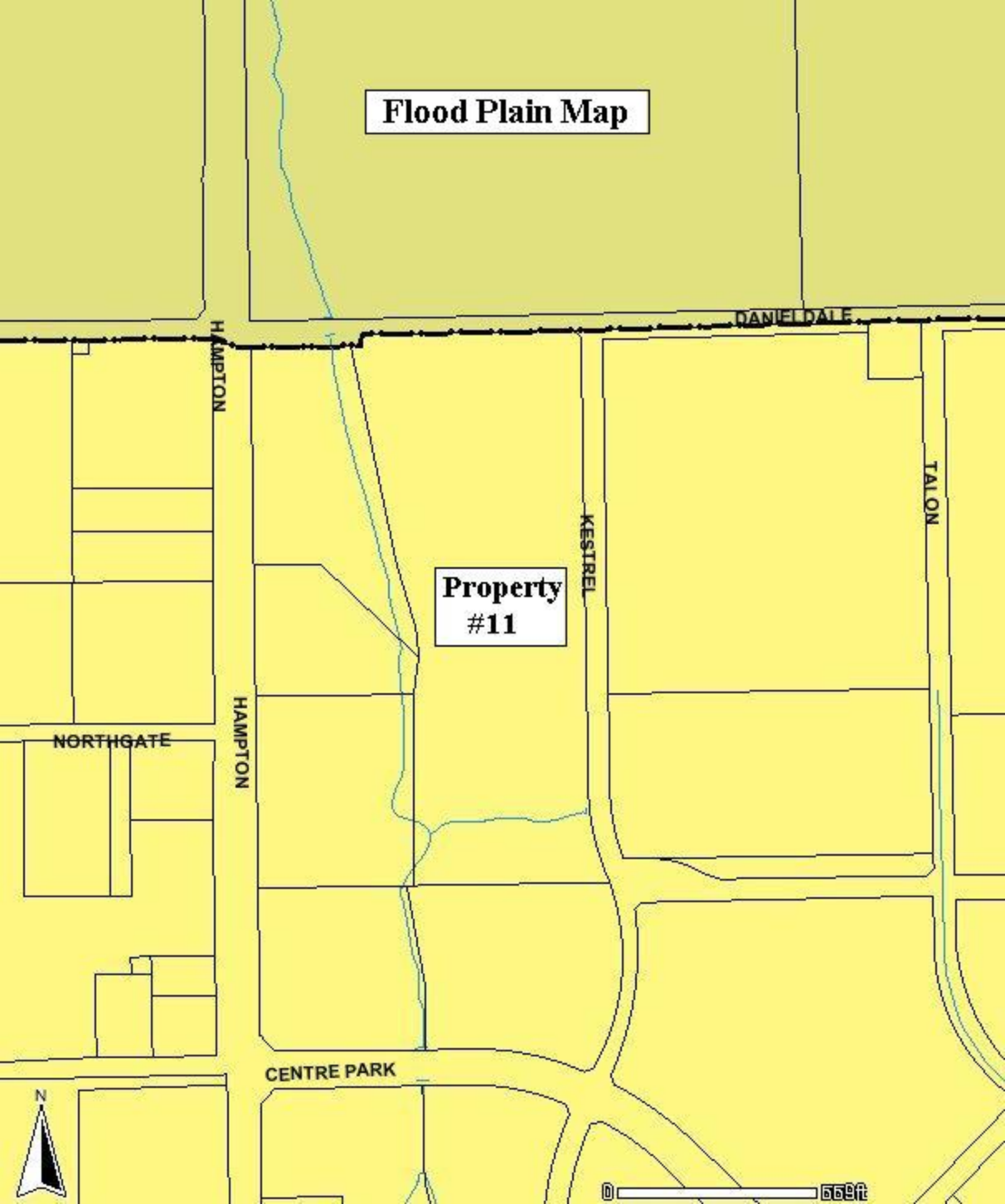
Along said curve in a Northwesterly direction a distance of 78.23 feet,

North 15° 29'26" West 180.22 feet,

North 10° 42'57" West 621.78 feet,

to the PLACE OF BEGINNING and containing 18.739 acres of land, more or less.

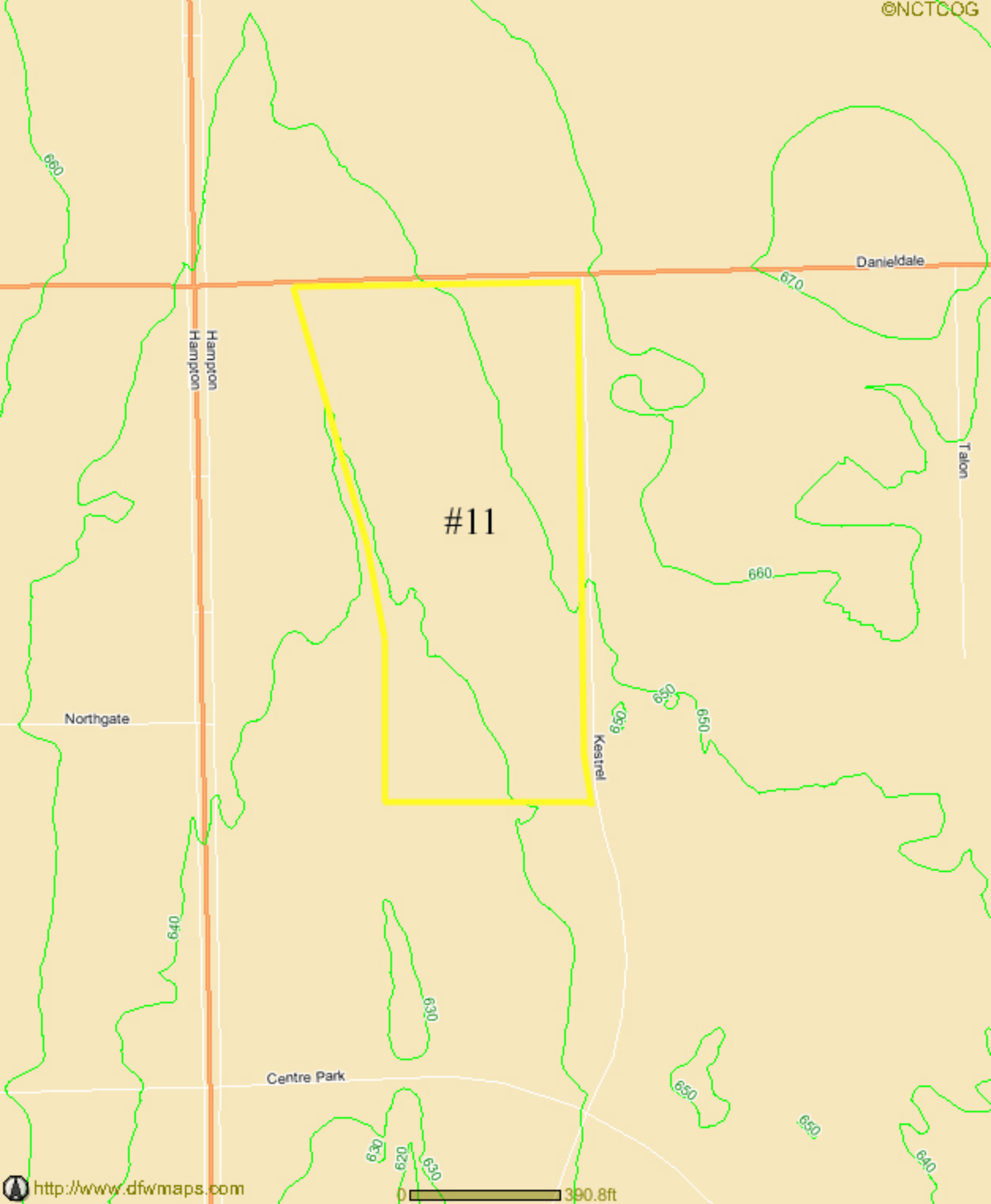
Flood Plain Map



**Property
#11**



0 660ft



#11

Hampton
Hampton

Danieldale

Talon

Northgate

Kestrel

Centre Park

**Commercial Account #2003090000010100**[Location](#) [Owner](#) [Legal Desc](#) [Value](#) [Improvements](#) [Land](#) [Exemptions](#)
[Estimated Taxes](#) [Building Footprint](#) [History](#)**Property Location (Current 2006)****Address:** 210 E DANIELDALE RD**Market Area:** 2SS003**Mapsc0:** 73-M (DALLAS)[DCAD Property Map](#)[View Photo](#)[Print Homestead Exemption Form](#)[YAHOO! Maps](#)**Owner (Current 2006)**MAHAN INV LTD
% J CULLEN ADERHOLD
500 N AKARD ST STE 3550
DALLAS, TEXAS 75201-6642**Multi-Owner (Current 2006)**

Not Applicable (N/A)

Legal Desc (Current 2006)

- 1: HAMPTON DANIELDALE JV
- 2: TR 1.1 ACS 18.739
- 3:
- 4: VOL85168/3295 EF082385 CO-DALLAS
- 5: 030900000101 22003090000

Deed Transfer Date: 8/23/1985**Value (Certified 2005)**

2005 Certified Values	
Improvement:	\$0
Land:	+ \$408,140
Market Value:	= \$408,140
Revaluation Year:	2004

Previous Revaluation Year:	2002
-----------------------------------	------

Improvements (Current 2006)

No Improvements.

Land (Certified 2005)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	COMMERCIAL - VACANT PLOTTED LOTS/TRACTS	INDUSTRIAL PARK	0	0	816,271.0000 SQUARE FEET	STANDARD	\$0.50	0%	\$408,136	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	\$408,140	\$408,140	\$408,140	\$408,140	\$408,140	\$0
Estimated Taxes	\$2,734.54	\$6,815.94	\$857.09	\$326.51	\$1,020.35	\$0.00
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$11,754.43

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)

Building Footprint Not Available

History

History

© 2005 Dallas Central Appraisal District.

All Rights Reserved.

Website designed by [ATS, Inc.](#)