

40 Acres

Location

Street Address	370, 400, and 600 E. Danieldale Road; Dallas, TX
Street Location	E. of McGraw Hill Publishing on Danieldale Road
Legal Description	William Forman Abstract 462 in the City of Dallas, TX
Mapsco	Dallas 74-N

Site Description

Land Area (Acres)	43.61 Acres (Dallas Central Appraisal District records) <i>Note: All four tracts lie in DeSoto, TX:</i> 600 E. Danieldale Road - 24.73 Acres 370 E. Danieldale Road - 5.18 Acres 370 E. Danieldale Road - 5.18 Acres 400 E. Danieldale Road - 5.53 Acres
Land Area (Sq. Ft.)	Approx. 1,769,237 square feet of Total Land Area
Zoning	IP - Industrial Park
Shape	Rectangular
Utilities	Water is readily available on the west side of the property. Sewer and gas are available from Polk Street and Talon Drive.
Terrain	Generally level to gently sloping

Access

Highways	1 mile to Interstate Highway 20 1 mile to Interstate Highway 35E 3 ½ miles to US Highway 67 Interstate 45 and US Highway 287 are readily accessible
DART	½ mile to Dallas Area Rapid Transit line along Beckleymeade
DFW Airport	27 minutes to Dallas-Ft. Worth International Airport

Comments

A shallow drainage creek runs down the middle of the property, but the property lies above and outside the 100 year flood plain. The land has been put up as collateral with the Dallas County Bail Bond Board, so the county has a lean on the property.

Listing and Contact Information

Broker:

Mr. Alton Rowe
M-Real Estate
141 W. Commerce Street
Dallas, TX 75208
214-747-5703 (ph)
214-543-5151 (cell)

Community Contact:

Mr. Scott D. Livingston
DeSoto Economic Development Corporation
211 E. Pleasant Run Road
DeSoto, TX 75115
(972) 230-9611 (ph)
slivingston@dedc.org

Visit us on the web at www.desototexas.com

Asking Price: **\$1.00** per square foot



INTERSTATE
20

INTERSTATE
35E

Hampton Road

Danieldale Road

40 Acres

Polk Street

Centre Park Blvd



Danieldale Road

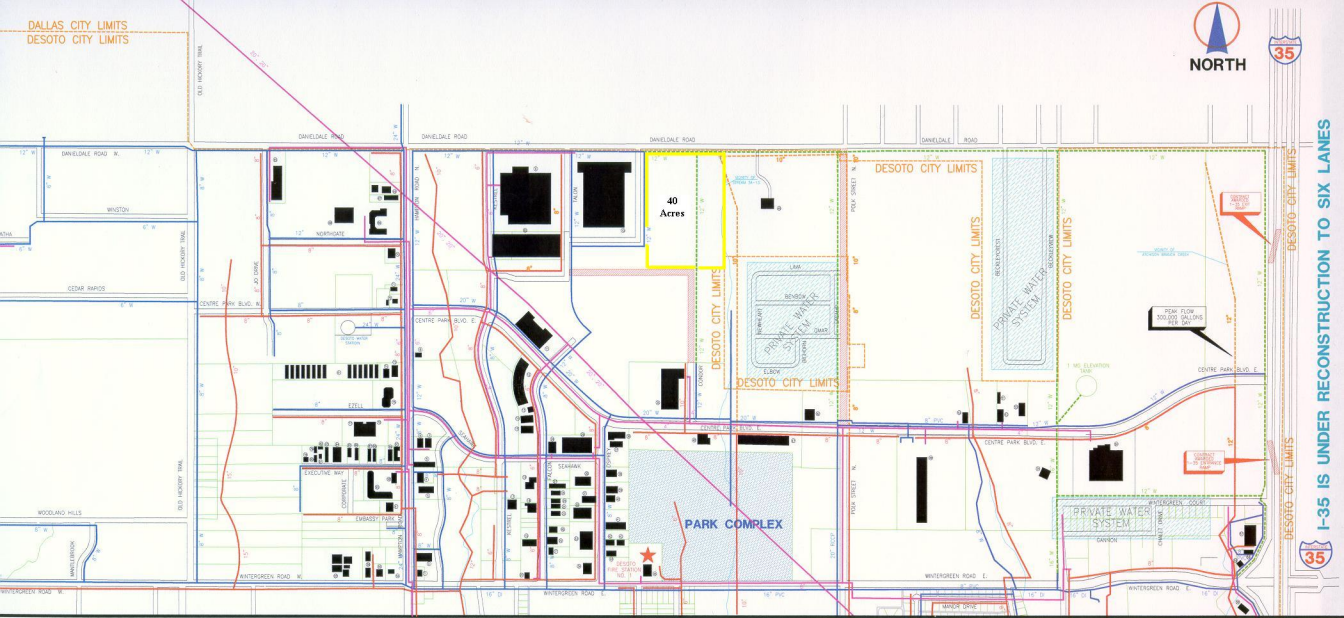
40 Acres

Polk Street

Centre Park Blvd



DESOTO CITY LIMITS
I-35 IS UNDER RECONSTRUCTION TO SIX LANES
DESOTO CITY LIMITS



PEAK FLOW
300,000 GALLONS
PER DAY

BUILDINGS

1 - 4000 SQ FT	20 - 10000 SQ FT	39 - 50000 SQ FT	58 - 100000 SQ FT	77 - 200000 SQ FT	96 - 500000 SQ FT
2 - 5000 SQ FT	21 - 11000 SQ FT	40 - 55000 SQ FT	59 - 110000 SQ FT	78 - 220000 SQ FT	97 - 550000 SQ FT
3 - 6000 SQ FT	22 - 12000 SQ FT	41 - 60000 SQ FT	60 - 120000 SQ FT	79 - 240000 SQ FT	98 - 600000 SQ FT
4 - 7000 SQ FT	23 - 13000 SQ FT	42 - 65000 SQ FT	61 - 130000 SQ FT	80 - 260000 SQ FT	99 - 650000 SQ FT
5 - 8000 SQ FT	24 - 14000 SQ FT	43 - 70000 SQ FT	62 - 140000 SQ FT	81 - 280000 SQ FT	100 - 700000 SQ FT
6 - 9000 SQ FT	25 - 15000 SQ FT	44 - 75000 SQ FT	63 - 150000 SQ FT	82 - 300000 SQ FT	101 - 750000 SQ FT
7 - 10000 SQ FT	26 - 16000 SQ FT	45 - 80000 SQ FT	64 - 160000 SQ FT	83 - 320000 SQ FT	102 - 800000 SQ FT
8 - 11000 SQ FT	27 - 17000 SQ FT	46 - 85000 SQ FT	65 - 170000 SQ FT	84 - 340000 SQ FT	103 - 850000 SQ FT
9 - 12000 SQ FT	28 - 18000 SQ FT	47 - 90000 SQ FT	66 - 180000 SQ FT	85 - 360000 SQ FT	104 - 900000 SQ FT
10 - 13000 SQ FT	29 - 19000 SQ FT	48 - 95000 SQ FT	67 - 190000 SQ FT	86 - 380000 SQ FT	105 - 950000 SQ FT
11 - 14000 SQ FT	30 - 20000 SQ FT	49 - 100000 SQ FT	68 - 200000 SQ FT	87 - 400000 SQ FT	106 - 1000000 SQ FT
12 - 15000 SQ FT	31 - 21000 SQ FT	50 - 105000 SQ FT	69 - 210000 SQ FT	88 - 420000 SQ FT	107 - 1050000 SQ FT
13 - 16000 SQ FT	32 - 22000 SQ FT	51 - 110000 SQ FT	70 - 220000 SQ FT	89 - 440000 SQ FT	108 - 1100000 SQ FT
14 - 17000 SQ FT	33 - 23000 SQ FT	52 - 115000 SQ FT	71 - 230000 SQ FT	90 - 460000 SQ FT	109 - 1150000 SQ FT
15 - 18000 SQ FT	34 - 24000 SQ FT	53 - 120000 SQ FT	72 - 240000 SQ FT	91 - 480000 SQ FT	110 - 1200000 SQ FT
16 - 19000 SQ FT	35 - 25000 SQ FT	54 - 125000 SQ FT	73 - 250000 SQ FT	92 - 500000 SQ FT	111 - 1250000 SQ FT
17 - 20000 SQ FT	36 - 26000 SQ FT	55 - 130000 SQ FT	74 - 260000 SQ FT	93 - 520000 SQ FT	112 - 1300000 SQ FT
18 - 21000 SQ FT	37 - 27000 SQ FT	56 - 135000 SQ FT	75 - 270000 SQ FT	94 - 540000 SQ FT	113 - 1350000 SQ FT
19 - 22000 SQ FT	38 - 28000 SQ FT	57 - 140000 SQ FT	76 - 280000 SQ FT	95 - 560000 SQ FT	114 - 1400000 SQ FT

LEGEND

- EXISTING WATER LINE
- - - PROPOSED WATER LINE
- EXISTING SEWER LINE
- - - PROPOSED SEWER LINE
- LOVE STAR GAS
- PROPOSED NEW ROAD



**DeSoto Economic
Development Corporation**
1801 NORTH HAMPTON ROAD - SUITE 330
(972) 780-9915
DESOTO, TEXAS 75115

