

7.75 Acres – Centre Park Blvd across from Wylie Brothers



Point of Contact:

Mr. Gordon Edwards
United Commercial Development Corporation
7001 Preston Road, Suite 500
Dallas, TX 75205
(214) 224-4634
gedwards@ucdcorp.com

of Acres Available:

7.75

Asking Price:

\$1.75 per square foot

Notes:

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

Location

Street Address 650 East Centre Park Boulevard
Street Location North side of Centre Park Blvd., west of Polk Street and east of Condor
Legal Description Part Block 15, Eagle Park South Addition in the City of DeSoto
Mapsc0 Dallas 74-P

Site Description

Land Area (Acres) 7.7474 Ac.
Land Area (Sq. Ft.) Approx. 337,477 SF
Zoning L I - Light Industrial
Shape Rectangular
Utilities 20 inch water line on north side of Centre Park Blvd.
8 inch sewer line on south side of Centre Park Blvd.
Terrain Gently sloping terrain

Ownership

*Mr. Gordon Edwards, United Commercial Development
214-224-4634 (Office)*

Access

Highways 1 1/2 miles to Interstate Highway 20
1 1/2 miles to Interstate Highway 35E
Major Streets 1/2 mile to Hampton Road
1/2 mile to Wintergreen
1 1/2 miles to Pleasant Run Road
DART 1 mile to DART line along Beckleymeade

Comments

This property is located in Eagle Park east of Zep Manufacturing Company. The site is west of the recently constructed facility for Blue Eagle Productions. A multi-tenant commercial building is located across Centre Park Blvd. from this site.

7.75 Acres

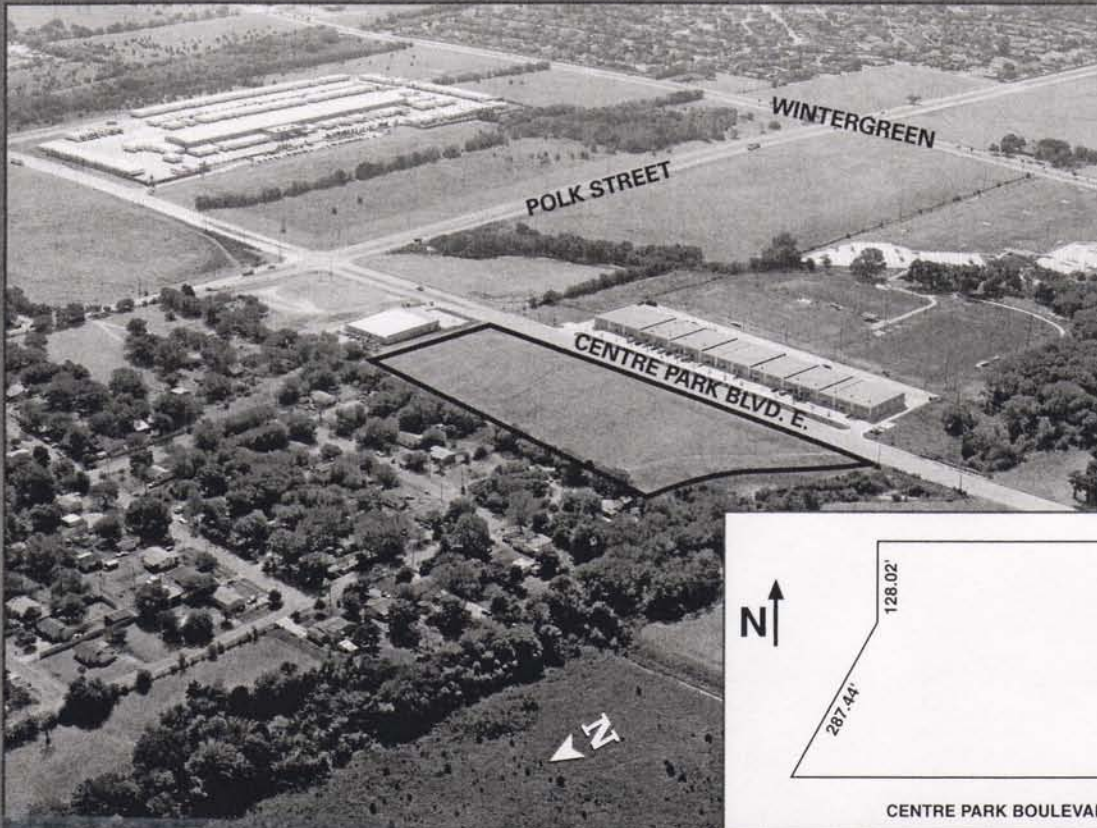
650 East Centre Park Blvd
North side of Centre Park Blvd., west of Polk Street and east of Condor and Hampton Roads

Mapsco Dallas 74-P

Zoned: Industrial Park

Asking Price: \$1.50/sf

Owner: Mr. Gordon Edwards with United Commercial Development
214-224-4634



Certified Funds:
\$10,000

Property Location:
Centre Park Boulevard,
Eagle Park Industrial
District, De Soto, Texas

Dallas Mapsco: 74-J

Property Description:
The property consists
of 7.75± acres of
vacant land ready
for development. All
utilities are available.

Zoning:
Light Industrial



S89°16'15" E

846.12'

S00°21'40" W 376.09'

337,494.52 sq. ft.
7.748 acres

984.02'

CENTRE PARK BOULEVARD

100' R.O.W

N89°34'04" W

25' B.L.

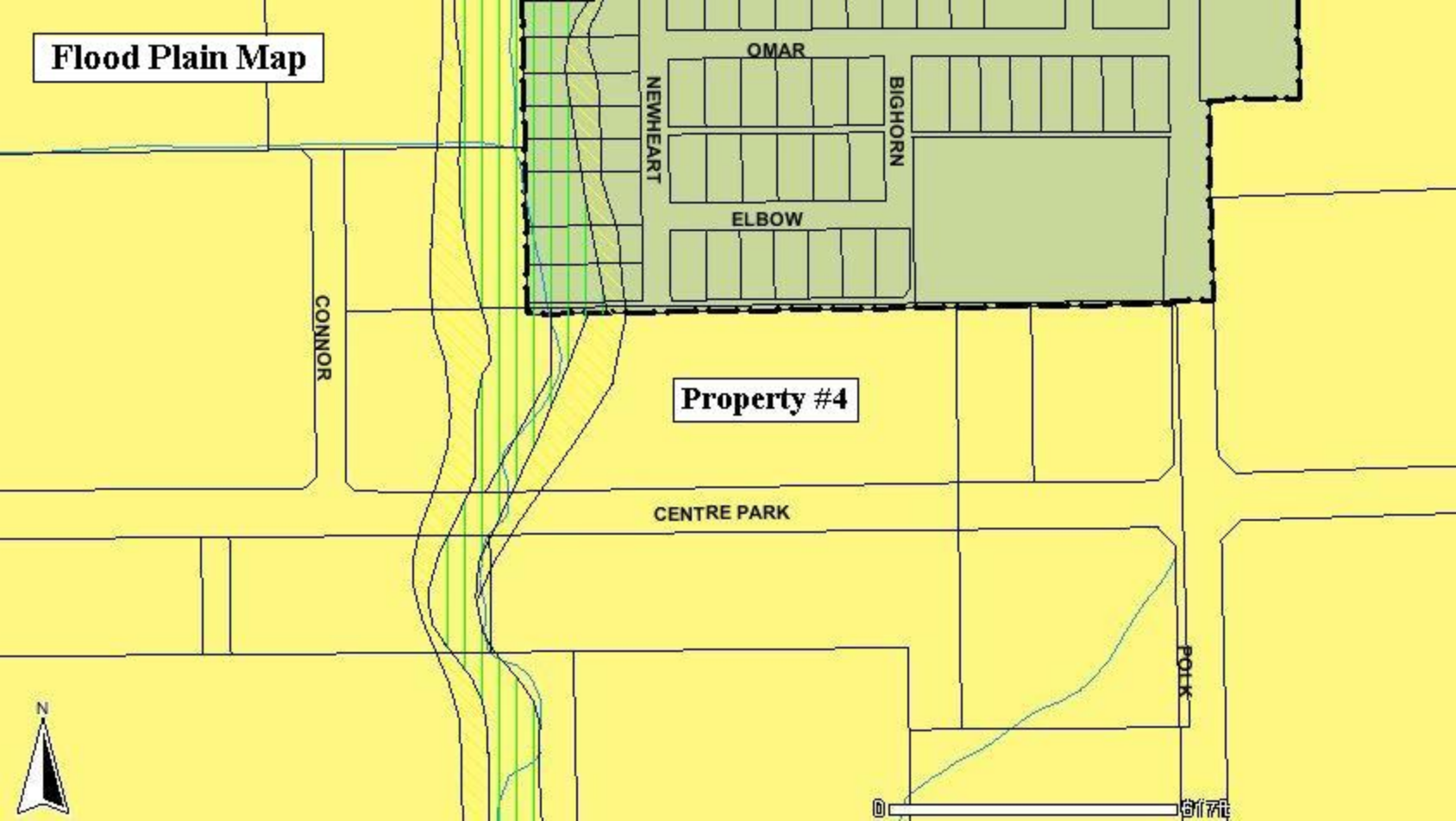
TRACT 2
BLOCK 16
6.103 ACRES

N29°00'00" E 287.44' N00°25'52" E 128.02'

DRAINAGE & UTILITY
EASEMENT



Flood Plain Map



Property #4

OMAR

NEWHEART

BIGHORN

ELBOW

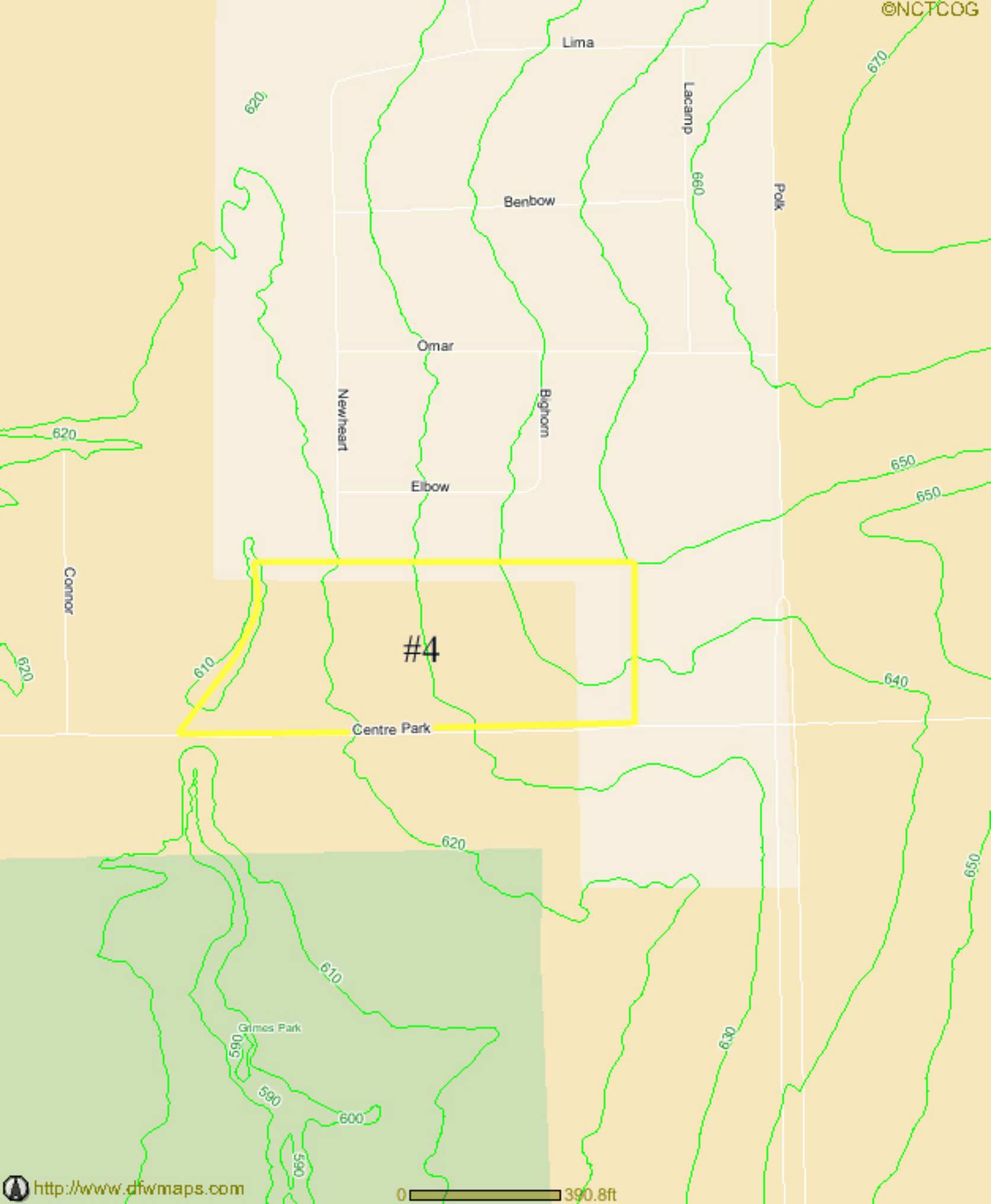
CONNOR

CENTRE PARK

POTK

N

0 100 200 300 400 500 600 700 800 900 1000



Lima

Benbow

Omar

Elbow

Newheart

Bighorn

Lacamp

Polk

#4

Centre Park

Grimes Park

Connor



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Commercial Account #20031490150010000

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Property Location (Current 2006)

Address: 650 E CENTRE PARK BLVD

Market Area: 2SS003

Mapsc0: 74-P (DALLAS)

[DCAD Property Map](#)

[View Photo](#)



[Print Homestead Exemption Form](#)

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Owner (Current 2006)

DESOTO CENTREPARK LP
% RICHLAND PLANTATION LLC
7001 PRESTON RD STE 500
DALLAS, TEXAS 75205-1175

Multi-Owner (Current 2006)

Not Applicable (N/A)

Legal Desc (Current 2006)

- 1: EAGLE PARK SOUTH
- 2: BLK 15 TR 1 ACS 7.7474
- 3:
- 4: VOL2001114/0012 DD11292000 CO-DC
- 5: 0314901500100 22003149015

Deed Transfer Date: 6/12/2001

Value (Certified 2005)

2005 Certified Values	
Improvement:	\$0
Land:	+ \$168,740
Market Value:	= \$168,740
Revaluation Year:	2004

Previous Revaluation Year:	2002
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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	337,477.0000 SQUARE FEET	STANDARD	\$0.50	0%	\$168,739	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	\$168,740	\$168,740	\$168,740	\$168,740	\$168,740	\$0
Estimated Taxes	\$1,130.56	\$2,817.96	\$354.35	\$134.99	\$421.85	\$0.00
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$4,859.71

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

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