

8.65 Acres

Location: NEC of Peregrine Way and Talon Drive

Asking Price: \$1.75 per square foot

Footprint Shape: Horizontal Rectangular fronting Peregrine Way

Footprint Size: 430' x 833'

Listing and Contact Information

Broker and Owner:

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

Community Contact:

Mr. Scott D. Livingston
DeSoto Economic Development Corporation
211 E. Pleasant Run Road
DeSoto, TX 75115
(972) 230-9605
slivingston@dedc.org

Visit us on the web at www.desototexas.com

Location

Street Address 300 - 400 East Danieldale Road
Street Location East side of Talon Drive, south of Danieldale Road
Legal Description Part Abstract No. 134 and No. 462, Eagle Park in the City of DeSoto
Mapsco Dallas 74-J

Site Description

Land Area (Acres) 8.6644 Ac. (Dallas Central Appraisal District records – 3 Accounts)
Land Area (Sq. Ft.) Approx. 377,421 SF – 3 Accounts
Zoning I P - Industrial Park
Shape Rectangular
Utilities 12 inch water line along Talon Drive
12 inch water line south of McGraw-Hill facility
8 inch sewer line along Talon Drive
Terrain Gently sloping
Ownership *Mr. Gordon Edwards, United Commercial Development*
214-224-4634 (offia)

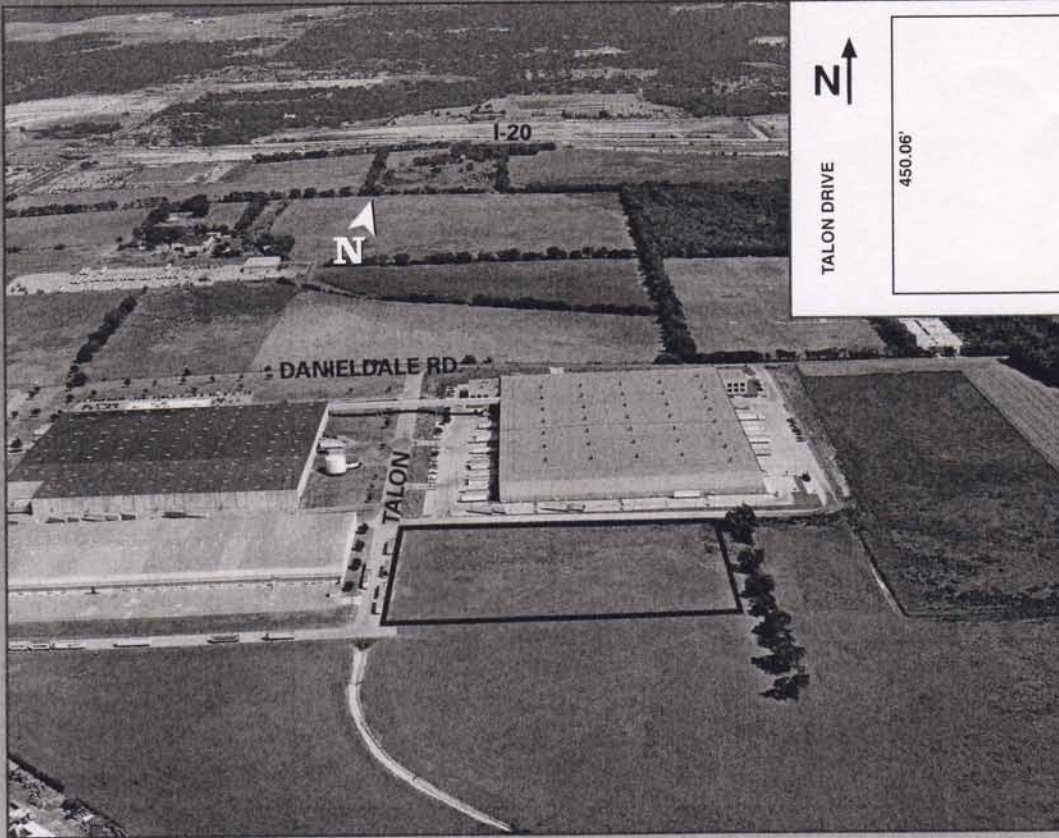
Access

Highways 1 mile to Interstate Highway 20
1 1/2 miles to Interstate Highway 35E
Other Major Streets 1/2 mile to Hampton Road
1 mile to Wintergreen
2 miles to Pleasant Run Road
DART 1 mile to Dallas Area Rapid Transit line along Beckleymeade
DFW Airport 28 minutes to Dallas-Ft. Worth International Airport

Comments

This property is located in north DeSoto in Eagle Industrial Park. The site is just south of the McGraw-Hill facility that fronts Danieldale Road. A 5.5 acre tract of land is situated adjacent to the east side of this property. The acquisition of this additional parcel would produce a total site area of over 14 acres.

PROPERTY NO. 2



TALON DRIVE



Certified Funds:
\$10,000

Property Location:
Talon Drive,
Eagle Industrial Park,
De Soto, Texas

Dallas Mapsco: 74-P

Property Description:
The property consists of
a 8.65± acres of vacant
land ready for
development. All utilities
are available.

Zoning: Light Industrial

M. FOREMAN
ABST. No. 8

ABST. 90

85.18' 5 1/2

5 1/2 IR

500° 13' 40" W 454.29'

833.51'

TRACT

ABSTRACT LINE

BILLINGSLEY
SURVEY
ABST. No. 13
20.1926

N 89° 55' 11" E
833.51'

376,892.42 SF
8.65 AC

N 89° 47' 21" W
F 1/2 CAPPED

ABST. 134

TRACT 1
BLOCK 10
EAGLE PARK
PHASE VI

5 1/2

5 1/2

25' 81

F 1/2 CAPPED

N 00° 13' 47" E 450.06'

DITCH

END
PVT.

TALON DRIVE
60' ROW

TH



Date 9-4-

Scale 1" = 1'

Drawn

