

2.4 Acres Flower Mound, TX-PD-83 Zoning

1100 Lakeside Pkwy Flower Mound, TX 75028



Hunington

Hunington Properties, Inc. 7700 Windrose Ave. Suite 03-128 Plano, Texas 75024 214-689-3600

hpiproperties.com





2.4 ACRES FLOWER MOUND, TX - PD-83 ZONING

1100 Lakeside Pkwy, Flower Mound, TX 75028

Property Details			
Sale Price	\$1,569,390		
Lot Size	2.4 Acres		
Price PSF	\$15.00 PSF		
Zoning	PD-83 Zoning - Click Here!		
Utilities	To The Site		
Detention	On Site Detention		
Property Highlights			

• All utilities are to the site, fire-lanes approved, storm and sewer on site

• The area around Flower Mound offers a mix of shops, restaurants, and entertainment venues.

• Flower Mound offers convenient access to major highways, including Interstate 35E and the Sam Rayburn Tollway (SH 121), facilitating easy commutes to nearby cities like Dallas and Fort Worth.

	2 mi 33,537
Population (2023)	3 mi 73.022
	5 mi 223,918
	2 mi \$146,687
Average HHI	3 mi \$160,821
	5 mi \$157,668
Traffic Counts	Gerault Rd - 10,820 vpd
	Lakeside Pkwy - 36,234 vpd
Matthew Kivnani	
Senior Associate Br	okeraae
matthew@hpipropertie	
<u> </u>	5.0011

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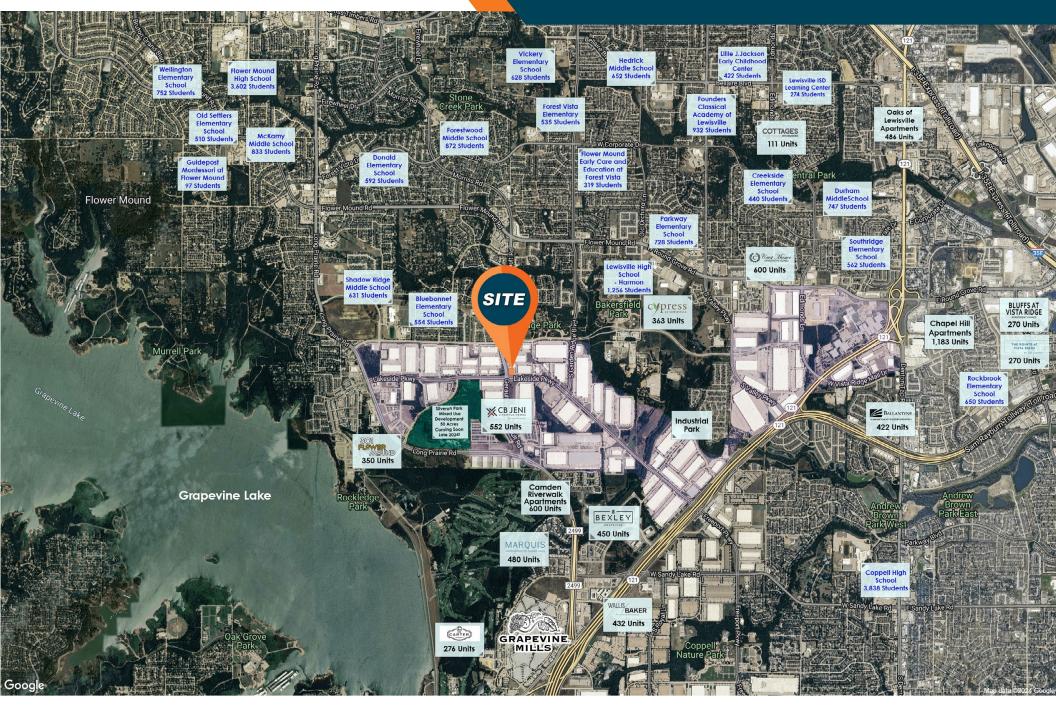


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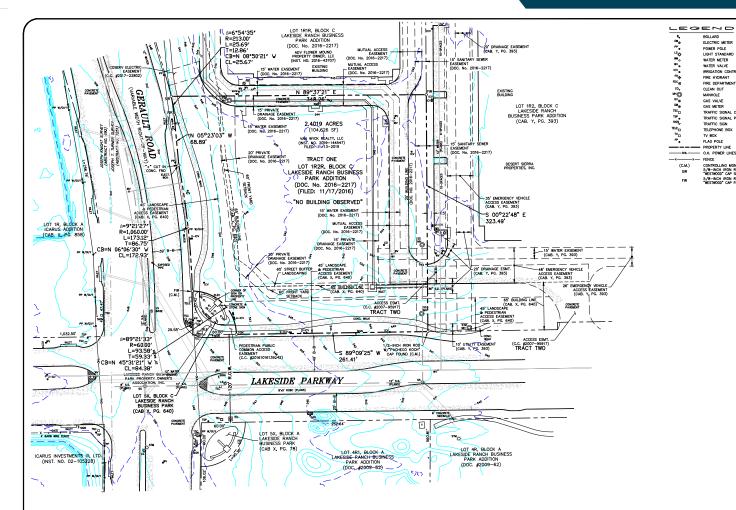












10: Access Easement Agreement executed by and between Desert Sterra Properties, Inc. and UNR (classide Business Park Limited Partnersh), dated August 8, 2007, Red for record an August 10, 2007, recorded under County Carler's File No. 2007-95917, Red Property Records, Denton County, Texas benefits the subject property (shown).

10k. Terms, provisions, conditions, easements, obligations, assessments and liens contained in instrument filed July 28, 2006, recorded in Clerk's File No. 2006–91684, Official Public Records Denton County, Texas, Caffrict, anon-picticable item).

NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS

Restrictive covenants recorded in Clerk's File No. 2006-91684, Official Records, Denton County, Texas apply to and affect the subject property. 10e. The following easements and building lines as shown on plat recorded in Document No. 2016-2217, Plat Records, Denton County, Texas apply to and affect the subject property:

65' building line along the West and South property lines (shown);

and pedestrian access easement along the West and South

15' Water easement(s) (shown):

15' Private drainage easement(s) (shown); 20' Private drainage easement(s) (shown):

15' Sanitary Sever easement(s) (shown):

Mutual Access easement(s) (shown):

48 emergency vehicle access easement benefits the subject property (shown).

10. Output 33D Perturbally Aprement service by and interes (MR Idensity Burlins Paul Lander Mannessen 21, 2004, and 11, 2004,

2000-TWARN. TOQ, Landscape Mohtenance Agreement executed by and between Toem of Flower Mound and Lakeable Ranch Bushees Park Property Owners Association, Inc., doted April 12, 2008, Red Property Facots, Danton County, Teas. The subject property is part of the 105.010 are tract described in said Instrummer recorder under County Carls 7 and 2008–40399.

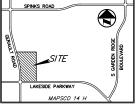
ZONING:

1. Per Site Due Diligence Report provided by Cilent for a property located at Lakeside Ranch Business Park, Dated 10/16/2019

Zonkog Diskrict (G) Compus Industrial District.
Minimum Front Yerd- 6017 no parking alread within the 6011 on Lakeside Parkeay.
Manimum Alcowergia-50 Science of 45 feet
Markum Height- 3 Science or 45 feet
Markum Height-3 Science or 45 feet
Street Buffer Gandacaging- Minimum of 60 feet, 65 feet on Lakeside Parkeay.

GF No. 2018-325871-RU

END		
BOLLMO EXECTION METER POWER POLICE LIGHT STANAMO WITER WLITER WITER VIEW HIRDLATCO CONTROL VIEW IRRIGITOR CONTROL VIEW IRRE HOPAMTERT CONNECTION CLEAR OLT MANIFOLIA CLEAR OLT TRAFFIC STANAL CONTROL TRAFFIC STANAL POLI TRAFFIC STANAL TRAFFIC STANAL TRAFFIC STANAL TRAFFIC STANAL	Description of PROPERTY SURVEYED	GERAULT ROAD
TV BOX	DESCRIPTION OF PROPERTY SURVETED	



VICINITY MAP

TRACT ONE:

BEING Lot 1R2R, Block C, Lakeside Ranch Business Park Addition, an addition to the Town of Flower Mound, Texas according to the plat recorded in Document No. 2016–2217 of the Plat Records of Denton County, Texas.

TRACT TWO - Ensement Estate:

Access Essement as set out in Access Essement Agreement executed by and between Desert Sizme Properties, inc and URI closeds Bushess Port United Portunethy, dated August 8, 2007, filed for record on August 10, 2007, recorded under County Clerk's File No. 2007–95917, Red Property Recor Dentan County, Team.

NOTES:

TV BOX FLAG POLE

-×- FENCE

FIR

PROPERTY LINE

VERVE CONTROLLING MONUMENT 5/8-INCH IRON ROD WITH WESTWOOD" CAP SET 5/8-INCH IRON ROD WITH WESTWOOD" CAP FOUND

Bearing system for this survey is based on Grid North State Plane Coordinates of the Texas Coordinate System NADB3 (CORS96) Texas North Central Zone (4202), NAVDBB.

The subject property is shown on the National Riccal insurance Program Riccal insurance Rate Map for Denton County, Texas and incorporated Areas Community Panel Number 4812/008650, Map Revised: April 18, 2011. All of the subject property is indicated in In Zone "X" on said map. Relevant zones are defined on said maps as follows:

Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain

ood statement regarding flooding does not imply that the property and/or structures thereon will be free from flooding or damage. On rare occasions, greater floods con and will occur and flood heights may be increased by man-made or natural s. This flood statement shall not creater likelity on the part of the surveyer.

3. This every is based on deals, executed and every force and bits records tombate by the client and/or the client representative as a client and/or the client and/or the client and/or the provide the and/or the set of the set of the provide the set of the set

4. The andropromet stilling share here have depicted from finds array totometion not satisfy accord analog. A request as a major for subsymptic million to be interfered from finds from major field from the subsymptic field from finds and the subsymptic field from the subsymp

Per Phase 1 Environmental Site Assessment of Northeast Corner of Lakeside Parkway and Gerault Road Flower Mound, Texas 75028, Prepared by EMG; EMG Project Number 119522.168000-001.135; Date of Report: April 07, 2016; There are no wellands that exist on this site.

Square footage totals show hereon or referenced herein are based on mathematical closures positional accuracy of the boundary monuments.

The word "certify" or "certificate" as shown and used hereon means an expression of pro survey and does not constitute a warranty or guarantee, expressed or implied.

8. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Agreements;

9. Any declaration made hereon or herein is made to the original purchaser of the survey. It is not truinstitutions or subsequent owners.

SURVEYOR'S CERTIFICATE

To: VAN WYCK REALTY, LLC; Coble Investments LLC, a Texas limited liability company; First American Title Insurance Company and Reunion Title Company:

This is to cartify find this may or field and the summy on which it is based ware made in accordance with the 2018 Mahama Shandar Handler Responses for ALIA/MSS Cartific Surveys, public preclaimler and analysis of popular by ALIA and MSSS, and includes items 1–6, 4(a), 7(a), 8, 8, 11, 13, 14, 16, 17, 18 & 19 of Table A thereof. The Redeerst was completed on 18th and of January 2020. Date of plat or map: 01-18-2021.

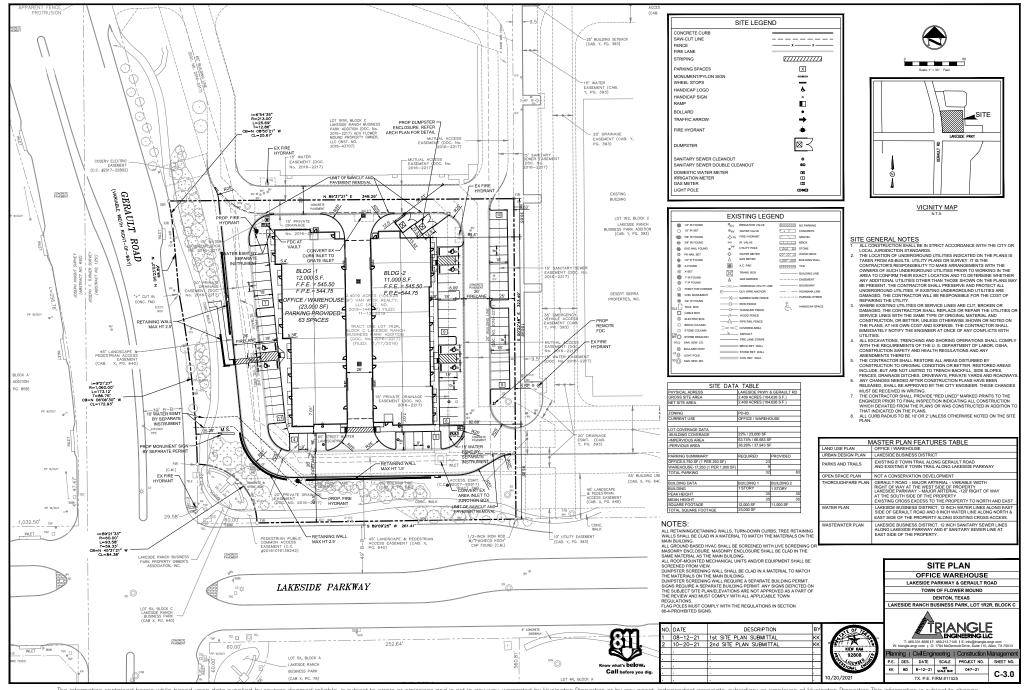




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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Hunington Properties, Inc.	454676	sandy@hpiproperties.com	713.623.6944
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sanford Paul Aron	218898	sandy@hpiproperties.com	713.623.6944
Designated Broker of Firm	License No.	Email	Phone
Matthew Kivnani	741535	matthew@hpiproperties.com	214.689.3600
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov