

22,500 SF OF LAND FOR SALE
DALLAS, TX



TRINITY SOUTHWEST
COMMERCIAL REAL ESTATE

214.444.8488

info@tswcre.com

PROPERTY DETAILS

ADDRESS 2423 Langford Street
2415 Langford Street
2411 Langford Street
2407 Langford Street

Total Land Size: 22,500 sf

Utilities: 8" Waterline along Langford Street
12" Sanitary Sewer Main

Access: I-35, Margaret Hunt Hill Bridge,
W. Commerce St., Beckley Ave.

Zoning: PD714 - Subdistrict 1A
Permissive Zoning
Medium Density, Mixed-Use

HIGHLIGHTS

- Across from future Trinity River West Overlook Park
- Proximity to Trinity Groves & Sylvan Thirty
- Ideal for Development: Mixed-use
Residential
Commercial

OFFERING OVERVIEW

Trinity Southwest is pleased to present the opportunity to acquire 22,500 SF on Langford Street in the up-and-coming West Dallas neighborhood.

The site is ideal for development and benefits from permissive medium-density zoning, allowing for mixed-use, residential, and commercial uses.

Located near Trinity Groves and Sylvan Thirty, as well as the future West Overlook Park by the Trinity River, the site is surrounded by amenities and positioned well for a developer looking to capitalize on the area's burgeoning growth.

PERMITTED USES

- Multifamily
- Townhomes
- Office / Showroom / Warehouse
- Retail



TRINITY GROVES

SINGLETON BLVD

**FUTURE
WEST OVERLOOK PARK**

BECKLEY AVE

WEST COMMERCE STREET

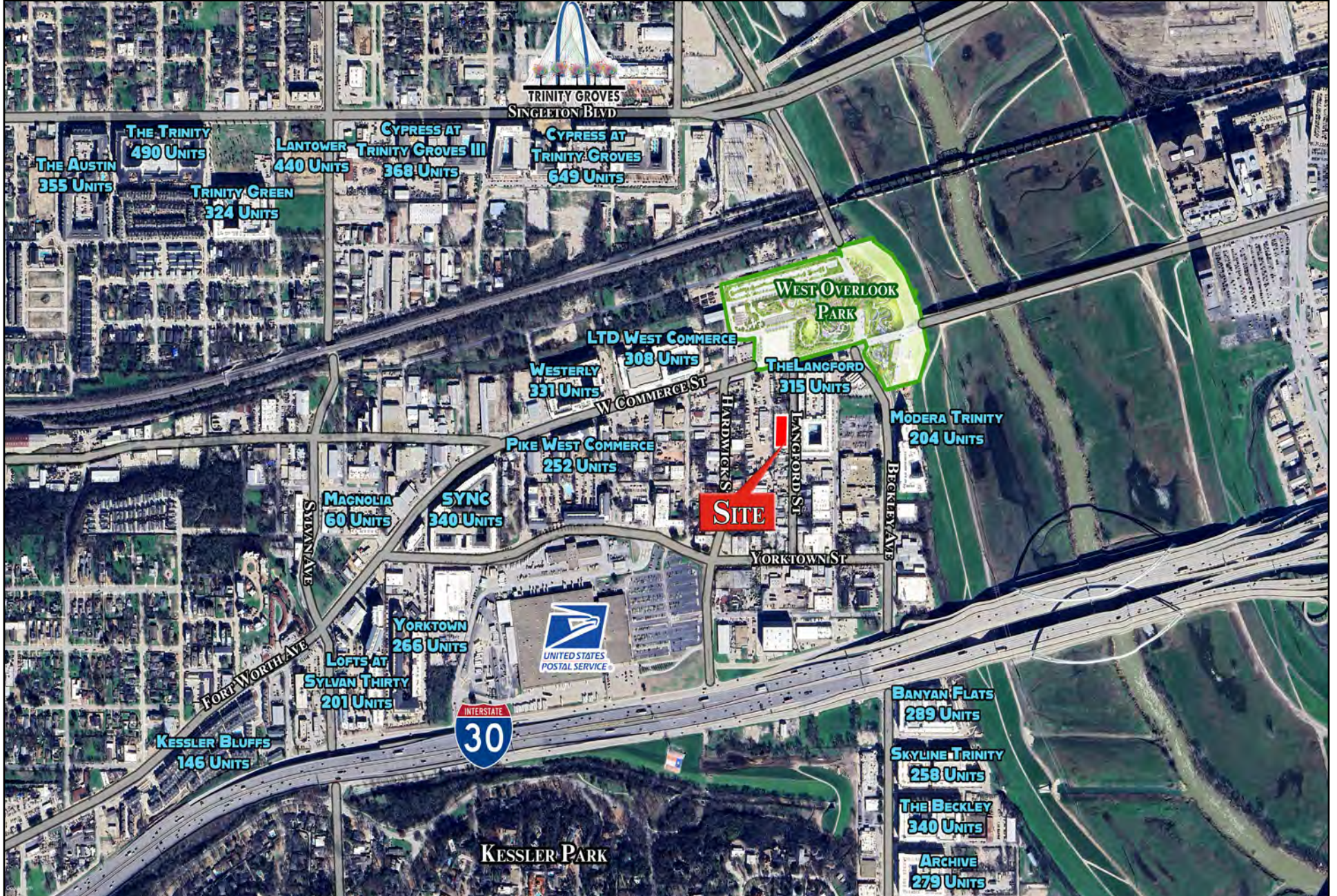
SITE

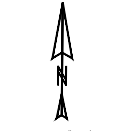
HARDWICK ST

LANGFORD ST


White Rock
BREWING CO

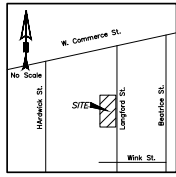






LEGEND

- | | |
|------|------------------------|
| A | Anchor |
| CMP | Corrugated Metal Pipe |
| FIR | Fixed Iron Rod |
| MR | Mailbox |
| SIR | Set Iron Rod |
| SSMH | Sanitary Sewer Manhole |
| UP | Utility Pole |



VICINITY MAP

NOTES

- 1) This survey was prepared with the benefit of a title commitment issued by Stewart Title Guaranty Company under GF No. 15000220439 with an issue date of November 18, 2015, with title exceptions listed under Schedule B. No plottable title exceptions are listed.
- 2) The bearing basis for this survey is a bearing of S 00°00'00" W for the west line of Langford Street as shown on the map of Hayes Avenue as indicated in the Deed to Quad Williamson, LLC recorded in Instrument Number 201200035094, Official Public Records of Dallas County, Texas.
- 3) According to the City of Dallas zoning map, the property is currently zoned PD 714, Sub District 1A for mixed use development, which requires a minimum front setback of 15 feet, a side and rear setback of 0 feet, a maximum building height of 11 stories, maximum lot coverage of 80% and a maximum FAR dependent on uses. See zoning ordinance for more specific information.
- 4) The property lies in Zone X shaded (areas protected from the 100 year flood by a levee) according to the FEMA Flood Insurance Rate Map Panel Number 48113C0340J, dated August 23, 2001.
- 5) In regard to Table A, Item 11, only the visible utility lines are shown.

LEGAL DESCRIPTION

BEING a 22,500 square feet or a 0.517 acre tract of land in the W. P. Overton Survey, Abstract Number 1106, City of Dallas, Dallas County, Texas, said tract being the south 25 feet of Lot 6 and all of Lots 7 through 10, Block 3/6810 of the Revised Map of Partial Subdivision of A. P. Langston's Homestead Addition, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 119, Page 496, Deed Records of Dallas County, Texas, said part of Lot 6 and all of Lots 7 and 8 conveyed to DeWayne Cooper by deed recorded in Volume 83128, Page 535, Deed Records of Dallas County, Texas and said Lots 9 and 10 conveyed to DeWayne Cooper by deed recorded in Volume 85148, Page 436, Deed Records of Dallas County, Texas, said tract being more particularly described as follows:

BEGINNING at set 5/8 inch iron rod for a corner in the west line of Langford Street (a 50 foot right of way), said point being S 00°00'00" E, a distance of 259.89 feet from the south corner clip at the intersection of the west line of Langford Street with the southeast line of West Commerce Street (a variable width right of way), said point being S 00°00'00" E, a distance of 25 feet from the common east corner of said Lot 6 and Lot 5 of said Block 3/6810.

THENCE, S 00°00'00" E, with the west line of Langford Street, a distance of 225.25 feet to a set 5/8 inch iron rod for a corner, said point being the east corner of said Lot 10 and Lot 11 of said Block 3/6810.

THENCE, S 90°00'00" W, departing the west line of Langford Street and with the common line of said Lots 10 and 11, a distance of 100.00 feet to a set 5/8 inch iron rod for a corner, said point being the common west corner of said Lots 10 and 11 and in the east line of a called 9 foot Alley right of way;

THENCE, N 00°00'00" W, with the east line of the Alley right of way, a distance of 225.00 feet to a set 5/8 inch iron rod for a corner;

THENCE, N 90°00'00" E, departing the east line of the Alley right of way, crossing said Lot 6, a distance of 100.00 feet to the Point of Beginning.

SURVEYOR'S CERTIFICATE

To: DEWAYNE COOPER, OAXACA INTERESTS, LLC and/or assigns, and STEWART TITLE GUARANTY COMPANY as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 6 (a and b-building setback lines and height restrictions per recorded map and restrictions and per zoning ordinance only), 8, 9, 11 (see Notes), 13 and 14 of Table A thereof. The fieldwork was completed on April 19, 2016.

Dated: April 19, 2016
GF No.: 15000220439
Job No.: 0009030.00

L. Lynn Kadleck

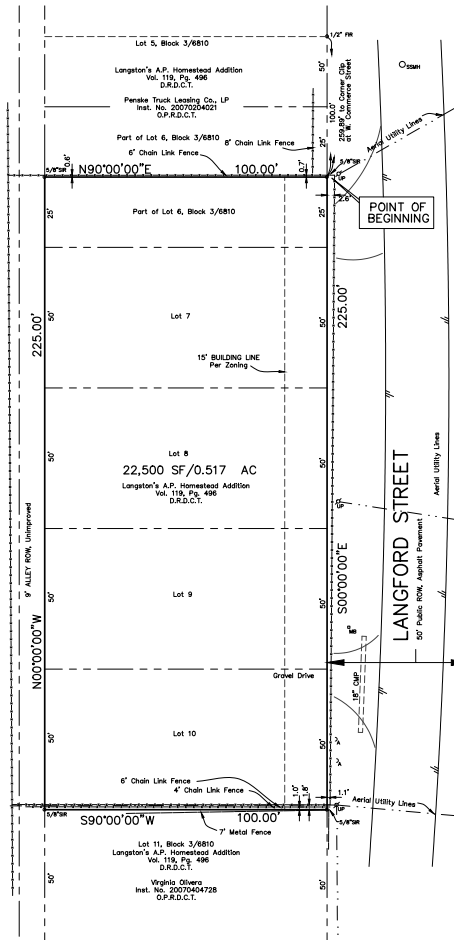
L. Lynn Kadleck
Registered Professional
Land Surveyor No. 33952
AN OFFICIAL DOCUMENT ONLY WITH
AN ORIGINAL SIGNATURE IN BLUE INK.



ALTA/NSPS
LAND TITLE SURVEY
0.517 ACRE TRACT
PART OF LOT 6 & ALL OF LOTS 7-10, BLOCK 3/6810
LANGSTON'S A.P. HOMESTEAD ADDITION
W. P. OVERTON SURVEY, ABSTRACT NO. 1106
DALLAS, DALLAS COUNTY, TEXAS

PREPARED BY
KADLECK & ASSOCIATES
a Division of **Westwood**

Westwood Professional Services, Inc. westwood.com
2745 North Dallas Parkway, Suite 200 Dallas, TX 75205
Phone: (214) 412-4540 Toll Free: (866) 932-0100
SPEL/PLS/PLS No. 11354 TXSPL/PLS/PLS No. 1601-000



WEST OVERLOOK PARK

West Overlook Park in Dallas is a part of the Harold Simmons Park project, which is a 250-acre park along a stretch of the Trinity River close to downtown ¹. The park has several features, including:

Event Lawn: A 40,000-square-foot event space that can be used for relaxing or hosting events, festivals, concerts, classes, and more.

Skate and Bike Park: Almost one-acre park for skate and bike enthusiasts.

Land Bridge: A landmark bridge that connects visitors to the overlook lawn, the levee, and the river.

Overlook Lawn: Higher in elevation than the levee, the lawn has a beautiful view of the Dallas skyline and the Trinity River.



Picnic Grove: A shaded area for family gatherings with community style tables and charcoal grills.

Filter Gardens: An innovative water filtration system where cascading water is naturally cleaned and filtered.

Water Factory: An interactive water play area with pipes and towers that create a cool-down experience.

Terrace Garden: A beautiful area with a wide range of plant species and flowers.

Event Center: A state-of-the-art architectural building with a welcome center, educational classrooms, and an upper-level rooftop.

Play Cove: A play and discovery area for kids with wetlands, a cable ferry, and 2-story interactive towers, with bridges, slides, and other climbing features.

[WATCH THE VIDEO](#)
ABOUT THE TRINITY GROVES EXPANSION

Trinity Groves

- Goldenrod Cos. to massively expand Trinity Groves
- Will include more than 5,000 residential units, 1,000 hotel rooms and over 2.6 million SF of office space.
- Open space and park space are key features
- Will blend Trinity Groves into Trinity River Park



West Overlook Park

- Covering 22 acres, the West Overlook Park will be the initial phase of the Harold Simmons Park
- Will feature Two-story Event Pavilion & Café, Pickleball Courts, Basketball Court, Sand Volleyball Courts, Splash Pad, Event Lawn, amongst other attractions
- Will be built outside the levees on Beckley Avenue & W. Commerce Street

[WATCH THE VIDEO](#)
ABOUT THE WEST OVERBROOK PARK

CONTACT INFORMATION

8117 PRESTON ROAD, SUITE 600
DALLAS, TEXAS 75225

EXCLUSIVE LISTING BROKERS

PATRICK HUNT

phunt@tswcre.com

214.663.4218

CULLEN FINNEGAN

cfinnegan@tswcre.com

214.444.8488



TSWCRE.COM

This information is from sources believed reliable, however, Trinity Southwest Services, LLC has not verified the accuracy of the information. Trinity Southwest Services, LLC makes no guarantee, warranty, or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price, or withdrawal without notice. Any projections, assumptions, or estimates are for illustrative purposes only. Recipients should conduct their own investigation.



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:
 - that the owner will accept a price less than the written asking price; 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.

Trinity Southwest Services, LLC

9009245

info@tswcre.com

214-444-8488

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Patrick Hunt

660174

phunt@tswcre.com

214-663-4218

Designated Broker of Firm

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date