

PROPERTY DESCRIPTION

Josey Rancho Office Bldg.
2125 N. Josey Lane
Suite 104
Carrollton, Texas 75006
www.chrismanco.com
(972) 466-0969
(972) 466-2898 Fax

SIZE: Approximately 1.45 acres or 63,550 square feet

LOCATION: The property is located at the southwest corner of Kirnwood Drive and Interstate 20 in the City of Dallas, Dallas County, Texas

ZONING: RR – Regional Retail, Offices, restaurants, retails shops, hotel/motel

ACCESS: The property is accessible from Kirnwood Drive and via an existing access easement on the south side of the property.

FRONTAGE: The property has approximately 103.82' of frontage along the west side of Kirnwood Drive and approximately 275.39' along the north side of an access easement located on the south side of the property. The approximately 244.55' of Interstate-20 freeway frontage is not accessible.

LEGAL: The property is known as 3203 Kirnwood Drive, City of Dallas, Dallas County, Texas, and also known as Lot 5A, Block B/6930 of the Wal-Mart Addition No. 949, Lots 3A, 4A, 5A of Block B/6930 in the City of Dallas, Dallas County, Texas

PROHIBITED USES:

A discount store in excess of eight thousand (8,000) square feet in floor size, wholesale membership/warehouse club, grocery store/supermarket, pharmacy/drug store; gas station, quick lube/oil change facility, automobile tire sales; movie theater, bowling alley, health spa/fitness center; adult book store, pawn shop, bar, night club, billiard parlor, any place of recreation/amusement, or any business whose principal revenues are from the sale of alcoholic beverages, or any business whose major source of business is derived from the cashing of checks; an American General or Citigroup store shall not be considered a violation of this restriction (more detailed restrictions available upon request).

PRICE: \$225,000.00 cash.