

INDUSTRIAL FOR SALE

53 STEEL RD, WYLIE, TX 75098

Regency Business Park



PROPERTY HIGHLIGHTS

+/- 3.227 Acres
Approx 260ft of frontage on Steel Rd
Collin County
Zoning - Light Industrial

OFFERING SUMMARY

Sale Price: Subject To Offer
Lot Size: 3.227 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	37	548	2,118
Total Population	102	1,902	7,023
Average HH Income	\$171,211	\$117,737	\$120,220

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

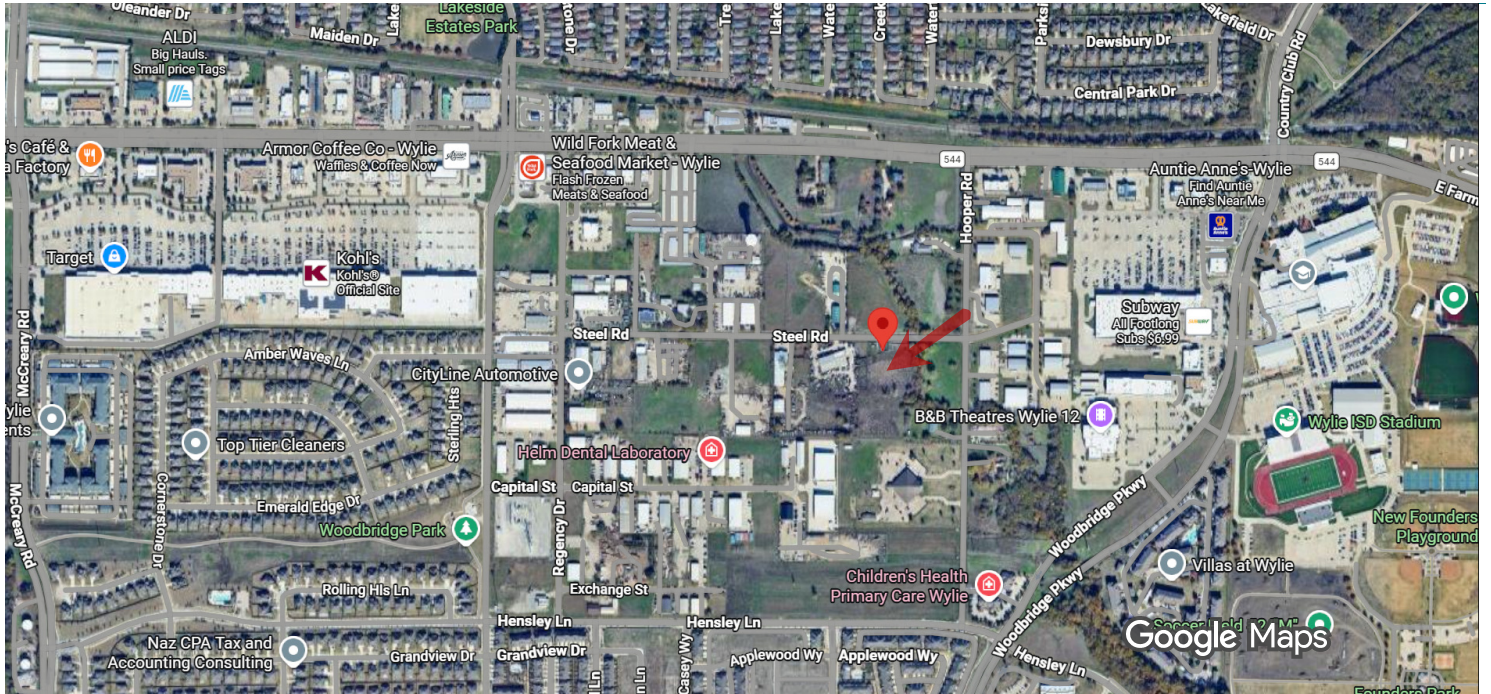
MARILYN KITTRELL

Broker / Owner
C: 214.412.7303
mkittrell@mkittrellproperties.com
TX #9012734

M KITTRELL PROPERTIES, INC.
214.412.7303

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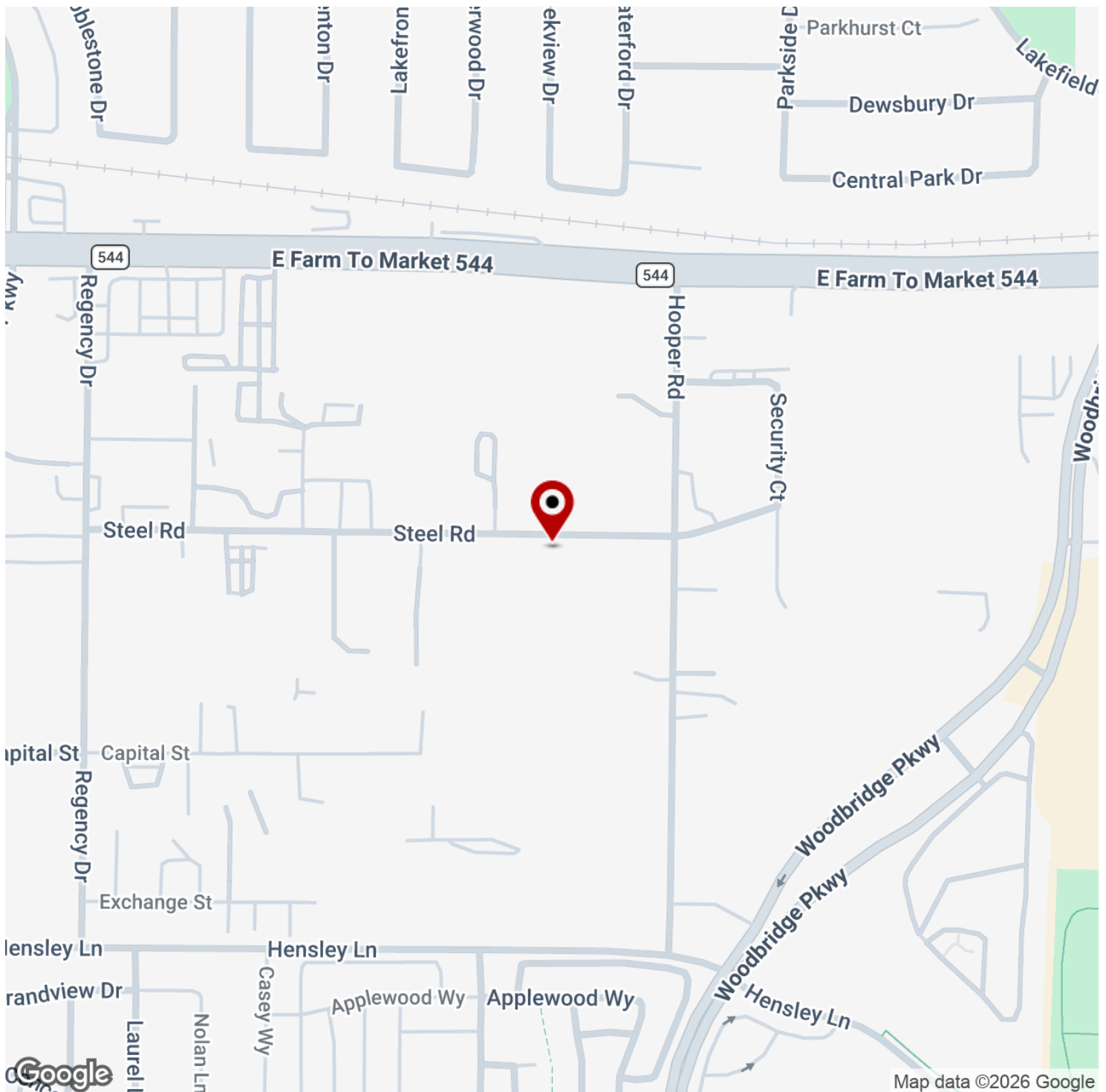




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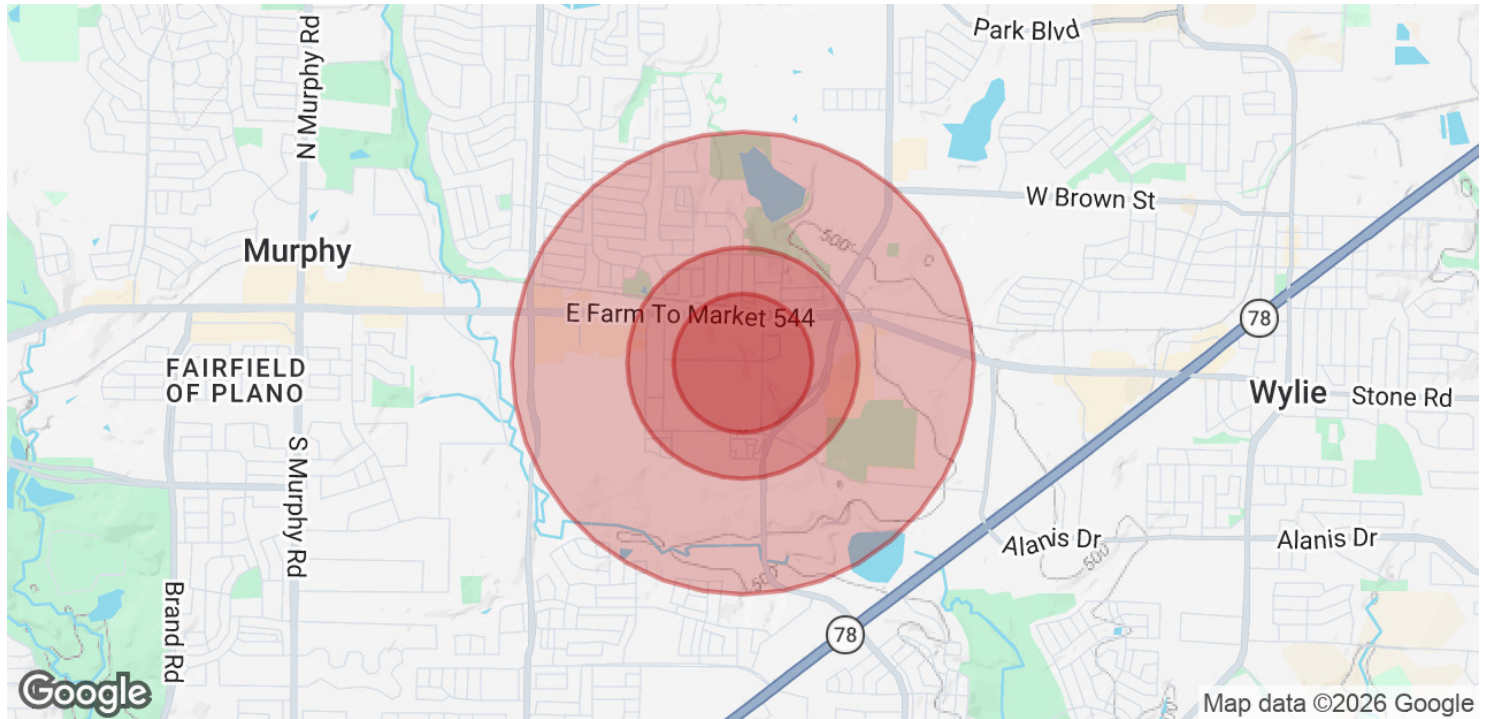
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	102	1,902	7,023
Average Age	37	35	36
Average Age (Male)	36	34	35
Average Age (Female)	39	35	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	37	548	2,118
# of Persons per HH	2.8	3.5	3.3
Average HH Income	\$171,211	\$117,737	\$120,220
Average House Value	\$539,212	\$403,850	\$405,638

Demographics data derived from AlphaMap

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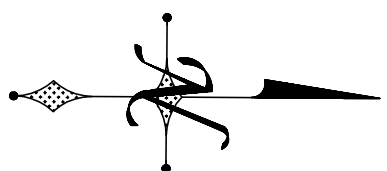
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TRACT ONE:
Being a lot, tract or parcel of land situated in the William Sachse Survey, Abstract No. 835, located in the City of Wylie, Collin County, Texas, same being that tract of land described in deed conveyed to GOA Investments LLC – Series 53, recorded in Instrument No. 202000224000253240, (D.R.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch yellow capped iron rod found in the North line of New Heights Baptist Church Addition, an Addition in Collin County, Texas, according to the Map or Plat thereof recorded in Instrument No. 20080318010001010 of the Map Records of Collin County, Texas, also at the Southeast corner of a tract of land described in deed conveyed to Dwan Diaz, also known as Mary Dwan and Dwan S. Diaz, a married person, dealing with separate property, recorded in Instrument No. 20180625000779270, (D.R.C.C.T.) and at the Southwest corner of said GOA Investments tract;

THENCE North 00 degrees 25 minutes 41 seconds West, along the East line of said Diaz tract, a distance of 266.39 feet passing a 1/2 inch yellow capped iron rod found online, and continuing a total distance of 453.83 feet to a 5/8 inch iron rod found in the East line of Absolute Automotive Addition, an Addition in Collin County, Texas, according to the Map or Plat thereof recorded in Instrument No. 2020-683 of the Map Records of Collin County, Texas, also at the Northwest corner of said GDA Investments tract;

THENCE North 70 degrees 40 minutes 43 seconds East, a distance of 237.95 feet to a 1/2 inch iron rod found in the Southeast corner of a tract of land described in deed conveyed to The City of Wylie, recorded in Volume 2001, Page 31, (D.R.C.C.T.):

THENCE North 00 degrees 25 minutes 34 seconds West, a distance of 35.42 feet to a mag nail found in Steel Road, also in the South line of Helmbarger Industrial Park, an Addition in Collin County, Texas, according to the Map or Plat thereof recorded in Cabinet F, Slide 716 of the Map Records of Collin County, Texas.

THEENCE North 89 degrees 34 minutes 18 seconds East, along Steel Road, a distance of 47.23 feet to a mag nail found in the South line of said Heimberger Industrial Park Addition, also at the Northwest corner of a tract of land described in deed conveyed to Anchors Away, LLC., a Texas limited liability company, recorded in Instrument No. 202009250016+2900, (D.R.C.T.) and at the Northeast corner of said GDA investment tract;

THENCE South 00 degrees 21 minutes 23 seconds East, along the West line of said Anchors Away tract, a distance of 401.29 feet to a 1/2 inch yellow capped iron rod found in the Northwest line of a tract of land described in deed conveyed to Evelyn McCurley, William Lee Brown, Jr., Frances Samples and Stella Lamb, recorded in Volume 4470, Page 1697, (D.R.C.T.);

THENCE South 69 degrees 44 minutes 41 seconds West, a distance of 42.16 feet to a 5/8 inch iron rod found at the Northwest corner of said McCurley tract;

THENCE South 01 degrees 00 minutes 23 seconds West, a distance of 150.48 feet to a 5/8 inch iron rod found in the North line of said New Heights Baptist Church tract, also at the Southeast corner of said GOA Investment tract;

THENCE South 89 degrees 30 minutes 06 seconds West, a distance of 228.43 feet to the PLACE OF BEGINNING and containing 130,829 square feet or 3.00 acres of land.

TRACT 2:

(D.R.C.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING from a 1/2 inch yellow capped iron rod found in the North line of New Heights Baptist Church Addition, an Addition in Collin County, Texas, according to the Map or Plat thereof recorded in Instrument No. 20080318010001010 of the Map Records of Collin County, Texas, also at the Southeast corner of a tract of land described in deed conveyed to Dwan Diaz, also known as Mary Dwan and Dwan S. Diaz, a married person, dealing with separate property, recorded in Instrument No. 20180625000779270, (D.R.C.C.T);

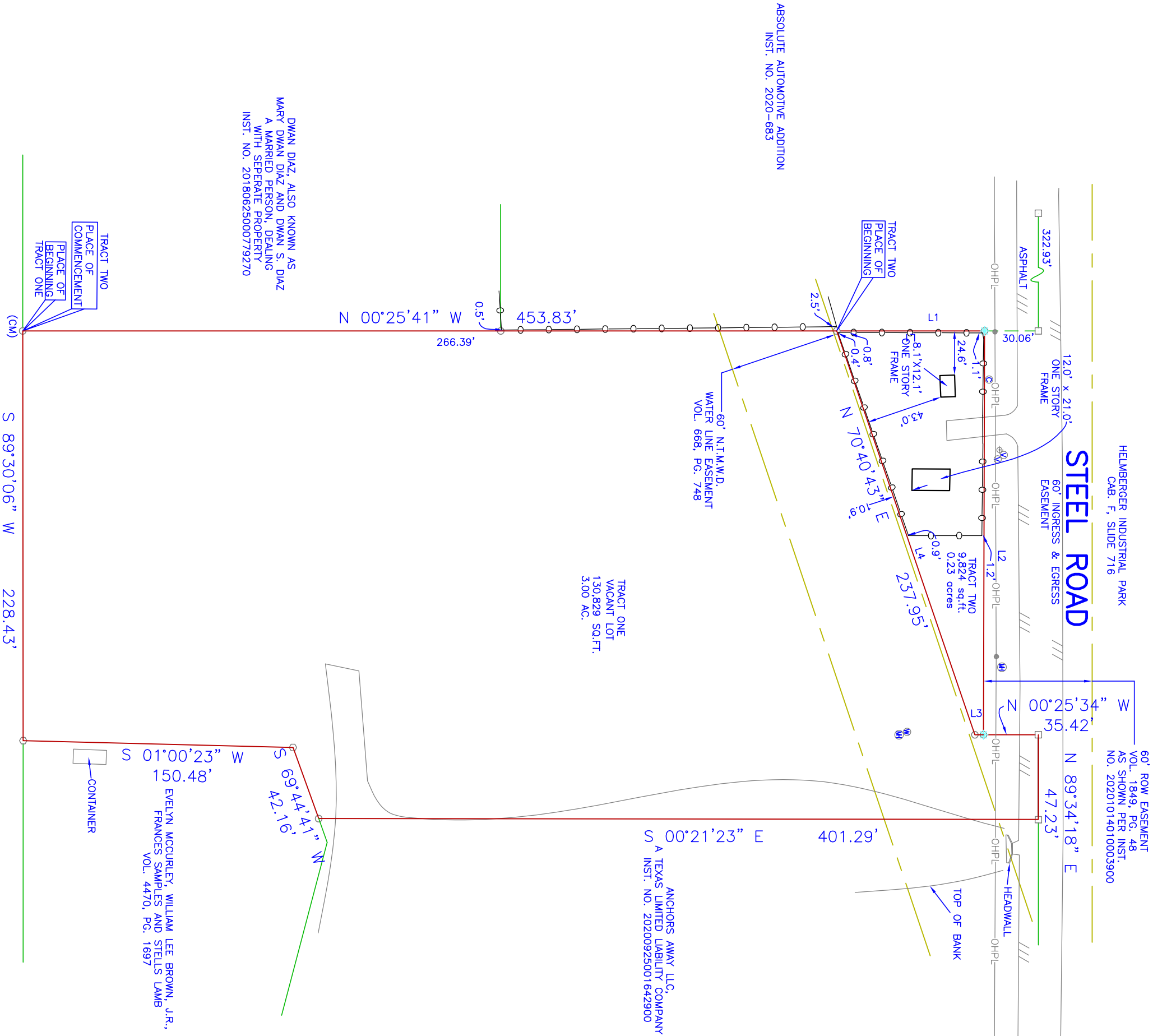
THEENCE North 00 degrees 25 minutes 41 seconds West, along the East line of said Diaz tract, a distance of 266.39 feet passing a 1/2 inch yellow capped iron rod found online, and continuing a total distance of 453.83 feet to a 5/8 inch iron rod found in the last line of Absolute Automotive Addition, an Addition in Collin County, Texas, according to the Map or Plat thereof recorded in Instrument No. 2020-683 of the Map Records of Collin County, Texas;

THE NENE North 00 degrees 24 minutes 49 seconds West, a distance of 82.49 feet to a point for corner in the South line of Steel Road, also at the Northwest corner of said City of Wylie tract, from which a mag nail found for reference online a distance of 30.06 feet;

HENCE North 89 degrees 44 minutes 04 seconds East, a distance of 225.11 feet to a point for corner at the Northeast corner of said City of Wylie tract;

THE SOUTHERN RAILROAD COMPANY, a corporation organized under the laws of the State of Georgia, and its wholly owned subsidiary, THE SOUTHERN RAILROAD COMPANY, a corporation organized under the laws of the State of Georgia, do hereby certify that the above described land is a portion of the land described in deed conveyed to GOA Investments LLC – Series 53, recorded in Instrument No. 2020022400025340, (R.C.C.T.):

HENCE South 70 degrees 40 minutes 43 seconds East a distance of 237.95 feet to the PLACE OF BEGINNING and containing 9,824 square feet or 0.23 of an acre of land.



TRACT TWO		
LINE TABLE		
LINE	LENGTH	BEARING
L1	82.49	N00°24'49"W
L2	225.11	N89°44'04"E
L3	4.80	S00°25'34"E
L4	237.95	S70°40'43"W

DWAN DIAZ, ALSO KNOWN AS
MARY DWAN DIAZ AND DWAN S. DIAZ
A MARRIED PERSON, DEALING
WITH SEPARATE PROPERTY
INST. NO. 20180625000779270

ABSOLUTE AUTOMOTIVE ADDITION
INST. NO. 2020-683

NEW HEIGHTS BAPTIST CHURCH ADDITION
INST. NO. 20080318010001010



TITLE AND ABSTRACTING WORK FURNISHED BY

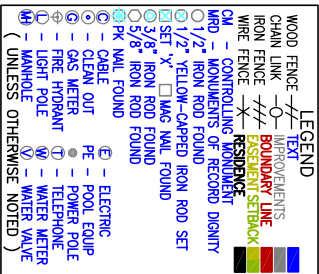
Capital Title

ACCEPTED BY

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR

Capital Title and 53 Steel Road, LLC

USE OF THIS SURVEY FOR ANY OTHER PURPOSE
OR OTHER PARTIES SHALL BE AT THEIR RISK AND
UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS
FOR ANY LOSS RESULTING THEREFROM.



PROPERTY SUBJECT TO
EASEMENTS & RESTRICTIONS
VOL. 2001, PG. 5

EASEMENTS RECORDED IN
THE FOLLOWING VOLUME &
PAGES TO THE BEST OF
MY KNOWLEDGE AND BELIEF
DO NOT AFFECT THE ABOVE
DESCRIBED PROPERTY.
VOL. 557, PG. 253
VOL. 3255, PG. 71
VOL. 1916, PG. 965

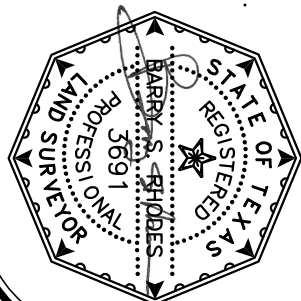
BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
is to certify that I have, this date, made a careful and accurate survey on the ground of property
located at No. _____ IBD Steel Road _____ in the city of _____, Texas
_____ Wythe _____

The plot hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN

Scale: 1" = 60'
 Date: 10/13/2022
 G. F. No.: 22-700747-LS
 Job no.: 202210926
 Drawn by: MR

FIRM REGISTRATION NO. 10194366



SURVEY PLAT



BURNS
SURVEYING



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

M Kittrell Properties, Inc	9012734	mkittrell@mkittrellproperties.com	214-412-7303
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Marilyn Kittrell	0628419	mkittrell@mkittrellproperties.com	214-412-7303
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date