

For Sale

215 Hall Rd, Seagoville TX 75159

NEXT PAGE



0.85 ACRE LOT FOR SALE

THIS APPROXIMATELY 0.85 ACRE CORNER LOT IS LOCATED NEAR HIGHWAY 175 AND IS SURROUNDED BY COMMERCIAL BUSINESSES, RESTAURANTS, FUEL STATIONS, AND SHOPPING CENTERS, MAKING IT AN ATTRACTIVE OPPORTUNITY FOR FUTURE RETAIL OR MIXED USE DEVELOPMENT. WITH CONVENIENT ACCESS TO MAJOR TRAFFIC ROUTES, AND A HIGH TRAFFIC LOCATION WITHIN A GROWING COMMERCIAL CORRIDOR, THE PROPERTY IS WELL SUITED FOR INVESTORS, DEVELOPERS, OR BUSINESS OWNERS SEEKING A PRIME LOCATION WITH STRONG POTENTIAL FOR GROWTH AND LONG TERM SUCCESS.

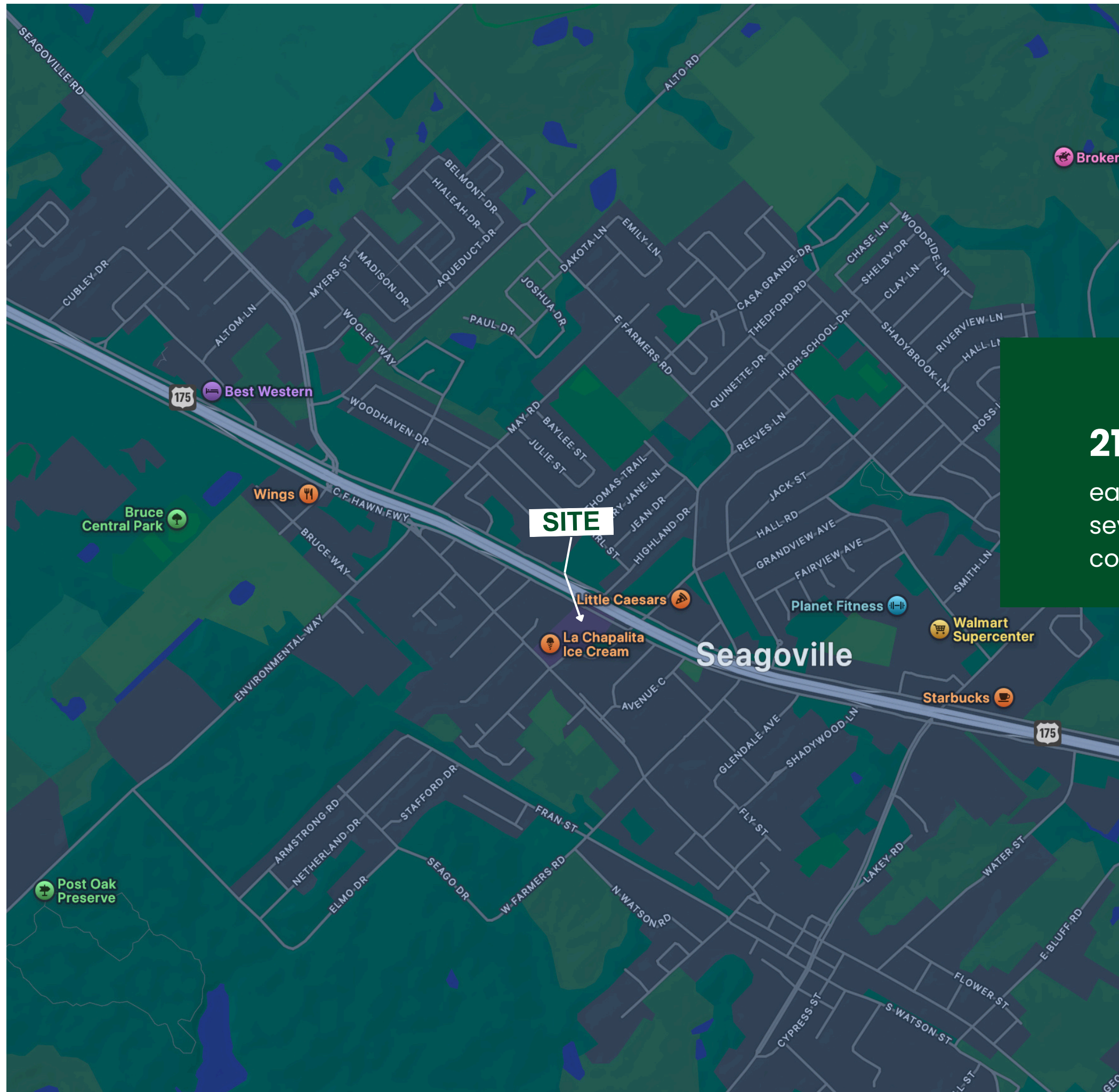
OSCAR@HIVIEWREALESTATE.COM



LAND FOR SALE

Approximately 0.85 acre lot in Seagoville, Tx.





LOCATION MAP

215 HALL RD, SEAGOVILLE TX 75159

easy access to Highway 175 and is conveniently positioned near several major roadways, providing excellent visibility and connectivity.

HI VIEW REAL ESTATE





OSCAR REYES

OSCAR@HIVIEWREALESTATE.COM

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215 Hall Road

Lot 1, Block 1, SEAGOVILLE SHOPPING CENTER ADDITION, an Addition to the City of Seagoville, Dallas County, Texas, according to the Plat thereof recorded under Clerk's File No(s). 202200242427, Map Records, Dallas County, Texas



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to MCHQ Properties LLC, a Texas limited liability company and Chicago Title Insurance Company, in connection with the transaction described in G.F. No. CTCP87-8000872400925 that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 215 Hall Road described in Instrument Number 20110091124, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Federal Emergency Rate Map Community Panel No. 48113C0545K with a date of 07/07/2014) pursuant to the Flood Disaster Protection Act of 1973.

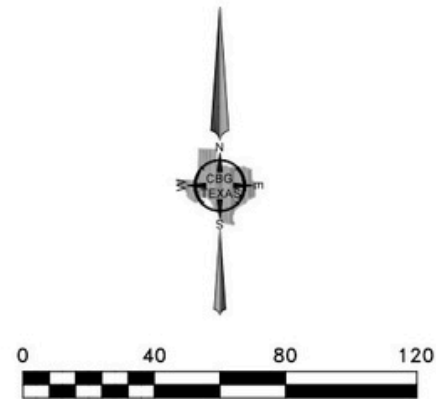
The surveyor expressly understands and agrees that entities mentioned above are entitled to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 24th day of October, 2024.

Nathan Alan Pare

Registered Professional Land Surveyor



NOTES:

- BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.
- EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
- PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOL. 470, PG. 112; CC# 202200242427
- EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY: VOL. 2643, PG. 468; VOL. 5320, PG. 31; VOL. 458, PG. 215; VOL. 458, PG. 217; VOL. 75024, PG. 416; VOL. 75024, PG. 428; VOL. 78093, PG. 638; VOL. 78155, PG. 475; VOL. 81040, PG. 818; VOL. 88150, PG. 3574; VOL. 88097, PG. 2731

REVISIONS		
DATE	BY	NOTES
11/01/2024	CAJ	COMMENTS

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
□	FENCE POST CORNER
⊗	MAG NAIL FOUND
⊗	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
⊕	POINT FOR CORNER
⊗	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊗	FIRE HYDRANT
OES	OVERHEAD ELECTRIC SERVICE
OHP	OVERHEAD POWER LINE
▨	ASPHALT PAVING
▩	CHAIN LINK FENCE
▩	WOOD FENCE
▩	0.5' WIDE TYPICAL BARBED WIRE
▩	IRON FENCE
▩	PIPE FENCE
▩	COVERED PORCH, DECK OR CARPORT
▩	CONCRETE PAVING
▩	DOUBLE SIDED WOOD FENCE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	10/24/2024	2417364	SEE CERT.	CAJ

TEXAS LAND TITLE SURVEY

LOT 1, BLOCK 1, SEAGOVILLE SHOPPING CENTER ADDITION

CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS

215 HALL ROAD

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____