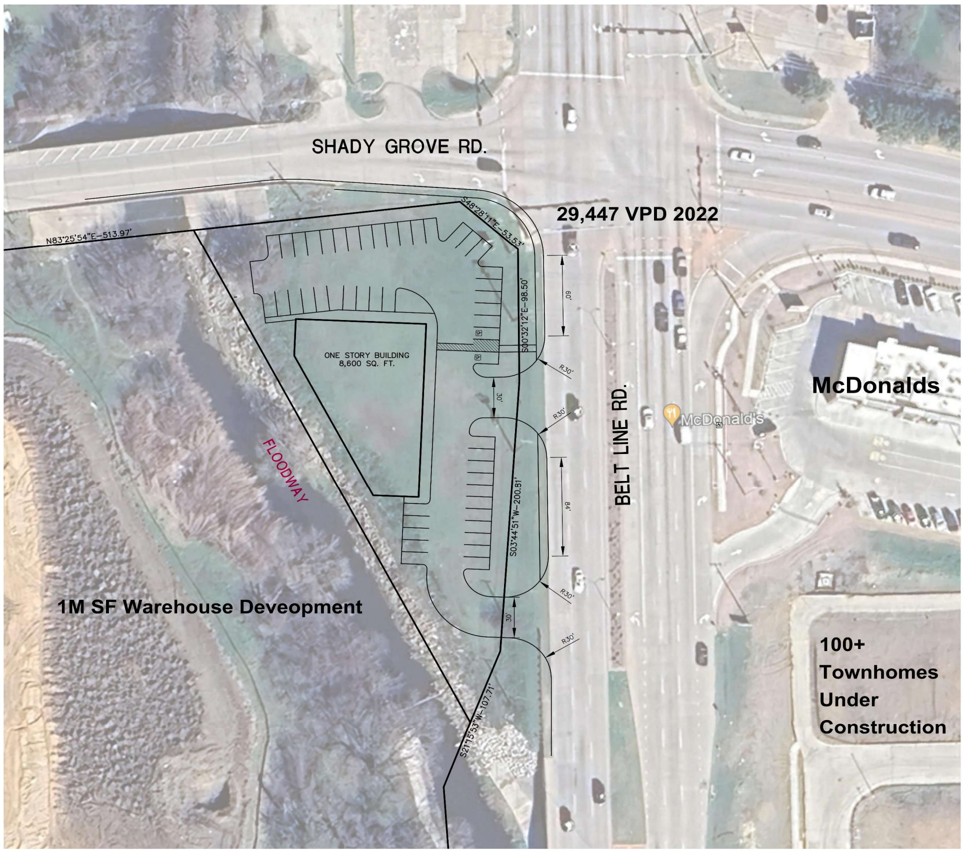
Joe Goldsmith, Broker
Tel: 214 / 499-8569
Email: gdj405@gmail.com

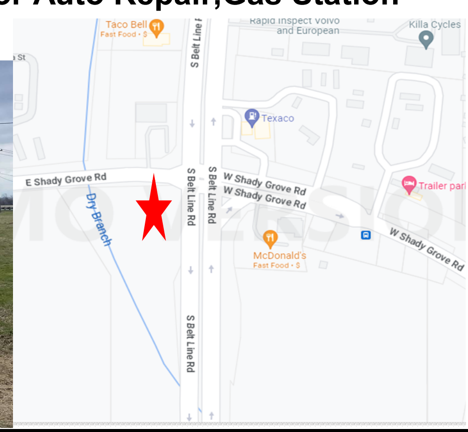
One Acre SWC Shady Grove/Beltline

1319 S. Beltline Rd
Grand Prairie, TX 75050

Zoning	C
Acres	0.98
Land Sqft	42,682
Price	**$450,000**



Southwest corner Beltline & Shady Grove. Zoned C. City will only allow curb cut on Beltline. No access from Shady Grove. Uses QSR, Minor Auto Repair,Gas Station Medical, Retail & Office.



Aerial

Date of copy: 3/12/2025

DCAD Tax Account: 65168037510300200

Dallas Central Appraisal District
2949 N Stemmons Freeway
Dallas, TX 75247-6195
(214) 631-1342
www.dallascad.org

1 inch equals 188 feet

0 95 190 380 ft

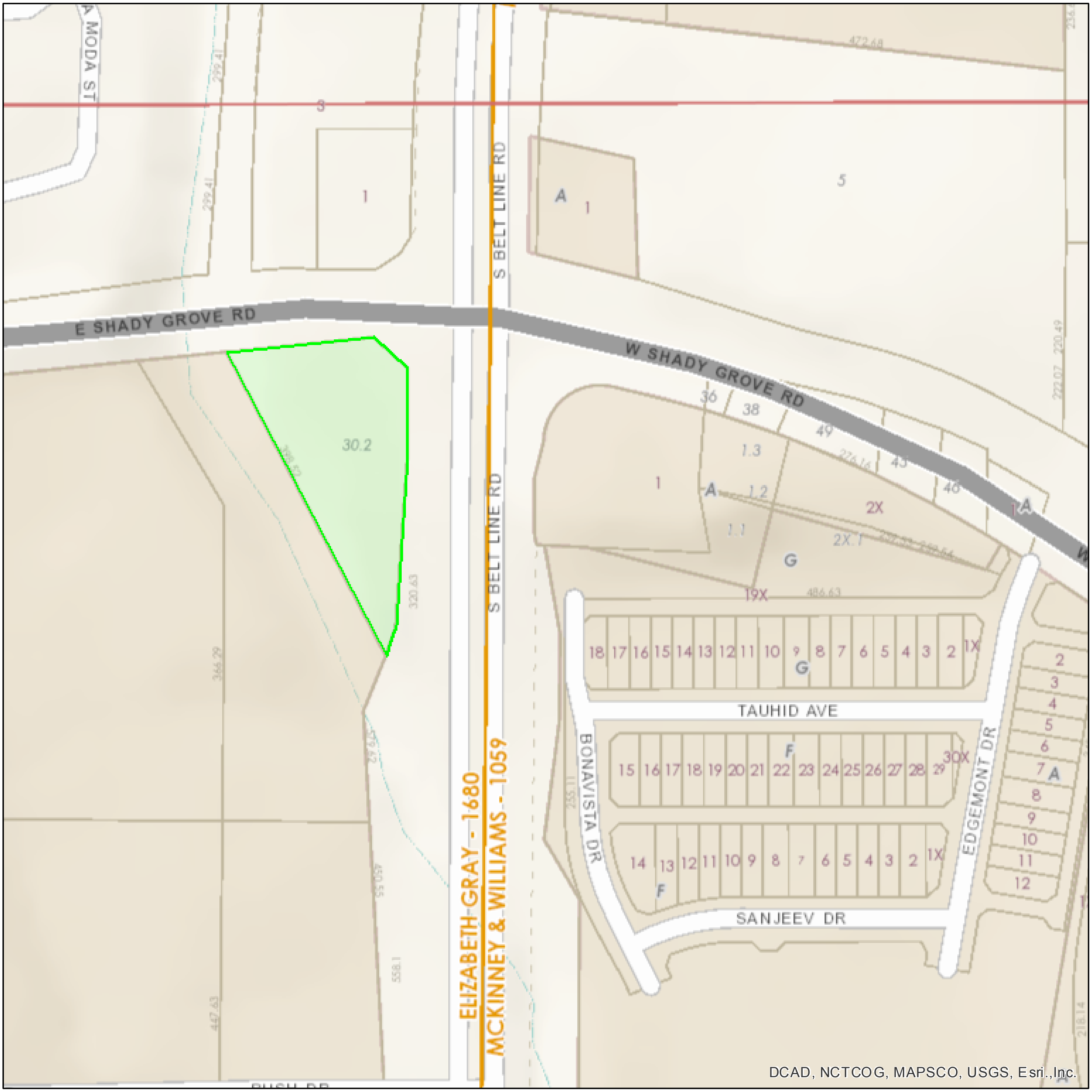
0 25 50 100 m

DCAD, NCTCOG, USGS, Esri.Inc

Plat

Date of copy: 3/12/2025

DCAD Tax Account: 65168037510300200



This product is for INFORMATIONAL purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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S

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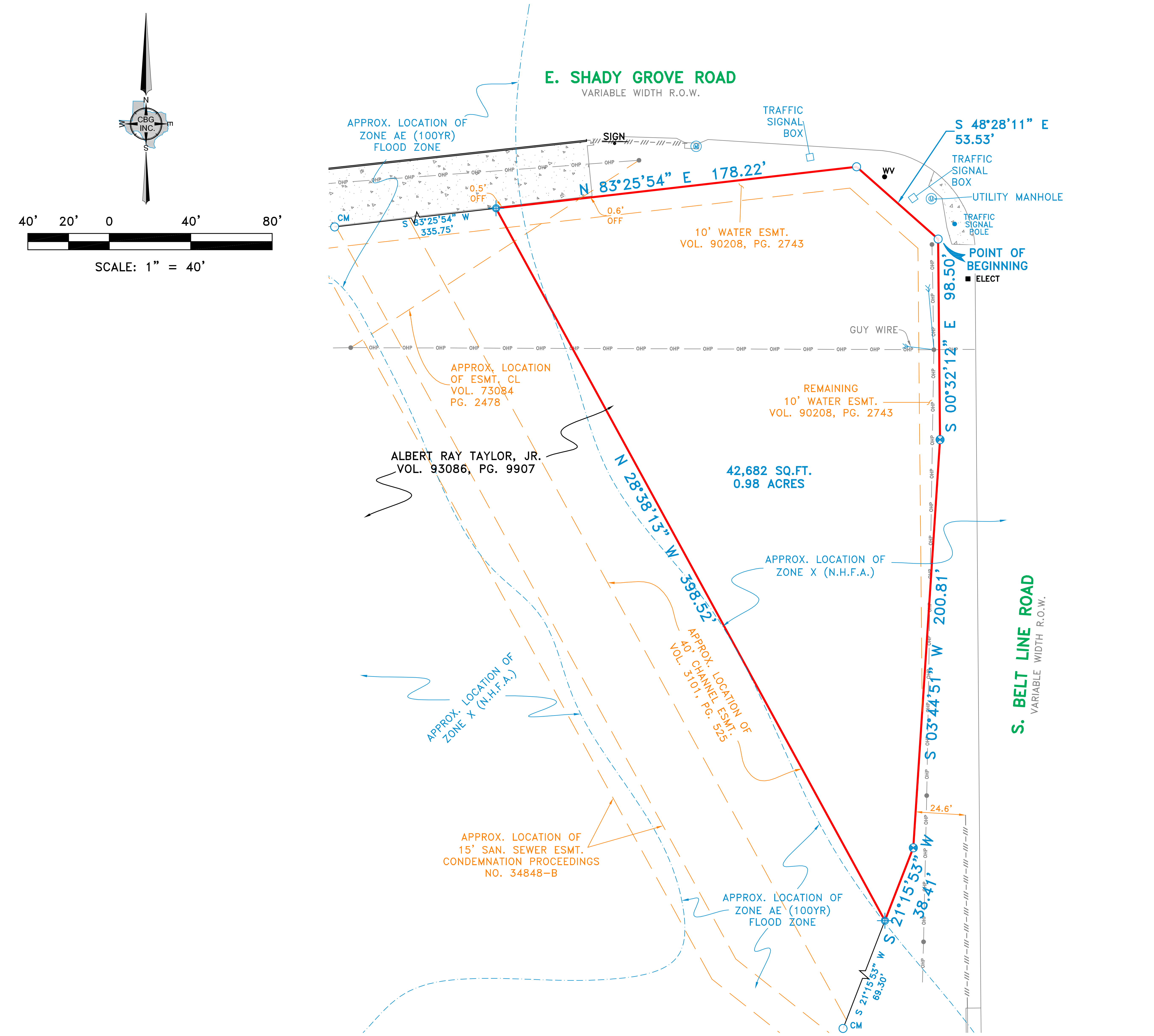

1319 S. Belt Line Road

Being a tract of land situated in the Elizabeth Gray Survey, Abstract No. 1680, City of Grand Prairie and the City of Irving, Dallas County, Texas, and being a part of that same tract of land conveyed to Albert Ray Taylor, Jr. by Special Warranty Deed recorded in Volume 93086, Page 9907, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." previously set for corner on the West right-of-way line of S. Belt Line Road (variable width right-of-way);

THENCE traversing along said West right-of-way line of S. Belt Line Road as follows:

South 00 degrees 32 minutes 12 seconds East, a distance of 98.50 feet to a 4 inch aluminum disc stamped "TxDot" found for corner;

South 03 degrees 44 minutes 51 seconds West, a distance of 200.81 feet to a 4 inch aluminum disc stamped "TxDot" found for corner;

South 21 degrees 15 minutes 53 seconds West, a distance of 38.41 feet to a point for corner on the Northeast line of a 40 foot Channel Easement recorded in Volume 3101, Page 525, Deed Records, Dallas County, Texas;

THENCE North 28 degrees 38 minutes 13 seconds West, leaving the West right-of-way line of S. Belt Line Road and traversing along said Northeast line of Easement and through said Taylor tract, a distance of 398.52 feet to a point for corner on the South right-of-way line of E. Shady Grove Road (variable width right-of-way);

THENCE North 83 degrees 25 minutes 54 seconds East, along said South right-of-way line of E. Shady Grove Road, a distance of 178.22 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying, Inc." previously set for corner;

THENCE South 48 degrees 28 minutes 11 seconds East, a distance of 53.53 feet to the POINT OF BEGINNING and containing 42,682 square feet or 0.98 of an acre of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (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; 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. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 28th day of December, 2016.

Bryan Connally

Bryan Connally
Registered Professional Land Surveyor No. 5513

STATE OF TEXAS — REGISTERED — BRYAN CONNALLY — 5513 — PROFESSIONAL — LAND SURVEYOR

NOTE: According to the F.I.R.M. in Map No. 48113C0315K ,this property does lie in Zone X and DOES NOT lie within the 100 year flood zone. Except as shown.

ACCEPTED BY: ____ SIGNATURE ____ DATE ____ SIGNATURE ____ DATE

NOTE: This survey is made in reliance upon the information provided by the client. CBG Surveying, Inc. has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES:
Bearings are based on North Texas GPS coordinates.

REVISIONS		
DATE	BY	NOTES

LEGEND

CM CONTROLLING MONUMENT
1/2" IRON ROD FOUND
1/2" IRON ROD SET
1" IRON PIPE FOUND
"X" FOUND / SET
4" ALUMINIUM DISC "TXDOT" FOUND
UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC
POWER POLE
PE – POOL EQUIPMENT
BRICK COLUMN
AC – AIR CONDITIONING
FIRE HYDRANT
ASPHALT PAVING
GRAVEL/ROCK ROAD OR DRIVE
CHAIN LINK FENCE
WOOD FENCE
0.5' WIDE TYPICAL BARBED WIRE
IRON FENCE
PIPE FENCE
COVERED PORCH,DECK OR CARPORT
OES — OVERHEAD ELECTRIC SERVICE
OHP — OVERHEAD POWER LINE
CONCRETE PAVING

C.B.G. Surveying, Inc.
12025 Shiloh Rd. Suite 230
Dallas, Texas 75228
P 214-349-9485 F 214-349-2216
Firm No. 10168800
www.cbginctx.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=40'	12/28/16	1621558-1		MC

METES AND BOUNDS SURVEY

ELIZABETH GRAY SURVEY, ABSTRACT NO. 1680

DALLAS COUNTY, TEXAS

1319 S. BELT LINE ROAD

1319 S Beltline Rd

★★☆☆☆

Land - Grand Prairie Submarket
Irving, TX 75060

0.98	42,689	CN	$650K	$663.3K
AC Lot	SF Lot	Zoning	Sale Price	Price/AC

Currency: USD ($)

Summary Population Housing Daytime Employment Cor

Radius: 2 miles, 5 miles, 10 miles

Population

	2 miles	5 miles	10 miles
2020 Population	48,346	254,631	967,611
2024 Population	45,794	245,840	975,743
2029 Population Projection	45,101	245,156	993,878
Annual Growth 2020-2024	-1.3%	-0.9%	0.2%
Annual Growth 2024-2029	-0.3%	-0.1%	0.4%
Median Age	34.1	33.5	34
Bachelor's Degree or Higher	16%	23%	29%
U.S. Armed Forces	0	96	513

Population By Race

	2 miles	5 miles	10 miles
White	12,951	68,072	305,434
Black	3,862	42,098	166,948
American Indian/Alaskan Native	611	2,450	8,538
Asian	2,648	18,363	99,511
Hawaiian & Pacific Islander	31	408	2,881
Two or More Races	25,692	114,450	392,431
Hispanic Origin	29,374	130,697	446,065

Housing

	2 miles	5 miles	10 miles
Median Home Value	$217,107	$223,580	$254,054

	2 miles	5 miles	10 miles
Median Year Built	1978	1980	1983

Households

	2 miles	5 miles	10 miles
2020 Households	15,874	92,200	357,818
2024 Households	14,845	88,202	360,907
2029 Household Projection	14,581	88,033	368,079
Annual Growth 2020-2024	-0.5%	0.2%	1.1%
Annual Growth 2024-2029	-0.4%	0%	0.4%
Owner Occupied Households	7,725	33,685	147,445
Renter Occupied Households	6,856	54,347	220,634
Avg Household Size	3	2.7	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending ($)	$426.8M	$2.4B	$10.2B

Income

	2 miles	5 miles	10 miles
Avg Household Income	$75,200	$76,211	$83,596
Median Household Income	$56,469	$58,239	$62,331
< $25,000	2,820	13,793	58,323
$25,000 - 50,000	3,745	23,617	85,758
$50,000 - 75,000	3,311	19,089	71,192
$75,000 - 100,000	1,564	11,295	47,025
$100,000 - 125,000	1,248	8,080	32,982
$125,000 - 150,000	722	4,271	21,346
$150,000 - 200,000	699	4,014	20,560
$200,000+	738	4,044	23,722

2.5.6 Neighborhood Commercial (C-N). In a C-N neighborhood commercial district no land shall be used and no building shall be erected for or converted to any use other than:

a) Principal uses: The following uses shall be permitted as principal uses subject to the limitations indicated:

1) Any use permitted in a P-O professional office district subject to the regulations of this district.

2) Café, restaurant, or cafeteria. Outdoor dining shall be permitted. Except outdoor dining shall not be permitted closer than two hundred fifty (250) feet and no amplified music shall be operated within five hundred (500) feet of a single-family zoned lot, both as measured at the closest edge of the patio space of the outdoor dining service to the residential property line. This limitation does not apply when the patio is fully screened from the residential property by a permanent building or to residential zoned properties used for nonresidential purposes.

3) Day nursery and kindergarten.

4) Food and dairy markets in enclosable buildings. No structure shall be erected, converted, or constructed to allow for the interior passage of motor vehicles for the retail sales or delivery of foods or beverages.

5) Gasoline service station.

6) Nursery or greenhouse completely within an enclosed building.

7) Private club.

8) Professional and business services and offices completely within an enclosed building, excluding hotel/motel operations.

9) Retail stores and uses completely within an enclosed building. No structure shall be erected, converted, or constructed to allow for the interior passage of motor vehicles for the retail sales or delivery of foods or beverages.

10) Veterinarian clinic or hospital, completely within an enclosed building.

11) Barber, beauty shop, cosmetologist and hairdresser.

12) Event Center/Rental Hall. CUP required when within 500 feet of any "R" Residential District, measured property line to property line and/or the total square footage of the space is greater than 2,000.

13) Amusement, Indoor. CUP required when within 500 feet of any "R" Residential District, measured property line to property line.

14) Automobile washing business; automatic, coin-operated or moving line wash; by CUP only.

15) Farmers' market, provided that an office or pavilion with permanent public restroom facilities shall be constructed. CUP required when within 500 feet of an "R" Single Family District, measured property line to property line.

16) Veterinarian clinic or hospital with outside runs or boarding kennels; by CUP only.

17) Outdoor storage as a primary use, provided that such storage shall be completely encompassed by a blind fence or wall at least seven (7) feet high and provided that materials stored shall be stacked no higher than one foot below the top of the fence or wall; by CUP only.

b) Accessory uses:The following uses shall be permitted as accessory uses provided that such use shall be located not less than twenty (20) feet from any street right-of-way.

1) Swimming pool.

2) Mechanical equipment no nearer than one hundred twenty (120) feet to any principal building used for single-family residence within an R-40, R-15, R-10, R-7.5, or R-6 district.

3) Garbage storage no nearer than thirty (30) feet to a developed lot in an R-40, R-15, R-10, R-7.5, or R-6 district used as a single-family dwelling.

4) Provisions for the parking of automobiles provided that such provisions within sixty (60) feet of a developed lot in any "R" district shall be separated from said lot by a blind

5) Data Center, subject to compliance with Section 3.20.

c) Parking regulations:Off-street parking shall be provided in accordance with the provisions of this ordinance and other applicable ordinances of the city.

d) Area regulations:The following minimum requirements shall be required: fence or wall at least six (6) feet high.

1) Depth of front yard: 25 feet

2) Depth of rear yard: 6 feet

3) Width of side yard: 6 feet (see Section 8.4.1, Corner Lots, as applicable)

4) Width of lot: 75 feet

5) Depth of lot: 80 feet

6) Distance between detached buildings: 12 feet

e) Height and area regulations:The following maximum height and area regulations shall be observed:

1) Height of principal structure: 2½ stories or 30 feet

2) Height of accessory structure: 1 story or 15 feet

3) Lot coverage by building: 40 percent

4) Lot coverage by buildings, driveways and parking spaces: 90 percent

Joe Goldsmith
405 Hanover Ln. Irving, TX 75062
Tel: 214-499-8569, Fax: 844-828-8841
gdj405@gmail.com

Approved by the Texas Real Estate Commission for Voluntary Use

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;
(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,
you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant　　　　　　Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.