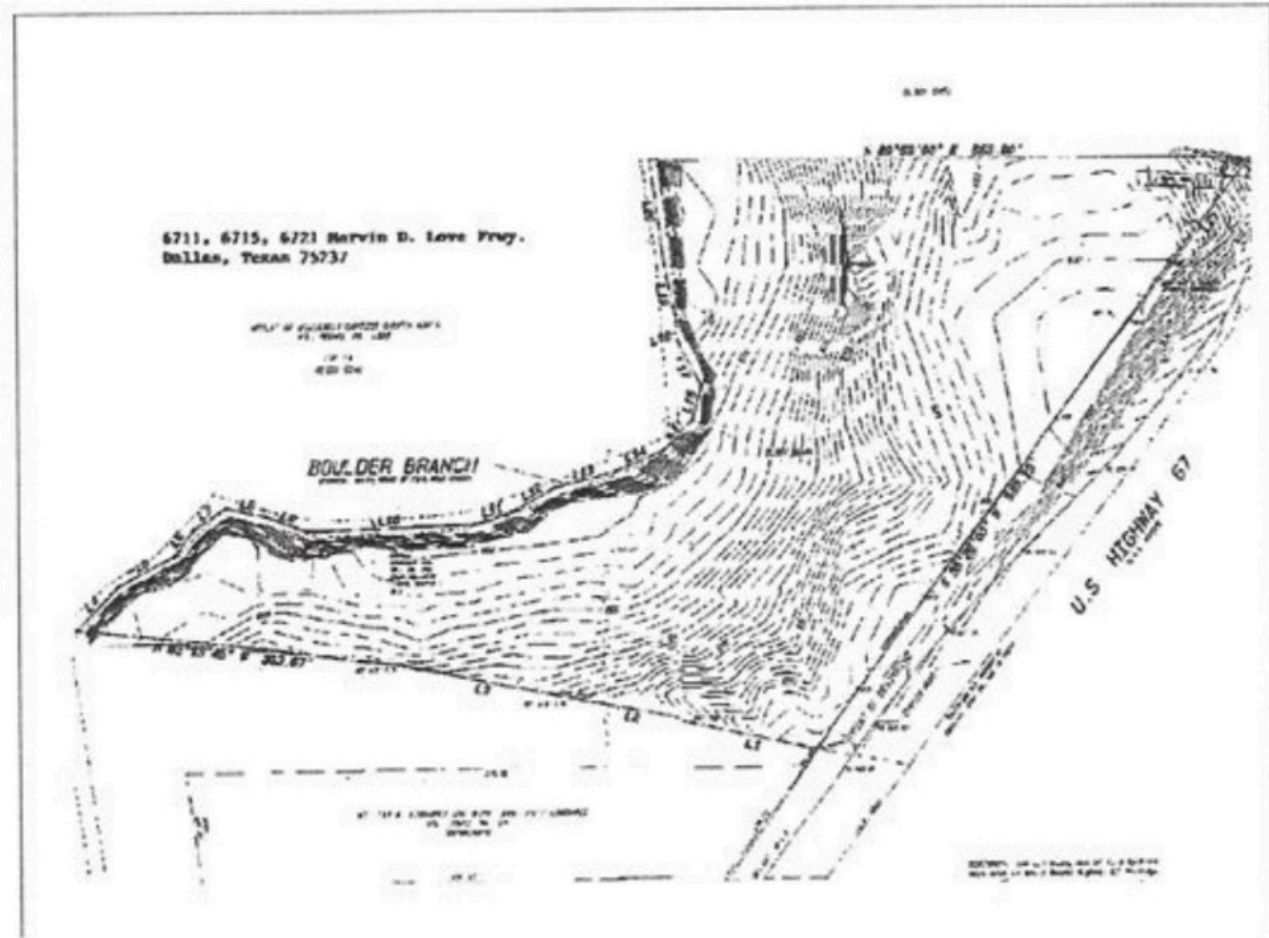
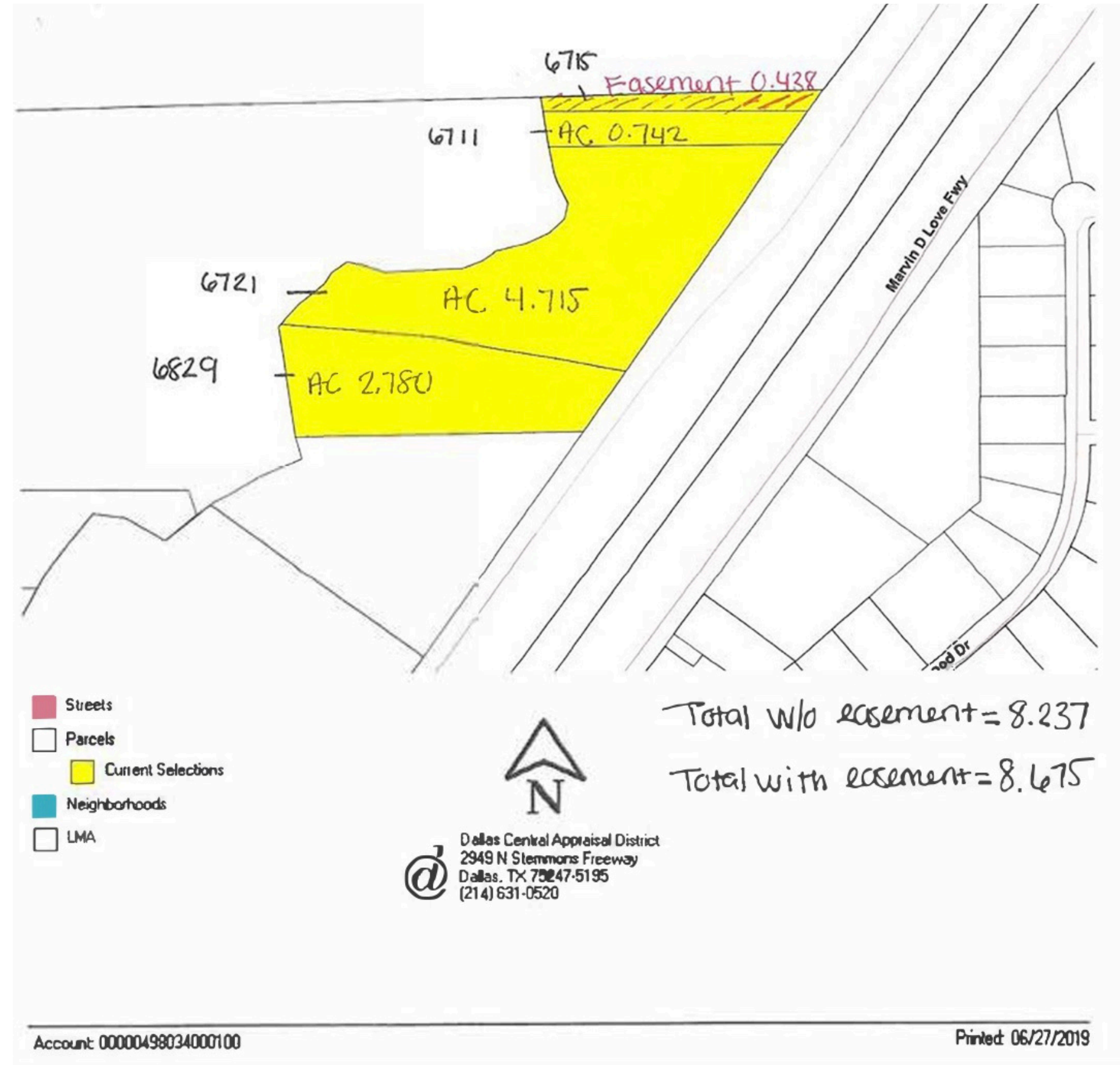


# 6711, 6715, 6721 Marvin D. Love



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Parcels



 Dallas Central Appraisal District  
2949 N Stemmons Freeway  
Dallas, TX 75247-5195  
(214) 631-0520

## 6829 Marvin D Love Fwy - 6829 - 6721 Marvin D Love Fwy

Land - Southwe...  
Dallas, TX 75237

7.5 AC Lot  
326,700 SF Lot

### Sale

For Sale	Price Not Disclosed	Status	Active
Sale Type	Investment or...		

### Land

Type	Commercial Land		
Land AC - Gross	7.50 AC	Land SF - Gross	326,700 SF
Walk Score®	Car-Dependent (30)		
Transit Score®	Some Transit (36)		

### Public Transportation

Airport	Drive	Distance
Dallas Love Field Airport	25 min	15.9 mi
Dallas/Fort Worth International Airport	35 min	26.4 mi

### Location

Zip	75237
Submarket	Southwest Dallas
Submarket Cluster	Southwest Dallas
Market	Dallas/Ft Worth
County	Dallas
State	Texas
CBSA	Dallas-Fort Worth-Arlington, TX
DMA	Dallas-Ft Worth, TX

### Demographics

	1 Mi	3 Mi
Population	8,439	94,864
Households	3,306	33,122
Average Age	33.10	34.80
Median HH Income	\$36,334	\$40,098
Daytime Employees	3,338	42,310
Population Growth '19-'24	5.4%	5.1%
Household Growth '19-'24	4.6%	4.6%

### Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
S G Alexander Fwy	W Camp Wisdom R...	4,955	2018	0.09 mi
Marvin D Love Fwy	W Camp Wisdom R...	6,873	2018	0.12 mi
Marvin D Love Fwy	W Camp Wisdom R...	4,273	2018	0.20 mi
Marvin D Love Fwy	W Camp Wisdom R...	102,705	2018	0.21 mi
W Camp Wisdom Rd	Chaucer Pl E	18,765	2018	0.22 mi

Made with TrafficMetrix® Products

Property ID: 11063324

### Building Images



Aerial



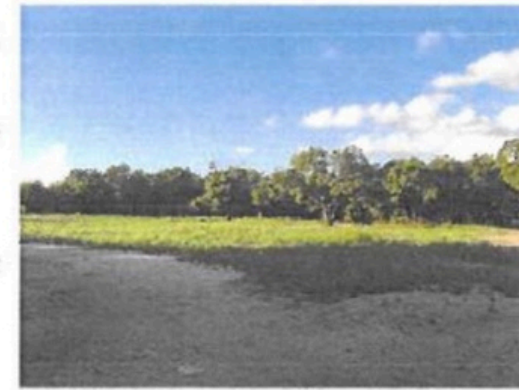
IMG\_6205



IMG\_6185



IMG\_6193



IMG\_6202

## 6711-6721 Marvin D Love Fwy - Vacant Land

Off US Highwa...  
Land - Southwe...  
Dallas, TX 75237

5.83 AC Lot  
253,955 SF Lot  
MF-1 Zoning



### Sale

Sold Price Not Disclosed  
Date Jun 2012

### Land

Type 2 Star Commercial Land  
Zoning MF-1  
Land AC - Gross 5.83 AC  
Topography Level  
Land SF - Gross 253,955 SF  
Dimensions Irregular  
On Sites Raw land  
Off Sites No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Sewer, No Streets, No Water  
Current Use Vacant Land  
Proposed Use MultiFamily  
Frontage 592' on Marvin D Love Fwy  
Parcel 0000049803400000, 00000498034000100, 00000498037000000  
Taxes \$0.02/SF (2018)  
Walk Score® Car-Dependent (33)  
Transit Score® Some Transit (34)

### Land Notes

Vacant land for sale.

### Public Transportation

Airport	Drive	Distance
Dallas Love Field Airport	25 min	16.0 mi
Dallas/Fort Worth International Airport	35 min	28.5 mi

### Demographics

	1 Mi	3 Mi
Population	8,409	92,480
Households	3,326	32,026
Average Age	33.10	34.50
Median HH Income	\$33,940	\$38,179
Daytime Employees	3,638	42,139
Population Growth '19-'24	5.2%	4.4%
Household Growth '19-'24	4.6%	3.9%

### Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
S G Alexander Fwy	W Camp Wisdom R...	4,955	2018	0.06 mi
Marvin D Love Fwy	W Camp Wisdom R...	6,873	2018	0.09 mi
Marvin D Love Fwy	W Camp Wisdom R...	4,273	2018	0.12 mi
Marvin D Love Fwy	W Camp Wisdom R...	102,705	2018	0.12 mi
S G Alexander Fwy	W Red Bird Ln NE	99,000	2017	0.16 mi

Made with TrafficMetrix® Products

### Documents

Last Sale  
Deed

### Assessment

2018 Assessment		
Land	\$143,800	\$0.57/SF

### Location

Zip 75237  
Submarket Southwest Dallas  
Submarket Cluster Southwest Dallas  
Market Dallas/Ft Worth  
County Dallas  
State Texas  
CBSA Dallas-Fort Worth-Arlington, TX  
DMA Dallas-Ft Worth, TX  
Map (Page) Mapsco 63 UD

Property ID: 10793

### Building Images



Primary Photo



Site Plan

COMMERCIAL LAND - Account Number 0000049804300000 - PIN: M36DAE

6829 MARVIN D LOVE FWY Account# 0000049804300000 c Tax Obj ID 0000049804300000 1 of 1

\$310,710 Method COST Reval Year 2019 BPP

FRONT	DEPTH	AREA	UNIT	METHOD	UNIT/PRICE	MKT ADJ	ADJ PRICE	% OWN	VALUE	EXCESS	AG
0	0	121,097	SQUA	STANDA	1.50	0	1.50	100	181,646		

CONCRETE Curb  Sidewalk  Total Land Value 181,650  Current Use Val

SEWER Electricity  Alley  Total SF 121,097 Price PSF 1.50

PUBLIC WATER SUPPLY Gas  Total Acre 2.780 Price Per Acre 65,342

Ag Rollback Land Comps  Plot LMA **ACRE 2.780**

UNASSIGNED Description

SELECT LAND CLS Livestock UNASSIGNED # of Livestock 0 USDA#

0-ALWAYS USED ON AG CLASS WAS Fences UNASSIGNED Gates UNASSIGNED

UNASSIGNED Water PUBLIC WATER SUPPLY Govt. Program UNASSIGNED

UNASSIGNED

Selected AG Value

Related Accts Lease Info Total Ag and Non-Ag Land Value 181,646

COMMERCIAL LAND - Account Number 0000049803700000 - PIN: NUSDDR

6721 MARVIN D LOVE FWY Account# 0000049803700000 c Tax Obj ID 0000049803700000 1 of 1

\$308,110 Method COST Reval Year 2019 BPP

FRONT	DEPTH	AREA	UNIT	METHOD	UNIT/PRICE	MKT ADJ	ADJ PRICE	% OWN	VALUE	EXCESS	AG
0	0	205,407	SQUA	STANDA	1.50	0	1.50	100	308,111		

CONCRETE Curb  Sidewalk  Total Land Value 308,110  Current Use Val

SEWER Electricity  Alley  Total SF 205,407 Price PSF 1.50

PUBLIC WATER SUPPLY Gas  Total Acre 4.715 Price Per Acre 65,347

Ag Rollback Land Comps  Plot LMA **ACRE 4.715**

UNASSIGNED Description

SELECT LAND CLS Livestock UNASSIGNED # of Livestock 0 USDA#

0-ALWAYS USED ON AG CLASS WAS Fences UNASSIGNED Gates UNASSIGNED

UNASSIGNED Water PUBLIC WATER SUPPLY Govt. Program UNASSIGNED

UNASSIGNED

Selected AG Value

Related Accts Lease Info Total Ag and Non-Ag Land Value 308,111

COMMERCIAL LAND - Account Number 0000049803400000 - PIN: CEEYLG

6711 MARVIN D LOVE FWY Account# 0000049803400000 c Tax Obj ID 0000049803400000 1 of 1

\$18,090 Method COST Reval Year 2017 BPP

FRONT	DEPTH	AREA	UNIT	METHOD	UNIT/PRICE	MKT ADJ	ADJ PRICE	% OWN	VALUE	EXCESS	AG
0	0	32,304	SQUA	STANDA	0.56	0	0.56	100	18,090		

ASPHALT Curb  Sidewalk  Total Land Value 18,090  Current Use Val

SEWER Electricity  Alley  Total SF 32,304 Price PSF 0.56

PUBLIC WATER SUPPLY Gas  Total Acre 0.742 Price Per Acre 24,380

Ag Rollback Land Comps  Plot LMA **ACRE 0.742**

UNASSIGNED Description

SELECT LAND CLS Livestock UNASSIGNED # of Livestock 0 USDA#

0-ALWAYS USED ON AG CLASS WAS Fences UNASSIGNED Gates UNASSIGNED

UNASSIGNED Water PUBLIC WATER SUPPLY Govt. Program UNASSIGNED

UNASSIGNED

Selected AG Value

Related Accts Lease Info Total Ag and Non-Ag Land Value 18,090

COMMERCIAL LAND - Account Number 00000498034000100 - PIN: YF6X9M

6715 MARVIN D LOVE FWY Account# 00000498034000100 c Tax Obj ID 00000498034000100 1 of 1

\$19,080 Method COST Reval Year 2019 BPP

FRONT	DEPTH	AREA	UNIT	METHOD	UNIT/PRICE	MKT ADJ	ADJ PRICE	% OWN	VALUE	EXCESS	AG
0	0	19,079	SQUA	STANDA	1.00	0	1.00	100	19,079		

**Easement Access**

ASPHALT Curb  Sidewalk  Total Land Value 19,080  Current Use Val

SEWER Electricity  Alley  Total SF 19,079 Price PSF 1.00

PUBLIC WATER SUPPLY Gas  Total Acre 0.438 Price Per Acre 43,562

Ag Rollback Land Comps  Plot LMA

UNASSIGNED Description

SELECT LAND CLS Livestock UNASSIGNED # of Livestock 0 USDA#

0-ALWAYS USED ON AG CLASS WAS Fences UNASSIGNED Gates UNASSIGNED

UNASSIGNED Water PUBLIC WATER SUPPLY Govt. Program UNASSIGNED

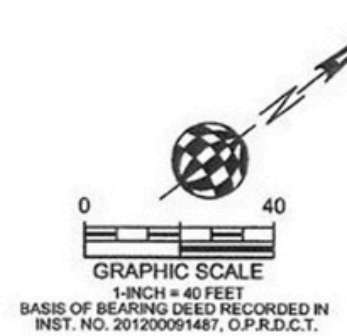
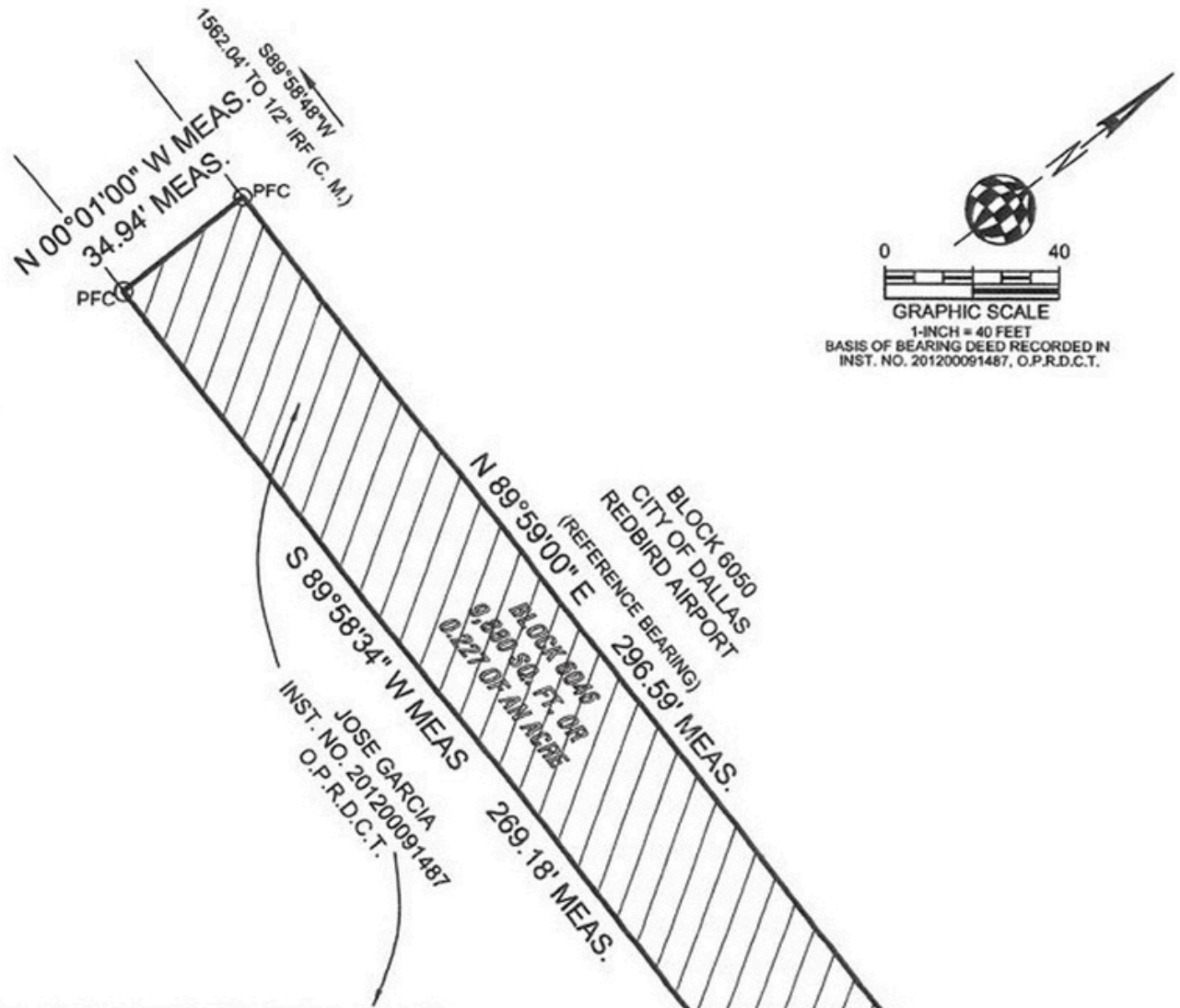
UNASSIGNED

Selected AG Value

Related Accts Lease Info Total Ag and Non-Ag Land Value 19,079

# INGRESS/EGRESS EASEMENT

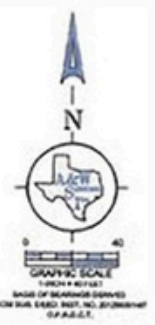
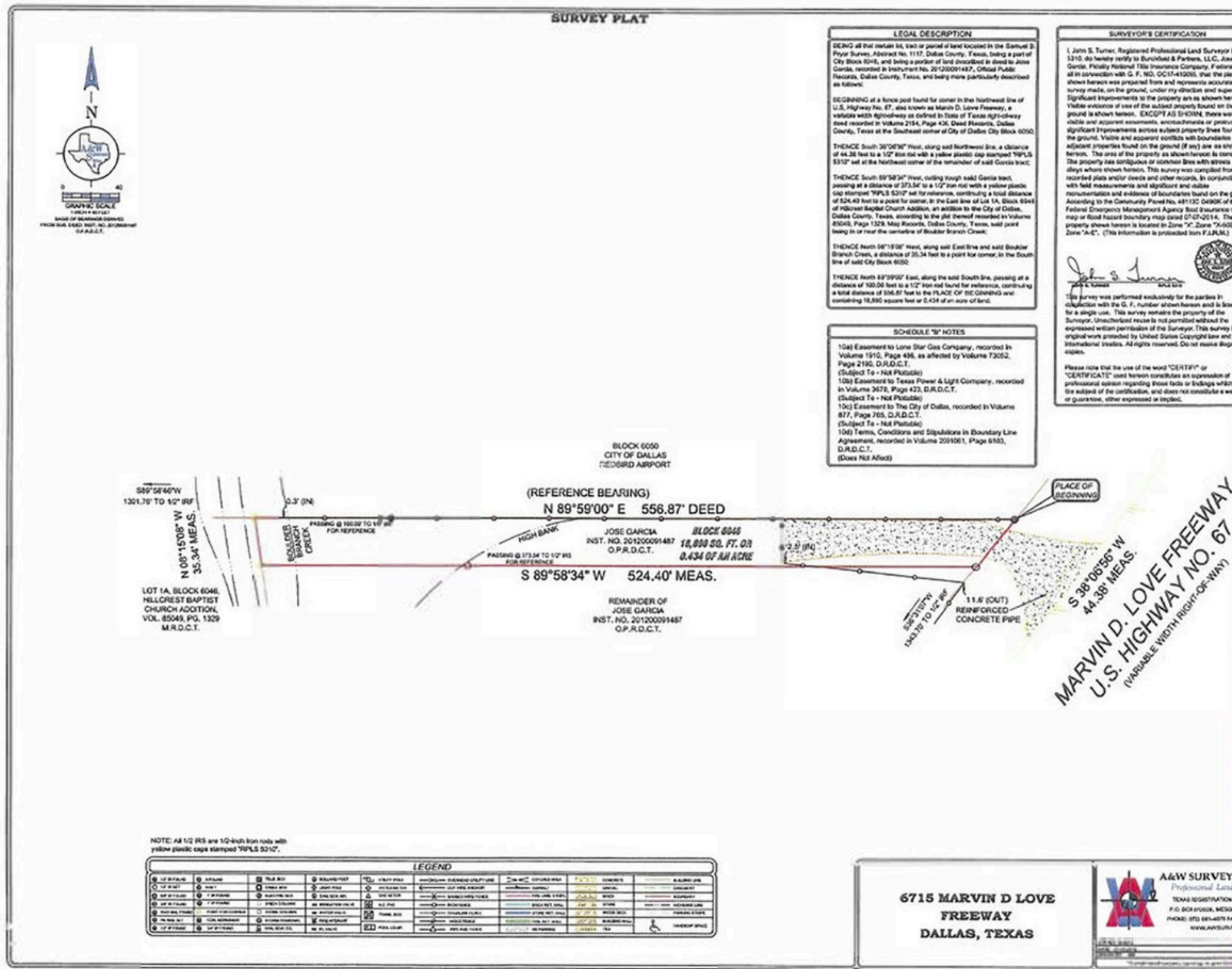
6715 MARVIN D. LOVE FREEWAY



LEGEND	
C.M.	CONTROL MONUMENT
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
MG	MAG NAIL
IRS	IRON ROD SET WITH YELLOW CAP 5310
PFC	POINT FOR CORNER



**A&W SURVEYORS, INC.**  
 Professional Land Surveyors  
 TEXAS REGISTRATION NO. 100174-00  
 P.O. BOX 870029, MESQUITE, TX. 75187  
 PHONE: (972) 681-4975 FAX: (972) 681-4954  
 WWW.AWSURVEY.COM



**LEGAL DESCRIPTION**

BEING all that certain lot, tract or parcel of land located in the Samuel B. Payer Survey, Abstract No. 1117, Dallas County, Texas, being a part of City Block 6046, and being a portion of land described in deed to Jose Garcia, recorded in instrument No. 201200091487, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a fence post found for corner in the northeast line of U.S. Highway No. 67, also known as Marvin D. Love Freeway, a variable width right-of-way as defined in State of Texas right-of-way deed recorded in Volume 2154, Page 436, Deed Records, Dallas County, Texas at the Southeast corner of City of Dallas City Block 6050;

THENCE South 26°00'36\"/>

**SCHEDULE "B" NOTES**

104) Easement to Lone Star Gas Company, recorded in Volume 1912, Page 456, as affected by Volume 73052, Page 2190, D.R.D.C.T. (Subject To - Not Plotted)

105) Easement to Texas Power & Light Company, recorded in Volume 3072, Page 422, D.R.D.C.T. (Subject To - Not Plotted)

106) Easement to The City of Dallas, recorded in Volume 877, Page 765, D.R.D.C.T. (Subject To - Not Plotted)

107) Terms, Conditions and Stipulations in Boundary Line Agreement, recorded in Volume 201061, Page 610, D.R.D.C.T. (Does Not Affect)

**SURVEYOR'S CERTIFICATION**

I, John S. Turner, Registered Professional Land Surveyor, No. 5310, do hereby certify to Burdick & Partners, L.L.C., Jose Garcia, Priority National Title Insurance Company, Factors all in connection with G. F. NO. 0017-41005, that the plat shown hereon was prepared from and represents accurate survey made, on the ground, under my direction and supervision, and that the same is a true and correct representation of the actual conditions on the ground. I have not observed any significant improvements or other changes to the property since the date of the survey. I have not observed any significant improvements or other changes to the property since the date of the survey. I have not observed any significant improvements or other changes to the property since the date of the survey.

*John S. Turner*  
 Registered Professional Land Surveyor, No. 5310

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "WPLS 5217".

LEGEND	
1/2" IRF	1/2" IRON ROD FOUND
1/2" IRS	1/2" IRON ROD SET WITH YELLOW CAP 5310
MG	MAG NAIL
PFC	POINT FOR CORNER
C.M.	CONTROL MONUMENT
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
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6715 MARVIN D LOVE  
 FREEWAY  
 DALLAS, TEXAS

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