



TRAFFIC COUNTS PER TXDOT (2024). LOCATIONS APPROXIMATED FOR MARKETING PURPOSES.

19207-19213
WINDMILL LANE
DALLAS, TX 75252

FOR SALE 1.44 Acres

Prime Development Opportunity
Preston Rd. & PGBT

KOBERG
— REAL ESTATE GROUP —

CHRISTIE'S
INTERNATIONAL REAL ESTATE
— @PROPERTIES LONE STAR —

PROPERTY OVERVIEW

Prime Location

- ± 1.44 Acres
- Frontage near Preston Rd & President George Bush Turnpike
- High-visibility site within established retail & medical corridor

Market Drivers

- Dense surrounding retail and medical presence
- Strong daytime population driven by nearby employment
- Located in a high-income North Dallas submarket
- Continued commercial growth along Preston Rd corridor

Zoning & Development Potential

- Zoned for commercial use
- Ideal for retail, medical, or service-oriented users
- Strong frontage and accessibility for multiple site configurations
- Generally level with natural drainage features

PLEASE CONTACT AGENT FOR PRICING

Size

19207 (Lot 19) = 0.528 Acre


19209 (Lot 20) = 0.512 Acre

19211 (Lot 21) = 0.371 Acre

19213 (Lot 22) = 0.028 Acre



PRESENTED BY:
WILL KOBERG

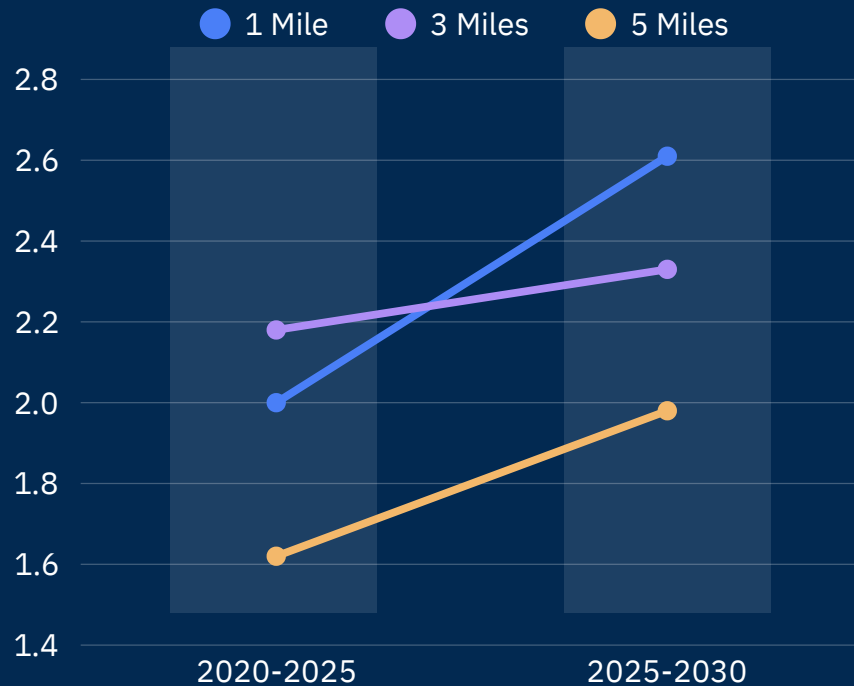
 972-638-0625

 WILL@KOBERRGROUP.COM

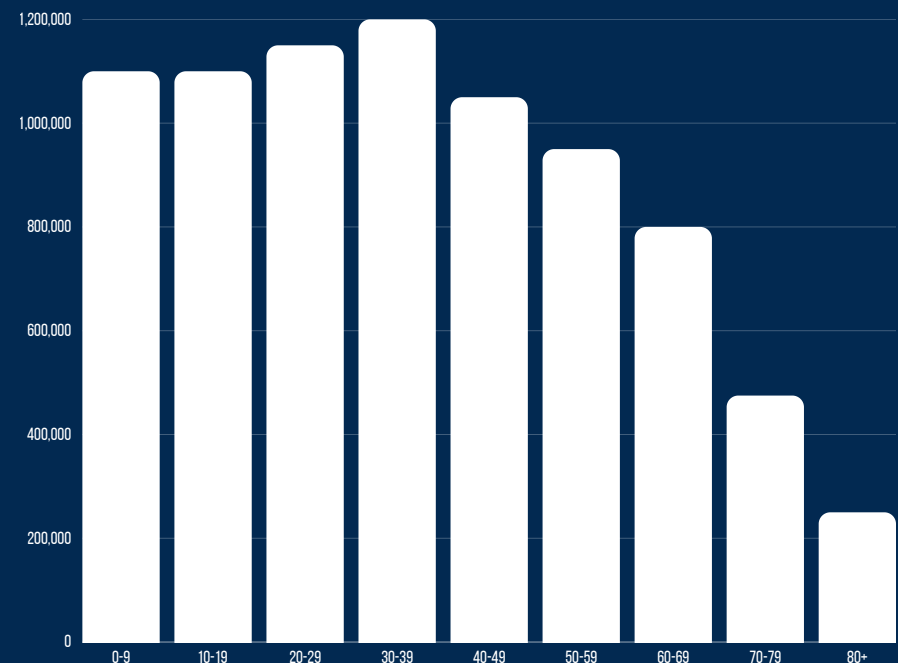
DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2025 POPULATION	13,094	138,276	398,104
DAYTIME EMPLOYMENT POP.	13,309	77,190	246,769
AVERAGE HH INCOME	\$132,342	\$130,838	\$125,528

SOURCE: CoStar 2025

ANNUAL POPULATION GROWTH



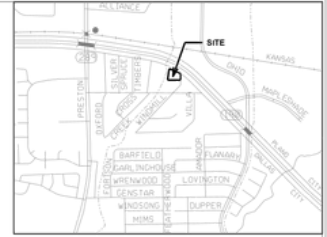
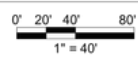
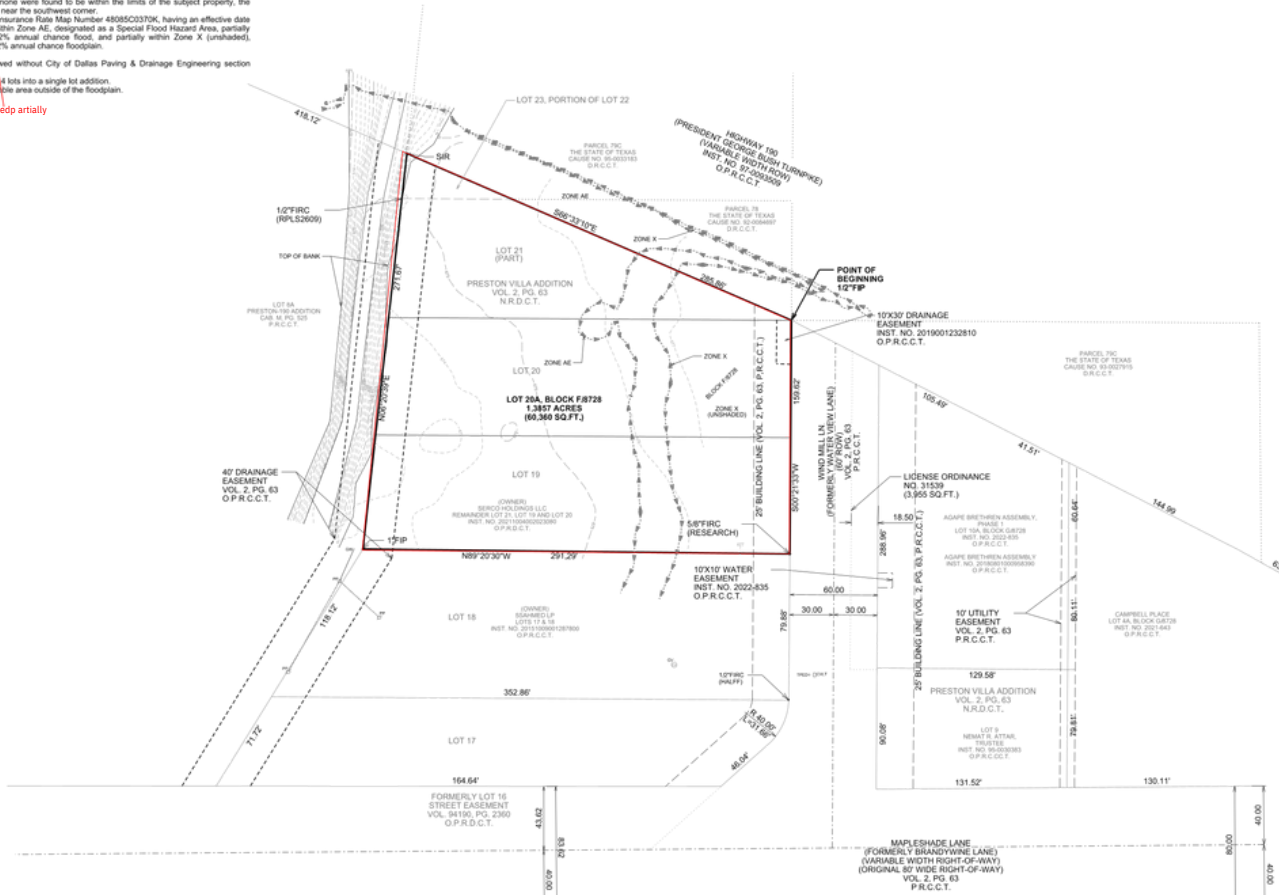
AREA POPULATION BY AGE



SURVEYOR'S NOTES

- The Basis of Bearings is the Texas Coordinate System of 1983, North Central Zone (4202).
- The surveyor has relied upon that commitment for title insurance as prepared by Stewart Title Guaranty Company, of Number 21118946-ALTC, having an effective date of March 22, 2022 and an issued date of April 7, 2021, in the preparation of this survey.
- In regards to the HOA sign, the surveyor could not find any evidence of a sign on the subject property or in the immediate vicinity.
- In regards to Abandoned City of Renner well location, the surveyor could find no visible evidence of a well or, or in the immediate vicinity of the property.
- The subject property has direct access to Windmill Lane, a public right-of-way.
- No encroachments were observed in the course of the survey.
- In regards to the Reciprocal Development Agreement recorded in Volume 4930, Page 657, O.P.R.C.C.T., the agreement about the west property line of the subject property, but otherwise does not affect.
- Elevations and contours shown hereon are based upon the NAVD83 vertical datum, as derived by GPS measurement from the NGS CORS Network.
- In regards to overhead electric lines, none were found to be within the limits of the subject property, the closest appurtenances are shown hereon near the southwest corner.
- By graphical plotting of FEMA Flood Insurance Rate Map Number 48050C0370K, having an effective date of June 7, 2017, the property is located within Zone AE, designated as a Special Flood Hazard Area, partially within Zone X, areas designated as 0.2% annual chance flood, and partially within Zone X (unshaded), designated as those areas outside the 0.2% annual chance floodplain.
- There are no structures on site.
- Lot to Lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- The purpose of this plat is to combine 4 lots into a single lot addition.
- There are no trees within the developable area outside of the floodplain.

lotcatdp artially



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Serco Holdings LLC are the owners of a 1.367 acre tract of land situated in the Martha McBride Survey, Abstract Number 503, City of Dallas, and being all of Lot 19 and Lot 20, and Part of Lot 21, Lot 22 and Lot 23, Block F/8728 of Preston Villa, an addition to the City of Dallas, as recorded in Volume 2, Page 63 of the Public Records of Collin County, Texas (P.R.C.C.T.), and being all of that land described in deed to SERCO HOLDINGS LLC, as recorded in Instrument Number 202110400022300 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 12-inch iron pipe found for the common northeast corner of said Lot 20 and southeast corner of said Lot 21, said corner being the intersection of the west right-of-way line of Windmill Lane (a 50-foot wide public right-of-way) with the southeasterly right-of-way line of President George Bush Turnpike (Highway 190, a variable width public right-of-way);

THENCE South 00 degrees 21 minutes 33 seconds West, departing said southeasterly right-of-way line and along the common east lines of said Lot 20 and said Lot 18, and said west right-of-way line of Windmill Lane, a distance of 156.62 feet to a 5/8-inch iron rod with cap stamped "RESEARCH" found for the common southeast corner of said Lot 19 and the northeast corner of Lot 18 of said Block F/8728;

THENCE North 89 degrees 20 minutes 30 seconds West, along the common south line of said Lot 19 and north line of said Lot 18, a distance of 291.29 feet to a 1-inch iron pipe found for the common northwest corner of said Lot 19 and southwest corner of said Lot 18, said corner being on the east line of Lot 8 of Preston-100 Addition, an addition to the City of Dallas as recorded in Instrument Number 2001-0191621, O.P.R.C.C.T.;

THENCE North 06 degrees 20 minutes 39 seconds East, along the common said east line of Lot 8 and the west line of said Lots 19, 20 and 21, passing at a distance of 240.71 feet at a 2-inch iron rod with cap stamped "RPLS 2609" found for the common northeast corner of said Lot 21 and the southwest corner of the tract of land described in deed to Triton Investments, Inc. as recorded in Instrument Number 95-0006493, O.P.R.C.C.T., and continuing in a total distance of 271.07 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "GENNAV" (hereafter referred to as "with cap") set for the northwest corner of said Serco Holdings tract, said corner being on the aforementioned southeasterly right-of-way line of President George Bush Turnpike (Highway 190);

THENCE South 66 degrees 33 minutes 10 seconds East, along the common said southeasterly right-of-way line and the north line of said Serco Holdings tract, a distance of 283.86 feet to the **POINT OF BEGINNING** AND CONTAINING 60,360 square feet or 1.367 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That SERCO HOLDINGS LLC, acting by and through its authorized agent, does hereby dedicate this plat designating the herein described property as SERCO HOLDINGS ADDITION, PHASE 2, CITY BLOCK F/8728, an addition to the City of Dallas, Dallas County, Texas, and hereby dedicates, in fee simple, to the public use forever any streets, alleys, and footway management areas shown thereon. The dedication herein is hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line easements is the responsibility of the property owner. No building, structure, lines, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, structure, lines, shrubs, or other improvements or growths in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to or from the property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.)

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all existing ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 20____

By: SERCO HOLDINGS LLC
(Corporate title of authorized agent)

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and under oath stated that the statements in the foregoing certificate are true.

Notary Public in and for the State of Texas
My commission expires: _____

SURVEYOR'S STATEMENT

I, Joel C. Howard, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that documentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 31A-8.017 (a)(3)(C)(4) (g), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 20____

Joel C. Howard
Texas Registered Professional Land Surveyor No. 6267



STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Joel C. Howard known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____

Notary Public in and for the State of Texas
My commission expires: _____

LEGEND

P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
FOUR	FOUR INCH IRON ROD WITH CAP
SO	SOIL
SG.FT.	SOILS FEET
IR	IRON ROD WITH YELLOW CAP STAMPED "GENNAV"
PC	PIPE
PI	PIPE INCREMENT
NO	NUMBER

OWNER:
SERCO HOLDINGS LLC
17348 CAMPBELL ROAD, SUITE 110
DALLAS, TEXAS 75224
P#1
EMAIL:

GEONAV

SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110 CARROLLTON, TEXAS 75006
SCALE 1"=40' (972) 243-2409 PROJECT NUMBER: 2799
TBLPL FIRM NO. 10194205

DATED: AUGUST 08, 2022 DRAWN BY: JCH

PRELIMINARY PLAT
SERCO HOLDINGS
ADDITION
LOT 20A,
CITY BLOCK F/8728

A REPLAT OF
LOTS 19-21, CITY BLOCK F/8728
PRESTON VILLA ADDITION
BEING 1.367 ACRES OF LAND
OUT OF THE
MARTHA MCBRIDE SURVEY,
ABSTRACT NO. 503
CITY OF DALLAS,
COLLIN COUNTY, TEXAS
CITY PLAN FILE NO. 5-



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.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **AS A LES AGENT** must be sponsored by a broker and work with clients on behalf of the broker.

ABROKER'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 counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective

buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. If a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the seller or information disclosed to the agent by the buyer or the buyer's agent. A broker'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 different license holders 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinion or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other acts of a real estate broker for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

CIRE Lone Star	9008373	info@christiesrealestatels.com	(214)821-3336
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jerry W. Mooty	0738431	jerry@christiesrealestatels.com	(214)808-5111
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Bill Greenwald	0560120	bill@christiesrealestatels.com	(214)310-2619
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Will Koberg - Koberg Real Estate Group	0625495	will@koberggroup.com	(214)213-5094
Name of Sales Agent/Associate	License No.	Email	Phone

el *SF* 3/13/2026 3/13/2026

Buyer/Tenant/Seller/Landlord Initials Date IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Phone: 214.213.5094

Fax:

192097410501