

FOR SALE

**1146 W Trinity Mills Rd
Carrollton, TX 75006**

**LARRY ROBBINS
214.766.9101**

LROBBINS@CAPSTONECOMMERCIAL.COM

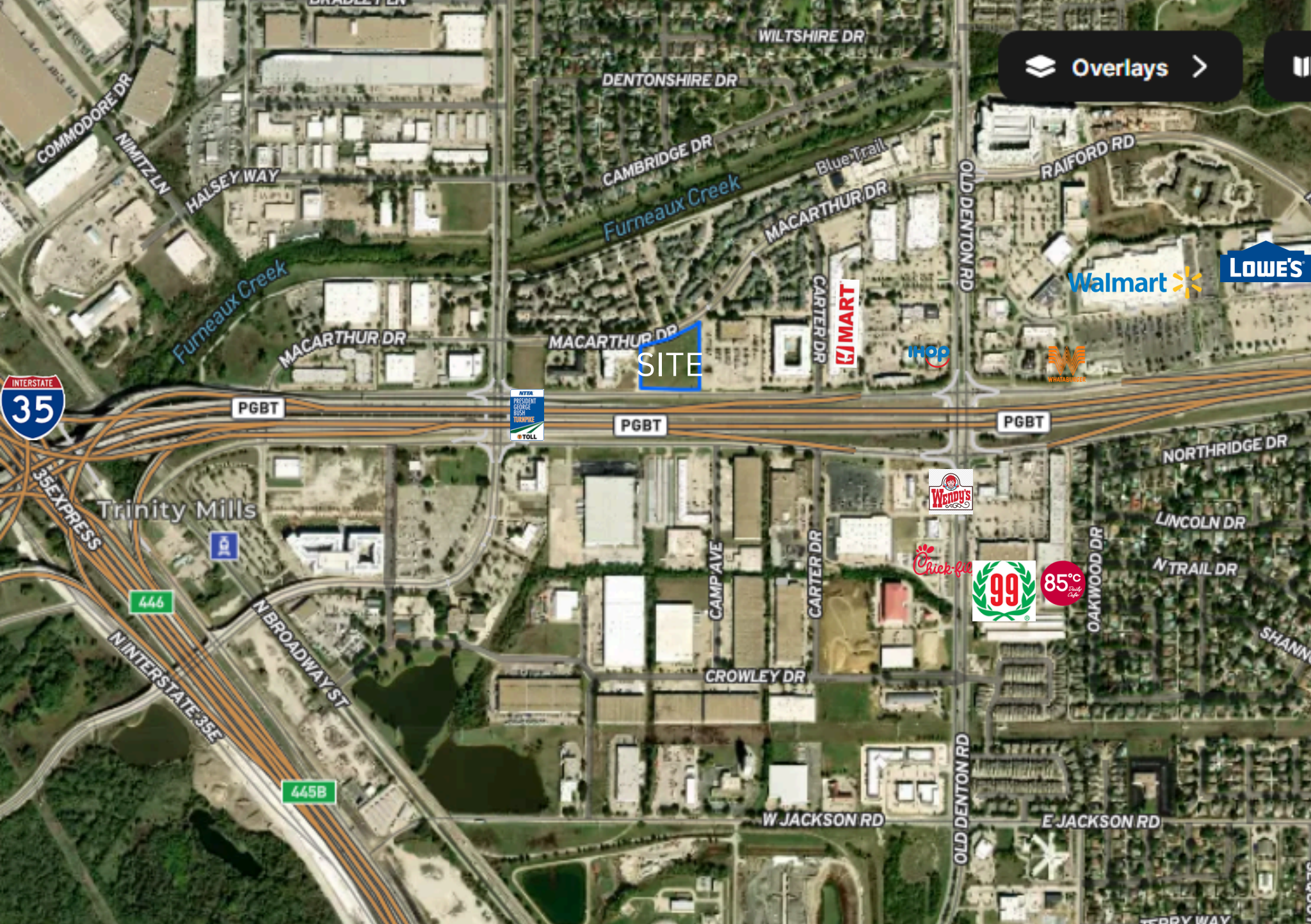
**JULIE KASMAN
469.951.4466**

JKASMAN@CAPSTONECOMMERCIAL.COM



CAPSTONE COMMERCIAL

- 141,831 SF / 3.25 AC +/-
- Zoned: SF - 18 (Multi Family Residential)
- Surrounded by many restaurants including National and International known chain
- Adjacent H Mart & Ranch 99
- One of the fastest growing location in Carrollton
- Frontage of George Bush Turnpike & Easy access to I-35



Overlays >

SITE

INTERSTATE 35

PG&T

PG&T

PG&T

NYTA
PRESIDENT
GEORGE
BUSH
TWO
TIMES
TOLL

ELMART

ihop

Walmart

LOWE'S

Wendy's

Chick-fil-e

99

85°C
Dairy
Cafe

The information contained herein was obtained from sources believed reliable; however, Capstone Commercial Real Estate Group makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, change of price or conditions, prior sale or lease, or withdrawal without notice

GENERAL NOTES:

1. The survey has not established subject property.
2. This survey is subject to all easements of record.
3. Copyright 2015, Surveyors Surveying, Inc.
4. The survey is being provided solely for the use of the grantor herein and shall not constitute any other contract, express or implied, to carry the survey except as to easements in accordance with the original plat which shall have precedence within 3 months of the date of this survey.
5. The original copy will have original signatures, stamp and an impression seal.

LEGAL DESCRIPTION:
 A certain portion of the Josiah Ashlock Survey, Abstract No. 33, City of Carrollton, Dallas County, Texas, and being all of a certain 12,684 acre tract as conveyed to (Don) Tompkins and his heirs as recorded in Volume 58120, Page 1333, Deed Records of Dallas County, Texas and also being all of a certain 2,188 acre tract as conveyed to Bush Tompkins and his heirs as recorded in Volume 89236, Page 1238, Deed Records of Dallas County, Texas.



- LEGEND:**
- 1/4" = 100' (CONTOUR INTERVAL)
 - = 100' (1/4" = 100')
 - = 200' (1/4" = 200')
 - = 300' (1/4" = 300')
 - = 400' (1/4" = 400')
 - = 500' (1/4" = 500')
 - = 600' (1/4" = 600')
 - = 700' (1/4" = 700')
 - = 800' (1/4" = 800')
 - = 900' (1/4" = 900')
 - = 1000' (1/4" = 1000')
 - = 1100' (1/4" = 1100')
 - = 1200' (1/4" = 1200')
 - = 1300' (1/4" = 1300')
 - = 1400' (1/4" = 1400')
 - = 1500' (1/4" = 1500')
 - = 1600' (1/4" = 1600')
 - = 1700' (1/4" = 1700')
 - = 1800' (1/4" = 1800')
 - = 1900' (1/4" = 1900')
 - = 2000' (1/4" = 2000')

MACARTHUR DRIVE
 (BY A.D.W.)
 (FORMERLY 1900)

3.355 ACRES

**LOT 5, BLOCK A
 JOSHUA ASHLOCK SURVEY
 ABSTRACT NO. 33
 FORMER 08218, PAGE 483**

STATE HIGHWAY 190
 (TRAVERSE ROAD & R.F.)
 (FORMER 1900)

**THE J. BROWN &
 JAMES BROWN
 TRUST DATED MAY 24, 1911**

LEGAL DESCRIPTION:
 1820 a tract of land situated in the Josiah Ashlock Survey, Abstract No. 33, City of Carrollton, Dallas County, Texas, and being all of a certain 12,684 acre tract as conveyed to (Don) Tompkins and his heirs as recorded in Volume 58120, Page 1333, Deed Records of Dallas County, Texas and also being all of a certain 2,188 acre tract as conveyed to Bush Tompkins and his heirs as recorded in Volume 89236, Page 1238, Deed Records of Dallas County, Texas.

BOUNDARY:
 Beginning at a corner 1/2" iron rod set for corner, said iron rod being at the southeast corner of Lot 5, Block A, Joshua Ashlock Survey as recorded in Volume 89236, Page 1238, Deed Records of Dallas County, Texas, said iron rod being in the North 81° 0' 0" of the line of State Highway 190, 1912.

BOUNDARY:
 0 0139307' following the east line of said Lot 5 a distance of 301.06' to a corner 1/2" iron rod set for corner in the south 95° 0' 0" line of MacArthur Drive, said iron rod being at a corner to the SW.

BOUNDARY:
 Beginning with said corner to the SW following the south 95° 0' 0" line of said MacArthur Drive through a corner angle of 202° 02' 01" a radius of 800.00' a closed bearing up to 87° 12' 29" at a chord length of 432.86', and an arc length of 432.87', to a corner 1/2" iron rod set for corner at the northeast corner of Lot 1, Block A, Joshua Ashlock Survey as recorded in Volume 89236, Page 1238, Deed Records of Dallas County, Texas.

BOUNDARY:
 0 0107805' following the west line of said Lot 7 a distance of 481.17' to a corner 1/2" iron rod set for corner in the north 83° 0' 0" line of State Highway 190, 1912.

BOUNDARY:
 0 0254107' following the north 83° 0' 0" line of State Highway 190, 1912 a distance of 451.70' to the POINT OF BEGINNING and containing 145143 square feet or 3.355 acres of land.

- GENERAL NOTES:**
1. The survey has not established subject property.
 2. This survey is subject to all easements of record.
 3. Copyright 2015, Surveyors Surveying, Inc.
 4. The survey is being provided solely for the use of the grantor herein and shall not constitute any other contract, express or implied, to carry the survey except as to easements in accordance with the original plat which shall have precedence within 3 months of the date of this survey.
 5. The original copy will have original signatures, stamp and an impression seal.

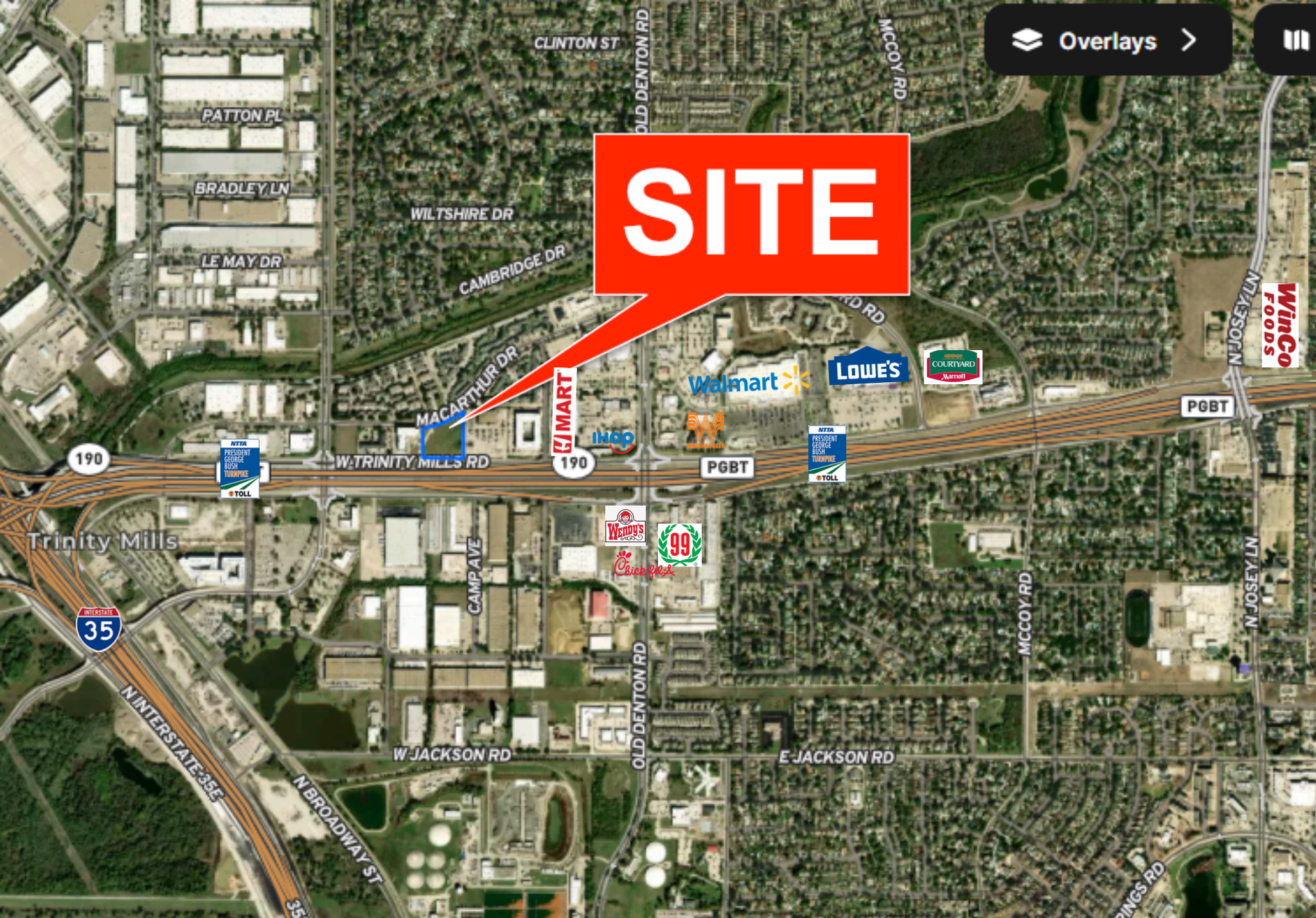
SURVEYOR'S CERTIFICATE:

The survey shown herein is a true representation of the property as described by a survey made for the ground and under my personal supervision, all visible improvements are as shown, there are no visible encroachments, easements, or other matters of record. This survey conforms to the State Survey of Professional Land Surveyors (Minimum Standards of Practice) as required by the Board of Professional Land Surveyors, State of Texas, effective September 1, 2011. The property is subject to all easements of record.

[Signature]
 DATE: 5/20/2015 04:12:30 AM 4937



BOUNDARY SURVEY
3.355 ACRES
JOSHUA ASHLOCK SURVEY
ABSTRACT NO. 33
CITY OF CARROLLTON
DALLAS COUNTY, TEXAS
G.P. No. 84013004840
STRICKLAND SURVEYING, INC.
 1100 W. 10th
 4545 W. 10th
 7520, 7517-7522



SITE

Overlays >



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2-10-2025

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:

- 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 undefined 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Capstone Commercial Real Estate Group, LLC	0480574	sburris@capstonerealestate.com	(972)212-50-5800
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Burris, CCIM	0450870	sburris@capstonerealestate.com	(972)212-50-5858
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-1

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