

## **PROPERTY DESCRIPTION**

- SIZE:** Approximately 1.1889 acres
- LOCATION:** The land is located on the east side of Tarpley Road middle way between Marsh Lane and Midway Road and halfway between Keller Springs Road and Trinity Mills Road in the City of Carrollton, Texas
- ZONING:** PD-Light Industrial (LI) – allows: Warehouse, Office, Retail plus other uses
- LEGAL:** Part of Tract 47 of the George Syms Survey, Abstract 1344, City of Carrollton, Dallas County, Texas; better known as 2402 Tarpley Road
- FRONTAGE:** Approximately 207' along the east side of Tarpley Road
- ROADWAY:** The City of Carrollton improved Tarpley Road (a truck-sized two lane boulevard) and extended utilities to the site.
- EASEMENT:** A drainage channel bisects the property (see attached)
- TOPOGRAPHY:** The property is generally level with the southern half of the land (the land lying on the south side of the drainage easement) being several feet higher than the land on the northern side of the drainage easement.
- IMPROVEMENTS:** The southern half of the property has a paved concrete driveway which leads to a large fenced area of land.
- PRICE:** Bring Offer!