

9.23 Acres



360

303

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Pointer 32°43'34.64" N 97°02'36.05" W elev 504 ft Streaming 100%

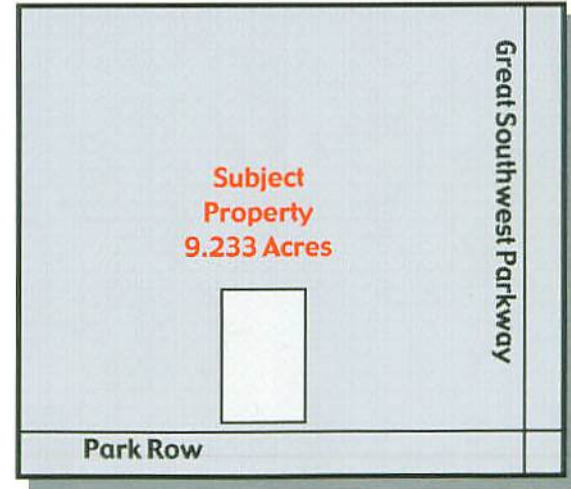
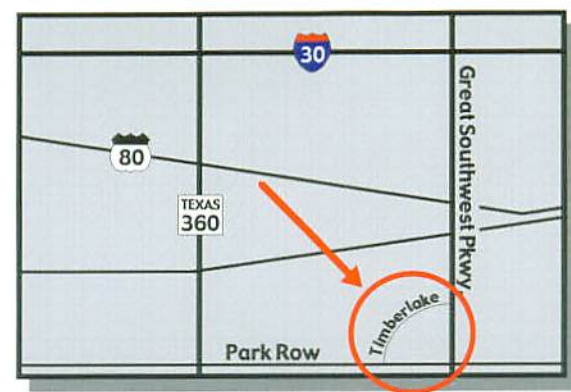
Eye alt 12646 ft

W. R. Rose Investments, Inc.

5440 Harvest Hill, Suite 250

Dallas, Texas 75230

(214) 954-1100 • FAX (214) 954-0011



24 HOUR TRAFFIC COUNT

Park Row.....	24,557
Marshall.....	18,332
Great Southwest Parkway.....	18,770
Timberlake Drive.....	4,739
Interstate 30.....	81,000
Interstate 20.....	117,000
State Highway 360.....	128,000

SIZE

Total Acreage.....	9.233 Acres
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ZONING

Heavy Manufacturing (M-2)

FRONTAGE

546.52 feet on Park Row Drive.

ACCESS

State Highway 360.....	0.9 Miles
U.S. Highway 80.....	2.0 Miles
Spur 303.....	0.9 Miles
F.M. 1382.....	2.4 Miles

LOCATION

ARLINGTON, TARRANT COUNTY, TEXAS

DFW Medical Center.....	1.1 Miles
Forum 303 Mall.....	1.9 Miles

UTILITIES

- Sewer - An 8" line in Timberlake Drive.
- An 8" line in Park Row.
- An 8" line along the southern boundary.
- A 21" line 100 feet north of the property.

ALL INFORMATION IS SUBJECT TO ERRORS, OMISSIONS OR CHANGES IN CONDITIONS, OR WITHDRAWAL WITHOUT NOTICE.

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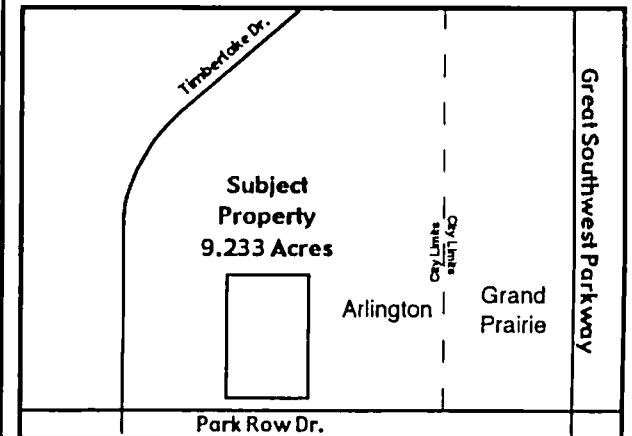
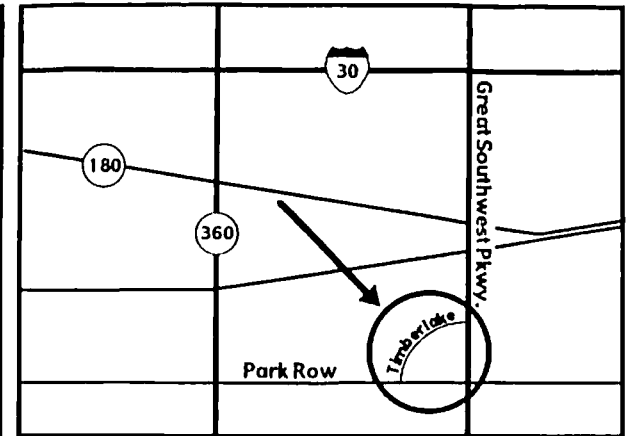
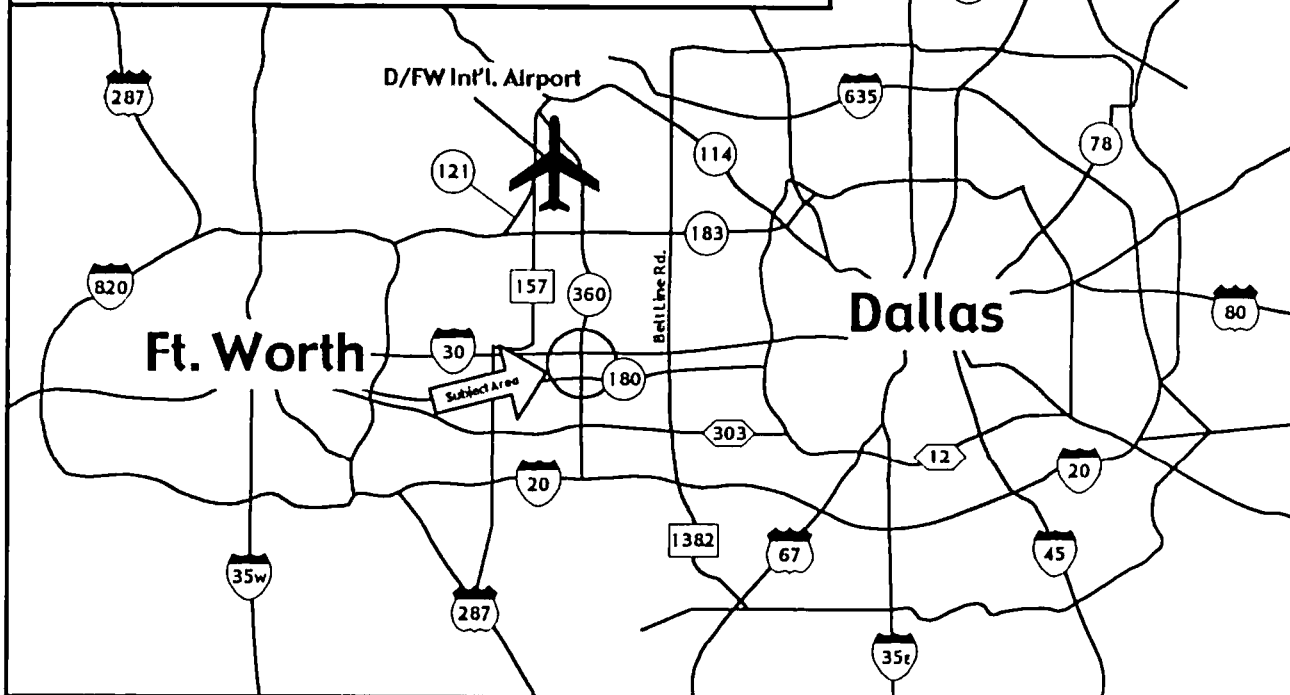
W.R. Rose Investments, Inc.

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Dallas, Texas 75230

(214) 954-1100 • FAX (214) 954-0011

9.233 Acres - Manufacturing - Arlington, Texas



SIZE

9.233 acres.

LOCATION

ARLINGTON, TARRANT COUNTY, TEXAS

DFW Medical Center..... 1.1 Miles

Forum 303 Mall..... 1.9 Miles

ZONING

Manufacturing.

TOPOGRAPHY

Flat.

UTILITIES

Sewer - An 8" line in Timberlake Drive.

An 8" line in Park Row.

An 8" line along the southern boundary.

A 21" line 100 feet north of the property.

24 HOUR TRAFFIC COUNT

Park Row.....24,557

Great Southwest Parkway..... 18,770

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Interstate 30..... 81,000

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ACCESS

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U.S. Highway 80..... 2.0 Miles

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F.M. 1382..... 2.4 Miles

Telephone, Electricity, and Natural Gas are all available on the subject property.

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N 89° 33' 08" W

135.20

S.S.M.H.

P.P.

15' UTIL. ESMT.

S.I.P.

P.P.

P.P.

P.P.

F.I.P.

S 89° 33' 08" E 541.44

S.I.P.

END WALL

P.O.B.
PARCEL B

P.P.

CONC. RET. WALL

739.31

N 00° 06' 32" W

PARCEL B

9.233 acres

739.45

S 00° 30' 09" E

P.P.

P.P.

15' T.E.S.Co. ESMT
Vol. 4758 Pg 881

S.I.P.

N 89° 32' 39" W 546.52

25' BUILDING LINE

S.I.P.

F.H. & W.V.

F.H. & W.V.

F.I.P.

CL. POLE

LIGHT
POLE

LIGHT
POLE

STREET
SIGN

PARK ROW DRIVE

(85' R.O.W.)

45
40
85

DESCRIPTION
PARCEL B.

Being a tract of land situated in the T. Holland Survey, Abstract Number 750, in the City of Arlington, Tarrant County, Texas, and being more particularly described by the metes and bounds description as follows:

Commencing at an iron pin found being 1580.14 feet east and 1873.02 feet south of the most westerly, northwest corner of said T. Holland Survey, said point also being on the east R.O.W. line of Timberlake Drive, Thence S 89°57'57" E, 544.73 feet to an iron pin found being the Point of Beginning;

Thence S 89°33'08" E, 541.44 feet to an iron pin set for corner;
Thence S 00°30'09" E, 739.45 feet to an iron pin set for corner;
Thence N 89°32'39" W, 546.52 feet to an iron pin set for corner;
Thence N 00°06'32" W, 739.31 feet to the Point of Beginning and containing 9.233 acres (402168 square feet) of land.

I, John L. Melton, Registered Public Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey made under my direction and supervision, and that all corners are as shown.

There are no encroachments, easements, conflicts, or protrusions apparent on the ground, except as shown.

John L. Melton, RPS No. 4268
