

\*\* Lot Lines are Approximate \*\*

Offering Memorandum

Exclusively Listed by **Mote and Associates**

**739 & 743 W. Camp Wisdom Rd.**  
Duncanville, TX - Dallas County

Sarah R. Mitchell  
Office 972-296-2856 Cell 469-569-3019  
sarahm@moteandassociates.com



**PROPERTY SUMMARY**

<b>Address</b>	739/743 W. Camp Wisdom Rd., Duncanville, TX 75116
<b>Price</b>	\$200,000.00 (\$3.97 SF)
<b>Lot Size</b>	+/- 1.157Acres (50,412 SF)
<b>Location</b>	Duncanville City Limits Located just south of I-20
<b>Zoning</b>	Neighborhood Office/Retail District
<b>Utilities</b>	Not served by water or sewer (see Page 6 for details) Electric available
<b>Proposed Uses</b>	Retail, convenience store, office, restaurant, medical, church, school, financial institution, local scale gro- cery, beauty related shop, and many other retail and office uses  *Complete Use Chart list available upon request

- +/-1.157 acre hard corner retail lot for sale in Duncanville
- Prime frontage Northwest corner of N. Cedar Ridge and W. Camp Wisdom
- Only +/- 0.4 miles to I-20
- +/-267.88’ frontage on Camp Wisdom and 213’ frontage on Cedar Ridge with excellent visibility and exposure to retail consumers
- Ideal for a small office or medical office development. See the attached deed restrictions on the property.

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**Offering Highlights**

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**Subject Property**

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a. Allowance of a Single Professional Building on the Property. Roberts and Kruckeberg agree that a single professional building, subject to the restrictions stated herein, may be constructed on the property.

Lots 1 and 2, Block 29, Irwin Keasler Red Bird Addition No. 5, more commonly known as 739 and 743 West Camp Wisdom Road, Dallas County, Duncanville, Texas

b. Specific Requirements for any Building or Improvements on the Property.

i. Any building or improvements on the Property shall be “residential in appearance” as defined herein.

ii. Any building or improvement on the Property shall not exceed two stories, and the footprint shall not exceed 2,500 SF

iii. “Residential in appearance” means an exterior composed of masonry or siding of a residential quality and expressly excludes and prohibits store fronts, retail strip centers, or retail buildings with plate glass windows exceeding four (4) feet in height.

Further, such terms mean that no exterior lighting shall be allowed except as required by code and small lights for exterior signs.

iv. Neon signs are expressly not allowed, and all signs shall not exceed five (5) feet in height.

v. Office hours of any building or improvements on the Property shall be limited to conventional professional office hours and shall close no later than 9:00p.m.

c. Sherrill Road. There is a prohibition against egress/ingress between the Property and Sherrill Road.

d. Landscape Requirements. There shall be a 30-foot landscape buffer between any improvement on the Property and any adjacent residential property and between any improvement on the Property and Sherrill Road.

**Contact sales agent for full document pertaining to restrictions.**

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Zoning Web Map 12\_26\_2023 -  
Single\_Parcel\_Addresses

- C Commercial District
- DD, Downtown Duncanville District
- GOR General Office/Retail District
- I Industrial District
- LOR Local Office/Retail District
- MF-21 Multi-Family Residential District
- NOR Neighborhood Office/Retail District
- NP Nature Preserve District
- PD, Planned Development District
- RR, Railroad

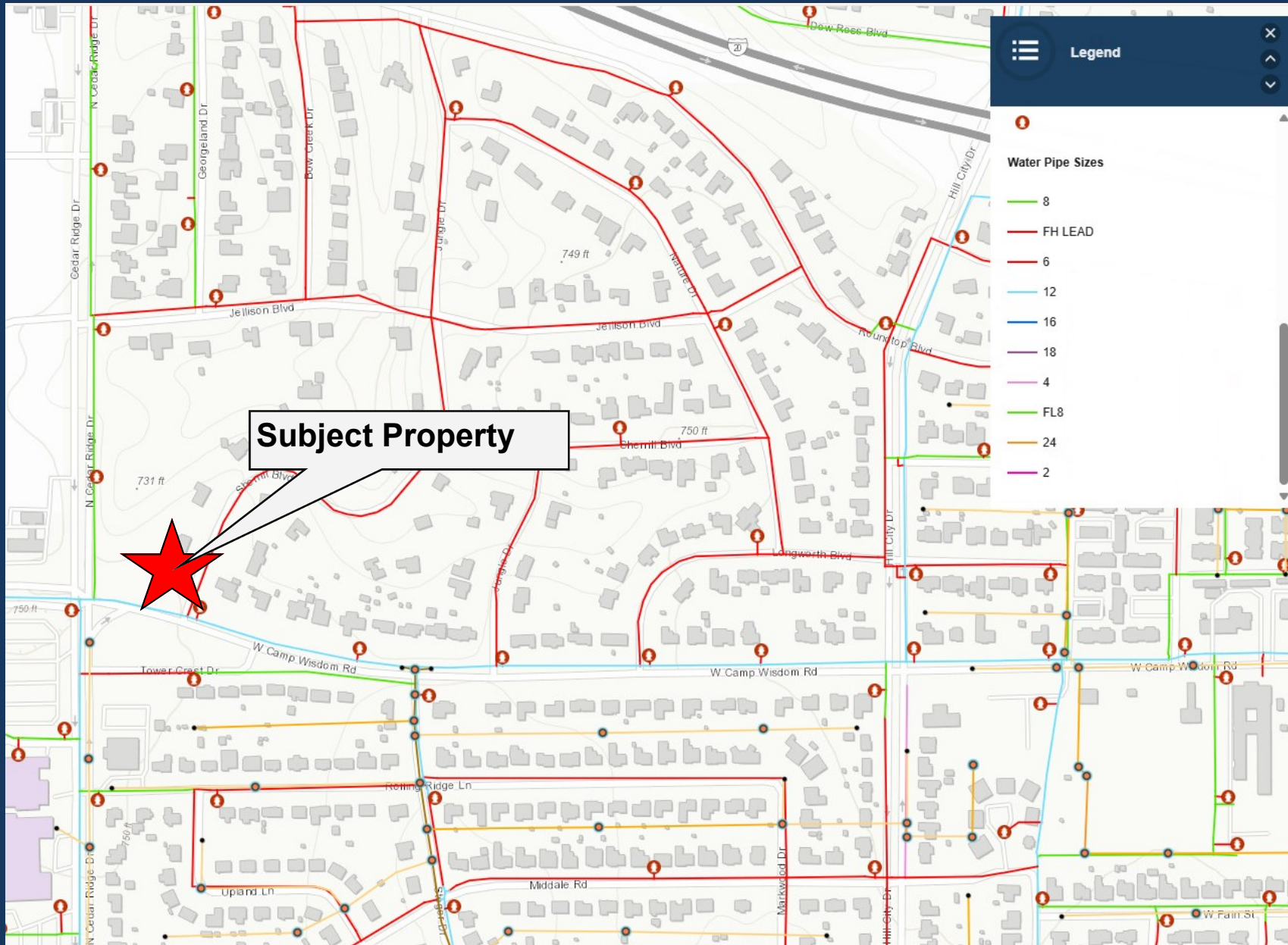
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**Zoning**

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**Utilities Map**

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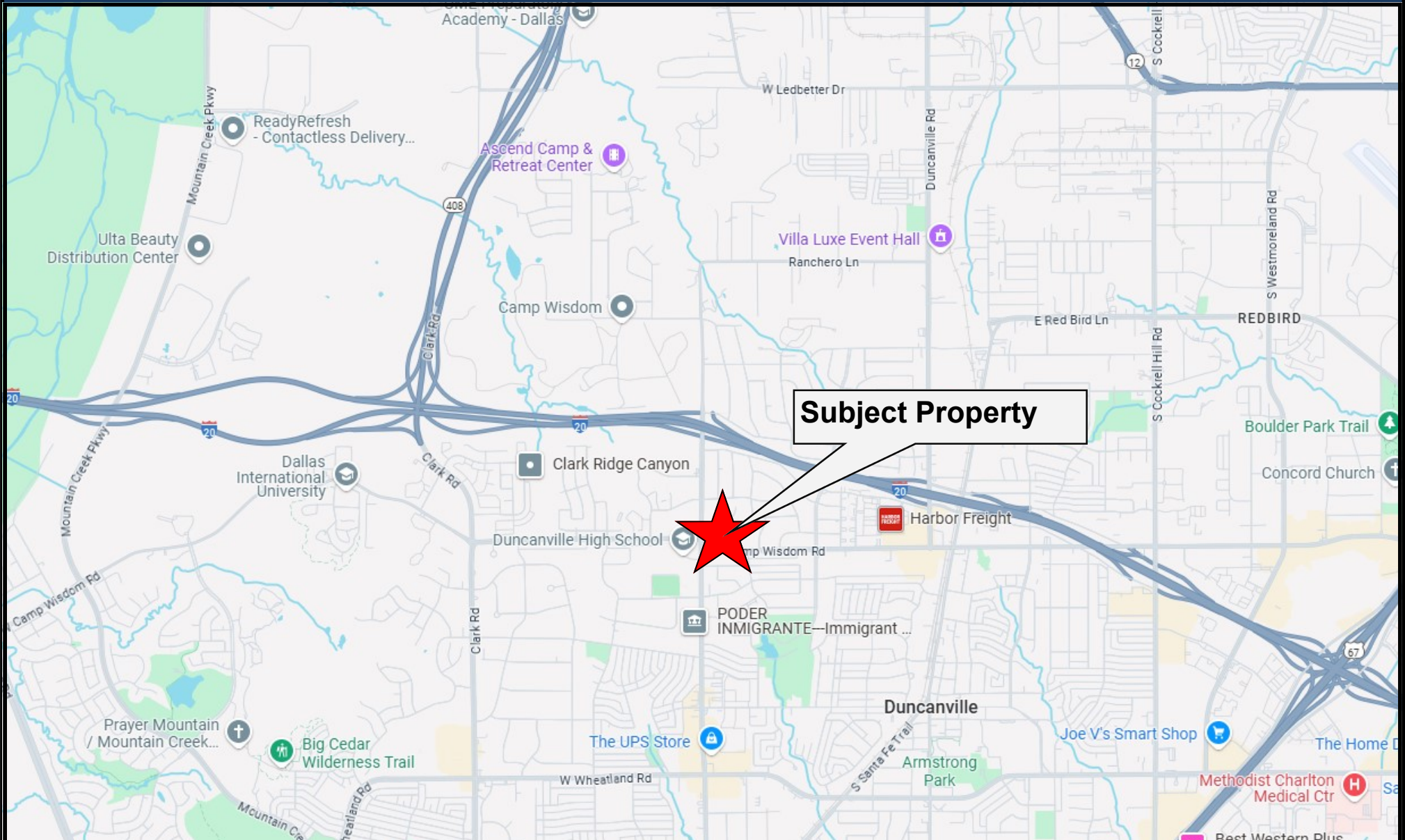
**Business Map**

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**Subject Property**

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**Area Map**

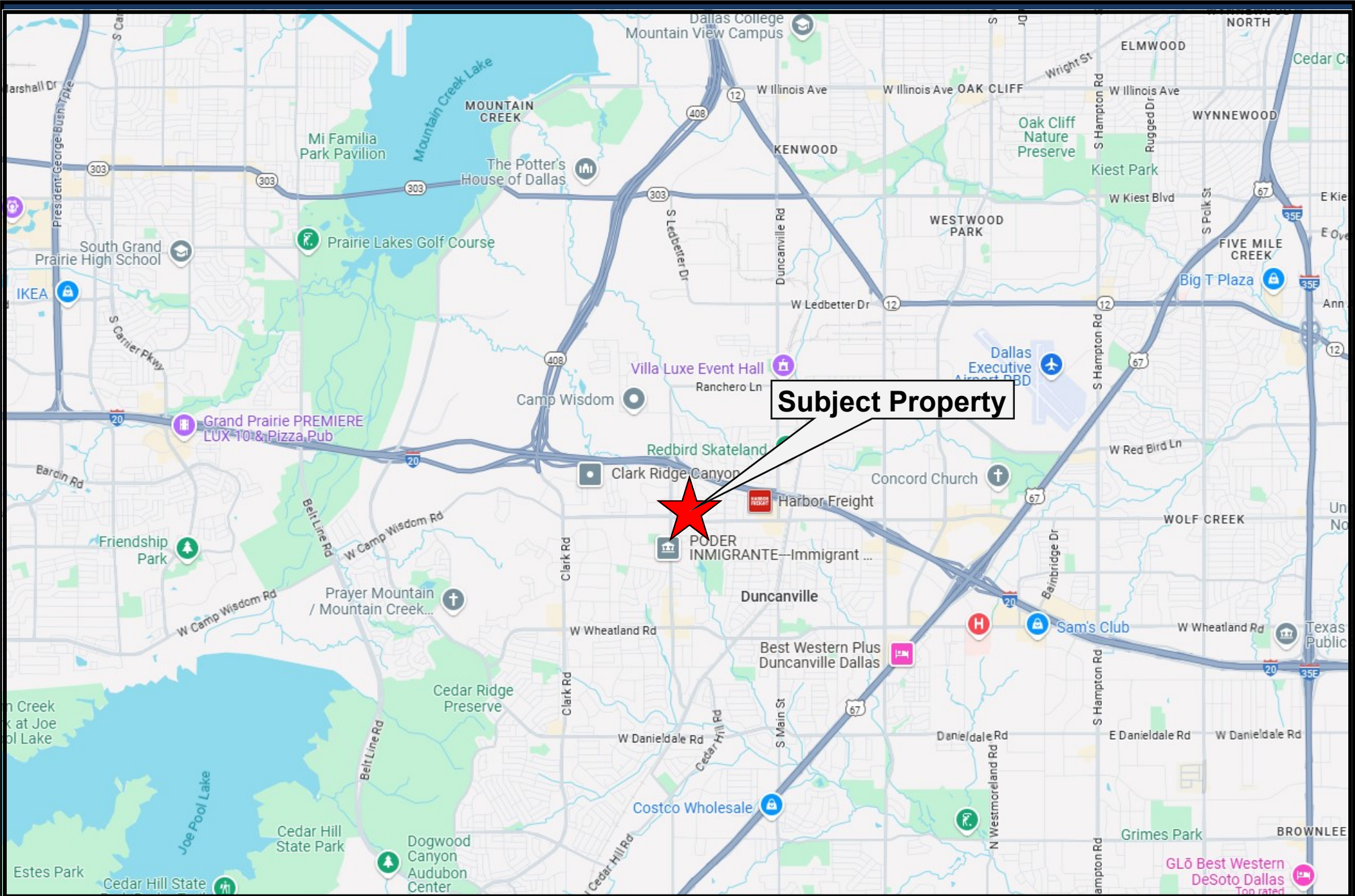
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**Subject Property**

**Area Map**

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## Information About Brokerage Services

Texas law requires all real estate licensees 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.

**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.

**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 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:
  - 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.

**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.

<u>Legacy Commercial Ventures, LLC dba Mote &amp; Associates</u>	<u>9015108</u>	<u>sarahm@moteandassociates.com</u>	<u>(972)296-2856</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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](http://www.trec.texas.gov)

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Phone: (972)296-2856

Fax:

IABS 1-0 Date

Legacy Mote IBS

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