



Cedar Ridge Dr.



Subject Property

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

Offering Memorandum

Exclusively Listed by **Mote and Associates**

715, 719, 723 Regalia Ln.
Duncanville, TX - Dallas County

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



PROPERTY SUMMARY

Address	715, 719, 723 Regalia Ln., Duncanville, TX 75116 (street adjacent to South boundary of the sites is listed as "Roundtop Lane"; however DCAD lists the street as "Regalia Lane")
Price	\$300,000.00 (\$7.29 SF)
Lot Size	+/- 0.9448 Acres (41,156 SF)
Location	Duncanville City Limits Located just south of I-20 Adjacent to service lane and entrance ramp onto I-20
Zoning	Local Office/Retail District
Utilities	Not served by water or sewer (see Page 6 for details) Electric available
Proposed Uses	retail, convenience store, office, restaurant, medical, church, school, financial institution, local scale grocery, beauty related shop, and many other retail and office uses *Complete Use Chart list available upon request

- +/-0.9448 acre hard corner office/retail lot for sale in Duncanville
- Prime freeway frontage at SEC of I-20 and N. Cedar Ridge Dr. located in the northern portion of Duncanville at the northeast corner of Regalia Lane and Cedar Ridge Drive.
- Exposed to +/-194,683 vehicles per day on I-20 and +/-19,277 vehicles per day on N. Cedar Ridge Dr., per TxDOT
- Property sits across the street from Jefferson Cedar Ridge Apartments, RaceWay, Bilhartz Elementary and is down the street from Duncanville High School.
- +/-150' frontage on Cedar Ridge Dr. with excellent visibility and exposure to retail consumers
- Dense residential populations surrounding property
- Zoned Local Office/Retail District, this property is ideal for retail, convenience store, office, restaurant, medical, church, school, financial institution, local scale grocery, beauty related shop, and many other retail and office uses

Offering Highlights

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**Jefferson Cedar
Ridge Apartments**

RaceWay

Cedar Ridge Dr.

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BEING PART OF LOTS 9, 10, AND 11, BLOCK 42, OF IRWIN KEASLER DEVELOPMENT, RED BIRD ADDITION UNIT NO. 5, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 19, PAGE 257 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND FOR CORNER IN THE SOUTH RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 20 AND THE EAST RIGHT OF WAY LINE OF CEDAR RIDGE DRIVE, SAID CORNER BEING THE NORTHWEST CORNER OF LOT 11, SAID BLOCK 42, OF SAID RED BIRD ADDITION NO. 5;

THENCE NORTH 89 DEGREES 40 MINUTES 50 SECONDS EAST (REFERENCE BEARING PER PLAT) A DISTANCE OF 125.00 FEET, ALONG THE COMMON LINE OF SAID SOUTH RIGHT OF WAY LINE OF I-20 AND NORTH LINE OF SAID LOT 11, TO A CONCRETE MONUMENT FOUND FOR CORNER AT THE COMMON NORTH CORNER OF LOT 10 AND SAID LOT 11 OF SAID BLOCK 42;

THENCE SOUTH 76 DEGREES 02 MINUTES 25 SECONDS EAST (PLAT-SOUTH 75 DEGREES 35 MINUTES 29 SECONDS EAST) A DISTANCE OF 93.90 FEET, ALONG THE COMMON LINE OF SAID SOUTH RIGHT OF WAY LINE OF I-20 AND NORTH LINE OF SAID LOT 10, TO A 1/2 INCH IRON ROD SET FOR CORNER AT THE COMMON NORTH CORNER OF SAID LOTS 9 AND 10;

THENCE SOUTH 76 DEGREES 02 MINUTES 25 SECONDS EAST (PLAT-SOUTH 75 DEGREES 35 MINUTES 29 SECONDS EAST) A DISTANCE OF 96.39 FEET (PLAT-95.89 FEET), ALONG THE COMMON LINE OF SAID SOUTH RIGHT OF WAY LINE OF I-20 AND NORTH LINE OF SAID LOT 9, TO A CONCRETE MONUMENT FOUND FOR CORNER AT THE COMMON NORTH CORNER OF LOT 8 AND SAID LOT 9;

THENCE SOUTH 05 DEGREES 38 MINUTES 34 SECONDS EAST (PLAT- SOUTH 05 DEGREES 46 MINUTES 23 SECONDS EAST) A DISTANCE OF 89.42 FEET, ALONG THE COMMON LINE OF SAID LOTS 8 AND 9, TO A 1/2 INCH IRON ROD SET IN THE NORTH RIGHT OF WAY LINE OF REGALIA LANE AT THE COMMON SOUTH CORNER OF SAID LOTS 8 AND 9;

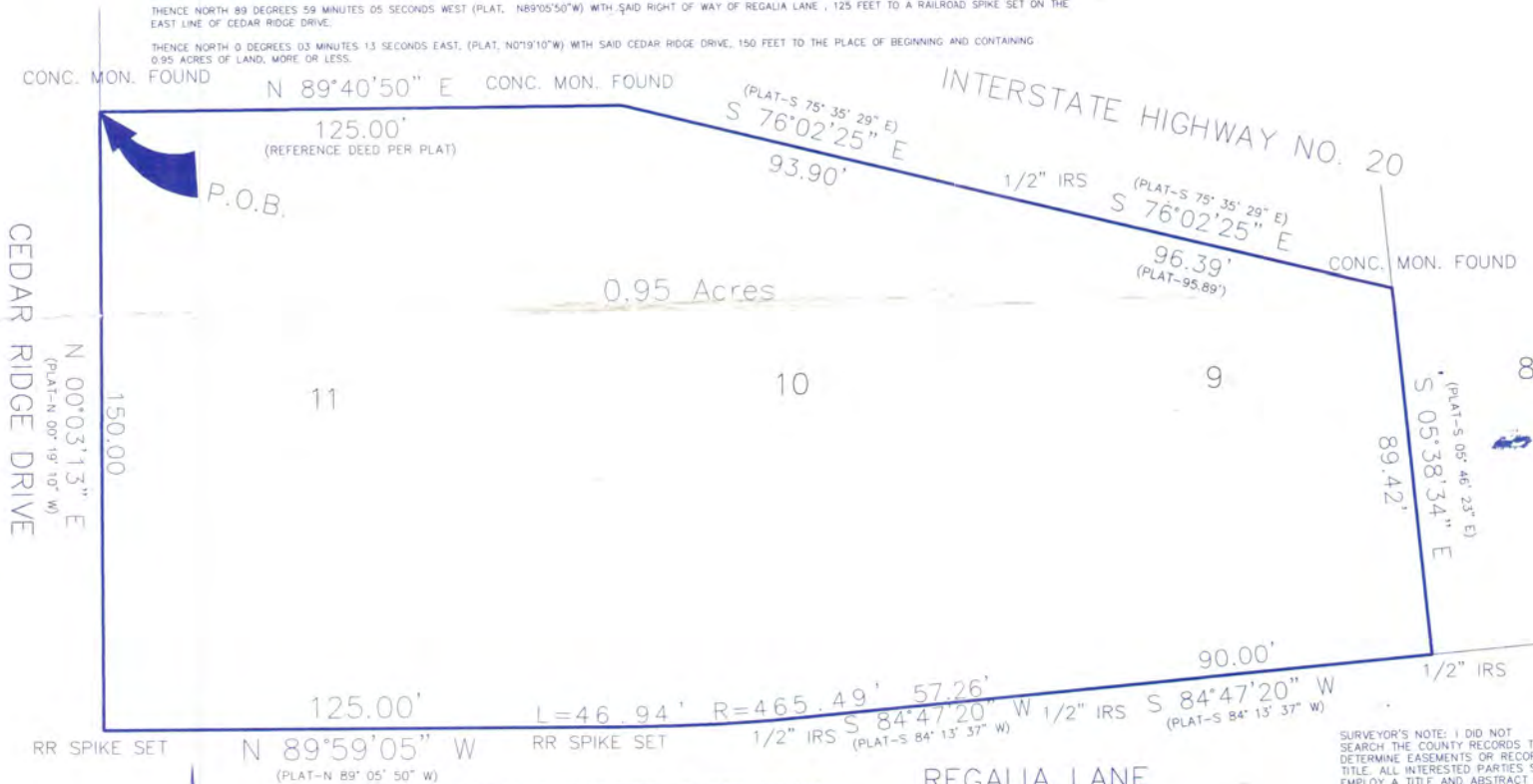
THENCE SOUTH 84 DEGREES 47 MINUTES 20 SECONDS WEST (PLAT-SOUTH 84 DEGREES 13 MINUTES 37 SECONDS WEST) A DISTANCE OF 90.00 FEET, ALONG THE COMMON LINE OF SAID REGALIA LANE AND SAID LOT 9, TO A 1/2 INCH IRON ROD SET FOR CORNER AT THE COMMON SOUTH CORNER OF SAID LOTS 9 AND 10;

THENCE SOUTH 84 DEGREES 47 MINUTES 20 SECONDS WEST (PLAT-SOUTH 84 DEGREES 13 MINUTES 37 SECONDS WEST) A DISTANCE OF 57.26 FEET, ALONG THE COMMON LINE OF SAID REGALIA LANE AND SAID LOT 10, TO A 1/2 INCH IRON ROD SET AT THE BEGINNING OF A CURVE TURNING TO THE RIGHT, WITH A RADIUS OF 465.49 FEET;

THENCE WITH SAID CURVE AND THE NORTH LINE OF SAID REGALIA LANE, AN ARC DISTANCE OF 46.94 FEET TO A RAILROAD SPIKE SET FOR CORNER AT THE END OF SAID CURVE;

THENCE NORTH 89 DEGREES 59 MINUTES 05 SECONDS WEST (PLAT, N89°05'50"W) WITH SAID RIGHT OF WAY OF REGALIA LANE, 125 FEET TO A RAILROAD SPIKE SET ON THE EAST LINE OF CEDAR RIDGE DRIVE;

THENCE NORTH 0 DEGREES 03 MINUTES 13 SECONDS EAST, (PLAT, N0°19'10"W) WITH SAID CEDAR RIDGE DRIVE, 150 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.95 ACRES OF LAND, MORE OR LESS.



THIS SURVEY VALID ONLY IN BLUELINE FORM WITH EMBOSSED SEAL
 The plot hereon is a representation of the property, as determined by on the ground survey, the lines and dimensions of said property being as indicated by the plot, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, and that the distances from the nearest intersecting street, or road, is as shown on said plat, all corner monuments are as shown.
EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

Scale 1"=20'
 Date 07/29/08
 109600

This survey was performed EXCLUSIVELY for and in connection with the transaction described in GF. No.

BILL MOTE
 The Company, Use of this survey for any other purpose or by any other parties shall be strictly prohibited as this survey is a copyright owned by Jimmy W. Pogue, Inc. and all other uses are forbidden, without prior written consent of Jimmy W. Pogue, Inc.

REGALIA LANE

JIMMY W. POGUE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1722
PRESIDENT
JIMMY W. POGUE, INC.
 3510 MARVIN D. LOVE FREEWAY
 DALLAS, TEXAS 75224
 PHONE (214) 371-0666
 FAX: (214) 371-9900
 E-MAIL: JWP@JWP.COM

SURVEYOR'S NOTE: I DID NOT SEARCH THE COUNTY RECORDS TO DETERMINE EASEMENTS OR RECORD TITLE. ALL INTERESTED PARTIES SHOULD EMPLOY A TITLE AND ABSTRACT CO. TO DETERMINE EASEMENTS AND STATE OF TITLE AND OWNERSHIP TO THIS PROPERTY.

Survey

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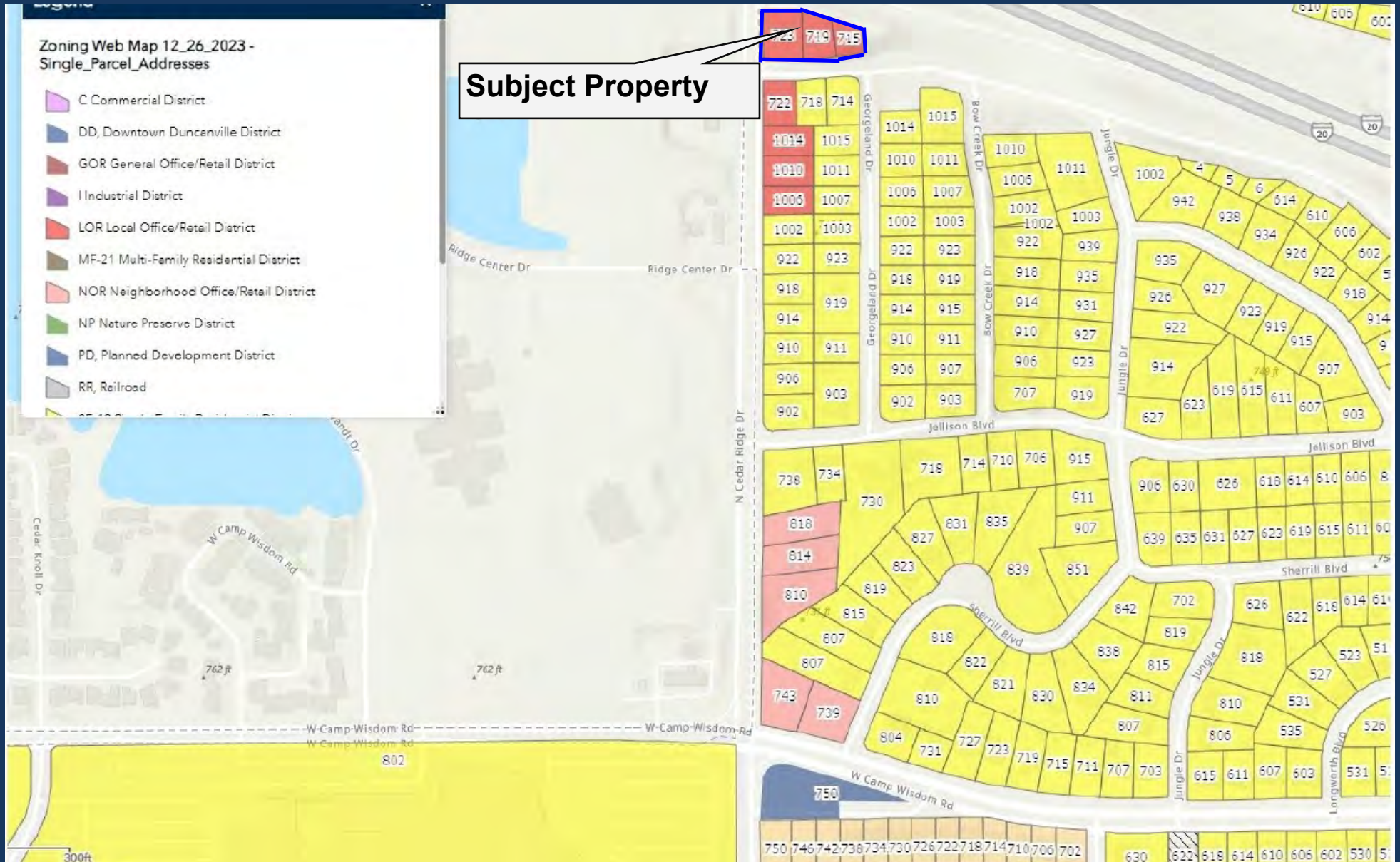


MOTE & ASSOCIATES

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

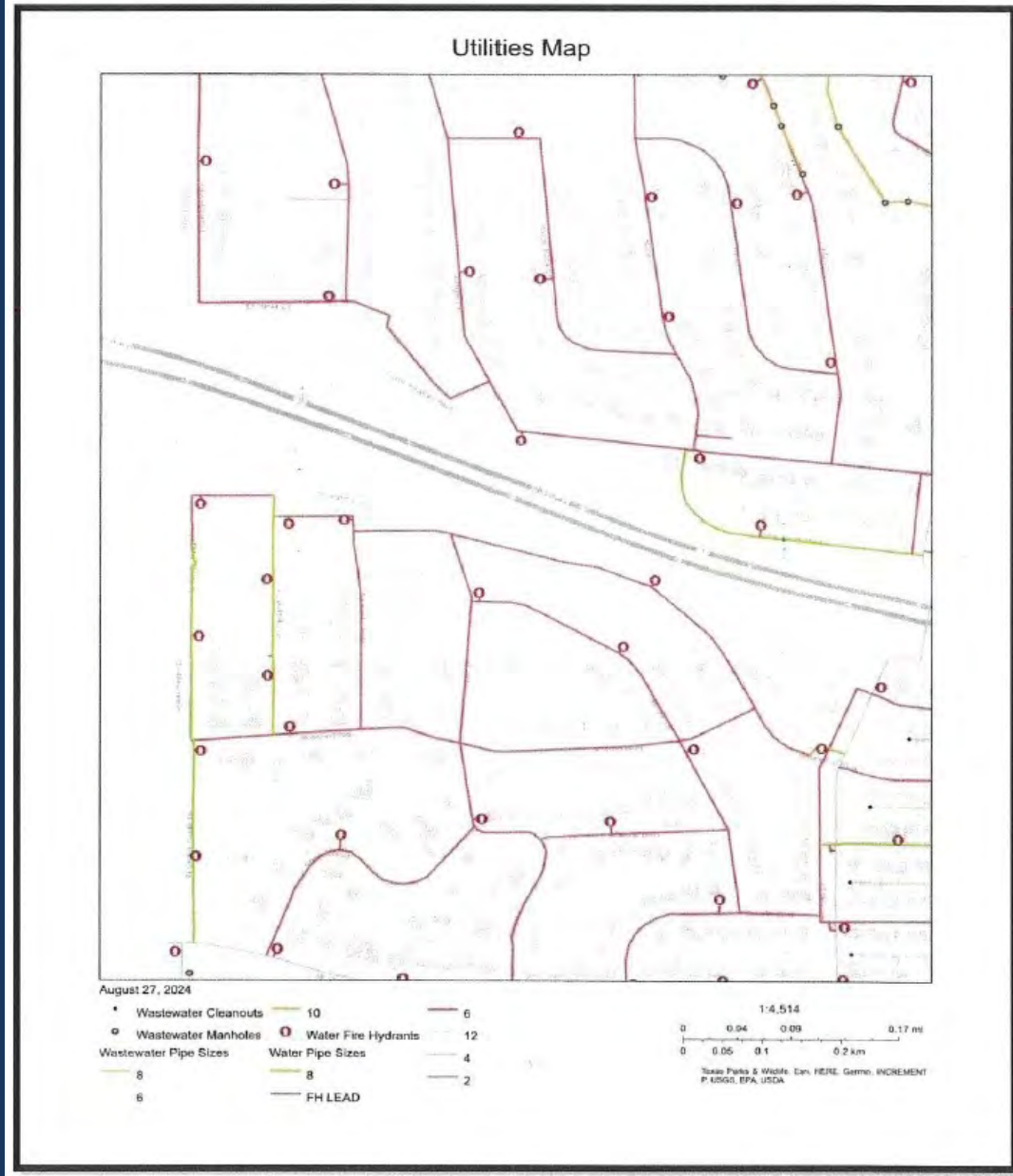
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DUNCANVILLE UTILITIES MAP



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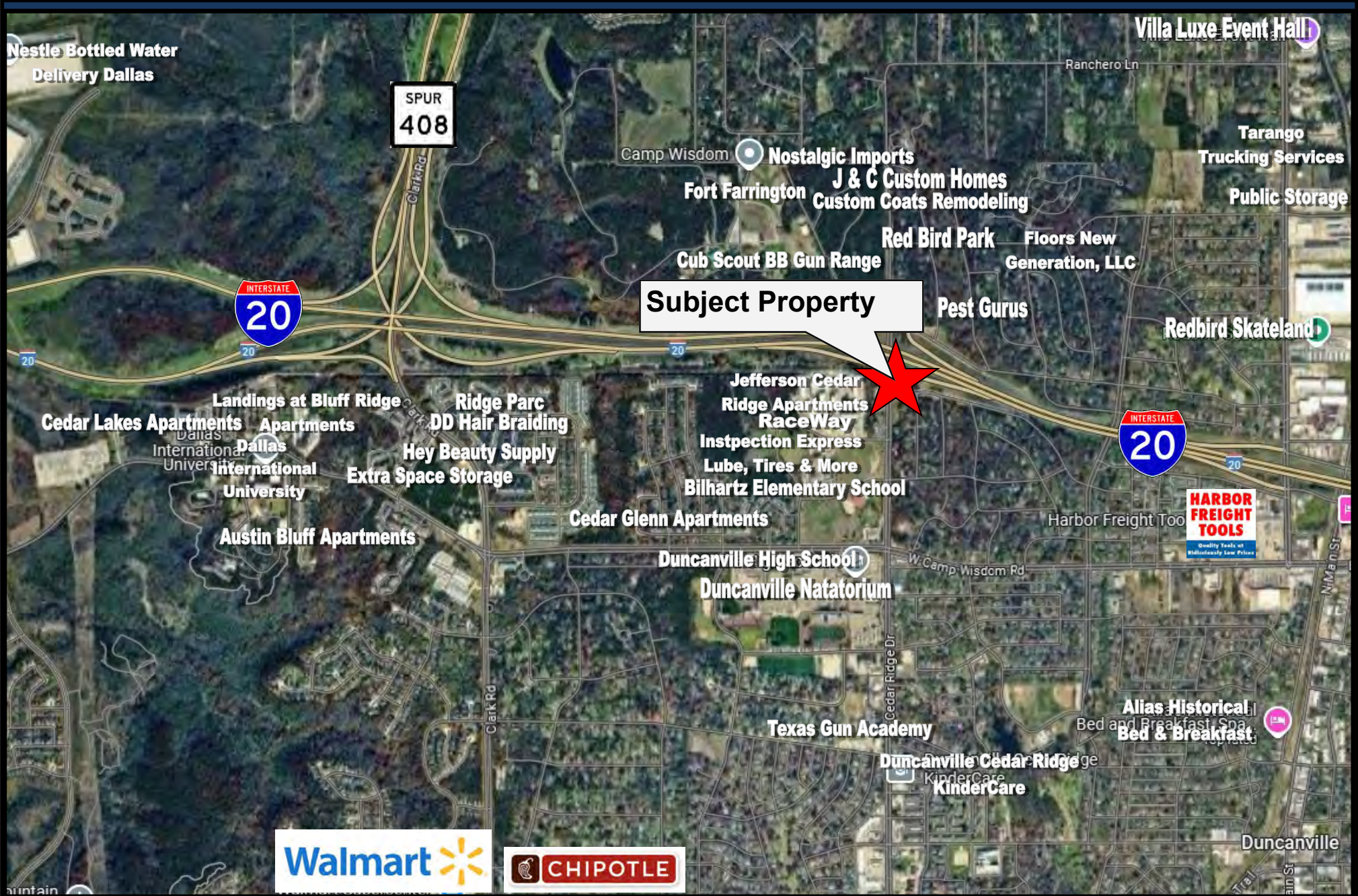
Utilities Map

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Business Map

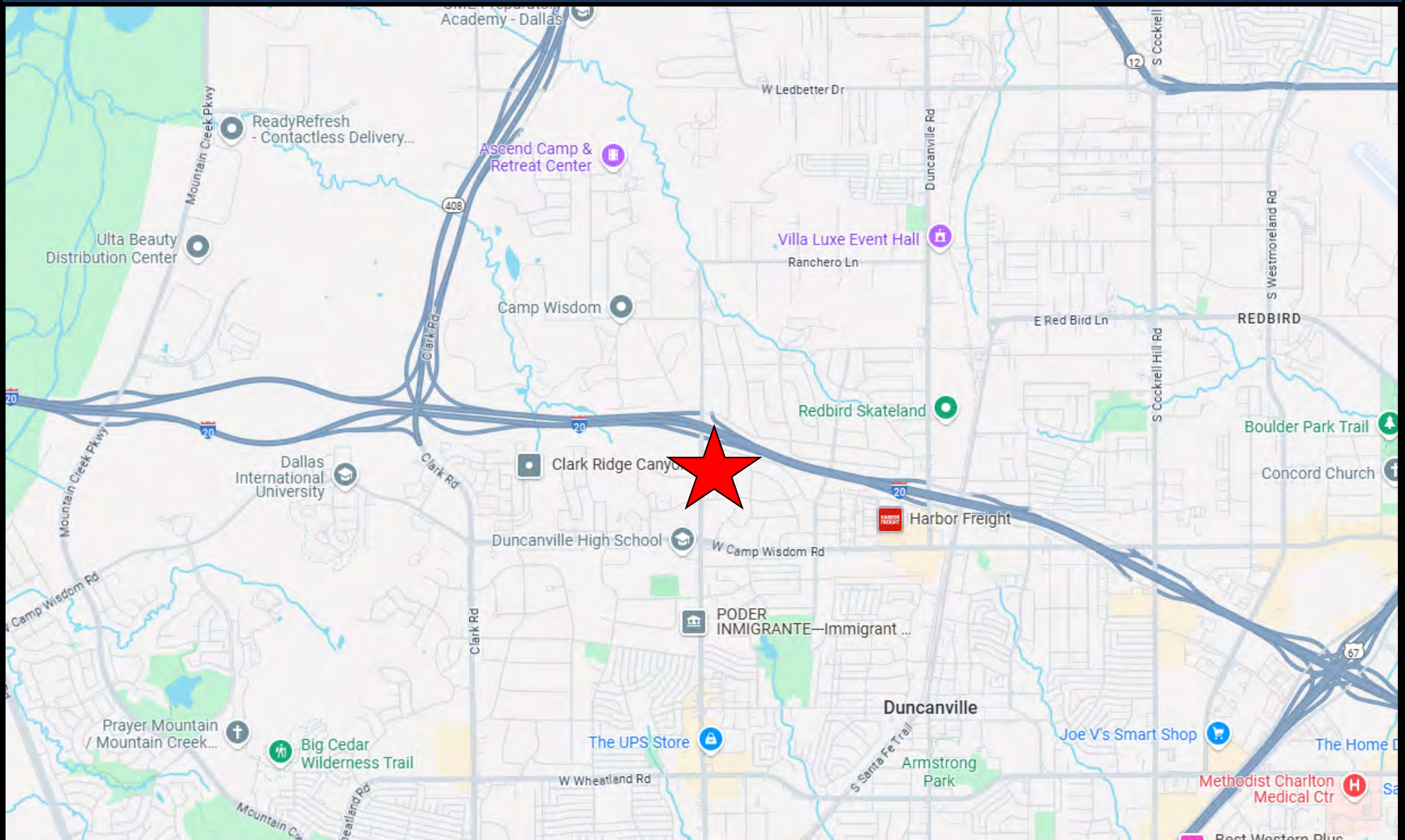
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Area Map

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