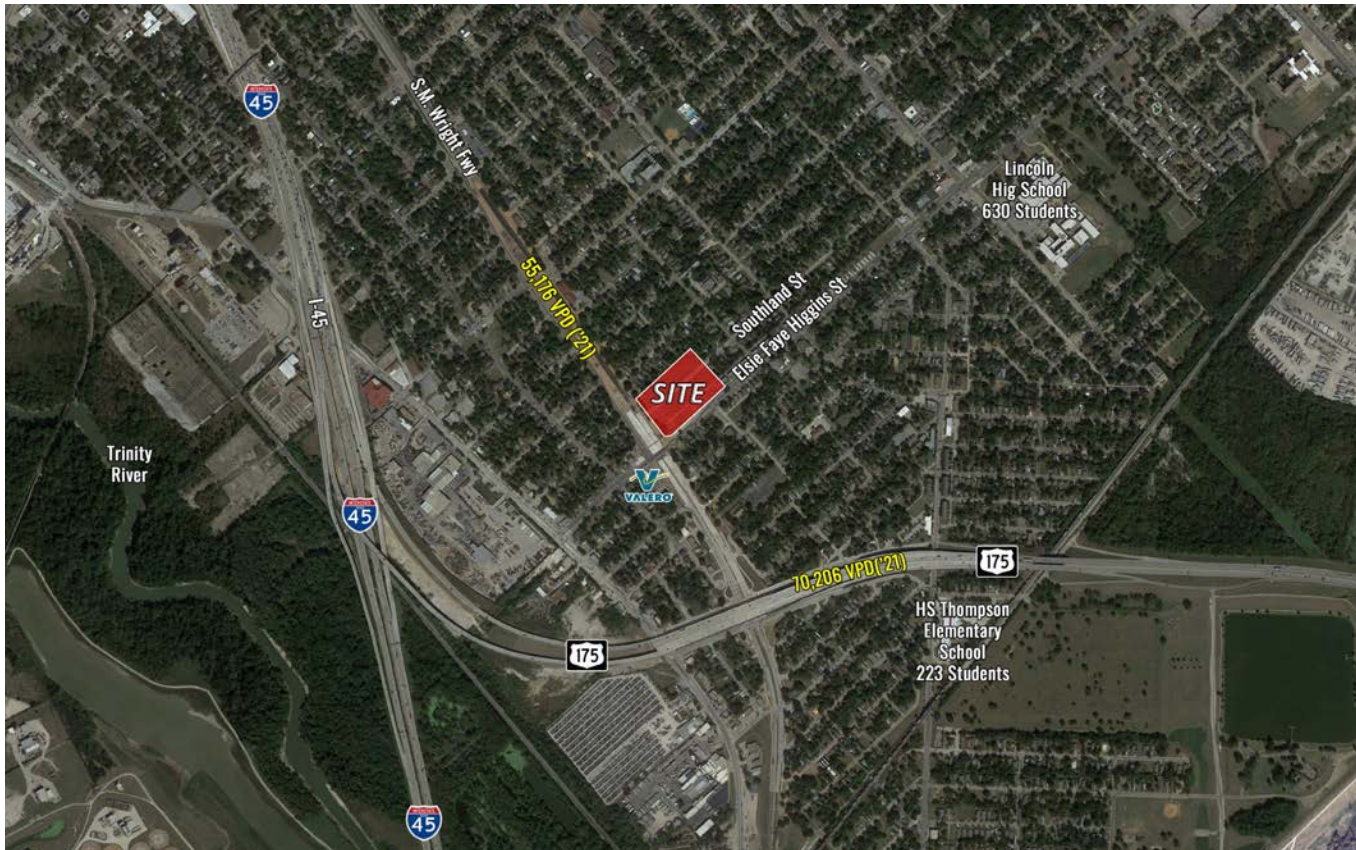


2214 Southland St

Dallas, Texas 75215



2214 SOUTHLAND ST
DALLAS, TEXAS 75215

Property Highlights

- Signalized Intersection
- Frontage on S.M. Wright Freeway, with quick access to I-45
- Located southwest of Lincoln High School and northwest of HS Thompson Elementary School
- Close proximity to Wheatley Place and Bonton neighborhoods

Availability

Up to 5.5 acres

Demographics

	1 MILE	3 MILE	5 MILE
2021 Population	8,683	63,548	361,859
2021 Daytime Population	7,617	80,356	413,665
2021 Avg. HH Income	\$40,243	\$57,082	\$86,357

Traffic Counts

S.M. Wright Freeway: 55,176 VPD

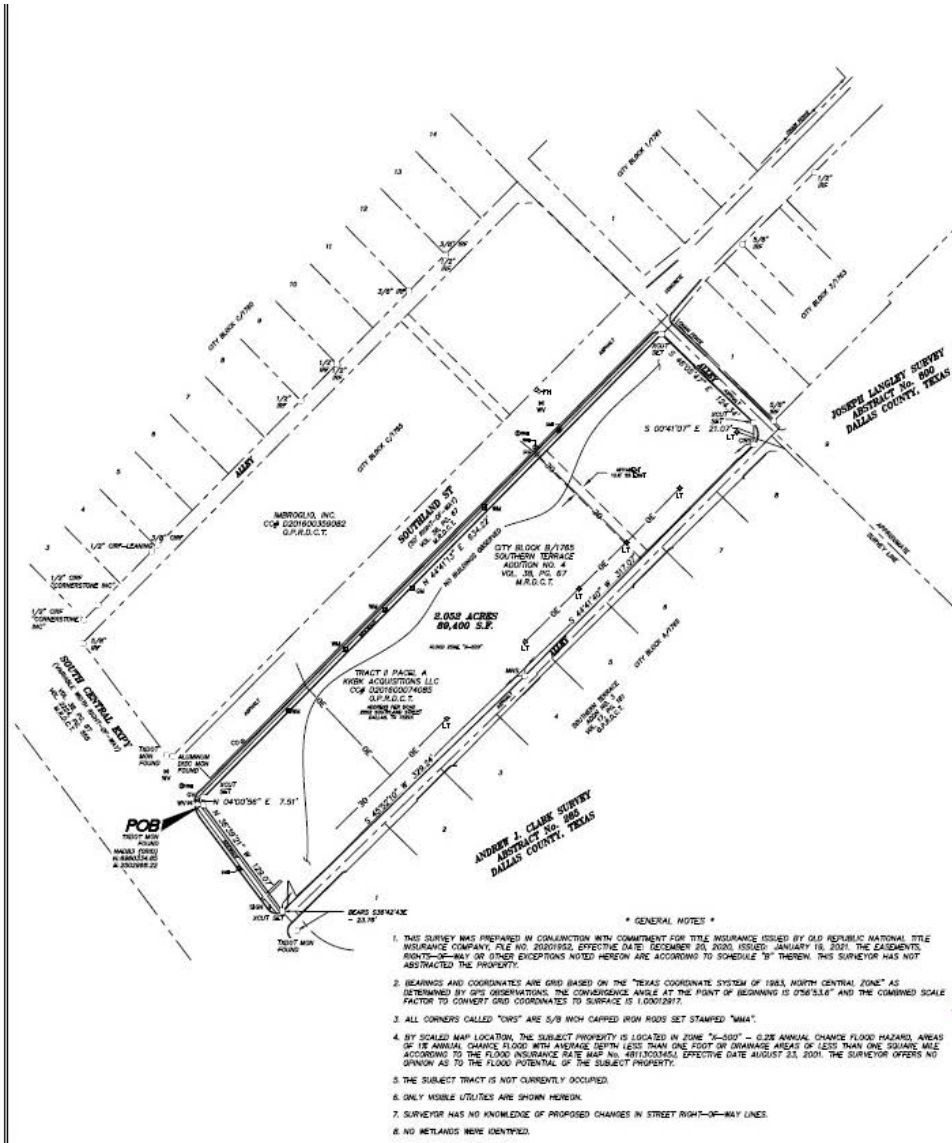
Hwy 175: 70,206 VPD

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evan@dbarealestate.com

4645 North Central Expy,
Suite 200
Dallas, Texas 75205

The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.



PROPERTY DESCRIPTION

LEGAL DESCRIPTION

BEGINNING AT A BRASS TADPOD MONUMENT IN CONCRETE FOUND (N. 8.963,314,65, 2.502,988,02) AT THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CENTRAL EXPRESSWAY (A VARIABLE WIDTH RIGHT-OF-WAY, VOLUME 38, PAGE 87 OF SAID MAP RECORDS AND VOLUME 2224, PAGE 535, 2020 RECORDS, DALLAS COUNTY, TEXAS) WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SOUTHLAND AVENUE (A 50 FOOT RIGHT-OF-WAY, VOLUME 38, PAGE 87 OF SAID MAP RECORDS);

BEING AND AT A BRASS TADPOD MONUMENT IN CONCRETE FOUND (N. 8.963,314,65, 2.502,988,02) AT THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CENTRAL EXPRESSWAY (A VARIABLE WIDTH RIGHT-OF-WAY, VOLUME 38, PAGE 87 OF SAID MAP RECORDS AND VOLUME 2224, PAGE 535, 2020 RECORDS, DALLAS COUNTY, TEXAS) WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SOUTHLAND AVENUE (A 50 FOOT RIGHT-OF-WAY, VOLUME 38, PAGE 87 OF SAID MAP RECORDS);

THENCE NORTH 04°07'58" EAST, WITH SAID CORNER CLIP, A DISTANCE OF 7.51 FEET TO AN X CUT SET IN CONCRETE FOR THE NORTH END OF SAID CORNER CLIP;

THENCE NORTH 44°41'13" EAST WITH THE COMMON SOUTHEAST RIGHT-OF-WAY LINE OF SAID SOUTHLAND AVENUE AND THE NORTHWEST BOUNDARY LINE OF SAID BLOCK 8/1765, A DISTANCE OF 634.22 FEET TO AN X CUT SET FOR THE NORTH CORNER OF SAID BLOCK 8/1765 AT THE INTERSECTION OF SAID SOUTHEAST RIGHT-OF-WAY LINE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF A VARIABLE WIDTH ALLEY;

THENCE SOUTH 48°05'47" EAST, WITH THE COMMON NORTH BOUNDARY LINE OF SAID BLOCK 8/1765 AND SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 124.34 FEET TO AN X CUT SET IN CONCRETE AT THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF SAID SOUTHWEST RIGHT-OF-WAY LINE WITH THE NORTHWEST RIGHT-OF-WAY LINE OF A VARIABLE WIDTH ALLEY;

THENCE SOUTH 02°41'07" EAST, WITH SAID CORNER CLIP, A DISTANCE OF 21.07 FEET TO A 5/8" YELLOW PLASTIC CAPPED IRON ROD SET STAMPED "MMA" FOR THE SOUTH END OF SAID CORNER CLIP;

THENCE SOUTH 44°41'40" WEST, WITH THE COMMON SOUTHWEST BOUNDARY LINE OF SAID BLOCK 8/1765 AND SAID NORTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 317.07 FEET TO A MAONAL WITH WASHER STAMPED "MMA, INC. PROPERTY CORNER SET" FOR AN ANGLE POINT;

THENCE SOUTH 45°52'10" WEST, CONTINUING WITH SAID COMMON LINE, A DISTANCE OF 328.24 FEET TO AN X CUT SET FOR THE SOUTH CORNER OF SAID BLOCK 8/1765 AND BEING AT THE INTERSECTION OF SAID NORTHWEST RIGHT-OF-WAY LINE WITH THE APPROXIMATE NORTHWEST RIGHT-OF-WAY LINE OF CENTRAL EXPRESSWAY, FROM WHICH A BRASS TADPOD MONUMENT IN CONCRETE FOUND BEARS SOUTH 32°42'43" EAST, A DISTANCE OF 23.76 FEET;

THENCE NORTH 36°32'21" WEST, WITH THE COMMON SOUTHWEST BOUNDARY LINE OF SAID BLOCK 8/1765, A DISTANCE OF 178.07 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 2.052 ACRES OR 89,400 SQUARE FEET OF LAND.

- SCHEDULE B ITEMS**
- FILE NO. 20200180
10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:
- RIGHTS OF PARTIES IN POSSESSION.
 - ANY MOBILE AND APPARENT ROAD OR OTHER EASEMENT CROSSING THE LAND, WHETHER PUBLIC OR PRIVATE EASEMENT, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS, INCLUDING, BUT NOT LIMITED TO, EXISTING UTILITY LINES AND EQUIPMENT IN PLACE.
 - ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF OIL, LIGHTS, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS, WHETHER LISTED IN SCHEDULE B OR NOT, THAT THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
 - ANY AND ALL EASEMENTS, BUILDING LINES, RESTRICTIONS, COVENANTS OR CONDITIONS AS SHOWN ON THE PLATS RECORDED IN VOLUME 38, PAGE 87 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS.
 - RIGHT OF ENTRY AGREEMENT BY AND BETWEEN WARNER AMEY CABLE COMMUNICATIONS, INC AND WNC CORPORATION BY INSTRUMENT RECORDED IN VOLUME 18007, PAGE 1268 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS. AGREEMENT DOES PERTAIN TO THE SUBJECT PROPERTY.
 - LEASE AGREEMENT AND ALL TERMS, CONDITIONS AND PROVISIONS THEREOF, EVIDENCED BY THE INSTRUMENT RECORDED IN VOLUME 18007, PAGE 1268 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS. AGREEMENT DOES PERTAIN TO THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE

TO: RYLAND SOUTH LLC, SANDHOOK DEVELOPMENT, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

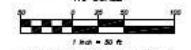
THIS SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS RULES OF PROFESSIONAL SURVEYING MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY III, CONDICTION 2 (URBAN), TSPS STANDARD LAND SURVEY, EFFECTIVE SEPTEMBER 1, 2018.

THOMAS A. HOLO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3658

2/17/2021



VICINITY MAP
NO SCALE



- LEGEND/ABBREVIATIONS**
(NOT ALL SYMBOLS WILL APPLY)
- CHTS 3/8" CAPPED IRON ROD SET STAMPED "MMA"
 - CONTS "X" CUT IN CONCRETE
 - SDS SDS NAIL FOUND
 - IRFS IRON ROD FOUND
 - GRFS CAPPED IRON ROD FOUND
 - IFR IRON FIRE FOUND
 - MNS MAG NAIL SET W/ WASHER STAMPED
 - MMA MMA INC PROPERTY CORNER
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - MDDCT PLAT RECORDS, DALLAS COUNTY, TEXAS
 - D.M.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - OE OVERLAP ELECTRIC
 - SEB SANITARY SEWER EASEMENT
 - SDM STORM DRAIN MANHOLE
 - CP POWER POLE
 - EM ELECTRIC METER
 - EB ELECTRIC BOX
 - TM TELEPHONE MANHOLE
 - CCF COUNTY CLERK'S FILE NUMBER
 - POB POINT OF BEGINNING
 - ESMT EASEMENT
 - FND FOUND
 - MEAS MEASURED
 - VOL VOLUME
 - PCL PAGE
 - UE UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - SNE SIDEWALK EASEMENT
 - LF LIGHT PILE
 - GT GUY ANCHOR
 - GPU GAS UTILITY PLANT MARK
 - GN GAS METER
 - WM WATER METER
 - WV WALKER VALVE
 - SC SANITARY SEWER CLEANOUT
 - BL BOUNDARY LINE
 - ADJ ADJACENT LINE / LOT LINE
 - OT ORIGINAL TRACT LINE
 - EA EASEMENT LINE
 - RD ROADWAY CENTERLINE
 - SL SURVEY LINE

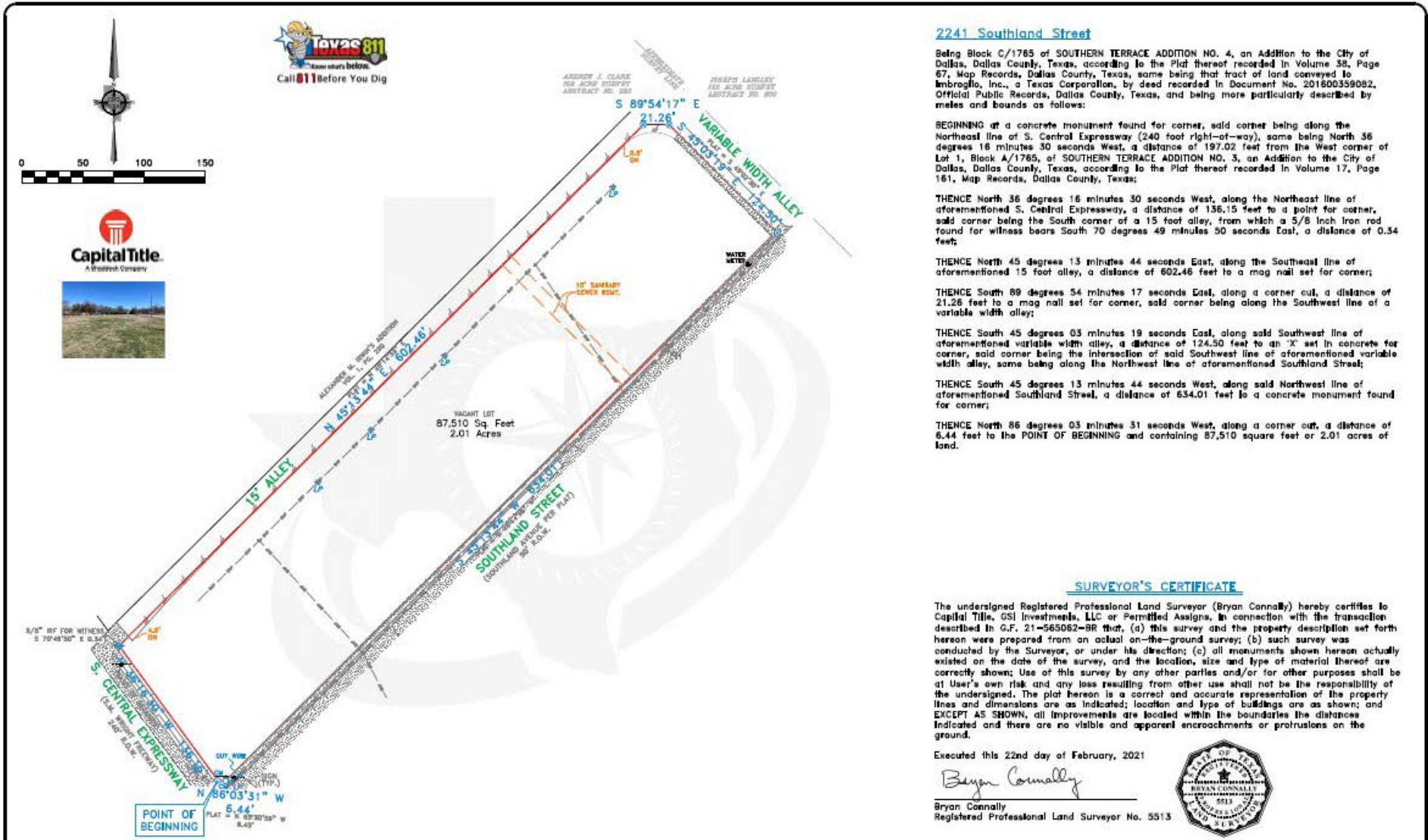
TSPS STANDARD LAND SURVEY CATEGORY 1B of 2.052 ACRES

ANDREW J. CLARK SURVEY
ABSTRACT NO. 285
CITY OF DALLAS
DALLAS COUNTY, TEXAS
FEBRUARY 2021

mma
1111 North Central Expressway
Suite 1000
Dallas, Texas 75210
817-884-1811
817-884-1811
817-884-1811
© 2021 MMA, INC.
SHEET 1 OF 1

2214 Southland St

Dallas, Texas 75215



2214 Southland Street

Being Block C/1765 of SOUTHERN TERRACE ADDITION NO. 4, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 38, Page 67, Map Records, Dallas County, Texas, same being that tract of land conveyed to Imbrogio, Inc., a Texas Corporation, by deed recorded in Document No. 201600359082, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found for corner, said corner being along the Northeast line of S. Central Expressway (240 foot right-of-way), same being North 36 degrees 16 minutes 30 seconds West, a distance of 197.02 feet from the West corner of Lot 1, Block A/1765, of SOUTHERN TERRACE ADDITION NO. 3, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 17, Page 161, Map Records, Dallas County, Texas;

THENCE North 36 degrees 16 minutes 30 seconds West, along the Northeast line of aforementioned S. Central Expressway, a distance of 136.15 feet to a point for corner, said corner being the South corner of a 15 foot alley, from which a 5/8 Inch Iron rod found for witness bears South 70 degrees 49 minutes 50 seconds East, a distance of 0.54 feet;

THENCE North 45 degrees 13 minutes 44 seconds East, along the Southeast line of aforementioned 15 foot alley, a distance of 602.46 feet to a mag nail set for corner;

THENCE South 89 degrees 54 minutes 17 seconds East, along a corner cut, a distance of 21.26 feet to a mag nail set for corner, said corner being along the Southwest line of a variable width alley;

THENCE South 45 degrees 03 minutes 19 seconds East, along said Southwest line of aforementioned variable width alley, a distance of 124.50 feet to an 'X' set in concrete for corner, said corner being the intersection of said Southwest line of aforementioned variable width alley, same being along the Northwest line of aforementioned Southland Street;

THENCE South 45 degrees 13 minutes 44 seconds West, along said Northwest line of aforementioned Southland Street, a distance of 634.01 feet to a concrete monument found for corner;

THENCE North 86 degrees 03 minutes 31 seconds West, along a corner cut, a distance of 6.44 feet to the POINT OF BEGINNING and containing 87,510 square feet or 2.01 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Bryan Connolly) hereby certifies to Capital Title, GSI Investments, LLC or Permitted Assigns, in connection with the transaction described in G.F. 21-565062-BR that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 22nd day of February, 2021

Bryan Connolly

Bryan Connolly
Registered Professional Land Surveyor No. 5513



Perren Gasc
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perren@dbarealestate.com

Evan English
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Dallas, Texas 75205

The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.

2214 Southland St

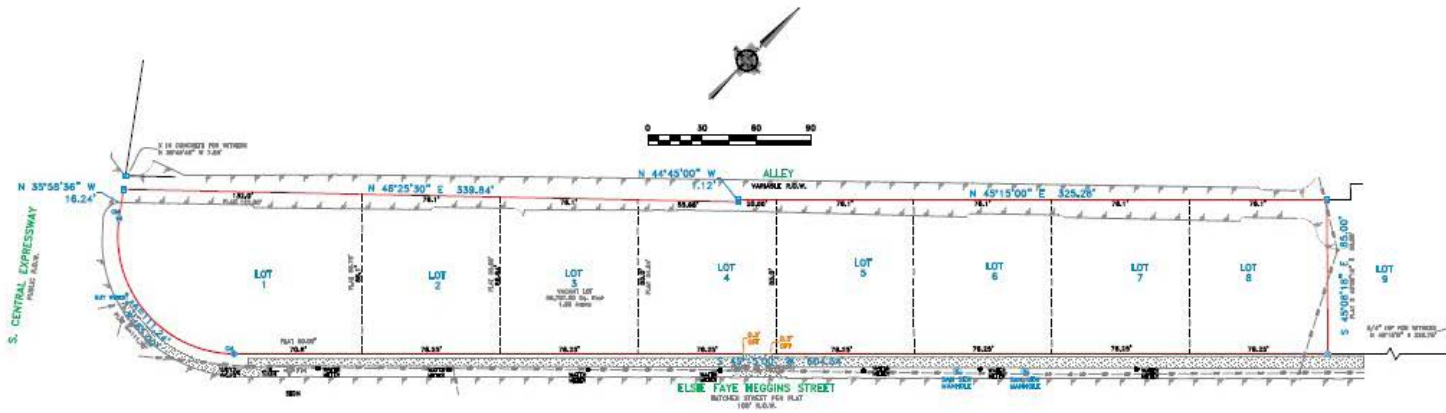
Dallas, Texas 75215



2209, 2215, 2225, 2235, 2245, 2255, 2265 & 2303

Elise Faye Haggins Street

Lots 1 through 9, Block A/1785, SOUTHERN TERRACE NO. 3, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat recorded in Volume 17, Page 181, Map Records of Dallas County, Texas.



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Bryan Connolly) hereby certifies to the boundaries, LLC and Capital Title in accordance with the description described in S.C. 21-565062-SR that: (a) this survey and the property description set forth herein were prepared from an actual on-the-ground survey (b) such survey was conducted by the Surveyor, or under his direction; (c) all measurements shown herein actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be of User's own risk, and any loss resulting from other use shall not be the responsibility of the undersigned. The plat herein is a correct and accurate representation of the property lines and dimensions as an individual location and type of buildings are as shown and EXCEPT AS SHOWN, all improvements are located within the boundaries the plat shows and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 08 day of March, 2021

Bryan Connolly
Bryan Connolly
Registered Professional Land Surveyor No. 5513



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Evan English
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evan@dbarealestate.com

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Dallas, Texas 75205

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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.

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.

DBA Commercial Real Estate LLC	9004954	info@dbarealestate.com	214-257-0200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Perren Gasc	560836	perren@dbarealestate.com	214-257-0207
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