

## ***PRIME HIGHWAY 77 LOCATION***

### **Springfield Business Park**

**5.756 Acres**

**Red Oak, Texas**

- LOCATION:** The subject property is located on the east side of U.S. Highway 77 and south of Free Market Drive in Red Oak.
- SIZE:** 5.756 Acres; 250,731.36 S.F. (*Will divide*)
- ZONED:** Commercial/Light Industrial
- UTILITIES:** Rockett SUD water (8 in. line) and electricity are available. Aerobic systems are used in this area.
- FRONTAGE:**
- |                   |              |
|-------------------|--------------|
| U.S. Hwy. 77      | - 509.83 ft. |
| Free Market Drive | - 777.72 ft. |
| Shawnee Road      | - 338.06 ft. |
- PRICE:** \$4.00 Per S.F.; \$1,002,925.00  
(*Price Per S.F. will vary for partial sales*)
- COMMENTS:** Well located Highway 77 property with lots of frontage and visibility.

***For More Information***

***Call***

**Joe Rust Company**

**Joe Rust**  
**972-333-4143**

**Lance Rust**  
**469-337-4627**

Springfield BP-5.756 Ac-fs-2022.docx

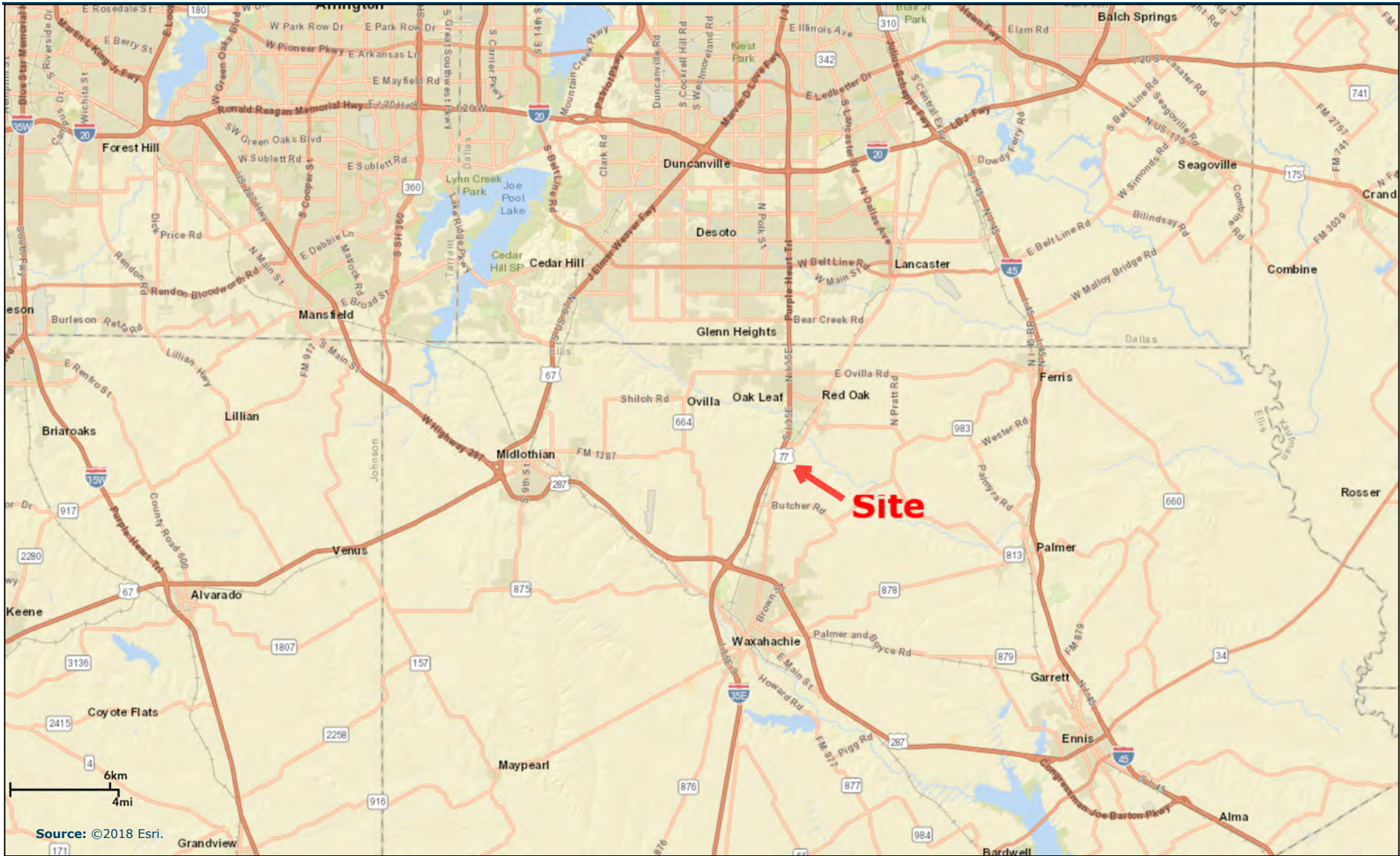
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***Information furnished is from sources deemed to be reliable but is not guaranteed by Joe Rust Company and is subject to change in price, correction, errors and omissions, prior sales and withdrawal without notice.***



# Springfield Business Park - 9.632 Acres

Red Oak, Texas

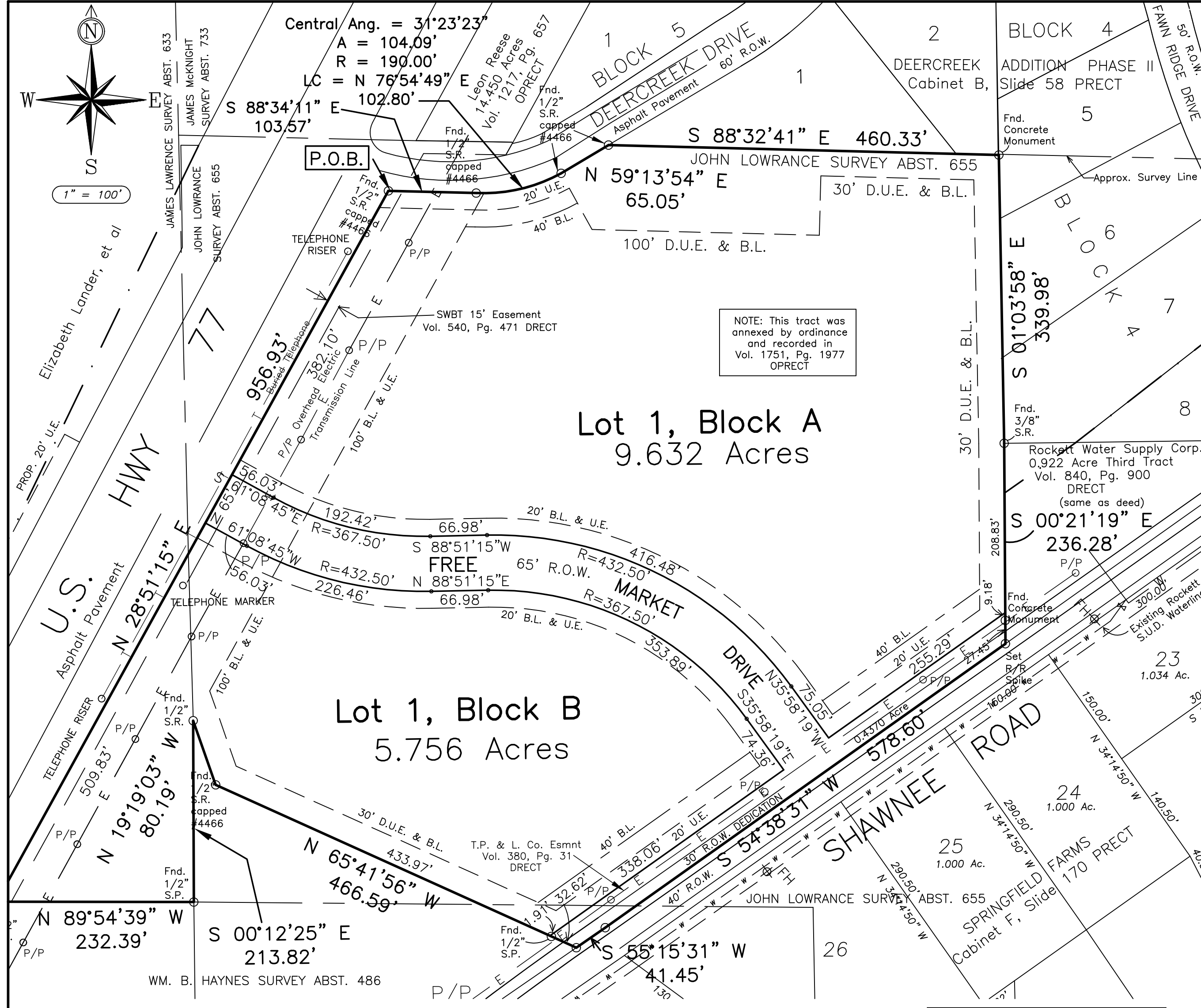


April 08, 2019









STATE OF TEXAS:  
 COUNTY OF ELLIS: KNOW ALL MEN BY THESE PRESENTS:  
 That We, BETHANY/SPRINGFIELD, LTD., are the owners of that certain tract of land hereinafter described as follows:  
 FIELD NOTES ~ 17.010 ACRES

BEING all that certain lot, tract, or parcel of land situated in the JOHN LOWRANCE SURVEY, ABSTRACT NO. 655, and in the JAMES LAWRENCE SURVEY, ABSTRACT NO. 633 and in the WILLIAM B. HAYNES SURVEY, ABSTRACT NO. 486, in the City of Red Oak, Ellis County, Texas, and being all of a called 17.010 acre tract of land as described in Volume 2679, Page 853 of the Official Public Records of Ellis County, Texas (OPRECT), and being more particularly described as follows:

BEGINNING at a 1/2" steel rod found (capped with # 4466) in the intersection of the southeast line of U.S. Highway 77 (a public road) with the south line of Deercreek Drive (a public road) for the northwest corner of this tract and same for the said 17.010 acre tract;

THENCE along northerly lines of this tract and same for the said 17.010 acre tract along southerly lines of Deercreek Drive as follows: S 88°34'11" E, 103.57 feet (same as deed, with the bearing basis for this description from GPS observation, Texas Co-Ordinate System, North Central Zone, and having a beginning co-ordinate of: Northing = 6863500.364, Easting = 2484779.109) to a 1/2" steel rod found (capped # 4466) in the beginning of a curve to the left; 104.09 feet (same as deed) along the arc of a curve ( Central Angle = 31°23'23"; Radius = 190.00 feet, Long Chord = N 76°54'49" E, 102.80 feet ) to a 1/2" steel rod found (capped # 4466) for corner; and N 59°13'54" E, 65.05 feet (same as deed) to a 1/2" steel rod found (capped #4466) for a northwesterly corner of this tract and same for the said 17.010 acre tract and being the west corner of Lot 1, Block 4, Deercreek Addition, an addition to Ellis County, as recorded in Cabinet B, Slide 58 of the Plat Records of Ellis County, Texas (PRECT);

THENCE S 88°32'41" E, 460.33 feet (same as deed; Plat - S 87°37'20" E, 459.53 feet) along the north line of the said 17.010 acre tract and the south line of Lot 1 and Lot 2 of Deercreek Addition to a concrete monument found for the northeast corner of this tract and same for the said 17.010 acre tract and being the southeast corner Lot 2 and in the west line of Lot 5 of the said Deercreek Addition;

THENCE along easterly lines of this tract and same for the said 17.010 acre tract as follows: S 01°03'58" E, 339.98 feet along the west lines of Lots 5, 6 and 7 of Deercreek Addition to a 3/8" steel rod found for the southwest corner of Lot 7 and also being the northwest corner of a called 0.922 acre tract conveyed to Rockett Water Supply as conveyed by deed and recorded in Volume 840, Page 900 of the Deed Records of Ellis County, Texas (DRECT); and S 00°21'19" E, along the west line of the 0.922 acre tract at 208.83 feet pass a concrete monument found on line, in all, 236.28 feet (same as deed) to a railroad spike set in the approximate centerline of Shawnee Road for a southeast corner of this tract and same for the said 17.010 acre tract and being the southwest corner of the 0.922 acre tract;

THENCE along the approximate centerline of Shawnee Road and along the southeast lines of this tract and same for the said 17.010 acre tract as follows: S 54°38'31" W, 578.60 feet (same as deed) crossing the south line of the John Lowrance Survey and the north line of the W.B. Haynes Survey, to a railroad spike set for corner; and S 55°15'31" W, 41.45 feet (same as deed) to a railroad spike set for the most southerly southeast corner of this tract and same for the said 17.010 acre tract and being the east corner of a called 3.77 acre tract of land conveyed to Kenneth and Beverly Thompson by deed and recorded in Volume 562, Page 182 DRECT;

THENCE along the southwesterly lines of this tract and same for the said 17.010 acre tract and the northeasterly lines of the said 3.77 acre tract as follows: N 65°41'56" W, (same as deed), at 32.62 feet pass a 1/2" steel pipe found and passing the south line of the Haynes Survey and the south line of the John Lowrance Survey, in all, 466.59 feet to a 1/2" steel rod found (capped # 4466) for corner; and N 19°19'03" W, 80.19 feet (same as deed) to a 1/2" steel rod found for an inset corner of this tract and same for the said 17.010 acre tract and being the most northerly corner of the 3.77 acre tract and also being in the occupied west line of the John Lowrance Survey and in the occupied east line of the James Lawrence Survey;

THENCE S 00°12'25" E, 213.82 feet (same as deed), along the most southwesterly east line of this tract and same for the said 17.010 acre tract and along the west line of said 3.77 acre tract and along the occupied west line of the John Lowrance Survey and the occupied east line of the James Lawrence Survey to a 1/2" steel pipe found for the most westerly southeast corner of this tract and same for the said 17.010 acre tract and being the northeast corner of a called 2.10 acre tract of land described in Volume 551, Page 348 DRECT;

THENCE N 89°54'39" W, 232.39 feet (same as deed) along the south line of this tract and same for the said 17.010 acre tract and along the north line of the 2.10 acre tract to a 1/2" steel rod set in the southeast line of U.S. Hwy 77 for the southwest corner of this tract and same for the said 17.010 acre tract and being the northwest corner of the 2.10 acre tract;

THENCE N 28°51'15" E, 956.93 feet (same as deed) along the southeast line of U.S. Hwy 77 and along the northwest line of this tract and same for the said 17.010 acre tract to the POINT OF BEGINNING, and containing approximately 17.010 acres of land.

THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, We, BETHANY/SPRINGFIELD, LTD., are the Owners of the above described tract and hereby adopt this plat of said tract designated as the Final Plat of SPRINGFIELD BUSINESS PARK, an Addition to the City of Red Oak, in Ellis County, Texas, and do hereby dedicate to the public use and benefit forever, the streets, alleys, and easements shown hereon. No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer and/or owner has complied with all requirements of the Development Code of the City of Red Oak, Texas, regarding improvements within the area as platted have been met, including the actual installation of streets, with the required base and paving, curb and gutter, drainage structures, storm sewers, alleys, and water and sewer utilities, all according to specifications of the City of Red Oak. A waiver of claim for damages against the City occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.

Clyde Hargrove, Manager  
 BETHANY SPRINGFIELD, LTD.

STATE OF TEXAS:

Before me the undersigned authority, a notary public in and for said state on this day personally appeared Clyde Hargrove, known to me to be the person whose name is subscribed to the foregoing and acknowledged to me that he executed the same for the purposes herein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Walter Keven Davis, do hereby declare that I have prepared this Plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the Development Code regulations of the City of Red Oak, Texas.

Walter Keven Davis  
 Registered Professional Land Surveyor No. 4466

LEGEND	
○	Property Corner Symbol
Fnd.	Found
S.R.	Steel Rod
U.E.	Utility Easement
R.O.W.	Right of Way
P.O.B.	Point of Beginning
C/L	Centerline
B.L.	Building Line
D.U.E.	Drainage & Utility Esmt.

I hereby certify that the above and foregoing Final Plat of SPRINGFIELD LAKES, an addition to the City of Red Oak, was approved this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by the Planning and Zoning Commission of the City of Red Oak, Texas.

Chairman \_\_\_\_\_ Secretary \_\_\_\_\_

Code of the City of Red Oak.  
 Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Mayor \_\_\_\_\_ Date \_\_\_\_\_

City Secretary \_\_\_\_\_ Date \_\_\_\_\_

SEPTIC WAIVER NOTE:  
 A SEPTIC WAIVER WILL BE REQUIRED FOR THIS SUBDIVISION BEFORE THIS PLAT IS FILED WITH ELLIS COUNTY.

Owner / Developer:  
 BETHANY/SPRINGFIELD, Ltd.  
 101 Valley Ridge Drive  
 Red Oak, TX 75154-4736  
 Clyde L. Hargrove  
 Phone: 972-617-1100

- DRAINAGE NOTES:
- NO 100 YEAR FLOODPLAIN PER FIRM MAP NO. 48139C0200 F FOR ELLIS COUNTY, TEXAS.
  - COMPLETE STORM DRAINAGE CALCULATIONS SHALL BE PROVIDED AT FINAL PLAT AND CONSTRUCTION PLAN STAGE.
  - STORM DRAINAGE FROM THE DEVELOPMENT WILL NOT ADVERSELY IMPACT DOWNSTREAM PROPERTIES.

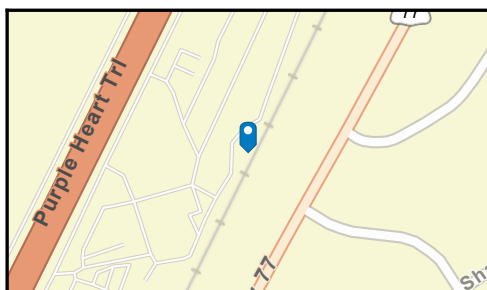
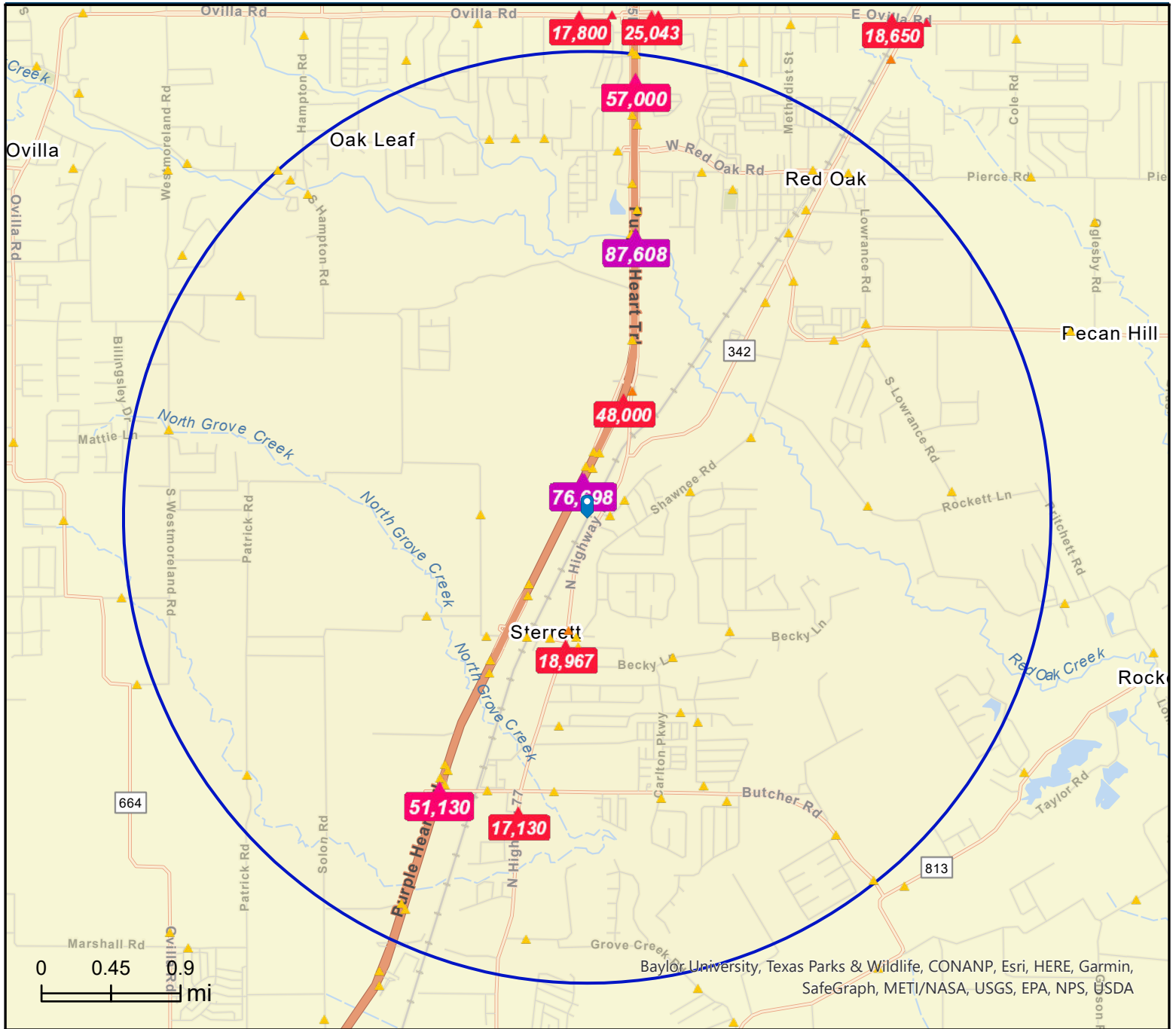
James H. McDill, P.E.  
 Davis & McDill, Inc. \_\_\_\_\_ Date \_\_\_\_\_

# FINAL PLAT SPRINGFIELD BUSINESS PARK

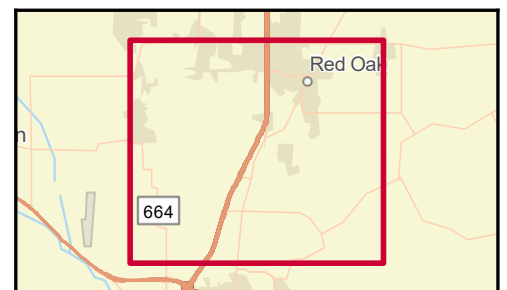
Being a 17.010 Acre Addition in the William B. Haynes Survey, Abst. 486 John Lowrance Survey, Abst. 655 and the James Lawrence Survey, Abst. 633 in the City of Red Oak, Ellis County, Texas  
 August 2013

ENGINEERS  
**D & M** DAVIS & McDILL, Inc.  
 SURVEYORS  
 P.O. Box 428, Waxahachie, Texas 75168  
 Phone: Metro (972) 938-1185  
 ( A Texas licensed surveying firm # 101504-00, and a Texas licensed engineering firm # F-8439 )

Drawn by: Kevin Bohanon Date AUG 15, 2013 Job no. 213-0131



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day







## 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 coincidental 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>Joe Rust Company</u>	<u>0204705</u>	<u>joerust@joerust.com</u>	<u>(972)333-4143</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

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)  
IABS 1-0