

N Fitzhugh Ave

Capital Ave



2410 N Prairie Ave, Dallas, TX 75204



peyman.etebari@gmail.com



972 - 989 - 9701

**For
Sale**



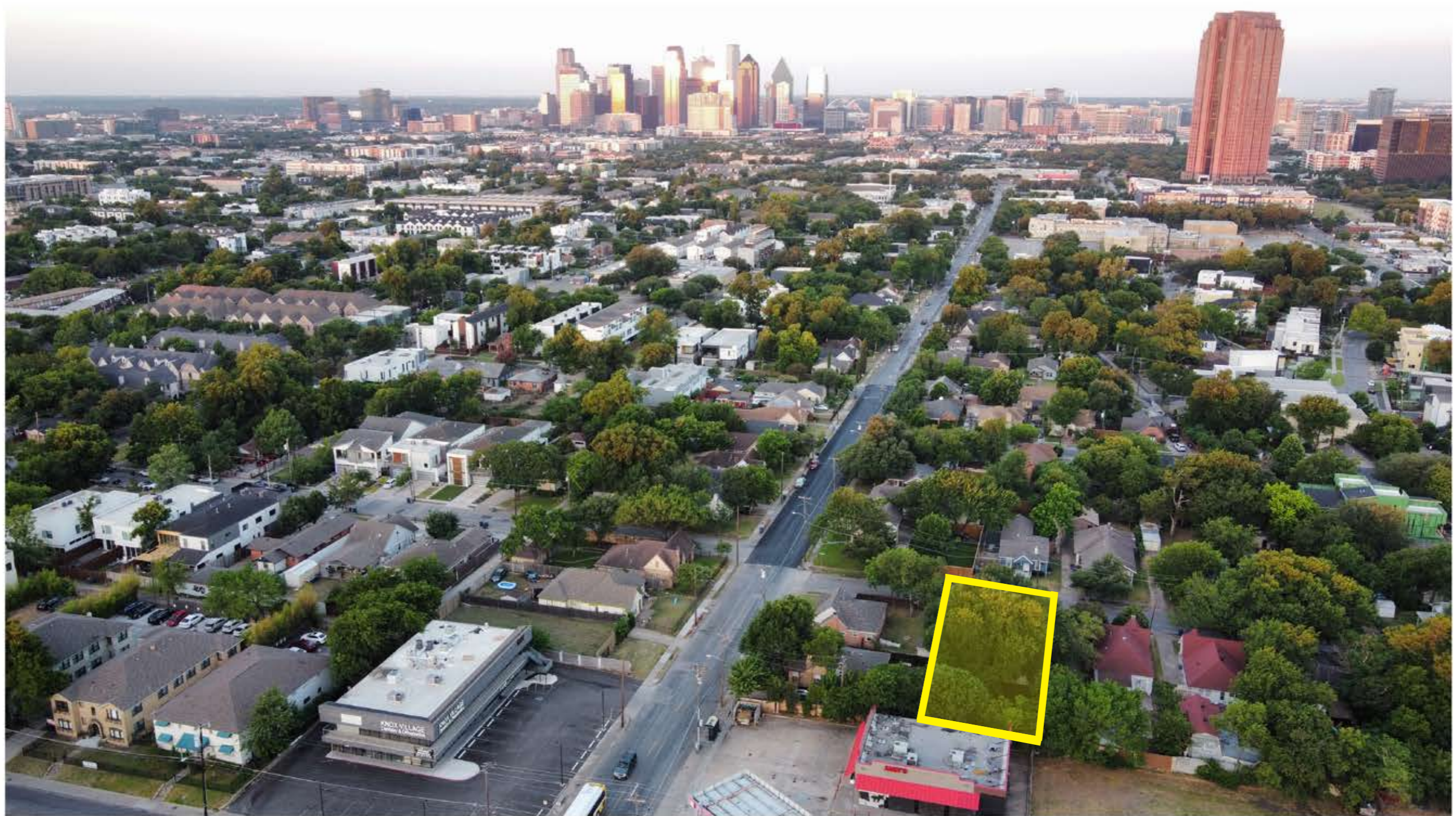
Property Description

\$439,000

- Great Single Family Lot location ready for new construction
- Property is in the middle of hundreds of new developments

- House is a tear down
- 75204 is the hottest zip code in DFW
- Prime Location

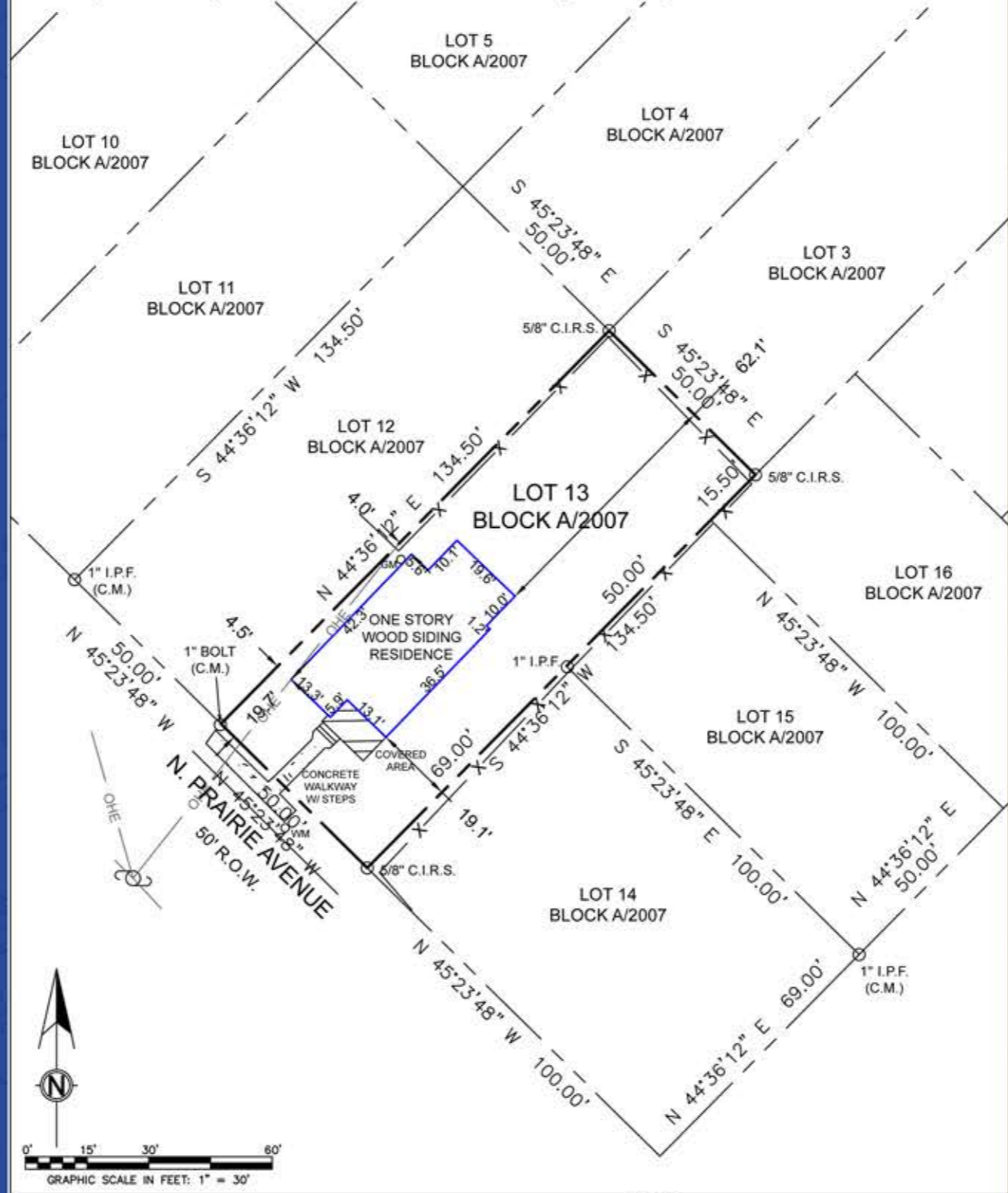
Highlights



- Land Area = 0.152 Acre
- Infill Single Family Lot
- Ready To Be Built On
- Major Developments All Over The Area
- Close To Downtown/Uptown and SMU

Survey

SURVEY PLAT
 Lot 13, Block A/2007, GOLF PARK ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat recorded in Volume 4, Page 136, Map Records of Dallas County, Texas.



TO ALL PARTIES INTERESTED IN THE PREMISES SURVEYED:
 I, Michael W. Myers, Registered Professional Land Surveyor, of the State of Texas, do hereby certify that I prepared this map or plat, and the accompanying field notes, from an actual and accurate survey of the land on the ground and to the best of my knowledge and belief is a true and correct delineation of that survey made by me or under my personal direction and supervision. There are no apparent encroachments or protrusions across boundary lines, shortages of area or boundary except as shown. The only easements or rights of way that I, the undersigned has knowledge, are those as shown, however the property described hereon is subject to any and all easements, rights of way, restrictions, covenants, conditions, reservations and other matters of record, if any, applicable to said property and any part thereof.

- LEGEND:**
- (IRF) - IRON ROD FOUND
 - (IRS) - IRON ROD SET
 - (CIR) - CAPPED IRON ROD
 - △ (C.M.) - CONTROL MONUMENT
 - x-x- FENCE LINE
 - OH- OVERHEAD UTILITY LINES
 - U.E. - UTILITY EASEMENT
 - D.E. - DRAINAGE EASEMENT
 - B.L. - BUILDING LINE
 - ⊙ SEWER/SEPTIC
 - ⊞ UTILITY RISER/BOX
 - ⊞ ELECTRIC TRANSFORMER
 - ⊞ WATER METER
 - ⊞ GAS METER
 - ⊞ AIR CONDITIONER
 - ⊞ UTILITY POLE
 - ⊞ FIRE HYDRANT
 - ⊞ PIPELINE MARKER

- GENERAL NOTES:**
- 1) Basis for Bearings being the Texas State Plane Coordinates System, North Central Zone (4202) Nad1983.
 - 2) All building dimensions, side ties and set backs are to the building foundation unless otherwise noted.

PROPERTY ADDRESS:
 2410 N PRAIRIE AVENUE

Note: This survey was performed in connection with the transaction described in:
 SURVEY FOR FIRST NATIONAL TITLE INSURANCE COMPANY
 File No. 22-654425-WB
 ATTN: Couch Home Solutions, Inc.
 DRAWN BY: VAF JOB NO: 22-178

Michael W. Myers, R.P.L.S.
 Texas Registration No. 5803
 Surveyed on the ground: 02/10/22



PROSPECT SURVEYING
 9231 BOAT CLUB RD., FORT WORTH TX 76179
 PH: 817-999-7385 FIRM NO. 10194267



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.

11-2-2015



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.

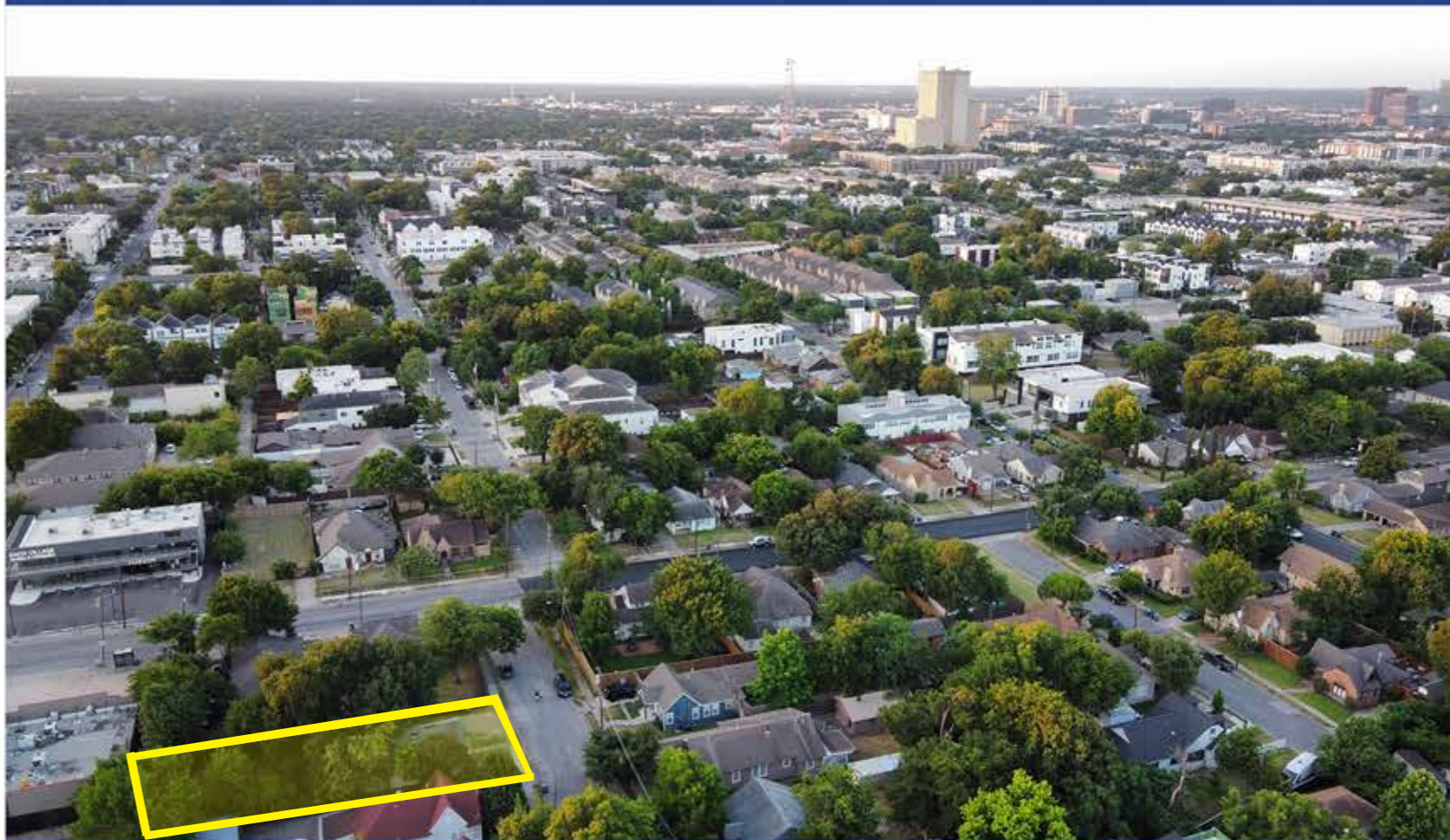
AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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.

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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
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/ Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Landlord Initials			Date





1010 W Mockingbird Ln
Dallas, TX 75247



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