

The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.



4612 Terry St

Dallas, TX 75223



I-30 HWY



FOR SALE
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(972) 989 - 9701
www.safecapital.us

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PROPERTY DETAILS

4612 Terry St.
Dallas, TX 75223



PROPERTY DESCRIPTIONS

This is a fantastic opportunity to own **land** in **East Dallas**, just minutes from **Downtown Dallas**. With **Retail zoning** already in place, the property is ideal for business use but also holds strong potential as a redevelopment site for condominiums or townhomes.

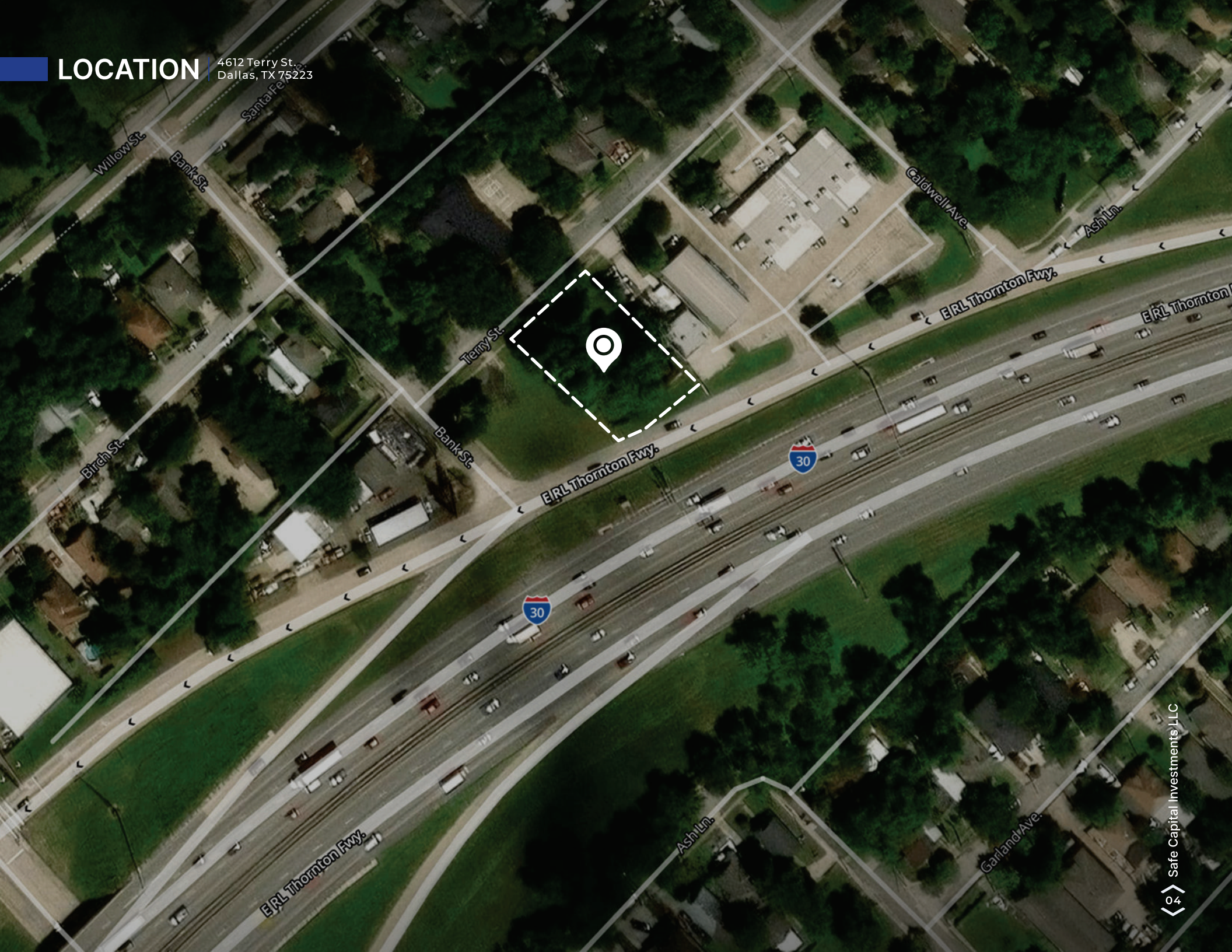
Featuring over **100 linear feet of highway frontage**, the site offers excellent visibility and prime access just east of Downtown. It also includes an existing **billboard sign**, currently leased to Outfront on a month-to-month basis, providing additional income potential.

PROPERTY HIGHLIGHTS

- **Commercial Retail Zoning**
- **14,300 SF Land Area**
- **100' x 140' Land Dimensions**
- **Excellent Visibility**
- **Minutes away from Downtown Dallas**

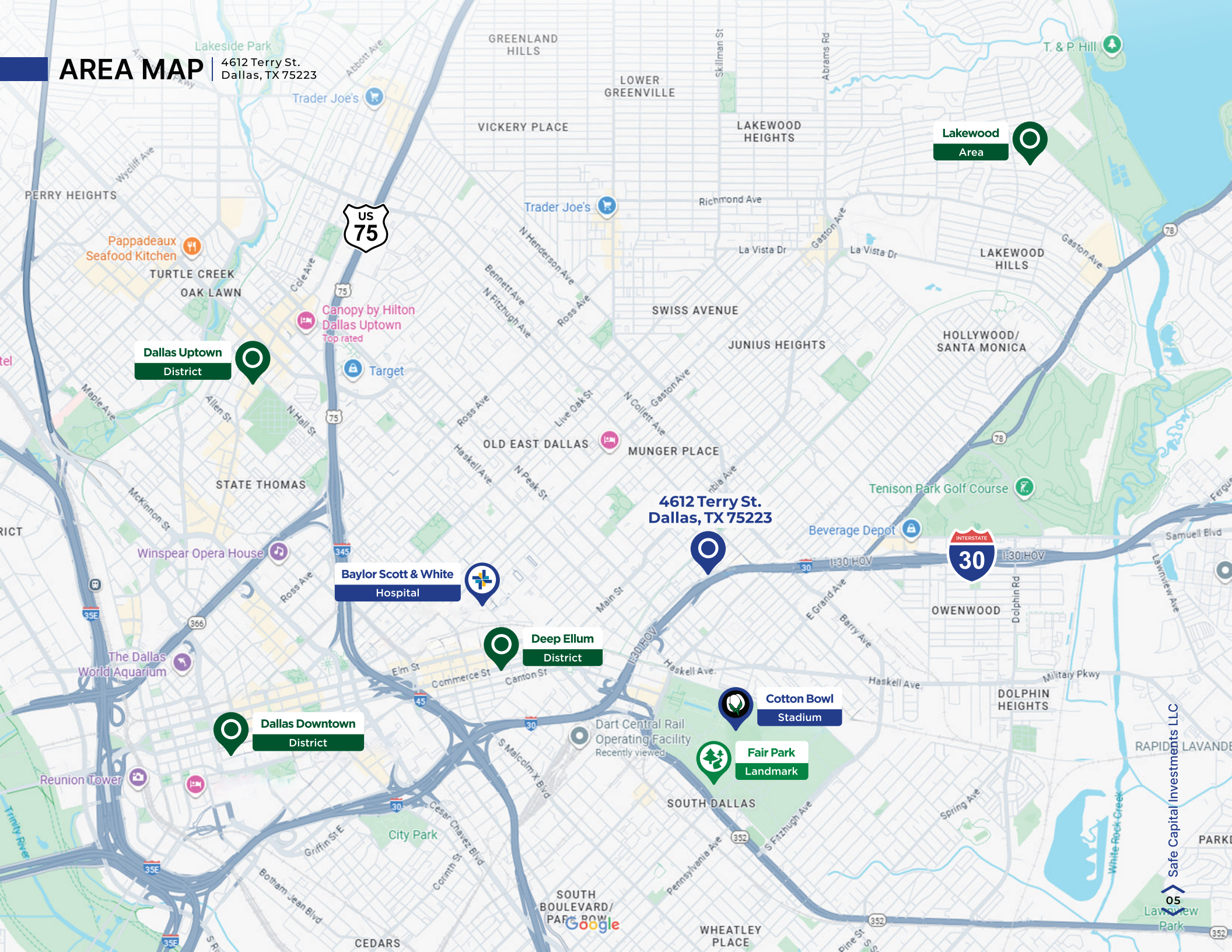
LOCATION

4612 Terry St.,
Dallas, TX 75223



AREA MAP

4612 Terry St.
Dallas, TX 75223



Dallas Uptown
District



Baylor Scott & White
Hospital



Deep Ellum
District



Cotton Bowl
Stadium



Fair Park
Landmark



Dallas Downtown
District



Lakewood
Area



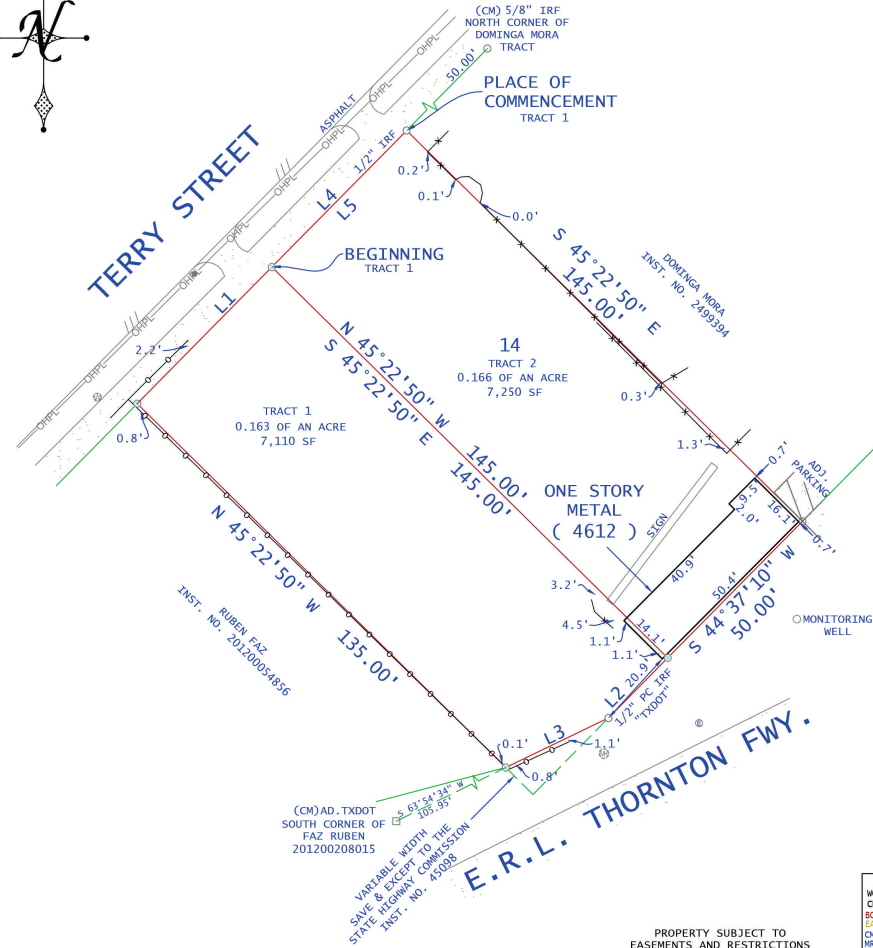
Safe Capital Investments LLC



05
Lawnview Park

SURVEY

4612 Terry St.
Dallas, TX 75223



PROPERTY SUBJECT TO
EASEMENTS AND RESTRICTIONS
Volume 69205, Page 0823

NO.	LENGTH	BEARING
L1	50.00'	N 44° 37' 10" E
L2	22.00'	S 44° 37' 10" W
L3	29.73'	S 64° 16' 23" W
L4	50.00'	S 44° 37' 10" W
L5	50.00'	N 44° 37' 10" E

LEGEND
WOOD FENCE
CHAIN LINK
IRON FENCE
WIRE FENCE
BOUNDARY LINE
EASEMENT SETBACK
CM - CONTROLLING MONUMENT
MONUMENT OF RECORD DIGNITY
POINT FOR CORNER
1/2" IRON ROD WITH CAP STAMPED "BURNS SURVEYING"
X-CUT FOUND OR SET (AS NOTED)
MONUMENT FOUND
CM - ELECTRIC METER
CABLE
CLEAN OUT
GAS METER
FIRE HYDRANT
LIGHT POLE
MANHOLE
WATER VALVE
(UNLESS OTHERWISE NOTED)

2701 SUNSET RIDGE DRIVE, STE 303
ROCKWALL, TEXAS 75032
FIRM REGISTRATION NO. 10194366

TITLE SURVEY



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 4612 TERRY STREET, in the City of DALLAS, DALLAS County, Texas.

STATE OF TEXAS:
COUNTY OF DALLAS:

TRACT 1

Being all that certain lot, tract or parcel of land situated in the JOHN GRIGSBY SURVEY, Abstract No. 495, being a portion of Lot 13, Block 39-1060, out of the R.D. Caldwell Addition, recorded in Volume 1, Page 297, Map Records of Dallas County, Texas (M.R.D.C.T.), same tract of land as described in deed to Edith F. Gilleland (TRACT 1), recorded in Volume 73013, Page 952, Official Public Records of Dallas, County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found in the Southeast line of Terry Street, at the Northwest corner of a tract of land as described in deed to Dominga Mora, recorded under Instrument No. 2499394, (O.P.R.D.C.T.), and at the Northerly corner of Lot 14, Block 39-1060, (TRACT 2) out of the R.D. Caldwell Addition, recorded in Volume 1, Page 297, (M.R.D.C.T.);

THENCE, along said Southeast line, South 44 degrees 37 minutes 10 seconds West, a distance of 50.00 feet, to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set at the Northwest corner of said Lot 14 (TRACT 2), same point being the PLACE OF BEGINNING;

THENCE, South 45 degrees 22 minutes 50 seconds East, a distance of 145.00 feet, to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set in the Northwest line of E.R.L. Thornton Fwy., at the Southerly corner of said Lot 14 (TRACT 2);

THENCE, along said Northwest line, South 44 degrees 37 minutes 10 seconds West, a distance of 22.00 feet, to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set;

THENCE, continuing along said Northwest line, South 64 degrees 16 minutes 23 seconds West, a distance of 29.73 feet, to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set at the Southeast corner of a tract of land as described in deed to Ruben Faz, recorded under Instrument No. 201200054856, (O.P.R.D.C.T.);

THENCE, North 45 degrees 22 minutes 50 seconds West, a distance of 135.00 feet, to a 1/2 inch yellow-capped iron rod stamped "BURNS SURVEYING" set in the Southeast line of Terry Street, at the Northerly corner of said Faz tract;

THENCE, along Southeast line, North 44 degrees 37 minutes 10 seconds East, a distance of 50.00 feet to the PLACE OF BEGINNING and containing a total of 7,110 square feet or 0.163 of an acre of land.

TRACT 2

Being Lot 14 in Block 39/1060, of Caldwell's Addition, an addition to the City of Dallas, according to the Map Records recorded in Volume 297, Page 1, Deed Records, Dallas County, Texas.

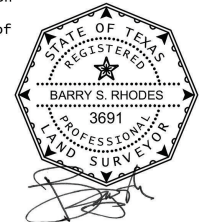
Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

This parcel depicted hereon is a true, correct, and accurate representation of the property as determined by survey; The lines and dimensions of said property being as indicated by the plat; The size, location, and type(s) of building(s) are as shown, all improvements being within the boundaries of the property setback from the property lines the distance indicated. TITLE AND ABSTRACTING WORK FURNISHED BY LAWYERS TITLE THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'
Date: 07/01/2025
G. F. No.: 1900382500027
Job no.: 202502180
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR LAWYERS TITLE

Drawn by: BW

Lawyers Title



OUTDOOR

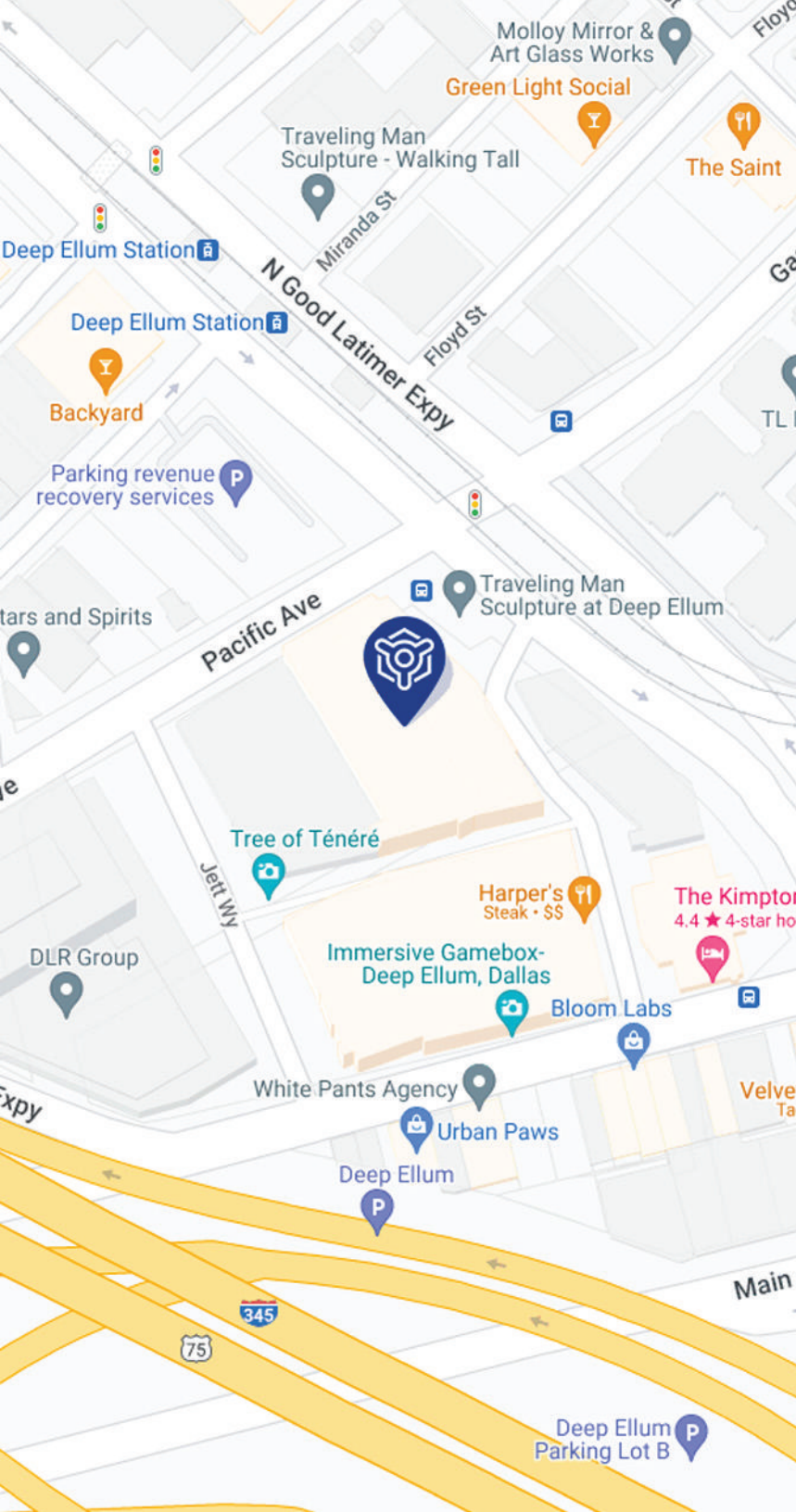
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OUTDOOR

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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.

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.

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.

Peyman Etebari	0530796	peyman@safecapital.us	972-989-9701
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
-	-	-	-
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

IABS 1-0



**2550 Pacific Ave, Suite 718
Dallas, TX 75226**



**(972) 989 - 9701
peyman@safecapital.us**

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