



## **PROPERTY PROFILE**

**Name:** Bush Marsh

**Location:** Northwest corner of Marsh Lane at 3589 President George Bush Turnpike (PGBT), Dallas, TX 75287 (Denton County)

**Size:** Approximately 1.866 acres; 81,293 square feet

**Access:** Frontage

- The property is located on PGBT (SH-190), a major east-west, six-lane divided toll road. West-bound exit is labeled Marsh-Frankford. East-bound exit is labeled Frankford-Marsh. City of Dallas and TXDOT have approved a curb cut on the service road for the subject property.
- The property enjoys a cross access easement to Marsh Lane, a major north-south, six-lane divided cross-town thoroughfare

Thoroughfares

- Approximately 45 feet to the north is a fully signalized intersection at PGBT and Marsh Lane, a major north-south, six-lane divided thoroughfare
- Also to the north is a fully signalized intersection at Marsh Lane and Timberglen Road, an east-west, four-lane undivided thoroughfare. There is a reciprocal ingress-egress easement from Timberglen Road and Marsh Lane through RaceTrac and Burger King to the subject property.

Highways:

- To the west is I-35E, a major north-south interstate highway with exits for PGBT
- To the east is the Dallas North Tollway, a major north-south toll road with exits for President George Bush Turnpike



**Traffic counts:** Source: Site To Do Business

Location	VPD	Date
PGBT, north of Marsh	114,000	2012
PGBT, south of Marsh	106,000	2012
Marsh Lane, north of PGBT	19,127	1993
Marsh Lane, south of PGBT	33,410	2009

**Transit:** Dallas Area Rapid Transit (DART) provides transit services. The neighborhood is served by the Addison Transit Center (Stop ID #25600), which is located at 4925 Arapaho Road, Addison, TX 75001. It takes 25 minutes to reach the transit center by bus #534 from the Marsh@Timberglen Stop 30130/2784.

**Utilities:**

Utility	Supplier	Size	Location
Water	Dallas	8"	at the property line near the east corner
Storm Sewer	Dallas	18"	across the front of the property
Sanitary Sewer	Dallas	12"	across the front of the property
Gas	Atmos		at the property
Electric	Oncor		at the property

**Zoning:** The base zoning is CR-Community Retail. Permitted uses included but are not limited to: business services, day care, financial institution, garden/nursery, general merchandise or food store, medical, office, personal services, retail, showroom/warehouse. Deed restrictions prohibit certain uses that would be objectionable to residential uses.

**Topography:** Gentle slope. Property drains from the north to the south. Elevations range from approximately 650' near the north corner to 640' near the south corner.



**Demographics:** Source: Site To Do Business

2017	1 Mile	3 Miles	5 Miles
Total Population	31,287	145,389	339,560
Total Households	15,813	64,706	145,360
Average Household Size	1.98	2.24	2.33
Average Household Income	\$69,063	\$98,802	\$107,336

**Current use:** Agriculture

**Adjoining uses:** North

- Burger King (Store #17197), 18511 Marsh Lane, Dallas, TX 75287
- RaceTrac (Timberglen Store #198), 18599 Marsh Lane Dallas, TX 75287

South & West

- Sunset Oaks Apartments, 3550 Timberglen Road, Dallas, TX 75287

East

- To the east across the Freeway are retail and commercial uses including Wal-Mart, Discount Tire, O'Reilly Auto Parts, Whataburger, Capital One Bank, Applebee's, Popeye's Fried Chicken, and Krispy Kreme Donuts

**Public facilities:** Major public facilities in the neighborhood include:

Emergency Services

- Police: North Central Division, 6969 McCallum Blvd., Dallas, TX
- Fire: Station #10, 4451 Frankford Rd., Dallas, TX

Education: C-FBISD

- Primary Elementary: Sheffield, 18111 Kelly Blvd., Dallas, TX
- Intermediate Elementary: Sheffield, 18112 Kelly Blvd., Dallas, TX
- Middle School: Dan F. Long, 2525 Frankford Rd, Dallas, TX
- High School: Newman Smith, 2335 N. Josey Lane Carrollton, TX



### Parks

- Oak Creek Park, 2537 Oak Creek Drive, Carrollton
- Rosemeade Park, east side of Marsh Lane, north of Timberglen
- Recreation Center: 3810 Timberglen Road, near Midway Road

### Library

- Timberglen Branch, SWC 18505 Midway Rd at Timberglen Rd

### Hospital

- Baylor Regional Medical Center, 4700 Alliance Blvd., Plano, TX
- Medical City Plano, 3901 W. 15<sup>th</sup> St., Plano, TX

**CIP:** No significant capital improvement projects (CIP) have been announced in the property's neighborhood

**Studies:** Available studies:

- Title commitment
- Deed restrictions
- Conceptual site plan(s)

**Title company:** Republic Title Company, Attn: Nancy Colaluca, 2626 Howell Street, 10th Floor, Dallas, TX 75204-4064. Telephone: 214-855-8855. Email: ncolaluca@republictitle.com.

**Brokers:** Broker(s) and agent(s) may register their client by requesting a Registration Letter

**Principals:** Texas law requires all real estate licensees to give the Texas Real Estate Commission's (TREC) Information About Brokerage Services to prospective buyers, tenants, sellers, and landlords. In addition, the TREC also requires its licensees to post the Texas Real Estate Commission's Consumer Protection Notice. Links to both are available on the homepage.

**Price:** Property is offered on a build-to-suit for lease or ground lease



**Information:**

Contact Broker: Hope Realty  
Attention: Michael Hope, Broker Associate  
US Mail: P. O. Box 427, Addison, TX 75001  
Delivery: 15842 Addison Road, Addison, TX 75001  
Direct Dial: 972/239-1325  
E-mail: [mike@hwktx.com](mailto:mike@hwktx.com)  
Web: [www.HopeRealty.com](http://www.HopeRealty.com)

**Exhibits:**

The following exhibits are available on this property's home page:

- Street Map
- Aerial Map
- Sketch/Survey/Site Plan
- Property Description
- Preliminary Plat
- Drive Time Map