



18615 MARSH LN - FOR SALE

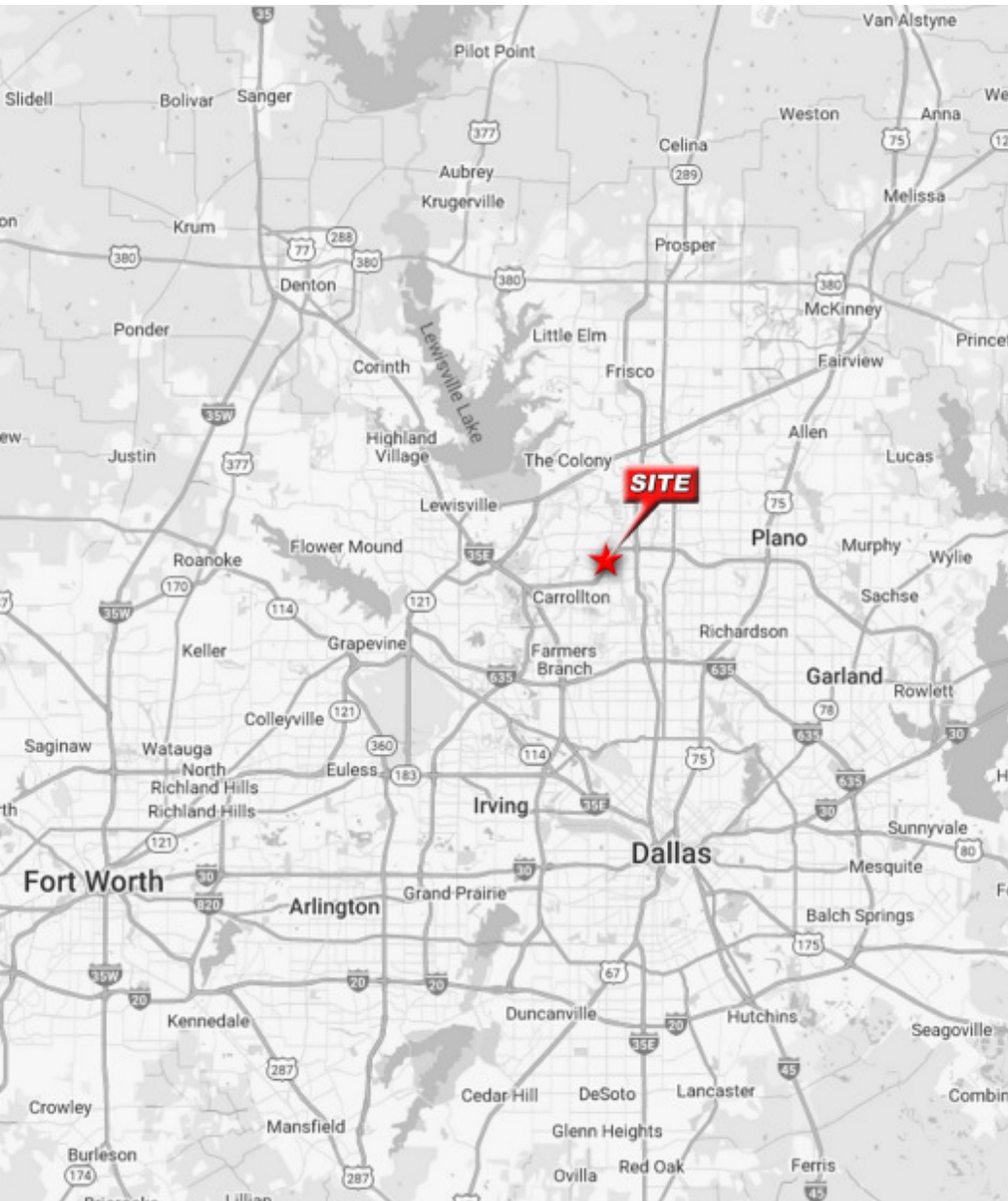
Dallas, TX 75287

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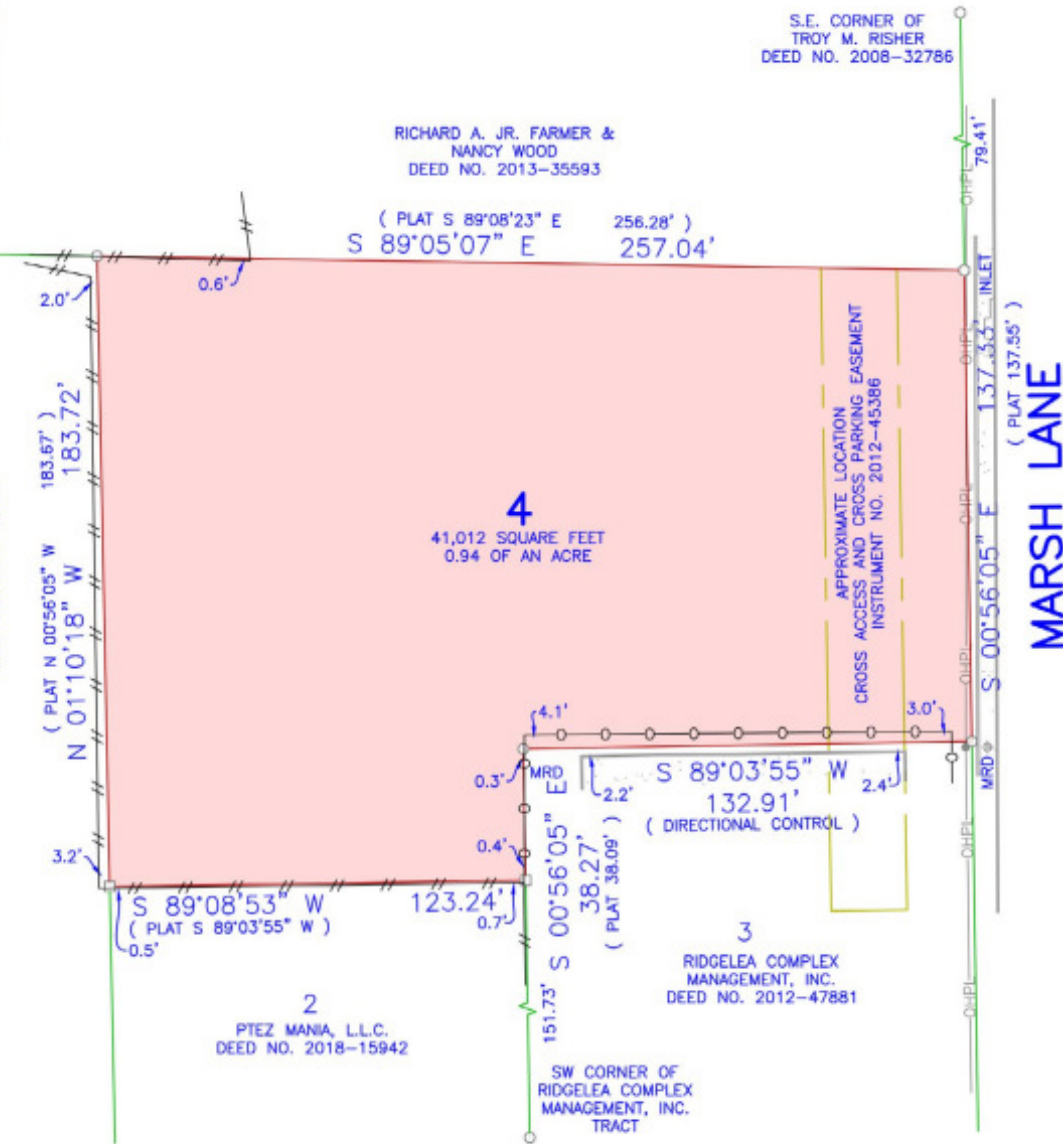
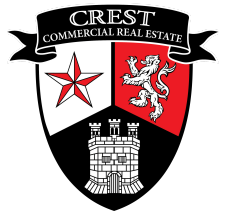
PROPERTY DESCRIPTION

- 0.94 Acres of land located directly off Marsh Lane in Dallas, with close access to and from the President George Bush Turnpike.
 - Directly across the street is Phase 1 of an upcoming nature preserve park.
 - The site has gotten SUP Approval, which allows for the development of a 16,000 SF Facility with a maximum height of 23 feet. This facility has been designated as a private recreational center and is broad enough to support recreational concepts such as badminton, padel, gymnastics, or a fitness facility, provided the operation includes membership sales.
 - President George Bush Turnpike sees a substantially High traffic count of 139,965 VPD. Marsh Lane also sees a reasonably high count of 19,004 VPD
 - The Land is surrounded by dense residential areas, including single-family homes and apartments, along with the Sheffield Primary School directly down Timberglen Road to the south of the site, which opens up the possibility of a steady flow of clientele from the surrounding areas
 - Flat site with consistent grade
 - Utilities adjacent and accessible
 - No floodplain impact
 - No environmental concerns reported in owner's due diligence
- Reduces risk of unexpected site development costs

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ZONING SUMMARY

- Base Zoning: NS – Neighborhood Service
- SUP Approved Use: Private Recreation Center / Club
- Entitlement Envelope: Up to 16,000 SF building, 23-ft height
- Recreation, fitness, and court-based uses permitted through SUP

IDEAL BUYER PROFILES

Buyers who capture the full value of the entitlement and typically pay a pre

- **Indoor Recreation & Racquet Sports**
 - Pickleball, padel, badminton
 - Volleyball, futsal, martial arts
- **Membership-Based Fitness & Boutique Concepts**
 - Functional fitness, climbing, yoga, pilates
 - Hybrid sport + wellness concepts
- **Family Entertainment / Recreation**
 - Smaller footprint sport-anchored entertainment
 - Recreation + café concepts

Why this fits: SUP approval allows up to a 16,000 SF building and 23-ft height. 34 parking spaces, aligning with small- to mid-scale indoor recreation operation. Entitlement is already secured, saving approximately 12–18 months and reducing entitlement risk.

ADDITIONAL BUYER TYPES (WITHOUT USING SUP)

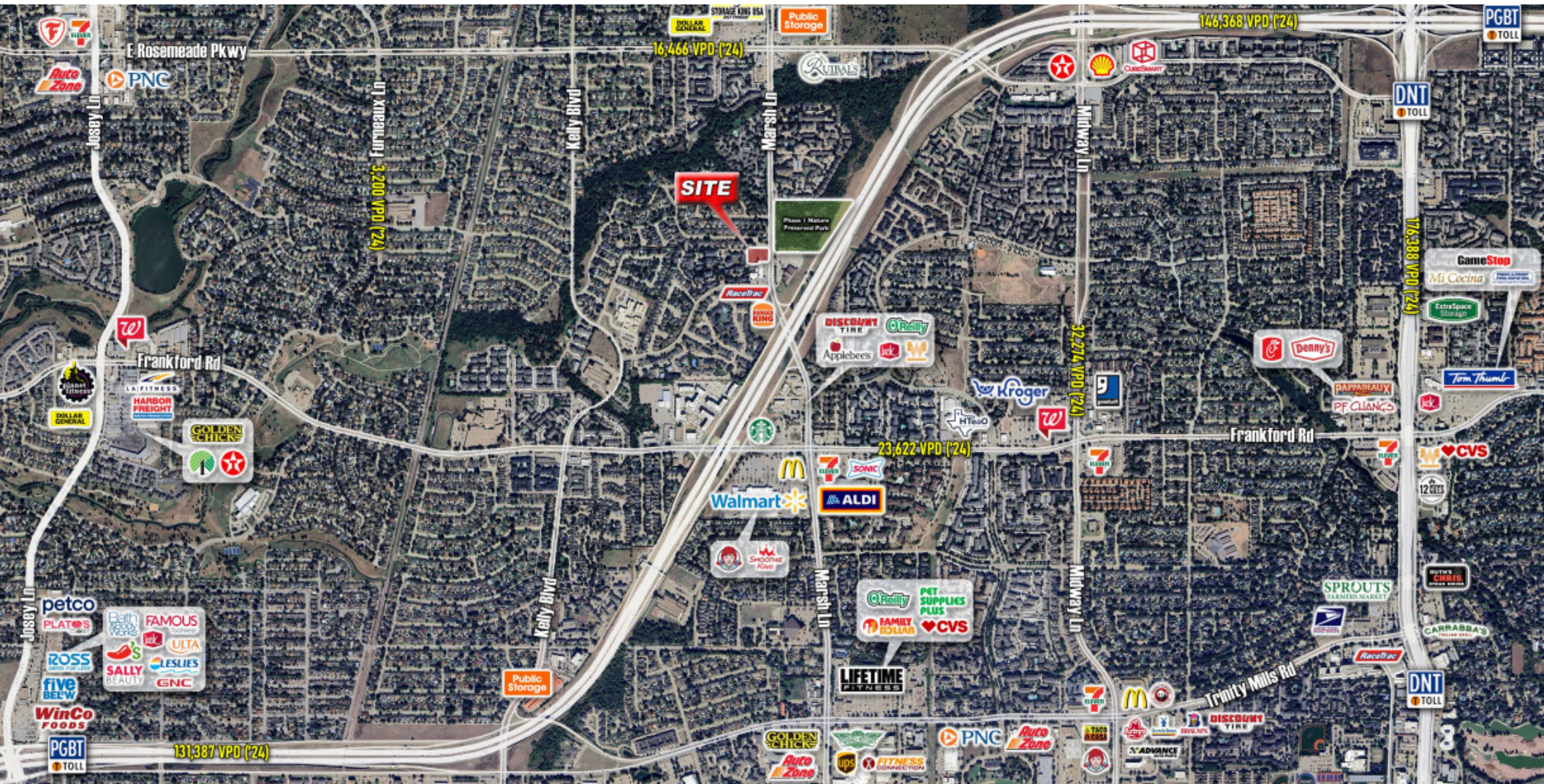
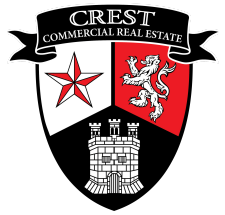
- Medical & Healthcare: urgent care, dental, imaging, PT, wellness clinics
- Education & Childcare: daycare, tutoring, private academies, after-school
- Service Retail / Office: financial services, insurance, real estate, salon/spa
- Faith-Based & Community: small congregations, nonprofit or community

Why this fits: The site is located within a dense, high-income residential area with strong visibility and access. Many of these uses are permitted under NS zoning without reliance on the SUP and reducing entitlement risk.

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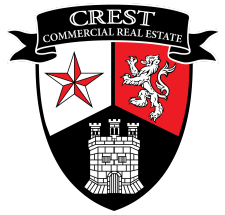
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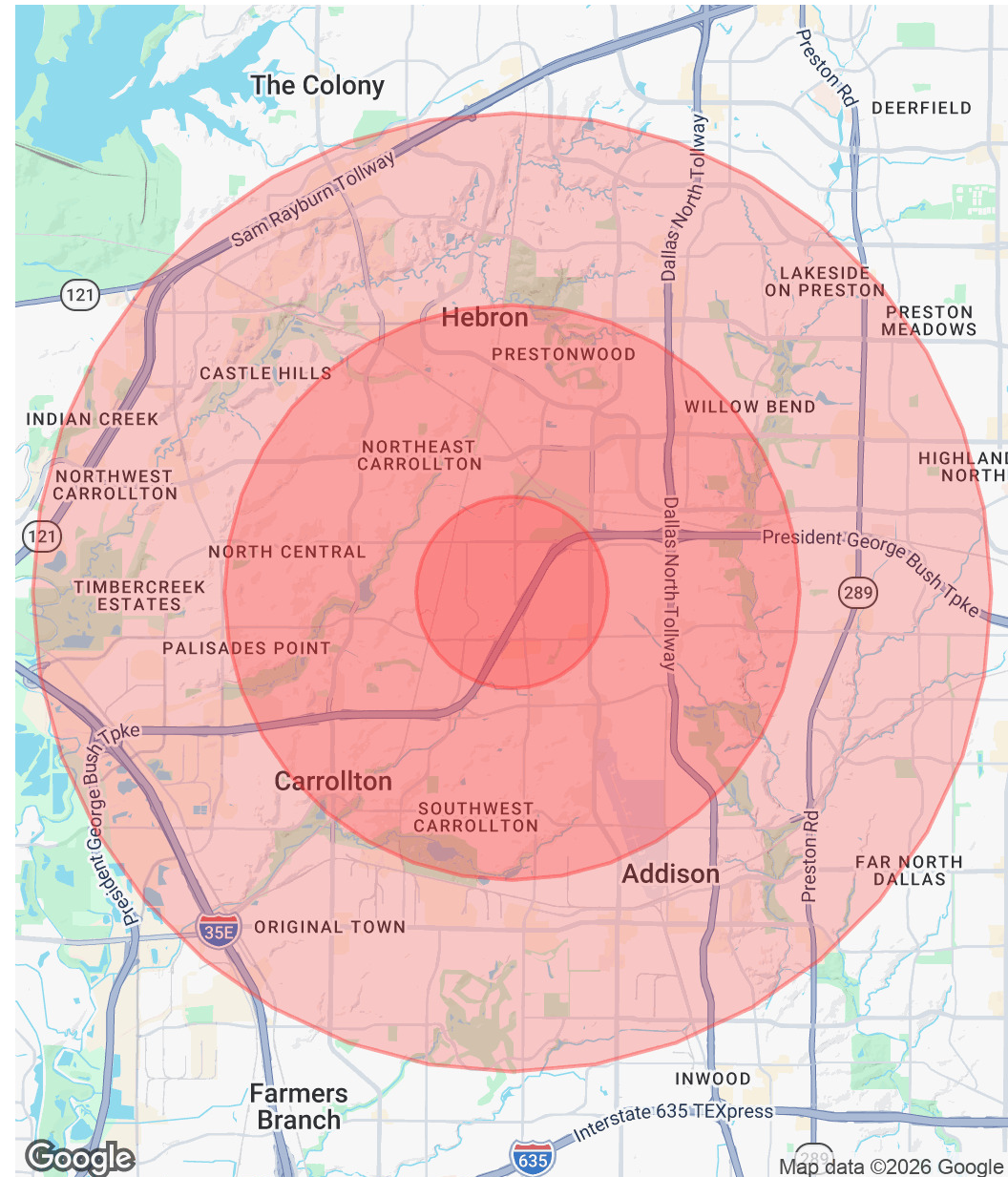
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	31,767	157,461	369,238
Average Age	36	40	40
Average Age (Male)	35	38	39
Average Age (Female)	37	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	15,721	69,442	160,644
# of Persons per HH	2	2.3	2.3
Average HH Income	\$84,164	\$121,828	\$128,524
Average House Value	\$362,863	\$447,919	\$483,917

2020 American Community Survey (ACS)





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.

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

Buyer/Tenant/Seller/Landlord Initials

Date