

PROPERTY ANALYSIS

LAND DESCRIPTION AND ANALYSIS

LOCATION

The property is located on the west side of E. Technology Blvd., approximately 500 feet north of its intersection with Connector Dr.

LAND AREA

The following table summarizes the subject's land area.

LAND AREA SUMMARY							
Tax ID	Address	SF	Usable SF	Unusable SF	Acres	Usable Acres	Unusable Acres
0064990C000010500	10261 E. Technology Blvd.	82,851	82,851	0	1.902	1.902	0.000
0064990C000010600	10100 E. Technology Blvd.	18,905	0	18,905	0.434	0.000	0.434
Total		101,756	82,851	18,905	2.336	1.902	0.434
Source: Dallas CAD							

SHAPE AND DIMENSIONS

The site is irregular in shape, with approximately 573 feet of frontage along E. Technology Blvd. The subject site actually consists of two adjoining sites divided by a narrow pond. The eastern tract is a narrow strip of land containing 18,905 square feet, or 0.434 acres (according to DCAD records) located along the west side of E. Technology Blvd., on the east side of the pond. It has no access points along its street frontage, and is ranges in width only about 40 to 80 feet. According to DCAD records, the western tract contains 82,851 square feet, or 1.902 acres, and is more rectangular in shape. The restaurant building and parking area are located on the larger western tract.

Because the 0.434 acre eastern tract is too narrow and elongated for development, and offers no additional utility to the much larger "restaurant", or western tract, it is our opinion that the 0.434 acre eastern tract is essentially unusable, and superfluous to the subject's main use located on the western tract. Consequently, we utilize the 1.902 acre western tract in our calculation of the subject site's "usable" land area.

TOPOGRAPHY

The site is generally level and at street grade. The topography does not result in any particular development limitations.

DRAINAGE

No particular drainage problems were observed or disclosed at the time of field inspection. This appraisal assumes that surface water collection, both on-site and in public streets adjacent to the subject, is adequate.

FLOOD HAZARD STATUS

The following table provides flood hazard information.

FLOOD HAZARD STATUS

Community Panel Number	48113C0310 J
Date	August 23, 2001
Zone	X (Shaded)
Description	Within 500-year floodplain
Insurance Required?	No

It is very likely that the adjoining pond which divides the two subject sites may be classified as a "wetlands" or environmentally sensitive area. However, we have not been provided with any kind of wetlands or environmental reports for the subject site or adjoining sites.

ENVIRONMENTAL HAZARDS

An environmental assessment report was not provided for review, and during our inspection, we did not observe any obvious signs of contamination on or near the subject. However, environmental issues are beyond our scope of expertise. It is assumed that the property is not adversely affected by environmental hazards.

GROUND STABILITY

A soils report was not provided for our review. Based on our inspection of the subject and observation of development on nearby sites, there are no apparent ground stability problems. However, we are not experts in soils analysis. We assume that the subject's soil bearing capacity is sufficient to support the existing improvements.

STREETS, ACCESS AND FRONTAGE

Details pertaining to street access and frontage are provided in the following table.

STREETS, ACCESS AND FRONTAGE	
Street	E. Technology Blvd.
Frontage Feet	573
Paving	Concrete
Curbs	Yes
Sidewalks	Yes
Lanes	Four, divided
Direction of Traffic	North-south (at subject)
Condition	Average
Traffic Levels	Low
Signals/Traffic Control	At Northwest Hwy.
Access/Curb Cuts	None (easement access only)
Visibility	Excellent

Direct access to the subject is via two driveways: one from E. Technology Blvd. that crosses (via easement) the adjoining property to the north, and one from Connector Dr. that crosses (via easement) two adjoining properties to the south.

UTILITIES

The availability of utilities to the subject is summarized in the following table.

UTILITIES	
Service	Provider
Water	City of Dallas
Sewer	City of Dallas
Electricity	TXU, others
Natural Gas	Atmos Energy
Local Phone	AT&T, others

ZONING

The subject is zoned IR, Industrial Research, by City of Dallas. In addition to light industrial uses, the IR District supports a wide variety of retail and commercial uses such as office, hotel, and restaurant uses. Specific zoning requirements are summarized in the following table.

ZONING SUMMARY	
Zoning Jurisdiction	City of Dallas
Zoning Designation	IR
Description	Industrial Research
Legally Conforming?	Yes
Zoning Change Likely?	No
Permitted Uses	Industrial; wholesale distribution and storage; supporting office and retail
Category	Zoning Requirement
Minimum Lot Area	None
Minimum Front Yard (Feet)	15
Minimum Side Yard (Feet)	None
Minimum Rear Yard (Feet)	None
Maximum Building Height	200 Ft. or 15 Stories
Maximum Site Coverage	80%
Maximum Floor Area Ratio	0.75:1 (Office and Retail)
Parking Requirement	1/100 SF
Source: City of Dallas	

It appears that the current use of the site is a legally conforming use.

OTHER LAND USE REGULATIONS

We are not aware of any other land use regulations that would affect the property.

EASEMENTS, ENCROACHMENTS AND RESTRICTIONS

We were not provided a current title report to review. We are not aware of any easements, encumbrances, or restrictions that would adversely affect value. Our

valuation assumes no adverse easements, encroachments or restrictions and that the subject has a clear and marketable title.

CONCLUSION OF SITE ANALYSIS

Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses including those permitted by zoning. Uses permitted by zoning include industrial; wholesale distribution and storage; supporting office and retail. We are not aware of any other particular restrictions on development noted in the analysis.
