# LAND FOR SALE

Fort Worth, Texas | Tarrant County





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## **Property Overview**

| Size:           | Tract 1: +/- 5.00<br>Tract 2: +/- 1.55   |  |
|-----------------|--|--|
| Utilities:      | 8' Water line in Hu<br>10' Sewer line alo  | ilable from both McCart Ave & Risinger Rd<br>Ilen Estates subdivision north of property<br>ng eastern most boundary of Fox Run<br>buthwest of property |
| Zoning:         | "E" - Neighborhood Commercial - All uses permitted in "EF<br>- Neighborhood Commercial Restricted, plus retail sales,<br>banks, restaurants, gasoline sales, offices, bakeries, and<br>alcohol sales for off premise consumption and as part of fo<br>service. ER Zoning includes beauty / barber shops, book-<br>stores, drugstores, studios and offices, public and civic use<br>nursing homes, and health care. |  |
| Traffic Counts: | McCart Ave:<br>Risinger Rd:  | 17,664 VPD<br>8.561 VPD  |

Risinger Rd:

#### **Demographics:**

|                         | 1 Mile   | 2 Miles  | 3 Miles  |
|-------------------------|----------|----------|----------|
| 2020 Population         | 17,834   | 53,511   | 102,999  |
| % Proj Growth 2020-2025 | 2.2%     | 1.5%     | 1.4%     |
| 2020 Median HH Income   | \$72,692 | 68,413   | \$66,001 |
| 2020 Average HH Income  | \$81,498 | \$78,358 | \$77,234 |

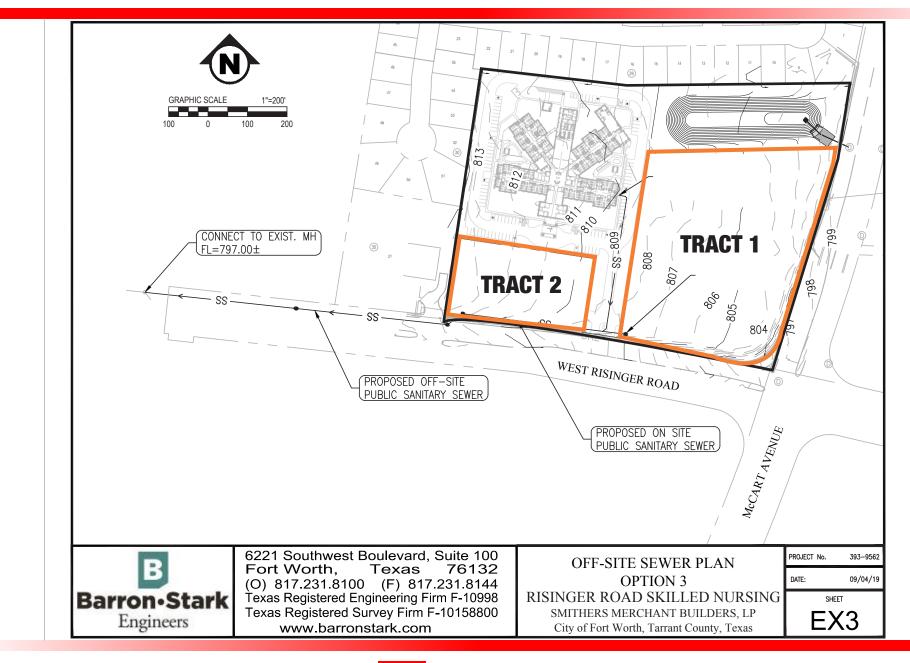




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#### on wen a Commitment for The Insurance ( tine Date: April 22, 2019, Insued May 6, 2) LEGAL DESCRIPTION 27 8 ad in Volume (191) Dans 2108 and Volume (192) Dans 222 BEING 4.922 acress shared in the J.M. PICKETT SURVEY, Abstract Number 1238 and the J.W. HAYNES SURVEY, Abstract Number 783, City of tWort Tarnet Courty, Texas, being all of that extinis text of land desribed in dead to famile Devolvement for account of human and the statement of the court of the 29 (28) SCHEDULE B Editorem A. Norf (of Wey and an ingeneration of the source (30) CLEARBROOK DRN 13 12 10 POINT OF COMMENC 26 NORTH: 6909342.931 SURFACION SURFACION NAD 83, ZONE 4202 (GRID) 54 POINT OF BEGINNING NORTH: 6909336.118 EAST: 2315671.631 53 THENCE N 89°11'52' E, continuing along the common line of soid Jamie Development, Inc., to BEGINNING and containing 4.972 acres (216.571 square fort) of land, more or loss. 1/2" IRON RO FOUND BEAR S 03"44'04" W. 0.5 NAD 83, ZONE 4202 (GRID) 52 J.M. PICKETT SURVEY ABSTRACT NO. 1238 CURB INL 30 1/2" IRON ROD "OUND BEARS -4.972 AC. AMIE DEVELOPMENT, IN INST. NO. D214070774 C.C.R.T.C.T. oup, Stewart Title Guaranty Co S 33\*50'15" E, 0.23' This is to certify this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detuil Requirements for ALT/NSPSE Land TheS survey, jointly established and adopted by ALTA and NSPS, and includes Herns 1, 2, 3, 4, 6, 7n, 8, 9, 13, 14, 16, 17, 19, and 20 of Table A theoret. The foldwork was completed on May 09(2019). (216,571 S.F.) CONCRETE SIDE 6.94 AC. (302,133 S.F. Charles 'F Stark 05/22/19 Charles F. Stark, RPLS Texas Registration No. 5084 A. CASTELLO SURVEY ABSTRACT NO. 272 MCCART EWDTHROWTGEWONT, UN JOUND SYMBOLS LEGEND 30 N81\*26'08\*W 348.00' S SANTARY SEWER MANHOLE / CLEAN OL TP TELE WULT ONCOR VAUL WATER METE 1.55 AC. 57,685 S.F. O STORM DRAIN M ME MAIL BOX E ELECTRIC WATER VALVE FIRE HYDRAN Q POWER POLE GUY ANCHOR " CAPPED IRON FOUND STAMPE "RPLS 4818" / SIGN WEST RISINGER ROAD AT & T PIN FLAG MARKE R 4500.04' L 100.00 T 50.00 Ch B N81'30'38'W Ch L 100.00' WATER MANHOLI - LIGHT POLE / SIGNAL POLE J.W. HAYNES SURVEY ABSTRACT NO. 781 ALTA / NSPS Land Title Survey 4.972 Acres Situated in the J.M. PICKETT SURVEY, Abstract No. 1238 NOTE OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET STAMPED C.F. STARK RPLS 5084" J.W. HAYNES SURVEY, Abstract No. 781 6221 Southwest Boulevard, Suite 100 Fort Worth, Texas 76132 (O) 817.231.8100 (F) 817.231.8144 Texas Registered Engineering Firm F-10988 Texas Registered Survey Firm F-10158800 в City of Fort Worth, Tarrant County, Texas SOLID CIRCLE INDICATES MONUMENT FOUND AS LABELED Barron-Stark

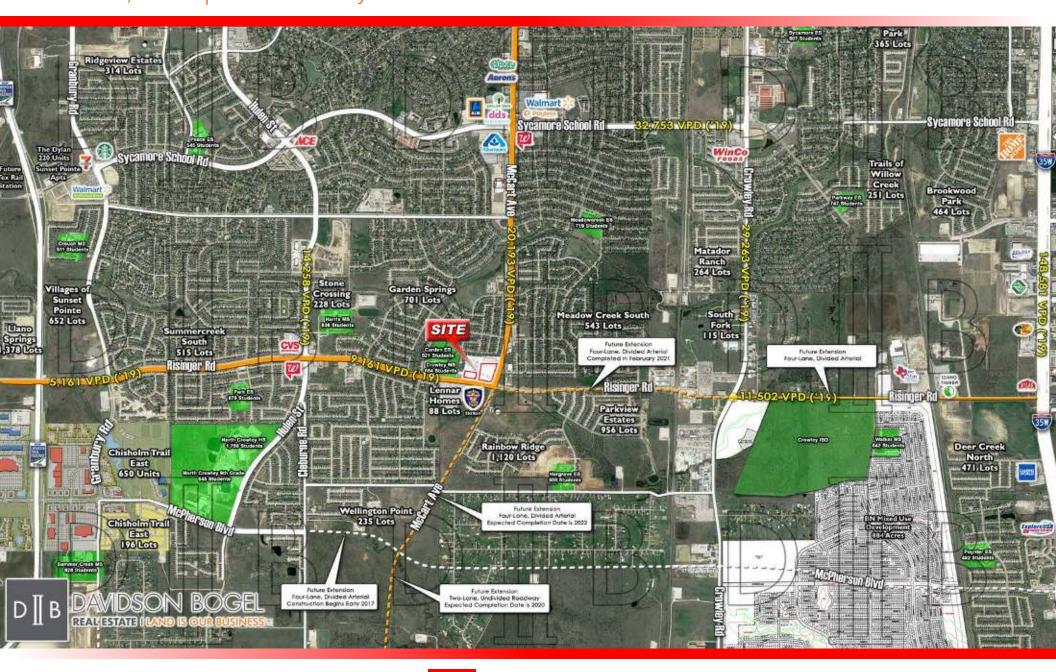


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# NWC - McCart Avenue & Risinger Road Fort Worth, Texas | Tarrant County

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#### Approved by the Texas Real Estate Commission for Voluntary Use.

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

#### **INFORMATION ABOUT BROKERAGE SERVICES:**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

#### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

#### IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

01A TREC No. OP-K





### **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.

#### 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;
  - o 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.

| Davidson Bogel Real Estate, LLC                                       | 9004427     | info@db2re.com      | 214-526-3626 |
|---|-------------|---------------------|--------------|
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email               | Phone        |
| Michael Edward Bogel II   | 598526      | ebogel@db2re.com    | 214-526-3626 |
| Designated Broker of Firm   | License No. | Email               | Phone        |
| Blake Morrison  | 745078      | bmorrison@db2re.com | 214-526-3626 |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email               | Phone        |
| N/A   | N/A         | N/A                 | N/A          |
| 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



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|---|-------------|-------------------|--------------|
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email             | Phone        |
| Michael Edward Bogel II   | 598526      | ebogel@db2re.com  | 214-526-3626 |
| Designated Broker of Firm   | License No. | Email             | Phone        |
| Christopher Ryan Turner   | 672133      | rturner@db2re.com | 214-526-3626 |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email             | Phone        |
| Collins Meier   | 714822      | cmeier@db2re.com  | 214-526-3626 |
| Sales Agent/Associate's Name  | License No. | Email             | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date