Fort Worth, Texas | Tarrant County

LAND FOR SALE





GYoung@DB2RE.com 214.526.3626 x 103

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this five; You and visos should perform a detailed, independent, investigation of the property determine whether it meets your satisfaction and the Selier expression Home. Satisfaction and the Selier expression Home Satisfaction and the Selier expression Home. Satisfaction and the Selier expression Home. Satisfaction and the Selier expression Home. Satisfaction and should here a state, LLC 2018

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	PROPERTY OVERVIE	W
SIZE:	Tract 1: +/- 5.00 Acres Tract 2: +/- 1.55 Acres	
UTILITIES: 16' Water line available from both McCart Ave & Risinger Rd 8' Water line in Hulen Estates subdivision north of property 10' Sewer line along eastern most boundary of Fox Run Subdivision just southwest of property		
ZONING: "E" - Neighborhood Commercial - All uses permitted in "ER" - Neighborhood Commercial Restricted, plus retail sales, banks, restaurants, gasoline sales, offices, bakeries, and alcohol sales for off premise consumption and as part of food service. ER Zoning includes beauty / barber shops, book- stores, drugstores, studios and offices, public and civic uses, nursing homes, and health care.		
TRAFFIC COUNTS:	McCart Ave: Risinger Rd:	17,664 VPD 8,561 VPD
DEMOGRAPHICS:		
2019 Population 1 Mile: 17,764		
		54,872
		104,227
% Proj Growth 2019-2024 1 Mile:		17.9
		12.2
% Proj Growth 2019-2024 3 Mile: Total Daytime Population 1 Mile:		11.4 9,267
		33,622
Total Daytime Population 3 Mile: 70,433		
Total Daytime Employees 1 Mile: 1,174		
Total Daytime Employees 2 Mile: 5,297		
Total Daytime Employees 3 Mile: 15,495		
2019 Median HH Income 1 Mile: \$78,928		
2019 Median HH Income 2 Mile: \$72,565		
2019 Median HH Income 3 Mile: \$67,582		
2019 Average HH Income 1 Mile: \$84,279		
2019 Average HH Income 2 Mile: \$85,757		
2019 Average HH Income 3 Mile:\$82,726Median Home Value 1 Mile:\$134,915		
Median Home Value 2 Mile: \$134,915 Median Home Value 2 Mile: \$147,136		
Median Home Value 3 Mile: \$153,966		
Weddin Hon		ψ100,000



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-45 (26) GRAPHIC SCALE 1"=200' 100 100 200 8 <u>809-88</u> 799 CONNECT TO EXIST. MH 0 TRACT 1 (30) FL=797.00± 808 **TRACT 2** 000 805. 804 WEST RISINGER ROAD PROPOSED OFF-SITE PUBLIC SANITARY SEWER McCART AVENUE PROPOSED ON SITE PUBLIC SANITARY SEWER 6221 Southwest Boulevard. Suite 100 PROJECT No. 393-9562 **OFF-SITE SEWER PLAN** P Fort Worth, Texas 76132 **OPTION 3** DATE: 09/04/19 (O) 817.231.8100 (F) 817.231.8144 Barron · Stark Texas Registered Engineering Firm F-10998 **RISINGER ROAD SKILLED NURSING** SHEET Texas Registered Survey Firm F-10158800 SMITHERS MERCHANT BUILDERS, LP EX3 Engineers www.barronstark.com City of Fort Worth, Tarrant County, Texas



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is Survey was prepared in conjunction with a Commitment for Title Insurance Pre mpany, GF No. CO1-19-1027, Effective Date: April 22, 2019, Insued May 6, 2019 LEGAL DESCRIPTION 27 8 fart in Universiti 101 Dana 2108 and Universiti 101 Dana 2221 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 Editorfield, Hoff (of Tileg anaral regreteren ty peo centeen Jonn Tek Jook Human Line I ev and Texas Electric Service Company, by instrument dated March 22, 1937, Bed December 3 recorded inlunder Volume 1358, Rege 157, Real Property Records, Tamart County, Texas. (DOES NOT AFECT) 30 according to the Plat recorded in Volume 388-216, Page 5, Plu 4, Inc., Pact, said POINT OF COMMENCEMENT According 7 CLEARBROOK DRM 45 13 12 10 CONCRETE 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 fase of sold lamie Development, Inc., tract and sold Block 26 BEGINNING and containing 4.972 acres (216.571 square feet) of hard, more or loss. 1/2" IRON ROD FOUND BEARS S 03"44'04" W. 0.57 NAD 83, ZONE 4202 (GRID) 52 J.M. PICKETT SURVEY ABSTRACT NO. 1238 CURB INL 30 1/2" IRON ROD FOUND BEARS-AMIE DEVELOPMENT, IN INST. NO. D214070774 C.C.R.T.C.T. fo: Key Title Group, Stewart Title Guaranty Company and Met 4.972 AC. 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 Mimum Standard Denil Requirements for ALTANSPS Land Title Survey, jointly exublished and adquired by ALTAN and NSPS, and inclusive lemen 1.2, 2, 4, 6, 17, 19, and 20 of Table A thereof. The fieldwork was completed on May 69, 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 Lewonnace RT A VENUT SYMBOLS LEGEND 30 N81*26'08*W 348.00' S SANTARY SEWER MANHOLE / CLEAN OL TP TELE WULT ONCOR VAULT WATER METER 1.55 AC. 57,685 S.F. STORM DRAIN MANHO MAIL BOX ELECTRIC T 12" IRON WATER VALVE C FIRE HYDRAN Q POWER POLE GUY ANCHOR 2" CAPPED IRON FOUND STAMPE "RPLS 4816" / SIGN WEST RISINGER ROAD ŝ AT & T PIN FLAG MARKER 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 8" IRON 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 Barron Stark Swift End/353 - Smithers Merchant Builders/9562 - Skilled Nursion R



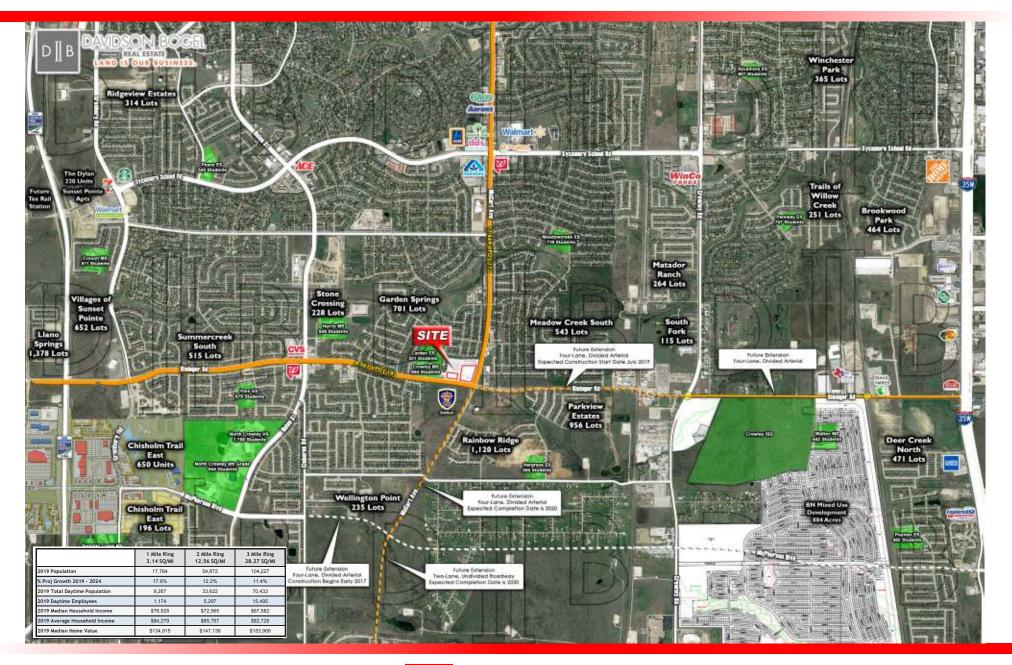
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Approved by the Texas Real Estate Commission for Voluntary Use.

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.

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 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
Geoff Young	653261	gyoung@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ 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