

# NWC - HWY. 199 & 1ST ST.

SPRINGTOWN, TX | PARKER COUNTY | SPRINGTOWN I.S.D

## LAND FOR SALE

**NOAH WILLIAMS**  
 NWilliams@db2re.com  
 214.526.3626 x 133

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 flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024



**SITE**

# PROPERTY INFORMATION



SIZE:  
± 5.63 AC



TRAFFIC COUNTS:  
Hwy. 199: 21,266 VPD

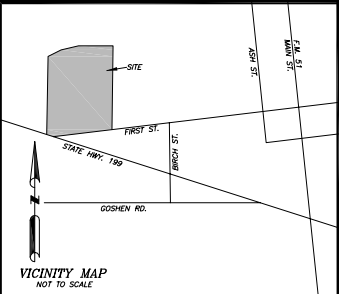


ZONING:  
PD - Mixed Use District  
Uses: Allowed uses include hotels, restaurants, professional offices & other retail & Commercial uses

# DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2024 Population	3,184	6,325	9,967
% Proj Growth 2024-2029	1.49%	1.26%	1.15%
2024 Average HH Income	\$119,036	\$124,816	\$129,547
2024 Median HH Income	\$91,597	\$95,365	\$98,572

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SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN WERE FURNISHED BY FULTON NATIONAL TITLE COMPANY IN TITLE COMMITMENT NO. 17-2019-00000818000018AM, DATED DECEMBER 15, 2019.

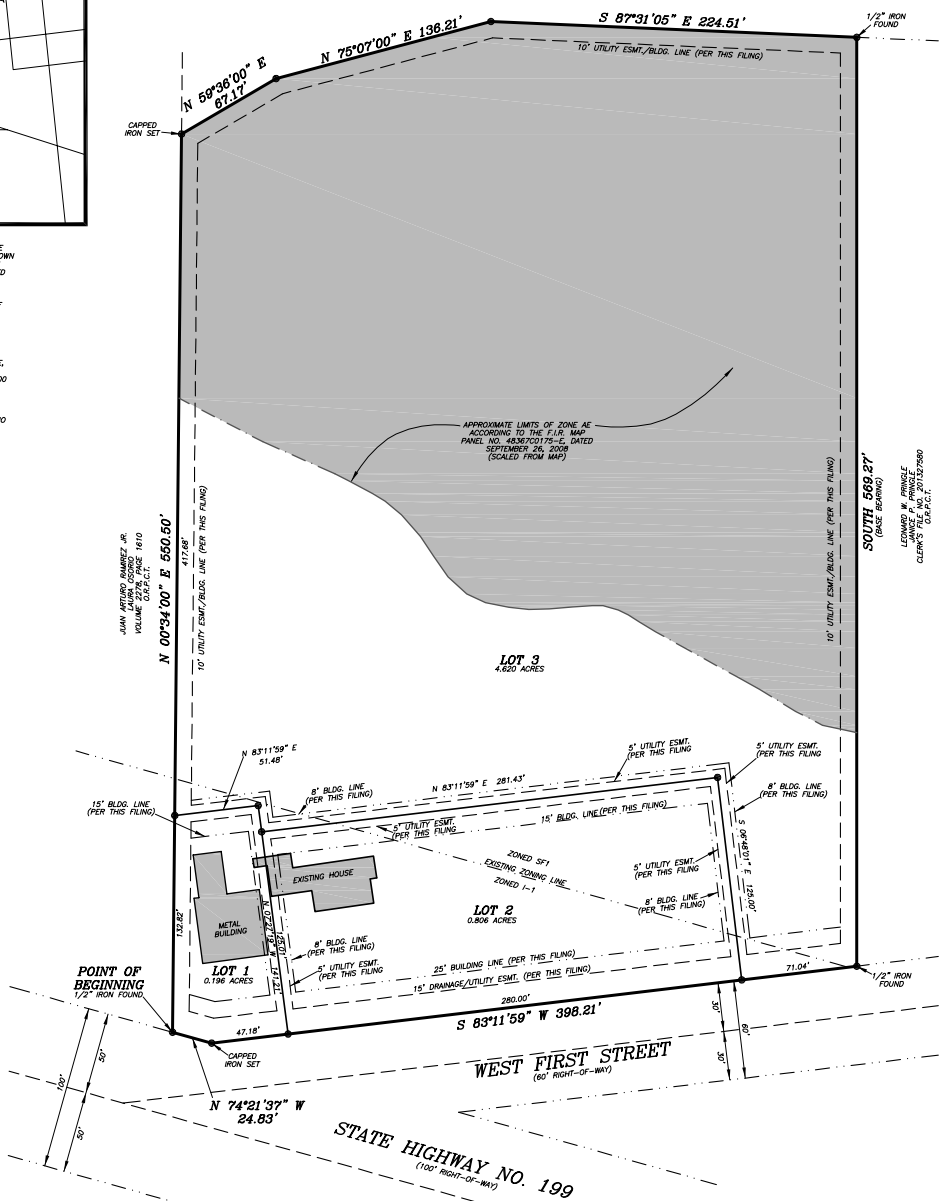
SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ALL PROPERTY CORNERS ARE CAPPED IRONS SET UNLESS OTHERWISE NOTED.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 4836700175-E, DATED SEPTEMBER 26, 2008, A PORTION OF SUBJECT PROPERTY DOES LIE WITHIN ZONE AE WHICH IS IN THE 100 YEAR FLOOD HAZARD AREA.

100 YEAR FLOOD LIMITS ARE SHOWN ONLY TO MAKE ALL PARTIES AWARE OF THE FACT THAT THERE ARE POSSIBLE FLOOD ISSUES ON THIS PROPERTY. SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY SHOWN HEREON.

SIDNEY R. TORRETT  
VOLUME 2615, PAGE 715



STATE OF TEXAS |  
COUNTY OF PARKER |

WHEREAS NSK 678 Trust being the owner of that certain tract of land more particularly described as follows:  
Description for a tract of land situated in the B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO. 140, Parker County, Texas, being that certain tract of land described by deed to NSK 678 Trust, recorded in Clerks File No. 202004949, Official Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron found in the North line of State Highway No. 199 at the Southeast corner of that certain tract of land described by deed to Juan Arturo Ramirez Jr. and Laura Olorin, recorded in Volume 2278, Page 1610, Official Records, Parker County, Texas, said iron also being per deed said North, 510.77 feet and West, 290.66 feet from the Southeast corner of said B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO. 140;

THENCE N 00°34'00" E, along the common line of said NSK 687 Trust tract and said Ramirez tract, 550.50 feet to a capped iron found in the South line of Walnut Creek;

THENCE N 59°36'00" E, along the South line of said creek, 67.17 feet;

THENCE N 75°07'00" E, along the South line of said creek, 136.21 feet;

THENCE S 87°31'05" E, along the South line of said creek, 224.51 feet to a 1/2" iron found at the Northwest corner of that certain tract of land described by deed to Leonard W. Pringle and Janice P. Pringle, recorded in Clerk's File No. 201327580, Official Records, Parker County, Texas;

THENCE SOUTH, along the common line of said NSK 678 Trust tract and said Pringle tract, 569.27 feet to a 1/2" iron found in the North line of West First Street;

THENCE S 83°11'59" W, along the North line of said West First Street, 398.21 feet to a capped iron set at the intersection of said West First Street and said State Highway No. 199;

THENCE N 74°21'37" W, along the North line of said State Highway No. 199, 24.83 feet to the POINT OF BEGINNING and containing 5.62 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that NSK 678 Trust, acting by and thru its duly authorized agent does hereby adapt this plat designating the hereinabove described real property as.....

Lots 1 through 3  
PECAN GROVE ADDITION,  
City of Springtown, Parker County, Texas.

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the \_\_\_\_\_ day of \_\_\_\_\_, 2022

NSK 678 TRUST  
Bijoon Sadurhin Kassam, Trustee

STATE OF TEXAS |  
COUNTY OF PARKER |

BEFORE ME, the undersigned authority, on this day personally appeared Bijoon Sadurhin Kassam, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public State of Texas

**PLANNING & ZONING COMMISSION  
CITY OF SPRINGTOWN, TEXAS**

APPROVAL DATE \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

**CITY COUNCIL  
CITY OF SPRINGTOWN, TEXAS**

APPROVAL DATE \_\_\_\_\_

MAYOR \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_



**HORIZON LAND SURVEYING**  
582 Bullock Trail  
Azle, Texas 76020  
817-584-9027  
horizonland@tmsl.com  
FIRM NO. 10194616



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.

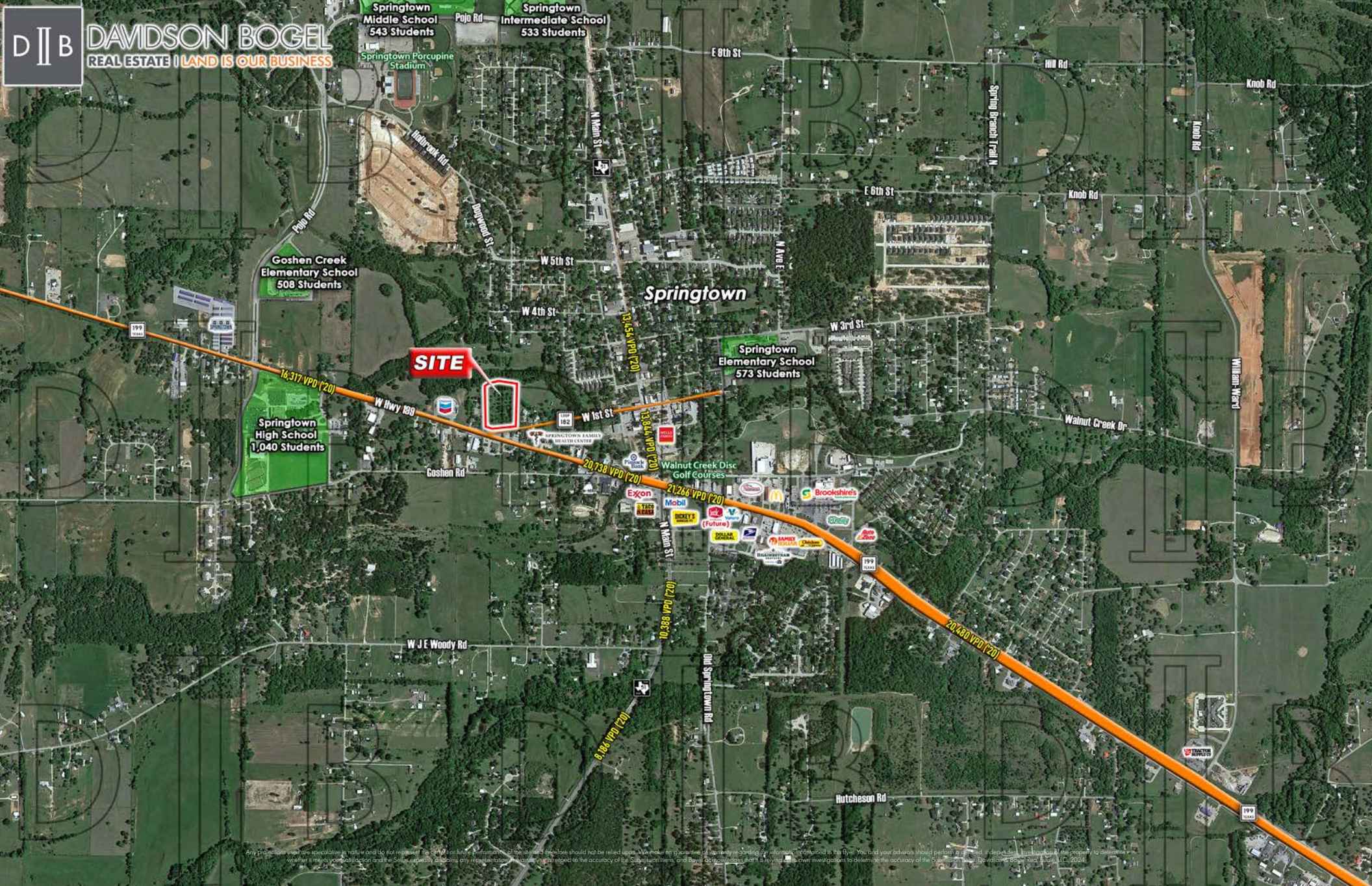
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
JANUARY 10, 2022

**OWNER/DEVELOPER**  
NSK 678 TRUST  
2910 Maple Springs Blvd.  
Dallas, Texas 75235  
(214)300-1000

Preliminary Plat Showing  
Lots 1 through 3,  
PECAN GROVE ADDITION,  
being 5.62 acres of land situated in the  
B.B.B. & C. R.R. CO. SURVEY, Abstract No. 140,  
City of Springtown, Parker County, Texas.

# HWY. 199 & 1ST ST.

## WIDE AERIAL



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# HWY. 199 & 1ST ST.

## DISCLAIMER

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. (01A TREC NO. OP-K)

### 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.

**DAVIDSON BOGEL REAL ESTATE, LLC**  
LICENSED BROKER / BROKER FIRM NAME  
**MICHAEL EDWARD BOGEL II**  
DESIGNATED BROKER OF FIRM  
**NOAH WILLIAMS**  
LICENSED SUPERVISOR OF SALES AGENT/  
ASSOCIATE

**9004427**  
LICENSE NO.  
**598526**  
LICENSE NO.  
**743029**  
LICENSE NO.

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