



**Future City Park**

**Chisholm Ridge  
1,197 Lots**

**Chisholm Ridge ES  
626 Students**

**Creekwood  
780 Lots**

**SITE**

**F.M. 156 (Blue Mound Rd.)**

**Bailey Boswell Rd.**



**NWC - F.M. 156 & BAILEY BOSWELL RD.  
SAGINAW, TX | TARRANT COUNTY | ± 16 ACRES LAND FOR SALE**



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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. 2022



# PROPERTY INFORMATION



## SIZE:

Lot 1: ±0.859 AC    Lot 5: ± 1.276 AC  
 Lot 2: ±1.035 AC    Lot 6: ± 0.929 AC  
 Lot 3: ±1.513 AC    Lot 7: ± 2.270 AC  
 Lot 4: ±1.080 AC    Lot 8: ± 7.414 AC



## TRAFFIC COUNTS:

Bailey Boswell Rd.: 12,634 VPD ('20)  
 F.M. 156: 17,225 VPD ('20)



## ZONING:

CC - Community Commercial



## UTILITIES:

Water: Parallel to Bailey Boswell on South  
 Sewer: Parallel to Bailey Boswell on North

# DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2022 Population	16,295	44,710	107,632
% Proj Growth 2022-2027	1.07%	1.66%	0.97%
2022 Average HH Income	\$126,438	\$117,151	\$110,059
2022 Median HH Income	\$104,604	\$100,722	\$91,753

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LOT	SITE AREA		BUILDING AREA	PARKING REQUIRED				TOTAL REQ'D	TOTAL PROV.	PARKING RATIO	
	SF	ACRES		Retail	Office	Motel	Restaurant				
				1 PER	250 1 PER	200	1 PER				250 ROOMS
1	37,423	0.859	3,800 SF					25	25	36	9.47/1000 SF
2	45,105	1.035	4,600 SF					31	31	49	10.65/1000 SF
3	65,909	1.513	10,800 SF	32				18	50	57	5.28/1000 SF
4	47,059	1.080	4,200 SF		21			21	21	35	8.33/1000 SF
5	55,567	1.276	4,450 SF	18				18	42	42	9.44/1000 SF
6	40,455	0.929	3,800 SF					25	25	46	12.11/1000 SF
7	98,872	2.270	12,500 SF	38				21	58	114	9.12/1000 SF
8	322,937	7.414	46,000 SF	184				184	295		6.41/1000 SF
TOTAL	713,327	16.38	90,150 SF					413	674		7.48/1000 SF

**01 SITE PLAN** NORTH  
 1"=100'-0"  
 PRELIMINARY PLAN  
 NOT FOR CONSTRUCTION

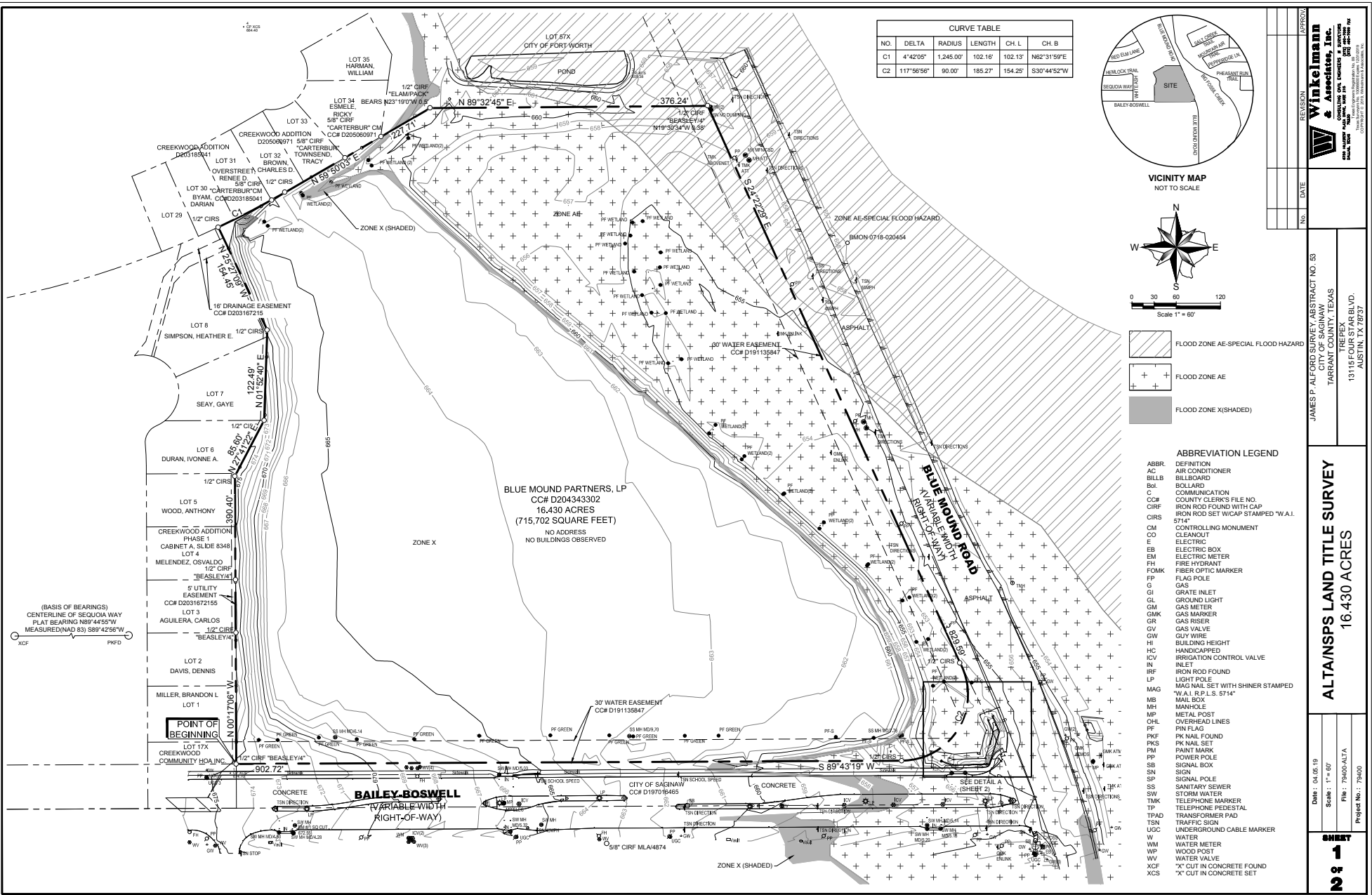


5310 Harvest Hill Rd. Suite 226  
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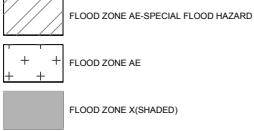
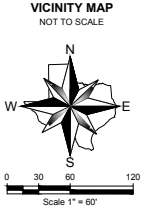
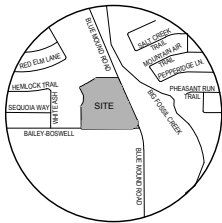
**FM 156 AND BAILEY BOSWELL ROAD**  
 SAGINAW, TEXAS  
**UCD**

**SP06**  
 JOB: 16-057  
 ISSUE DATE: 07/20/16  
 SCALE: AS NOTED  
 APPROVED BY:  
 DATE:  
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CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CH. L. CH. B.
C1	4°42'05"	1,245.00'	102.16'	102.13' N62°31'59"E
C2	117°56'56"	90.00'	185.27'	154.25' S30°44'52"W



**ABBREVIATION LEGEND**

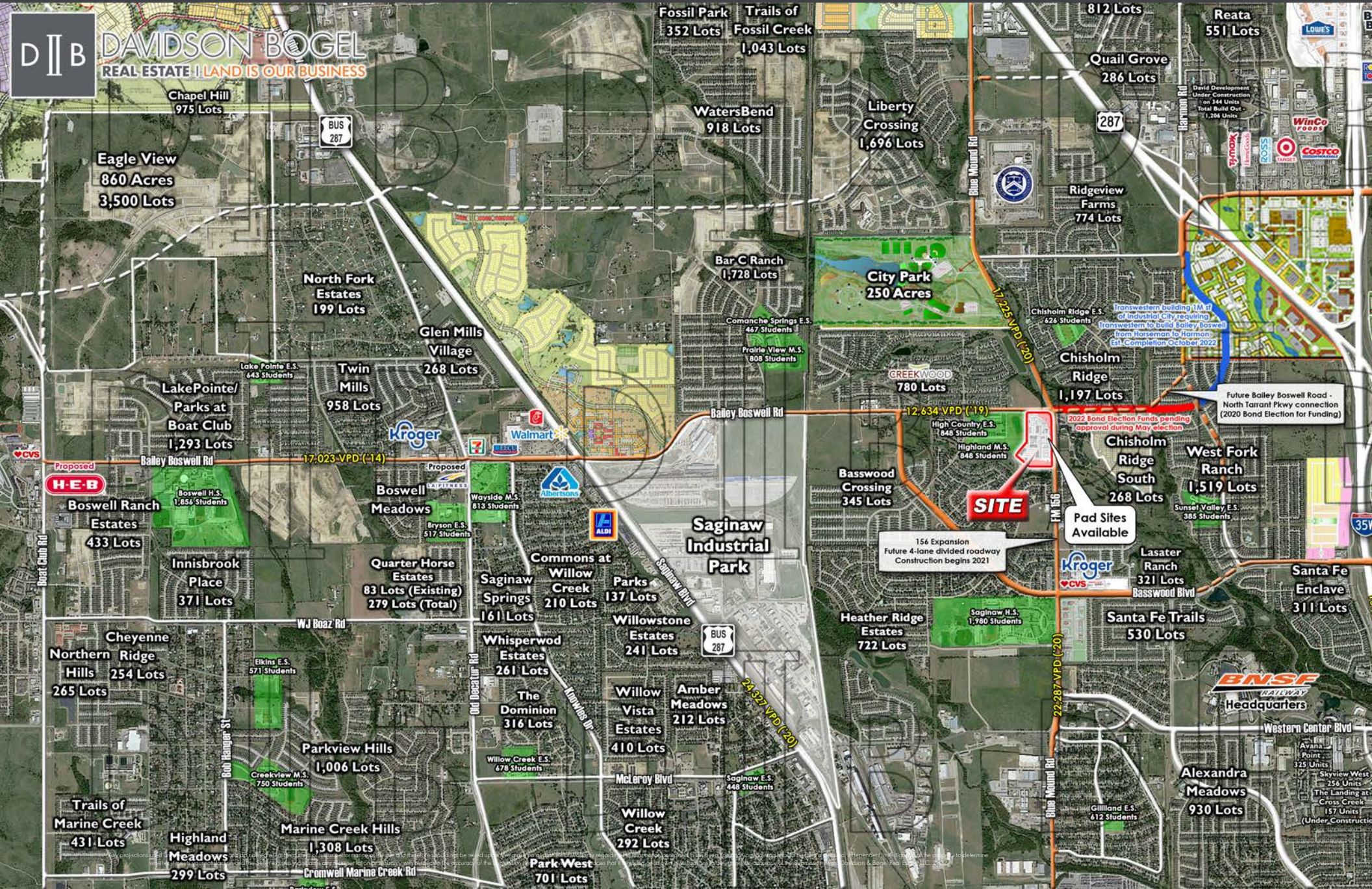
ABBR.	DEFINITION
AC	AIR CONDITIONER
BILLB	BILLBOARD
BOL	BOLLARD
C	COMMUNICATION
CC#	COUNTY CLERK'S FILE NO.
CIRF	IRON ROD FOUND WITH CAP
CM	CONTROLLING MONUMENT
CO	CLEANOUT
E	ELECTRIC
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FOMK	FIBER OPTIC MARKER
FP	FLAG POLE
G	GAS
GI	GRATE INLET
GL	GROUND LIGHT
GM	GAS METER
GMR	GAS MARKER
GR	GAS RISER
GV	GAS VALVE
GW	GUY WIRE
HI	BUILDING HEIGHT
HC	HANDICAPPED
ICV	IRRIGATION CONTROL VALVE
IN	INLET
IRF	IRON ROD FOUND
LP	LIGHT POLE
MAG	MAG NAIL SET WITH SHINER STAMPED
NW.A.I.	N.W.A.I. S. 574"
MB	MAIL BOX
MH	MANHOLE
MP	METAL POST
OHL	OVERHEAD LINES
PF	FIN FLAG
PKF	PK NAIL FOUND
PKS	PK NAIL SET
PM	PAINT MARK
PP	POWER POLE
SB	SIGNAL BOX
SN	SIGN
SP	SIGNAL POLE
SS	SANITARY SEWER
SW	STORM WATER
TMK	TELEPHONE MARKER
TP	TELEPHONE PEDESTAL
TPAD	TRANSFORMER PAD
TSC	TRAFFIC SIGN
UOC	UNDERGROUND CABLE MARKER
W	WATER
WM	WATER METER
WP	WOOD POST
WV	WATER VALVE
XCF	"X" CUT IN CONCRETE FOUND
XCS	"X" CUT IN CONCRETE SET

<p>REVISION</p> <p>NO. DATE</p>	<p><b>Winkelmann &amp; Associates, Inc.</b></p> <p>CONSULTING ENGINEERS &amp; SURVEYORS</p> <p>13115 FOUR STAR BLVD.</p> <p>AUSTIN, TX 78737</p>	<p>JAMES P. ALFORD SURVEY, TRACT NO. 53</p> <p>TARRANT COUNTY, TEXAS</p> <p>TREXEX</p> <p>13115 FOUR STAR BLVD.</p> <p>AUSTIN, TX 78737</p>
<p><b>ALTANSPS LAND TITLE SURVEY</b></p> <p><b>16.430 ACRES</b></p>		
<p>Date: 04.05.19</p> <p>Scale: 1" = 60'</p> <p>File: 79400-ALTA</p> <p>Project No.: 79400</p>	<p><b>SHEET</b></p> <p><b>1</b></p>	

C:\94000\SURVEY\Boundary Survey\79400-ALTA.dwg

# F.M. 156 & BAILEY BOSWELL RD.

## WIDE AERIAL



# F.M. 156 & BAILEY BOSWELL RD.

## 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.

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LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
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DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
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LICENSED SUPERVISOR OF SALES AGENT/ ASSOCIATE	LICENSE NO.	EMAIL	PHONE
<b>CHRISTOPHER RYAN TURNER</b>	<b>672133</b>	<b>RTURNER@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE



## 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;
  - 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date