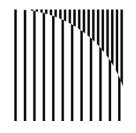
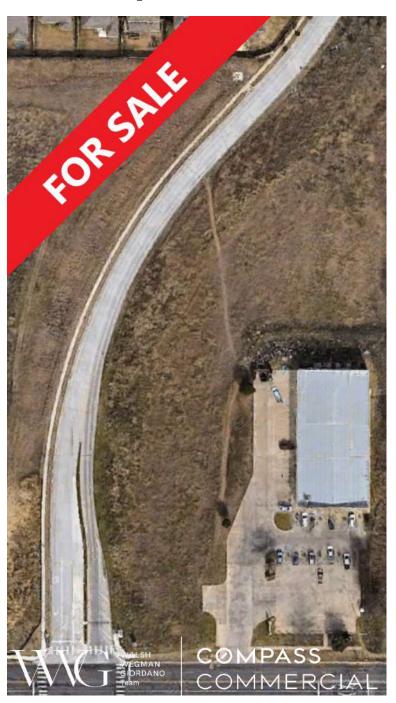
Commercial Development Site for Sale

1250 Sycamore School Rd.





Location	1250 Sycamore School Rd. Fort Worth, TX 76134
Legal Description	Herrera, Gonefacio Survey Abstract 2027 Tract 6C3
Size	+/- 2.43 Acres +/- 104,544 Sq. Ft.
Price	\$399,950

- Zoned "E" Neighborhood Commercial
- Fronting Sycamore School Road and Hemphill Street in high-traffic area among well-populated neighborhoods
- Adjacent Dollar General store
- Minerals do not convey



Eric Walsh

Commercial REALTOR®
M: 817.312.9586
eric.walsh@compass.com

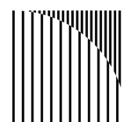


Layne Kasper

Commercial REALTOR®
M: 817.366.0783
layne.kasper@compass.com

Commercial Development Site for Sale

1250 Sycamore School Rd.





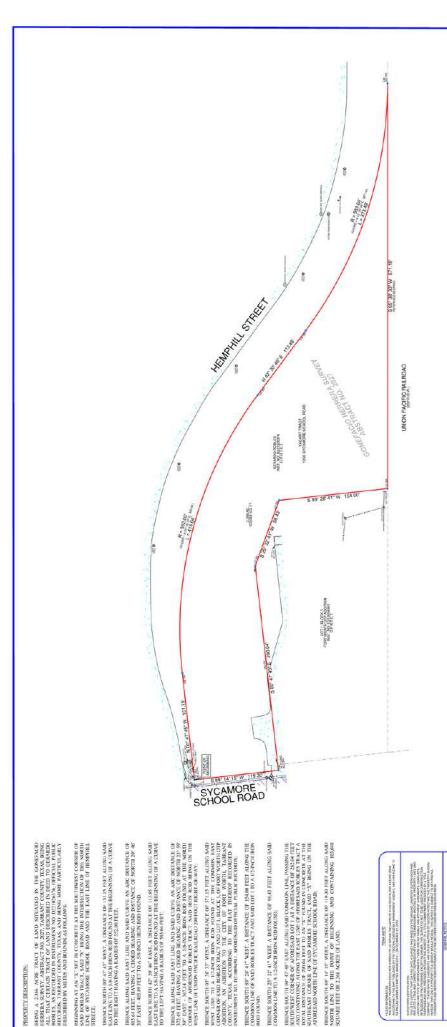








COMPASS COMMERCIAL



PROPERTY DESCRIPTION.

1250 SYCAMORE SCHOOL ROAD CITY OF FORT WORTH TARRANT COUNTY, TEXAS

PREMIER JOB #: 21-05948
TECH: MSP DATE: 07/01/21
FIELD: MJ FIELD DATE: 06:30/21

RESERVANCE MALL
FOREST AND THE FORES

Surveying II.C 6700 W. Plano Prov., Suite 1200 Plano, Tozza 7 5083 Office: 972-512-3601 For 972-984-7021 Firm Registration No., 10146200 Premier

N 89" 26" 41" E 154.09" 113.02 S 89° 31' 48" E Premier 5700 W. Plano Parkway Suite 1200 Plano, Texas 75(93 Office: 972-612-3601 Fax: 855-802-0468 Firm Registration No. 1014620 HED PILL ENTERPRISES LLC INST. NO. D22:214957 O.P.R.T.C.T. S 25° 32.41.W 98.43. R = 552.00° CHORD = N 17.28.27E 234.317 L = 236.72° UNION PACIFIC RAILROAD HEMPHILL STREET FORT WORTH DTP ADDITION INST. NO. DZ10094981 O.P.R.T.C.T. 290.04 VACANT TRACT 1250 SYCAMORE SCHOOL ROAD N 00° 47' 45" W 151.15" SYCAMORE SCHOOL ROAD BEING A 1,000 ACRE TRACT OF LAND SITUATED IN THE GONEFACIO HERRERA SIRVEY, ASSTRACT NO 2027, TARRANT COUNTY, TRAXA, BEING A TOOTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO RED PILL ENTERRRISES, LLC, AS RECORDED IN INSTRUMENT ON D22124-957, OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: THENCE ALONG SAID EAST LINE AND SAID CURVE AN ARC DISTANCE OF 226.72 FET, HANNA CHORD BEARING AND DISTANCE OF NORTH 19° 29° 22F EAST - 234.91 FEET TO A 12-INCH IRON ROD SET WITH CAP STAMPED "PRENIER SURVEYING"; THENCE SOUTH 89" 31" 48" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 113.02 FEET TO A 12"-ACKI RION BOD TO BOUND AT THE NORTHWEST CORNER OF LOT1, BLOCK 1, OF FORT WORTH DTP ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, LARANT COUNTY, TEXAS, ACCORDING TO THE FLAT THEREOF RECORDED IN INSTRUMENT NO. D210094981, AFORESAID OFFICIAL PUBLIC RECORDS. THENCE SOUTH 09" 47" 45" EAST ALONG SAID COMMON LINE, PASSING THE SOUTHWEST CORNER DE SADLIOT 1 AT A BISTANCE OF 262.49 FEET AND CONTINUED ALONG THE EAST LINE OF SAID RED PILL TRACT A TOTAL. DISTANCE OF 2004 HEET TO AN "Y" FOLND IN CONCRETE AT THE SOUTHEAST CORNER OF SAID RIDL TRACT, SAID "X" BEING ON THE AFREESAID NORTH LINE OF SAID RIDL TRACT, SAID "X" BEING ON THE AFREESAID NORTH LINE OF SYCAMORE SCHOOL ROAD." BEGINNING AT AN "X" SET IN CONCRETE AT THE SOUTHWEST CORNER OF SAID RED PILL TRACT, SAID "Y" BEING THE INTERSECTION OF THE NORTH LINE OF SYCAMORE SCHOOL ROAD AND THE EAST LINE OF HEMPHILL. STREET: THENCE NORTH 00" 47" 45" WEST, A DISTANCE OF 151,15 FEET ALONG SAID EAST LINETO A 58-AIVENT HROW ROD FOUND AT THE BEGINNING OF A CURVE TO THE ROIH HAVING A RADUS OF 522.00 PEET: THENCE SOUTH 25° 32' 41" WEST, A DISTANCE OF 98.43 FEET ALONG THE COMMON LINE OF SAID LOT 1 AND AFORESAID RED PILL TRACT TO A THENCE SOUTH 89" 14" 15" WEST, A DISTANCE OF 119.30 FEET ALONG SAID NORTH, LINE TO THE FORM TO BEGINNING AND CONTAINING 43,561 SQUARE FEET OR 1,000 ACRE OF LAND. PREMIER JOB #: 21-05948AW TECH: MSP DATE: 11/21/21 FIELD: MJ FIELD DATE: 11 DATE: 11/21/21 HERE ARE NO VISIBLE CONFLICTS OR PROFRUSIONS, EXCEPT AS SHOWN, FENCES MAY BE DECENING. The control of the co

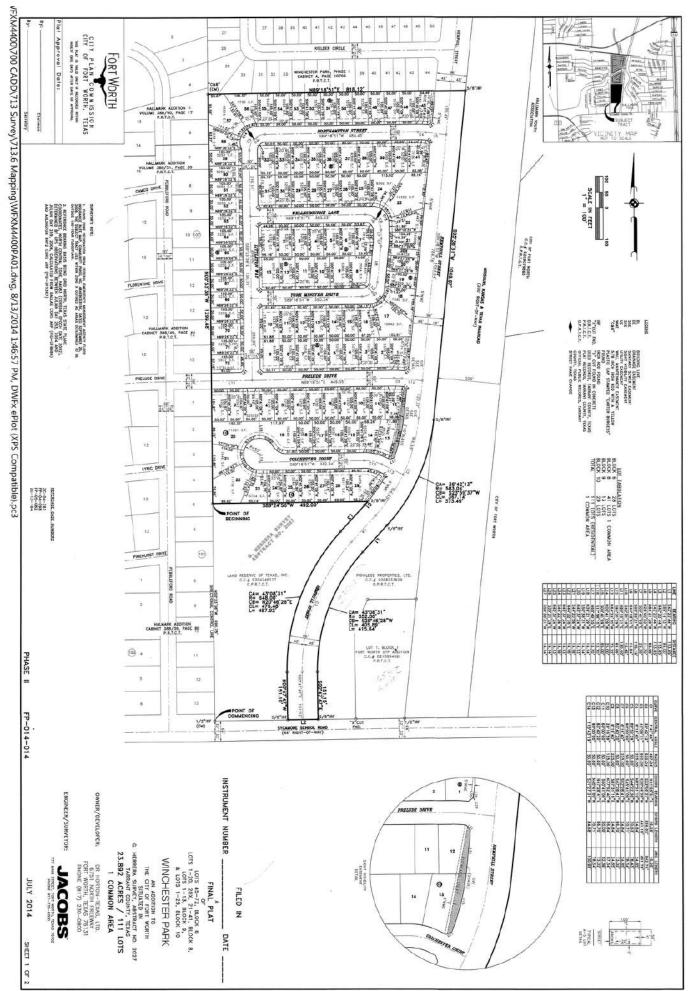
FEWN NOTE

1/2-INCH IRON ROD FOUND:

PROPERTY DESCRIPTION

GENERAL. GEO. EEO.

1250 SYCAMORE SCHOOL ROAD CITY OF FORT WORTH TARRANT COUNTY, TEXAS





Information About Brokerage Services

2-10-2025

EQUAL HOUSING OPPORTUNITY

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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
 - o 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.

Email keith.newman@compass.com Email	Phone 214-814-8100
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	Phone
brenda.sims@compass.com	817.522.3250
Email	Phone
eric.walsh@compass.com	817.312.9586
Email	Phone
	Email eric.walsh@compass.com