

**FOR LEASE/SALE**



**640 E HWY 199**

**SPRINGTOWN, TX 76082**

**SPRINGTOWN FACILITY**

**COLONIAL  
COMMERCIAL  
REAL ESTATE  
LLC**

3228 COLLINSWORTH ST.  
FORT WORTH, TX 76107  
T: 817.632.6200

**ColonialCRE.com**

**PHILIP SAMPLES**

**PSAMPLES@COLONIALCRE.COM**



**COLONIAL**  
COMMERCIAL REAL ESTATE LLC

# PROPERTY HIGHLIGHTS

## AVAILABLE SPACE

**3 BUILDING - 25,110 SF**

**3.01 ACRES**

## LEASE PRICING

**\$12,500/MONTH + UTILITES**

## SALE PRICE

**\$2,500,000**

## ZONING

**COMMERICAL**

## PROPERTY HIGHLIGHTS

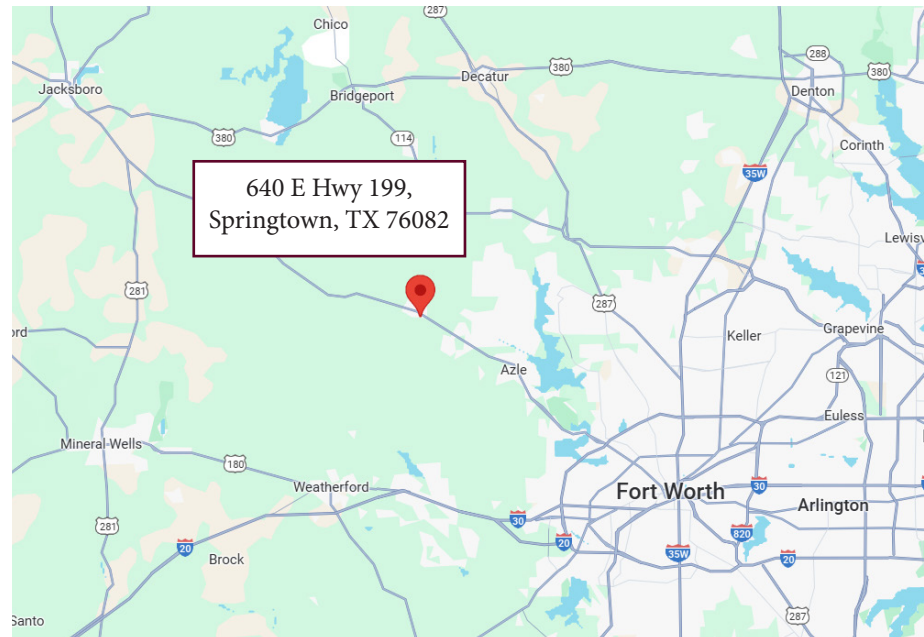
- ◆ Large size: 25,110 square feet of space, providing ample room for various industrial operations.
- ◆ Expansive fenced areas: Beneficial for industrial uses that require outdoor storage or equipment staging.
- ◆ Three-phase electricity
- ◆ Equipped cafeteria and restrooms with showers
- ◆ Over 90% insulated with climate-controlled HVAC
- ◆ Multi-tenant setup potential
- ◆ Loading dock with dock leveler, overhead cranes, & Copper air system
- ◆ 1.68 acres available for storage

## 2024 DEMOGRAPHIC SNAPSHOT

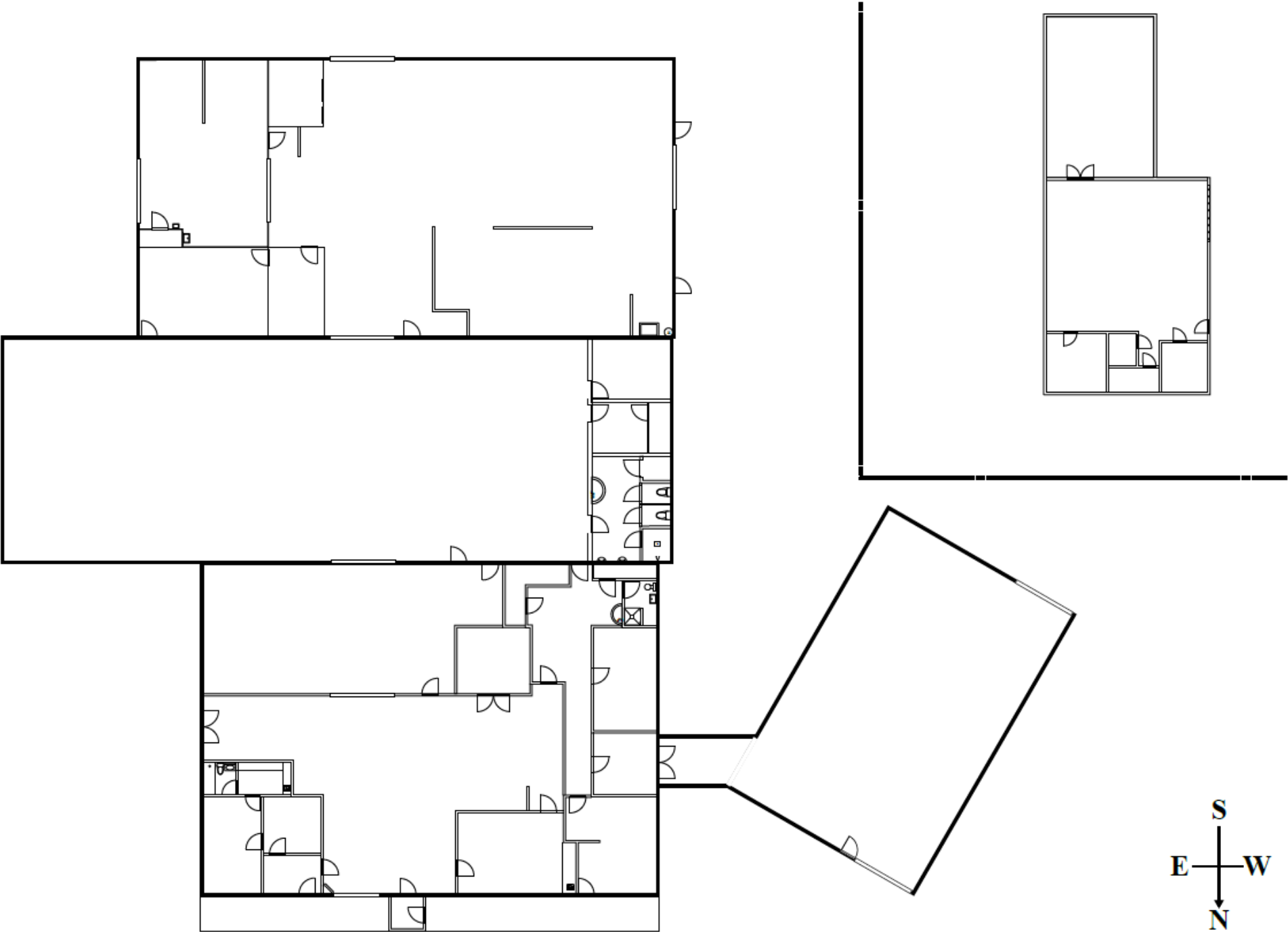
|                         | 2 MILE    | 5 MILE   | 10 MILE  |
|-------------------------|-----------|----------|----------|
| <b>TOTAL POPULATION</b> | 6,838     | 25,334   | 76,751   |
| <b>AVG HH INCOME</b>    | \$102,066 | \$96,811 | \$96,090 |

## 2022 TRAFFIC COUNTS

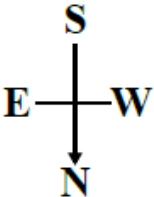
| COLLECTION STREET    | CROSS STREET               | VPD    |
|----------------------|----------------------------|--------|
| <b>STATE HWY 199</b> | <b>HILLTOP DR NW</b>       | 19,452 |
| <b>TX 360</b>        | <b>HILLTOP DR NW</b>       | 20,480 |
| <b>STATE HWY 199</b> | <b>OLD SPRINGTOWN RD E</b> | 21,000 |



# FIRST LEVEL FLOOR PLAN

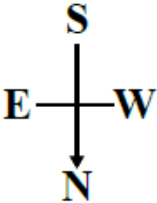
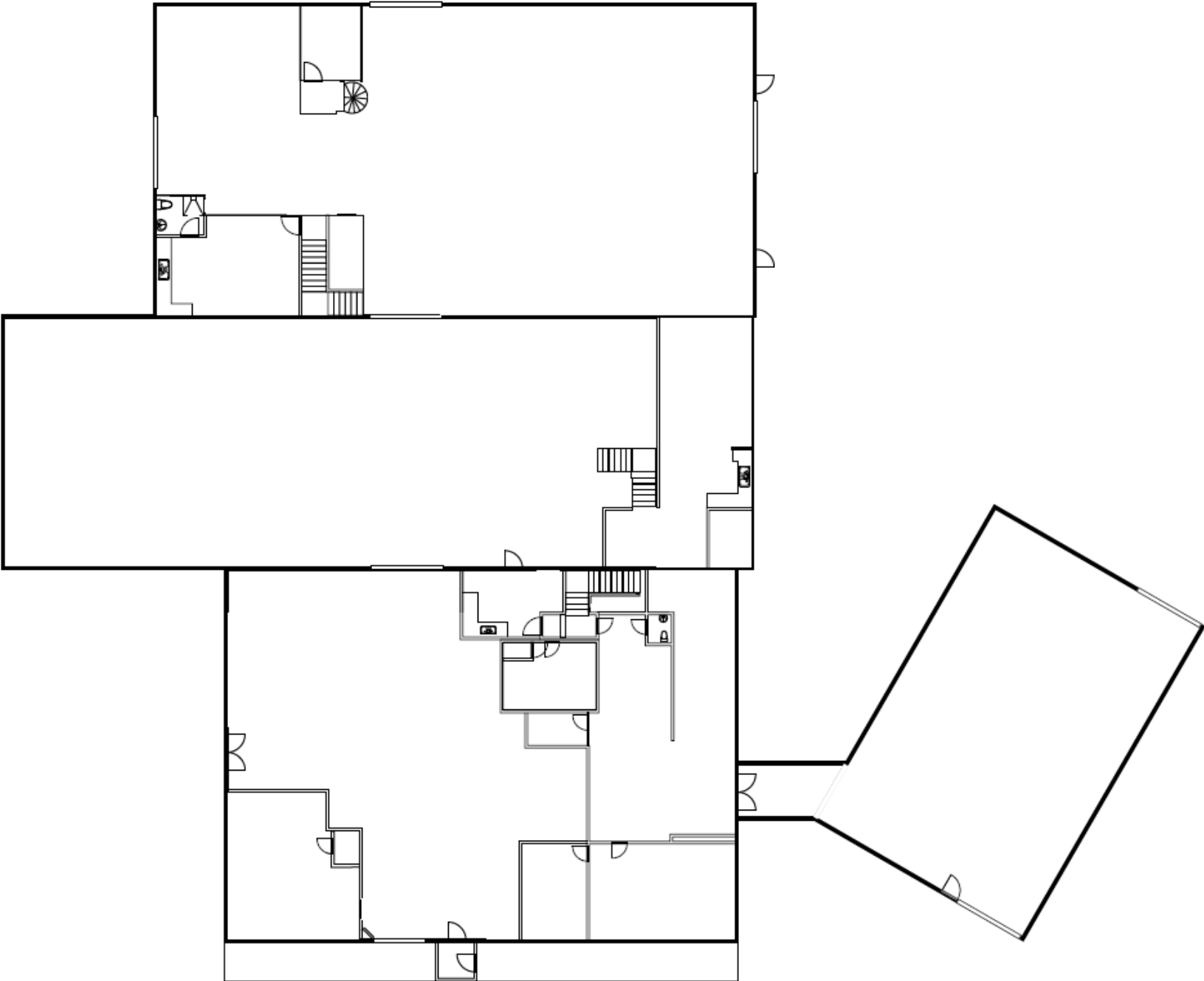


20,760 SF FIRST LEVEL  
114,412 SF OF USABLE SPACE    SCALE: 3/16" = 1'





# SECOND LEVEL FLOOR PLAN



4,350 SF 2ND FLOOR

SCALE: 3/16" = 1'

SURVEY

LINE TABLE  
3.00 ACRES TRACT

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 00°20'33" E | 391.03'  |
| L2   | S 70°37'09" E | 237.71'  |
| L3   | S 21°14'48" E | 38.57'   |
| L4   | S 58°57'02" E | 73.76'   |
| L5   | N 30°45'37" E | 118.01'  |
| L6   | S 57°51'01" E | 156.02'  |
| L7   | S 26°39'24" W | 59.24'   |
| L8   | S 51°23'26" W | 215.77'  |
| L9   | N 89°57'01" W | 188.50'  |
| L10  | S 89°31'44" W | 147.91'  |

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|--------|------------|---------------|--------------|
| C1    | 71.60' | 32.00'     | S 08°24'41" E | 31.73'       |
| C2    | 73.85' | 48.61'     | S 40°06'06" E | 47.73'       |

LEGEND

- = DEED LINE
- = 130,702 SQUARE FEET OR 3.00 ACRES BOUNDARY
- = "MAG" NAIL W/ A WASHER, STAMPED "FRN: 100465-00", SET
- = "MAG" NAIL W/ A WASHER, STAMPED "RPLS 6484", SET
- = SAVE AND EXCEPT DOC. NO. 201803252



SCALE 1" = 100'

STATE OF TEXAS  
COUNTY OF PARKER

I hereby certify that the above and foregoing plat represents an on the ground survey conducted under my supervision in April of 2023 and is true and correct to the best of my knowledge.

Original signed and stamped in blue ink.

DATE OF SIGNATURE: May 2, 2023

DONALD R. CROWLEY R.P.L.S. NO. 5210

FOR CROWLEY PIPELINE & LAND SURVEYING, L.L.C.  
FRN:100465-00

117 W. ARCHER ST.  
JACKSBORO, TX 76458  
(940) 567-2234 OFFICE  
(940) 567-2155 FAX

BEARINGS AND DISTANCES ARE  
BASED ON U. S. STATE PLANE  
NAD 1983 COORDINATES, TEXAS  
NORTH CENTRAL ZONE - 4202



PARKER COUNTY, TEXAS

W. BURRIS SURVEY  
ABSTRACT 52

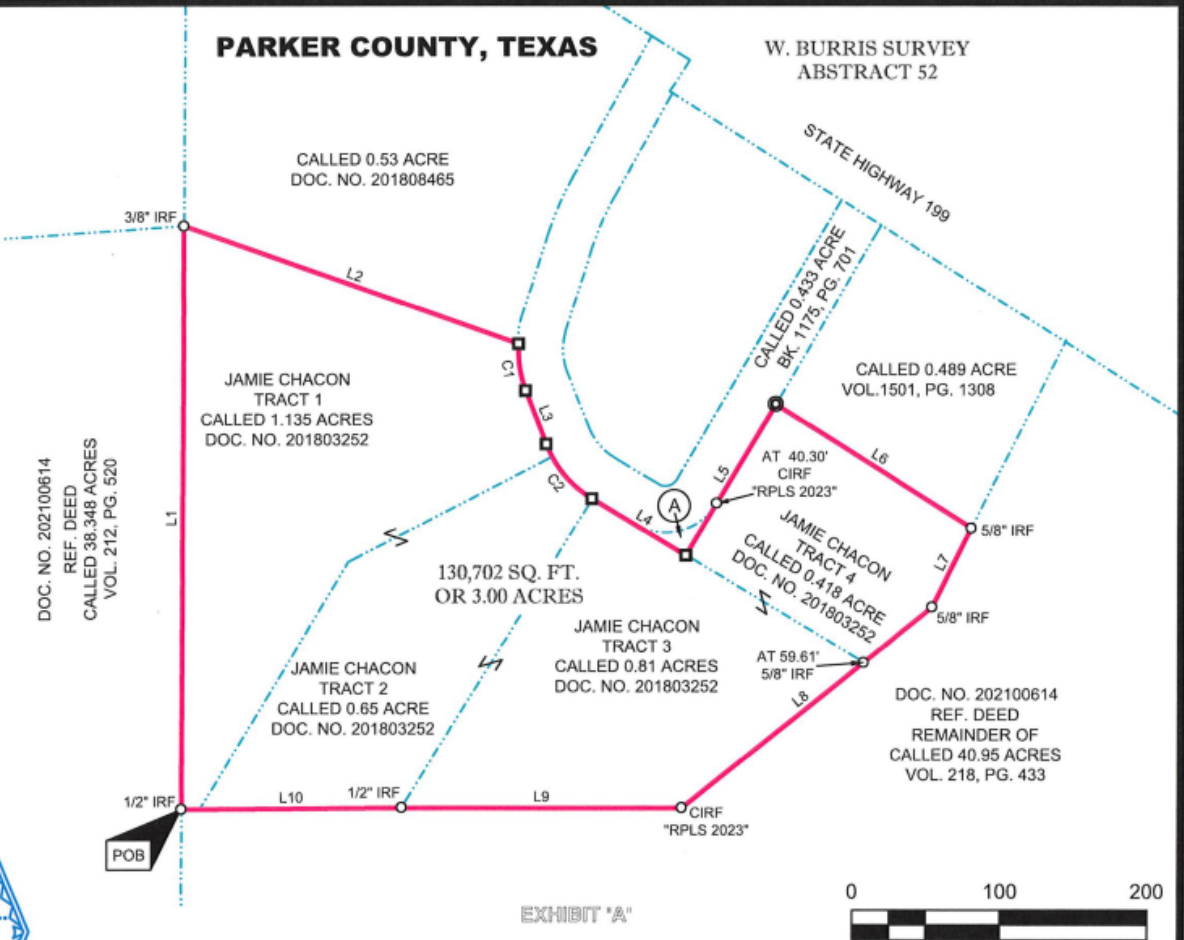


EXHIBIT 'A'

|                          |
|--------------------------|
| DRAWN BY: LAJ            |
| DATE: April 27, 2023     |
| DWG. NO.: 3.00 ACRES.dwg |
| BOOK NO.: FS             |
| TRACT NO.:               |
| PROJECT AFE:             |
| REVISION                 |

130,702 SQ. FT.  
OR 3.00 ACRES

PROJECT: CHACON  
PLAT SHOWING A 3.00 ACRES TRACT  
IN THE W. BURRIS SURVEY, ABSTRACT  
52, LOCATED IN PARKER COUNTY,  
TEXAS.

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## 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.

|                                                                    |             |                            |              |
|--------------------------------------------------------------------|-------------|----------------------------|--------------|
| Colonial Commercial Real Estate, LLC                               | 9001810     | mberkowitz@colonialcre.com | 817-632-6200 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email                      | Phone        |
| Michael Berkowitz                                                  | 418682      | mberkowitz@colonialcre.com | 817-632-6200 |
| Designated Broker of Firm                                          | License No. | Email                      | Phone        |
| N/A                                                                | N/A         | N/A                        | N/A          |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email                      | Phone        |
| Jane Tapper                                                        | 645480      | jtapper@colonialcre.com    | 817-632-6200 |
| Sales Agent/Associate's Name                                       | License No. | Email                      | Phone        |

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

\_\_\_\_\_  
Date