

± 63 ACRES

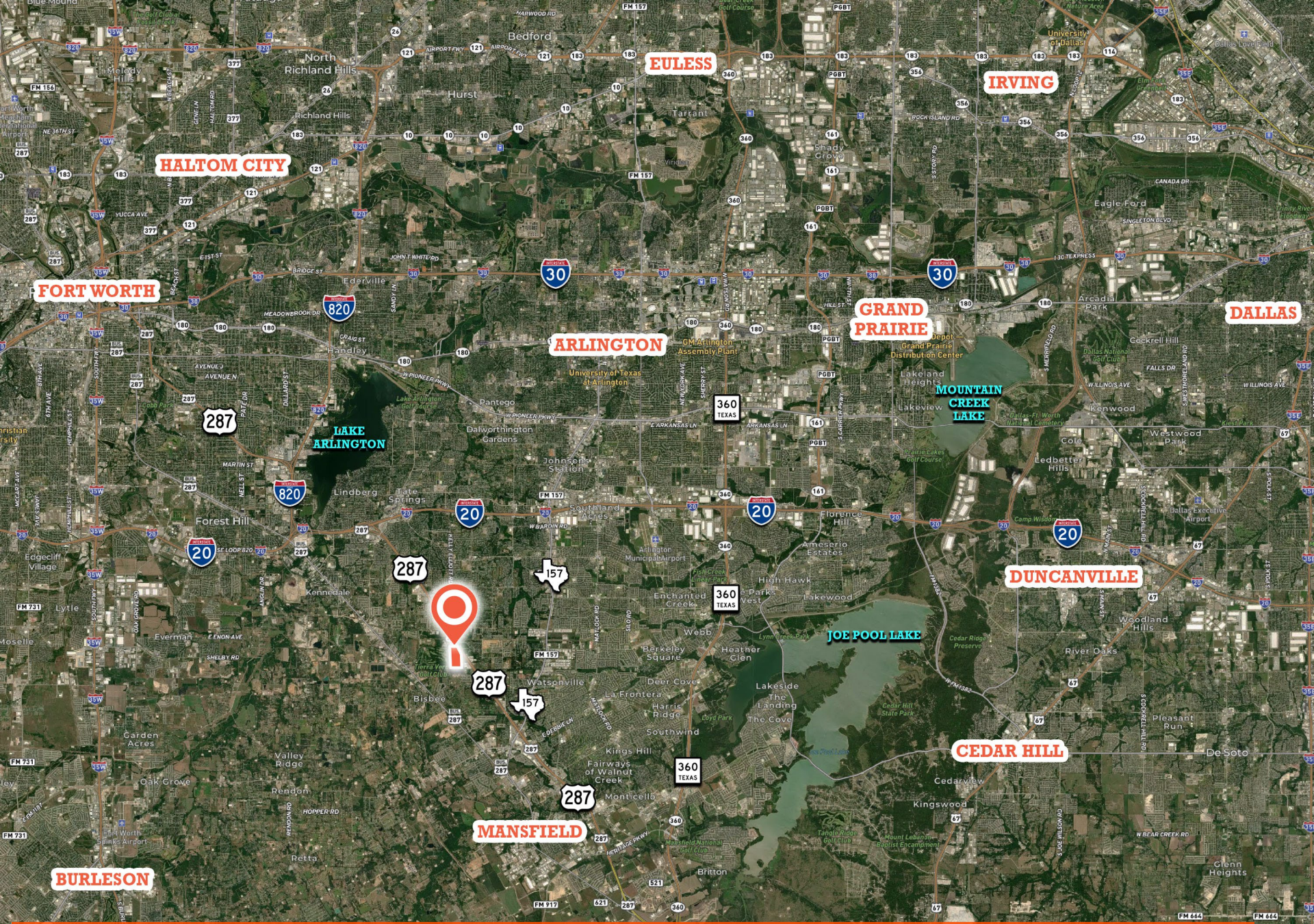
FOR SALE

SWC US 287 & RUSSELL CURRY RD

CITY OF ARLINGTON

EXCLUSIVELY LISTED BY YOUNGER PARTNERS





LOCATION OVERVIEW | ± 63 AC | ARLINGTON, TARRANT COUNTY, TX 76001

PERIMETER HOSPITAL
ARLINGTON

AVILON
MEMORY CARE

FUTURE COMMERCIAL

287

± 965 FT

RUSSELL CURRY RD

WOODLAND SPRINGS DR

ARLINGTON
± 1.7 AC

TIERRA VERDE GOLF CLUB

SUBJECT
± 63 AC

287

VANGUARD RV & BOAT

LONE STAR AUTO

CHIP'S

WE-CEDAR HILL
± 23 AC
ZONED VG

MINDY LU'S
PIES
PRO TECH

PETRO-EXPLO

KTX 3PL

RAIN FOR RENT

287

FOXBOROUGH TRL

EXISTING SINGLE-FAMILY
ZONED: RS-1/2

Property Information

SWC US 287 & Russell Curry Rd | ± 63 AC

PROPERTY LOCATION

- **Arlington City Limits - Tarrant County**
- 7300 US 287 Hwy, Arlington, TX 76001
- SWC US 287 & Russell Curry Rd

INITIAL OFFERING

- **± 63 ACRES**
- Comprised of 4 parcels
- **Contact Broker For Pricing & Availability**

PROPERTY INFORMATION

- **ZONING:** VG - Village On The Green
- **FUTURE LAND USE:** Rural Residential
- **FRONTAGE, US 287:** ± 965 FT
- **FRONTAGE, RUSSELL CURRY RD:** ± 1,663 FT
- **TRAFFIC CT, US 287 (E/W):** ± 68,822 VPD
- **SCHOOL DISTRICT:** Mansfield ISD
- **CCN:** City of Arlington
- **UTILITIES:** 8" Sewer line & 12" Water line
(Exhibit available upon request)

APPROXIMATE DISTANCE FROM



± 3.8 MILES

**DOWNTOWN
MANSFIELD**

± 6.5 MILES

**MANSFIELD
HIGH SCHOOL**

± 7.2 MILES



YOUNGER PARTNERS DALLAS

DAVIS WILLOUGHBY

214.238.8002

DAVIS.WILLOUGHBY@YOUNGERPARTNERS.COM

YOUNGER PARTNERS DALLAS

JACK GAIL

214.238.8009

JACK.GAIL@YOUNGERPARTNERS.COM

2025 DEMOGRAPHICS (REGIS)	1 MILE	3 MILE	5 MILE	10 MILE
Total Estimated Population	3,980	69,632	204,639	772,996
Estimated Households	1,391	24,354	72,247	265,416
Average Household Income	\$143,682	\$139,016	\$127,099	\$103,730

WEST

TIERRAVERDE GOLF CLUB

SUBJECT
± 63 AC

RUSSELL CURRY RD

287

287

US 287 FRONTAGE RD
US 287 SOUTH ON-RAMP

287

NORTH

287

287

TIERRA VERDE GOLF CLUB

287

SUBJECT
± 63 AC

RUSSELL CURRY RD

FOXBOROUGH TRL

NORTH OBLIQUE | ± 63 AC | ARLINGTON, TARRANT COUNTY, TX 76001

YOUNGER
PARTNERS

WEST

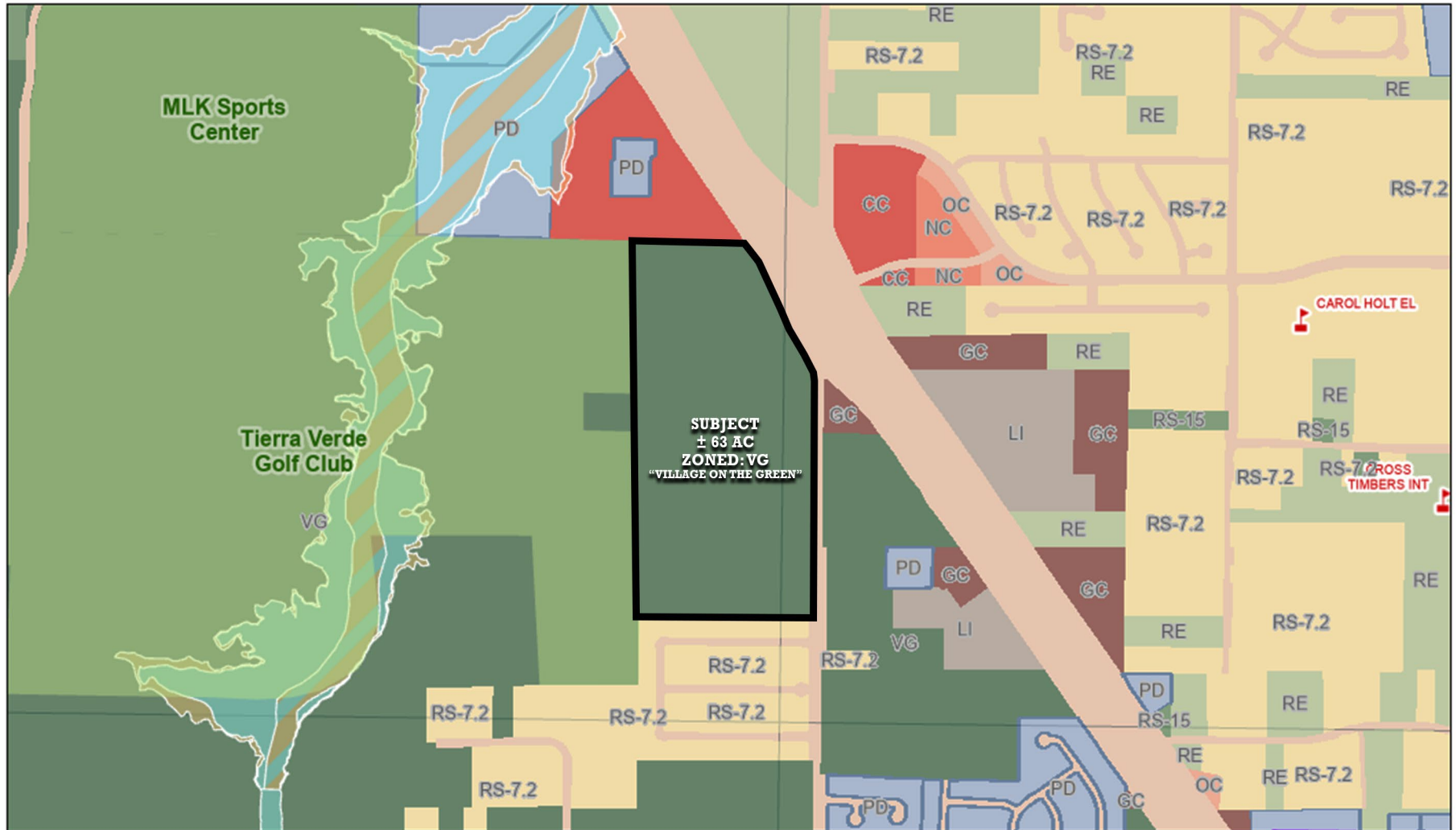
NORTH

TIERRA VERDE GOLF CLUB

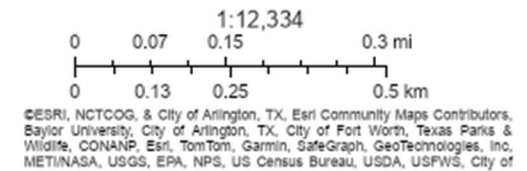
SUBJECT
± 63 AC

RUSSELL CURRY RD

FOXBOROUGH TRL



11/19/2024, 8:19:40 AM











DAVIS WILLOUGHBY

214.238.8002

davis.willoughby@youngerpartners.com

JACK GAIL

214.238.8009

jack.gail@youngerpartners.com



Younger Partners Dallas, LLC

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.

11-2-2015



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:
 - o 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.

Younger Partners, Dallas, LLC	9001486		214-294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	214-294-4412
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

IABS 1-0