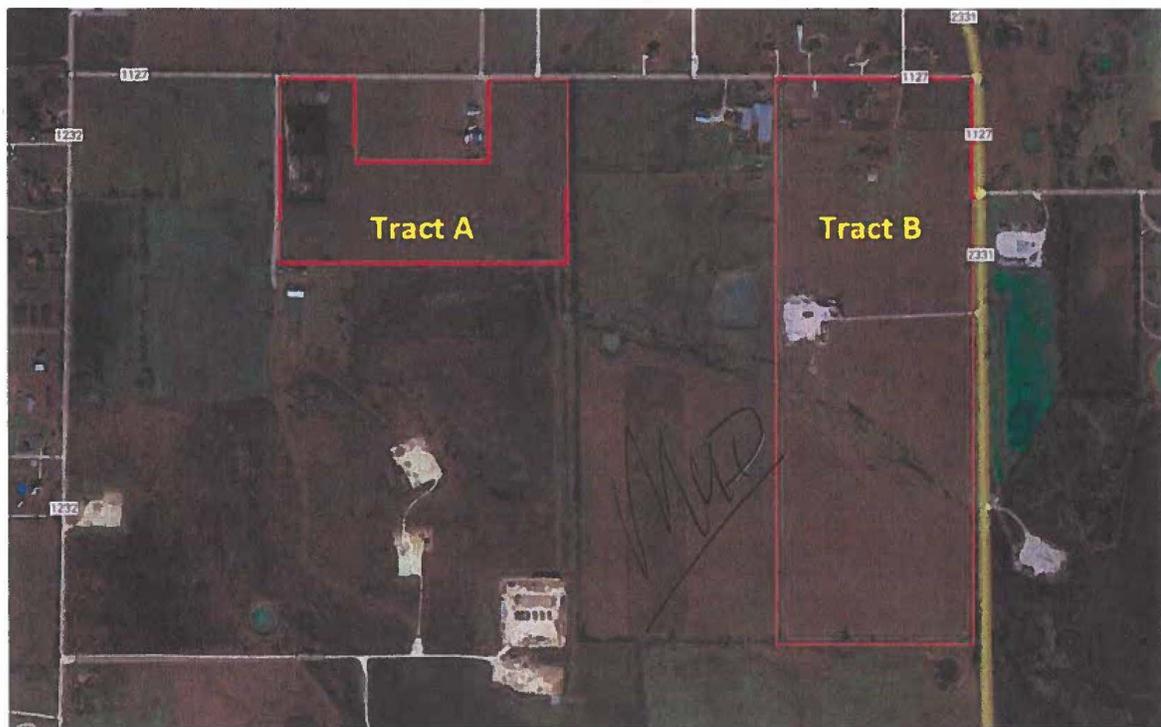


# FOR SALE GODLEY, TX

8601 County Road 1127, Godley, TX 76044

## Aerial Photograph



LAND

# FOR SALE

**Russ Webb**

Managing Partner / CCIM / Broker

O: 817.849.8282 x106

C: 817.233.7100

[rwebb@silveroakcre.com](mailto:rwebb@silveroakcre.com)

# 2 TRACTS FOR SALE GODLEY, TX

LAND FOR SALE

8601 County Road 1127, Godley, TX 76044



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>Tract A:</b> \$1,704,400
<b>Available:</b>	42.61 AC
<b>Price / Acre:</b>	\$40,000

<b>Sale Price:</b>	<b>Tract B:</b> \$4,025,200
<b>Available:</b>	100.63 AC
<b>Price / Acre:</b>	\$40,000

<b>Zoning:</b>	AG
<b>Market:</b>	Johnson County

## PROPERTY OVERVIEW

Two tracts of land for Sale Godley, TX - Tract A 42.61 AC & Tract B 100.63 AC - Godley, TX is a city in northwestern Johnson County.

## PROPERTY HIGHLIGHTS

- Close to Fort Worth metroplex on Texas State Hwy 171
- 30 Miles southwest downtown Fort Worth
- Tract B is improved with a single-family residence with a 1,623 sq house
- Tract B has a corner location with extensive frontage along County Rd. 1127
- Proposed Municipal Utility District (MUD) south of 100 acre tract
- Minutes from Chisolm Trail Toll Rd.

### Russ Webb

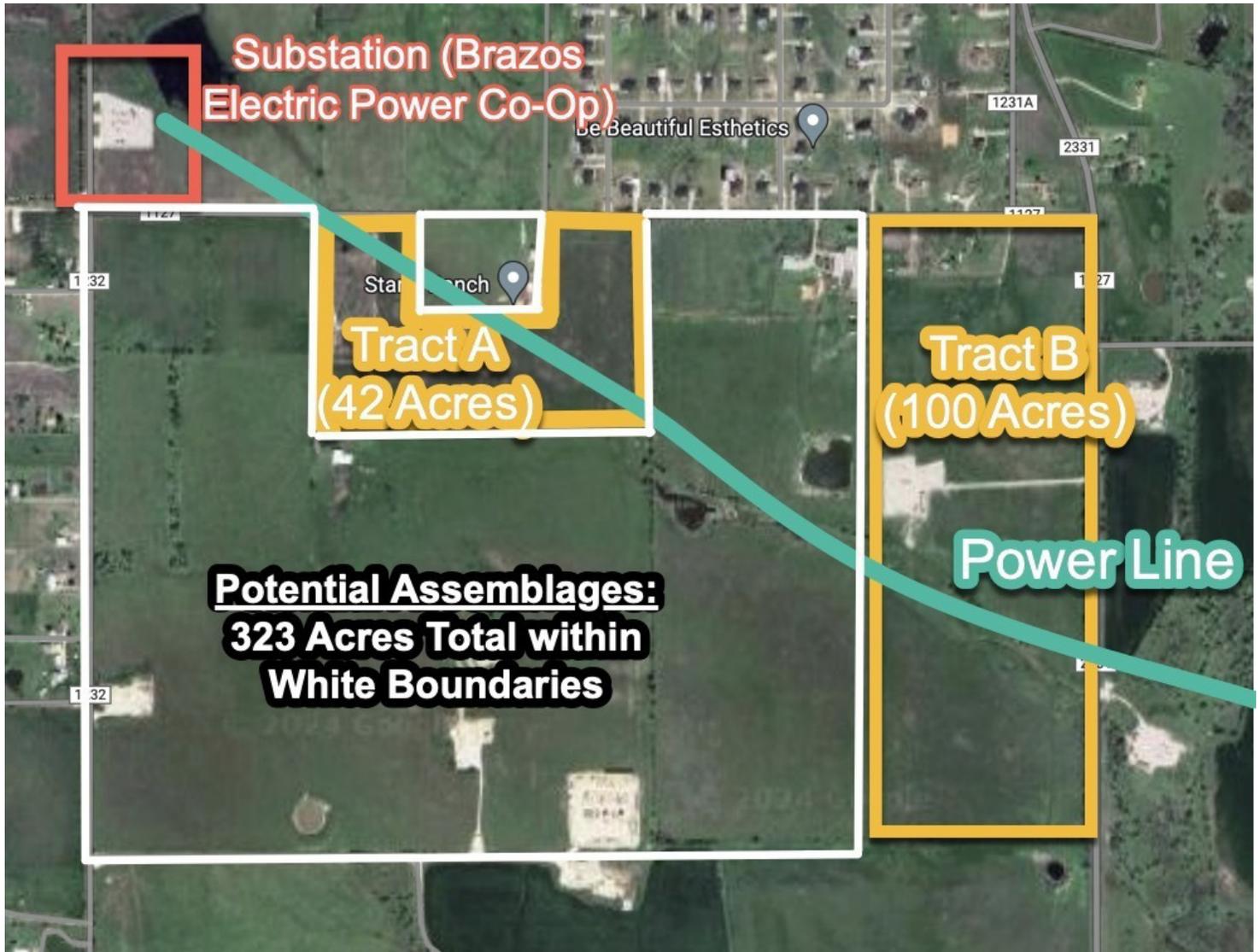
Managing Partner / CCIM / Broker  
O: 817.849.8282 x106  
C: 817.233.7100  
rwebb@silveroakcre.com



# 2 TRACTS FOR SALE GODLEY, TX

LAND FOR SALE

8601 County Road 1127, Godley, TX 76044



## Russ Webb

Managing Partner / CCIM / Broker

O: 817.849.8282 x106

C: 817.233.7100

rwebb@silveroakcre.com



**SILVER OAK**  
COMMERCIAL REALTY



# 2 TRACTS FOR SALE GODLEY, TX

LAND FOR SALE

8601 County Road 1127, Godley, TX 76044

**PROPERTY DESCRIPTION:**

BEING A 41.866 ACRE TRACT OF LAND SITUATED IN THE J. C. WHITE SURVEY, ABSTRACT NO. 860, JOHNSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS FIRST TRACT TO CLYDETON BROWN BROCK, MARTIN KYLE BROCK, AND SHARANDA BROCK FOSTER, AS RECORDED IN INSTRUMENT NO. 2024-243, OFFICIAL RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET MAG NAIL AT THE NORTHEAST CORNER OF SAID BROCK FOSTER TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS FIRST TRACT TO GLEN LEE GUTHRIE AND ISA MICHELLE GUTHRIE LIVING TRUST, AS RECORDED IN BOOK 282 PAGE 303, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, SAID NAIL BEING IN COUNTY ROAD 1127.

THENCE SOUTH 00° 46' 58" EAST, A DISTANCE OF 1,211.02 FEET ALONG THE COMMON LINE OF SAID BROCK FOSTER AND GUTHRIE LIVING TRUST TRACTS TO A 12-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE SOUTHEAST CORNER OF SAID BROCK FOSTER TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS FIRST TRACT TO W. D. HAYS AND WIFE, GOLDFIE HAYS, AS RECORDED IN VOLUME 588, PAGE 115, DEED RECORDS, JOHNSON COUNTY, TEXAS.

THENCE NORTH 89° 38' 02" WEST, A DISTANCE OF 1,902.78 FEET ALONG THE COMMON LINE OF SAID BROCK FOSTER AND HAYS TRACTS TO A 12-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS SECOND TRACT IN SAID HAYS DEED.

THENCE NORTH 00° 46' 58" WEST, A DISTANCE OF 1,190.55 FEET ALONG THE EAST LINE OF SAID HAYS TRACT (SECOND TRACT) TO A SET MAG NAIL AT THE NORTHEAST CORNER OF SAID HAYS TRACT (SECOND TRACT), SAID NAIL BEING IN COUNTY ROAD 1127.

THENCE NORTH 89° 45' 00" EAST, A DISTANCE OF 491.24 FEET ALONG SAID COUNTY ROAD 1127 TO A SET MAG NAIL.

THENCE SOUTH 00° 15' 00" EAST, PASSING A 12-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, TERRY BLOCK DIVISION, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 PAGE 988 (SIDE C-32), PLAT RECORDS, JOHNSON COUNTY, TEXAS, AT A DISTANCE OF 30.00 FEET AND CONTINUING ALONG THE WEST LINE OF SAID LOT 1, A TOTAL DISTANCE OF 551.05 FEET TO A 12-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1.

THENCE NORTH 89° 45' 00" EAST ALONG THE SOUTH LINE OF SAID LOT 1, PASSING A 12-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF LOT 2, SAID BLOCK, AT A DISTANCE OF 418.00 FEET AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 2, A TOTAL DISTANCE OF 848.00 FEET TO A 12-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2.

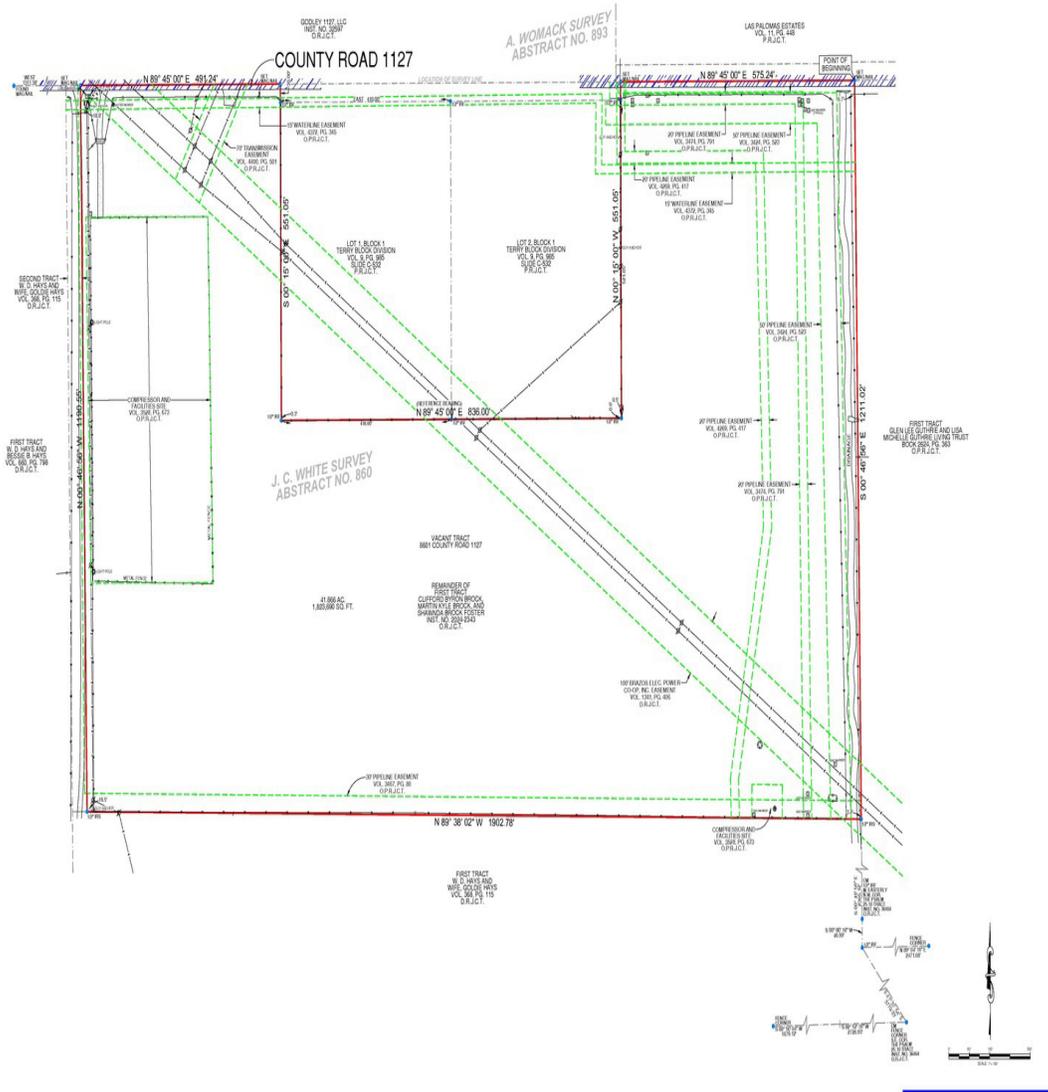
THENCE NORTH 00° 15' 00" WEST ALONG THE EAST LINE OF SAID LOT 2, PASSING A 12-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 2 AT A DISTANCE OF 42.05 FEET AND CONTINUING A TOTAL DISTANCE OF 551.05 FEET TO A SET MAG NAIL IN AFORESAID COUNTY ROAD 1127.

THENCE NORTH 89° 45' 00" EAST, A DISTANCE OF 575.24 FEET ALONG SAID COUNTY ROAD 1127 TO THE POINT OF BEGINNING AND CONTAINING 1,323.690 SQUARE FEET OR 41.866 ACRES OF LAND.

THE PROPERTY IS SUBJECT TO THE FOLLOWING:  
EASEMENT VOL. 574 PG. 913 (OFFICIAL, NOT NOTIFIED)  
THIS PROPERTY IS AFFECTED BY THE FOLLOWING:  
BLANKET EASEMENT, C.F. NO. 2009000046, O.R.C.T.

**FINANCIAL**  
THE QUALITY PROFESSIONAL SURVEYING COMPANY HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT MAY AFFECT THE PROPERTY. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED IN THIS REPORT AND DOES NOT INCLUDE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE PROPERTY OWNER. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE CHARGED FOR THIS SURVEY.

**GENERAL NOTES**  
1. THE SURVEY IS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING BOARD'S STANDARDS AND PRACTICES.  
2. THERE ARE NO KNOWN CONFLICTS OR PROBLEMS, EXCEPT AS SHOWN, IN THIS SURVEY.  
3. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE SURVEYOR'S WRITTEN PERMISSION.  
4. ALL DISTANCES ARE MEASURED IN ACCORDANCE WITH THE TEXAS SURVEYING BOARD'S STANDARDS AND PRACTICES.  
5. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE CHARGED FOR THIS SURVEY.  
6. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY UNRECORDED ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT MAY AFFECT THE PROPERTY.  
7. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE CHARGED FOR THIS SURVEY.  
8. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY UNRECORDED ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT MAY AFFECT THE PROPERTY.



**8601 COUNTY ROAD 1127  
CITY OF GODLEY  
JOHNSON COUNTY, TEXAS**

PREMIER JOB #: 24-01991B  
TECH: MSP DATE: 04/24/24  
FIELD: MJ FIELD DATE: 04/17/24



**Premier Surveying LLC**  
5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
972.432.3600 (O) 855.892.0468 (F)  
www.premiersurveying.com  
premierorders@premiersurveying.com

**Premier Surveying LLC**  
5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
Office: 972.432.3600  
Fax: 855.892.0468  
Firm Registration No. 10146200

**David Apple**  
Registered Professional Land Surveyor

**Russ Webb**  
Managing Partner / CCIM / Broker  
O: 817.849.8282 x106  
C: 817.233.7100  
rwebb@silveroakcre.com



This communication may contain confidential, proprietary or privileged information and is intended solely for the individual(s) or entities. Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments. Except as expressly stated, Silver Oak Commercial Realty, LLC makes no guarantee, warranty or representation as to the information contained herein or in any attachment hereto and assumes no responsibility for any error, omission or inaccuracy in any such information. Delivery of this communication is not intended to waive any legal rights or privileges of Silver Oak Commercial Realty, LLC.



# 2 TRACTS FOR SALE GODLEY, TX

LAND FOR SALE

8601 County Road 1127, Godley, TX 76044



New High School Football Stadium - Godley, TX



Inside New Godley Football High School Stadium

**Russ Webb**

Managing Partner / CCIM / Broker

O: 817.849.8282 x106

C: 817.233.7100

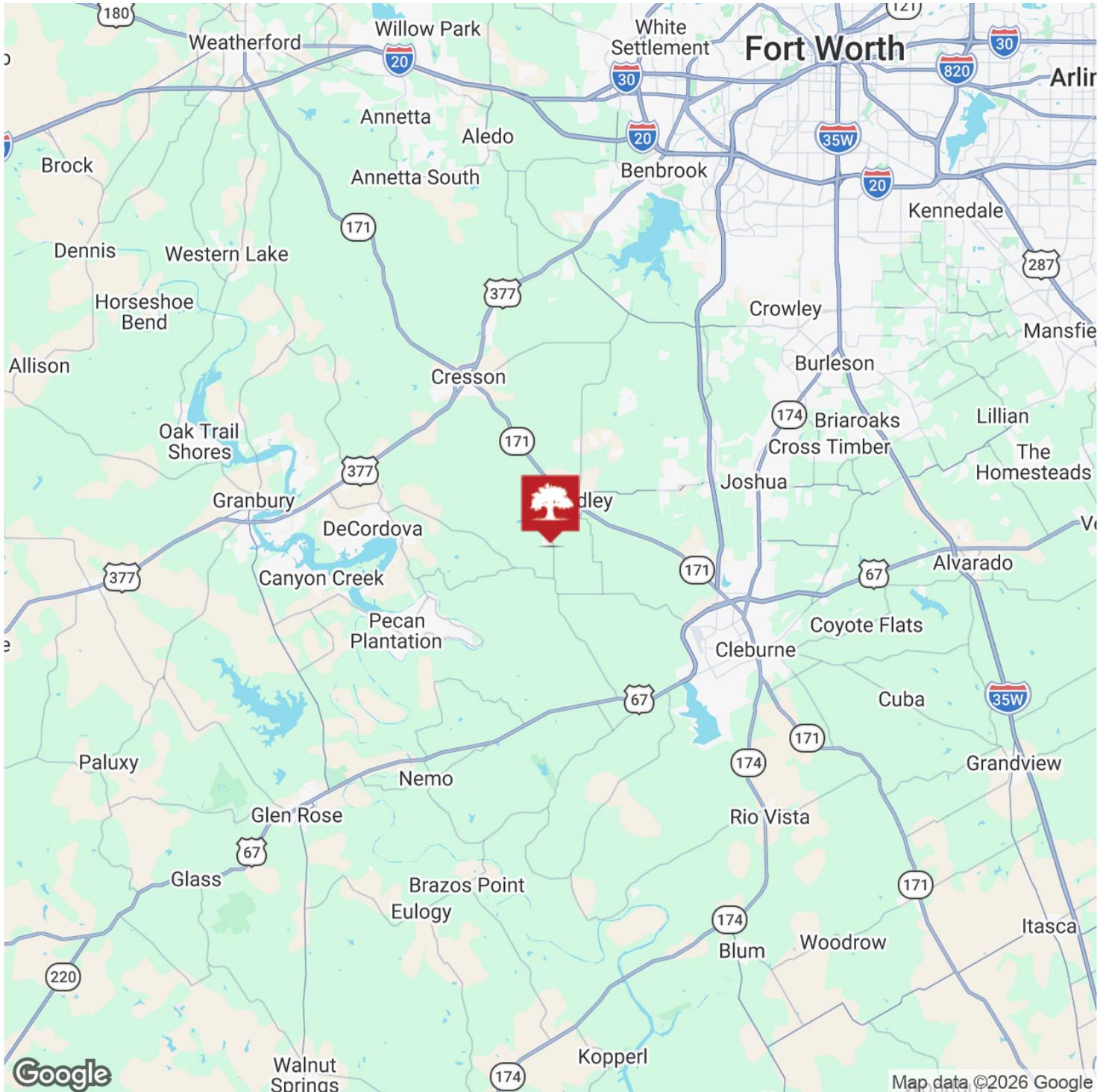
[rwebb@silveroakcre.com](mailto:rwebb@silveroakcre.com)



# 2 TRACTS FOR SALE GODLEY, TX

LAND FOR SALE

8601 County Road 1127, Godley, TX 76044



Russ Webb

Managing Partner / CCIM / Broker

O: 817.849.8282 x106

C: 817.233.7100

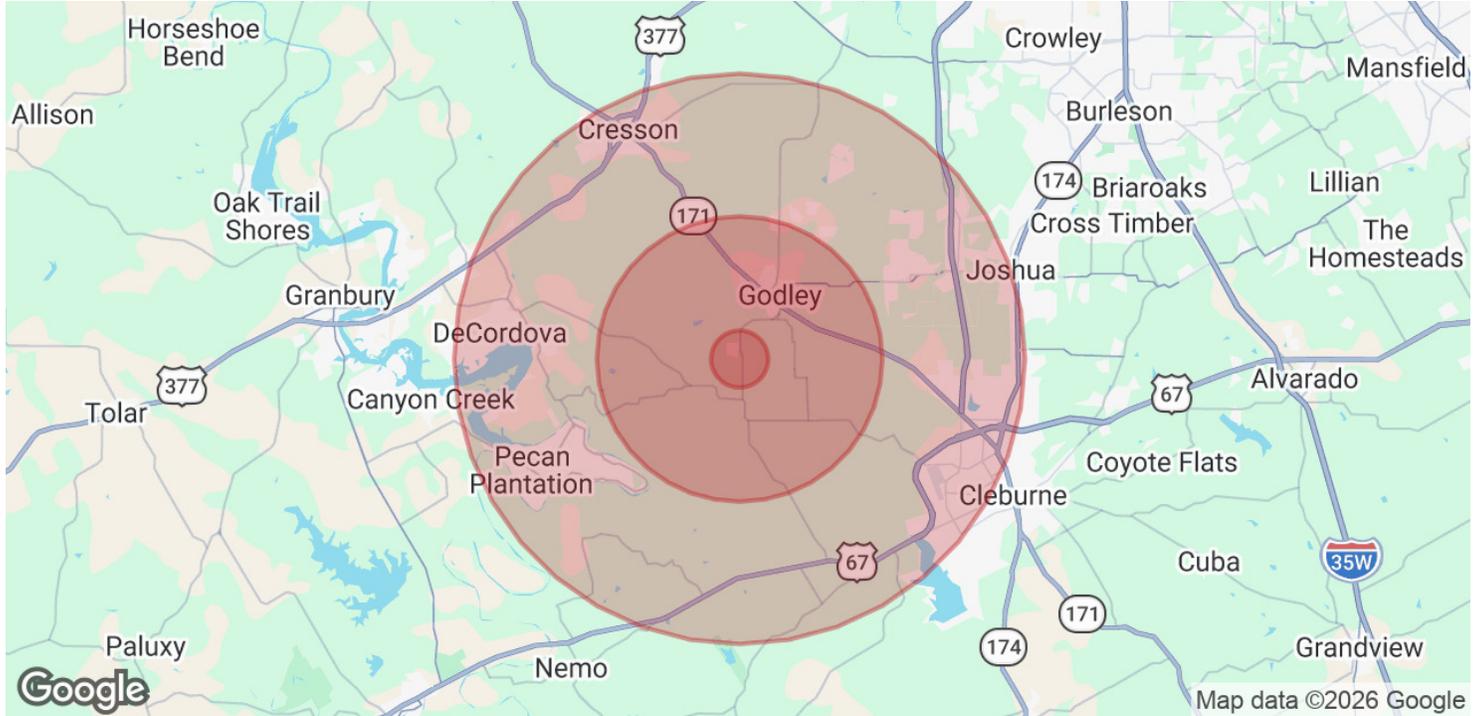
rwebb@silveroakcre.com



# 2 TRACTS FOR SALE GODLEY, TX

LAND FOR SALE

8601 County Road 1127, Godley, TX 76044



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	91	4,429	60,139
Average Age	42	40	42
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	36	1,602	22,104
# of Persons per HH	2.5	2.8	2.7
Average HH Income	\$116,298	\$108,784	\$101,759
Average House Value	\$468,836	\$380,844	\$296,139

Demographics data derived from AlphaMap

**Russ Webb**

Managing Partner / CCIM / Broker  
 O: 817.849.8282 x106  
 C: 817.233.7100  
 rwebb@silveroakcre.com



This communication may contain confidential, proprietary or privileged information and is intended solely for the individual(s) or entities. Unauthorized use, disclosure, dissemination or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender and destroy this communication and all copies thereof, including all attachments. Except as expressly stated, Silver Oak Commercial Realty, LLC makes no guarantee, warranty or representation as to the information contained herein or in any attachment hereto and assumes no responsibility for any error, omission or inaccuracy in any such information. Delivery of this communication is not intended to waive any legal rights or privileges of Silver Oak Commercial Realty, 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.

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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;
  - 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

**Silver Oak Commercial Realty, LLC**      **9000679**      **info@silveroakcre.com**      **817-849-8282**

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
--------------------------------------------------------------------	-------------	-------	-------

James Leatherwood	0493949	jleatherwood@silveroakcre.com	817-849-8282
-------------------	---------	-------------------------------	--------------

Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
----------------------------------------------------------------------	-------------	-------	-------

Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
---------------------------------------------------------------------	-------------	-------	-------

Russ Webb	488983	rwebb@silveroakcre.com	817-849-8282
-----------	--------	------------------------	--------------

Name of Sales Agent/Associate	License No.	Email	Phone
-------------------------------	-------------	-------	-------

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

\_\_\_\_\_  
Date