

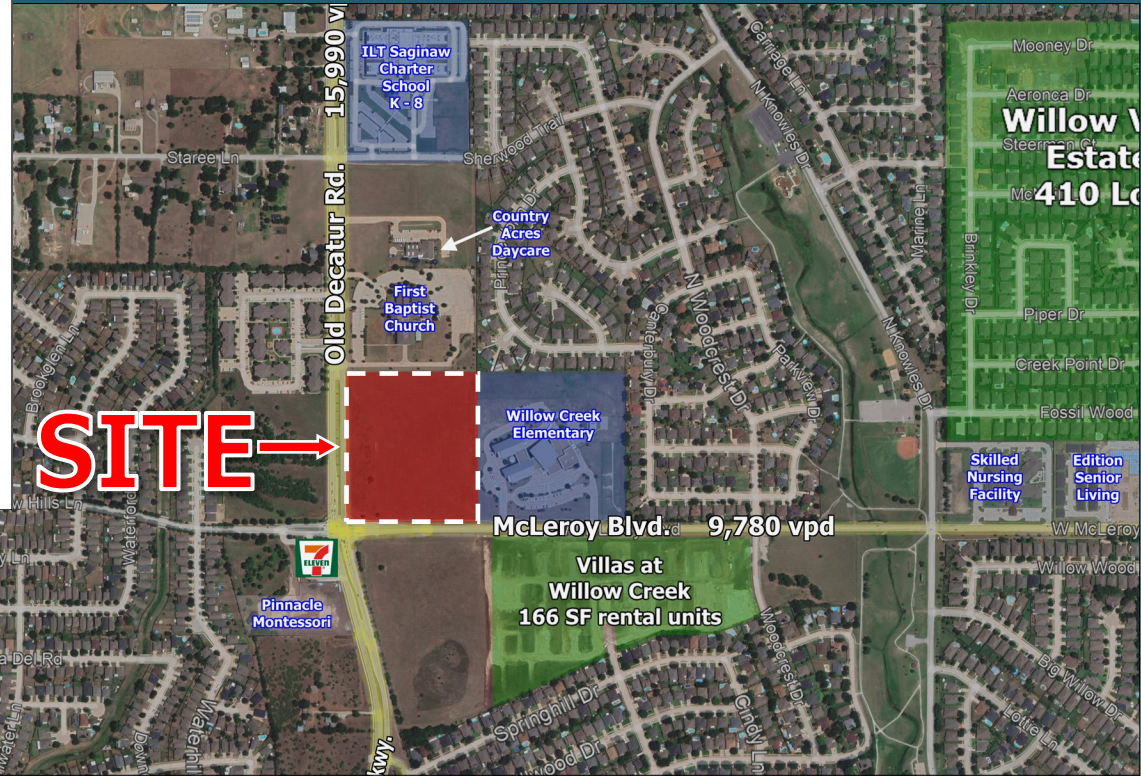
12.95 Acres - Commercial Land For Sale

NEC Old Decatur Rd. & McLeroy Blvd.

Saginaw, Texas

PROPERTY INFORMATION:

- **Size:** 12.95 Acres
- **Zoning:** Neighborhood Mixed Use (City of Saginaw)
*8 - 10 Residential Units/Ac. on residential acreage with approx. 3 Ac. of commercial frontage requirement met.
- **Utilities:** City Water and Sewer to site
- **Frontage:** *Old Decatur Rd. - 760'
*McLeroy Blvd. - 745'
- **Traffic Counts:** *Old Decatur Rd. - 15,990 vpd
*McLeroy Blvd. - 9,780 vpd
- **Price:** \$3,950,000 (\$7.00/sf)



LOCATION DESCRIPTION: Property is located at the northeast corner of Old Decatur Road and McLeroy Blvd. in the City of Saginaw, Texas.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	15,552	80,275	188,683
Avg. Household Income	\$98,333	\$100,366	\$91,796
# of Households	5,121	26,171	60,812

Matt Patterson

817-944-3524

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KNOWLEDGE. EXPERIENCE. RESULTS.

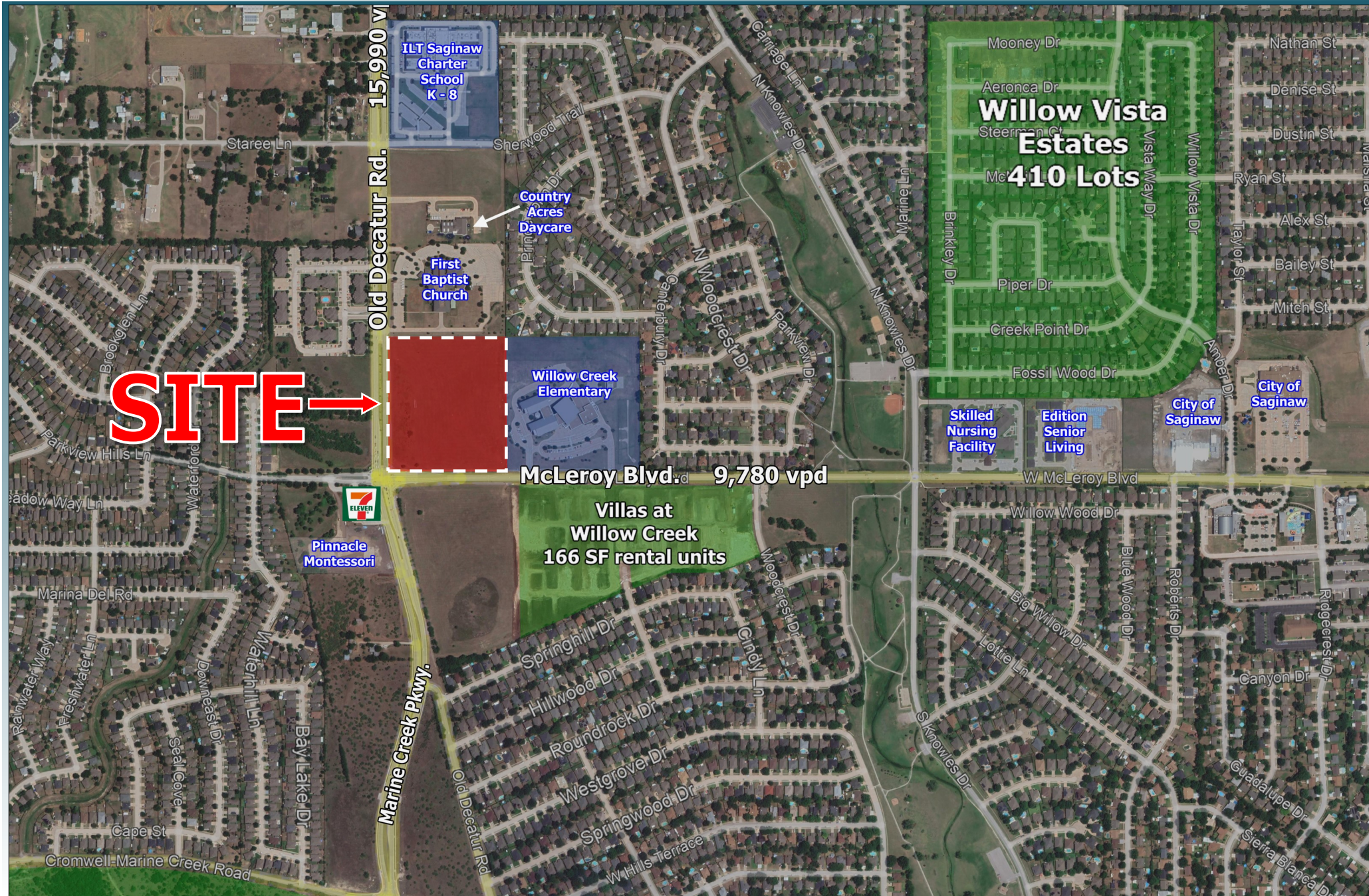
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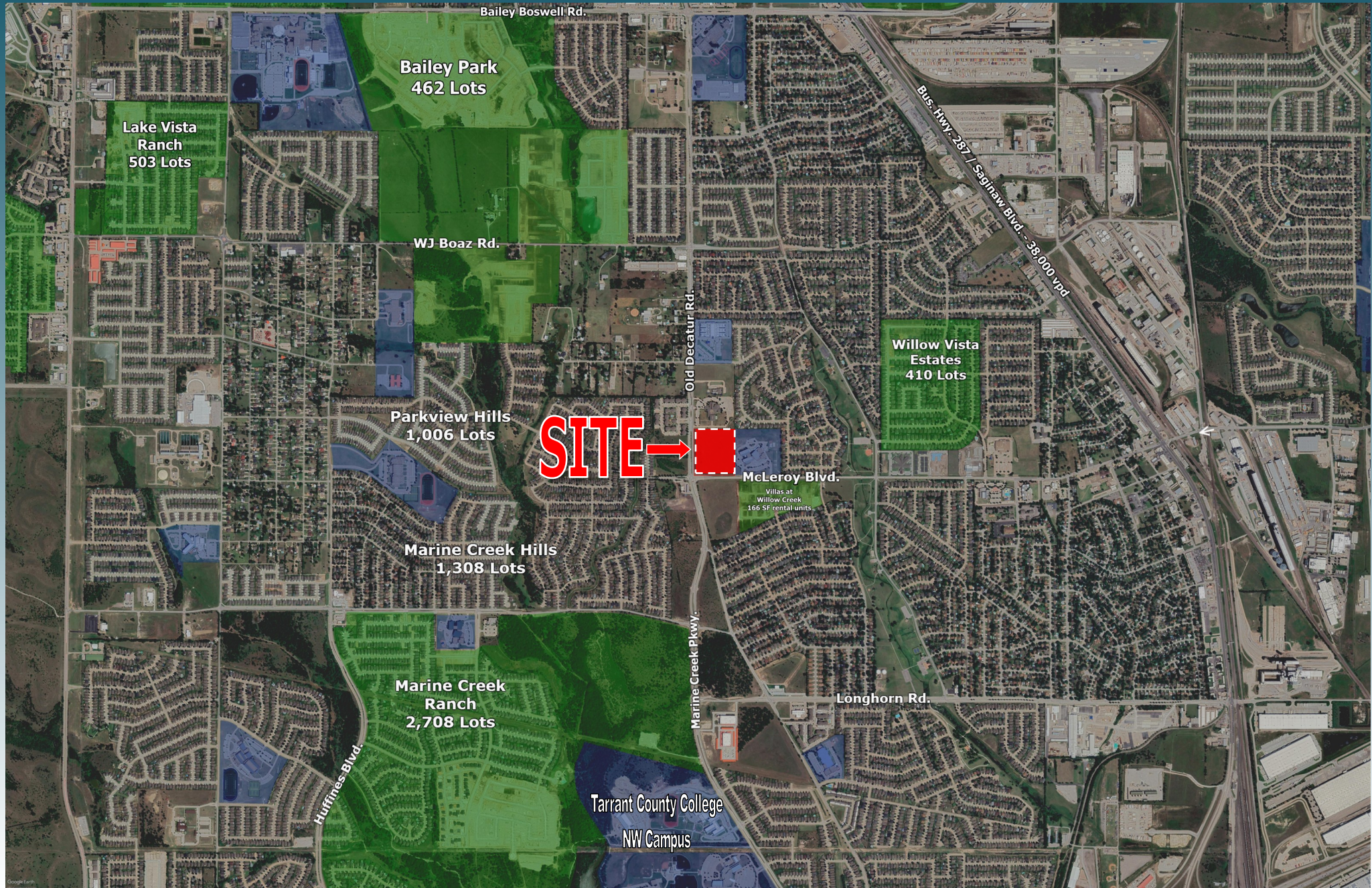
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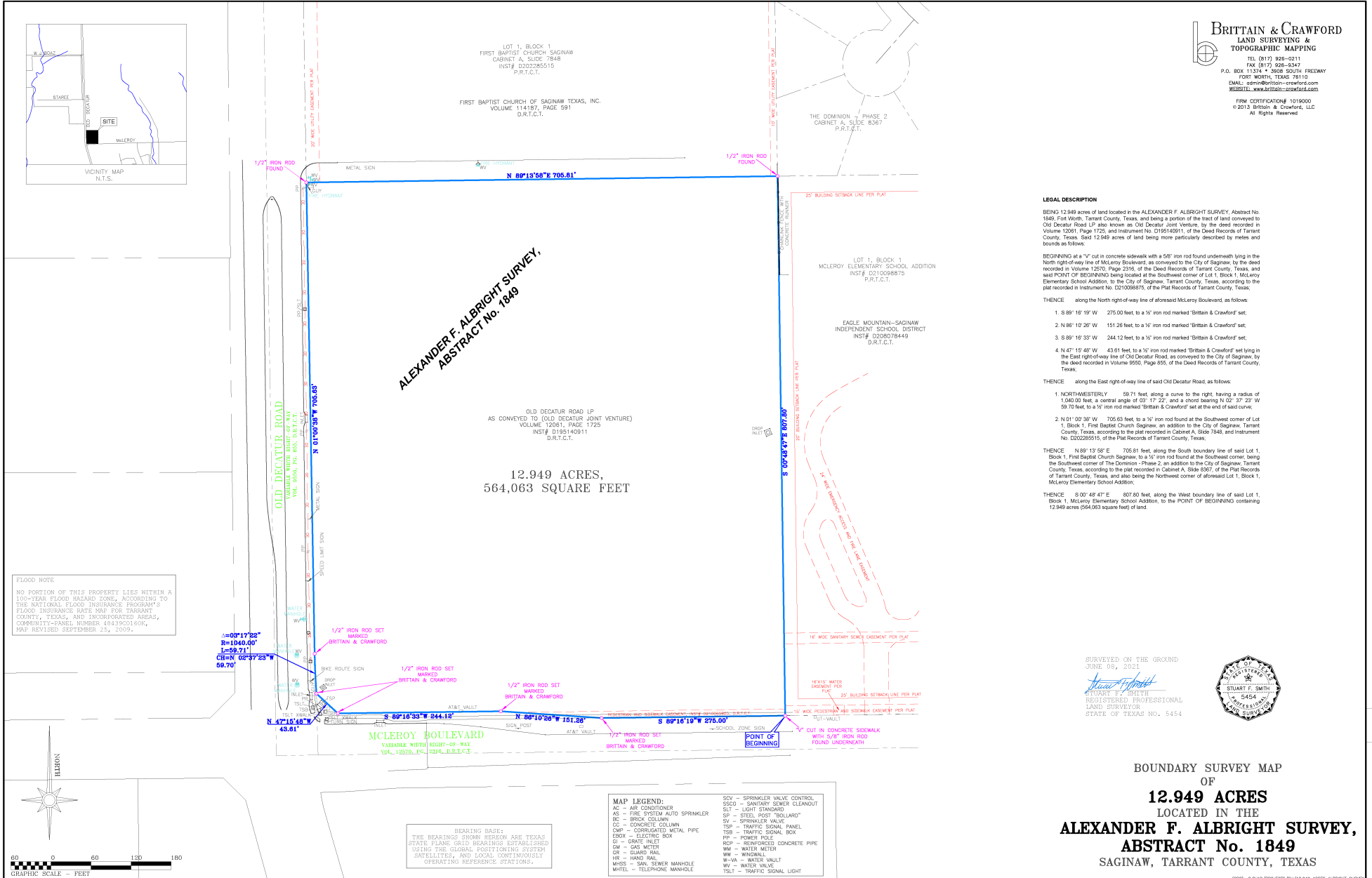
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 FIRM CERTIFICATION# 1019000
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LEGAL DESCRIPTION

BEING 12.948 acres of land located in the ALEXANDER F. ALBRIGHT SURVEY, Abstract No. 1849, Fort Worth, Tarrant County, Texas, and being a portion of the tract of land conveyed to Old Decatur Road LP, also known as Old Decatur Joint Venture, by the deed recorded in Volume 12081, Page 1225, and instrument No. 0316140815, of the Deed Records of Tarrant County, Texas. Said 12.948 acres of land being more particularly described by meters and bounds as follows:

BEGINNING at a 1/2" cut in concrete sidewalk with a 58' iron rod found underneath lying in the North right-of-way line of McLeroy Boulevard, as conveyed to the City of Saginaw, by the deed recorded in Volume 12570, Page 2316, of the Deed Records of Tarrant County, Texas, and said POINT OF BEGINNING being located at the Southwest corner of Lot 1, Block 1, McLeroy Elementary School Addition, to the City of Saginaw, Tarrant County, Texas, according to the plat recorded as instrument No. 0210008875, of the Plat Records of Tarrant County, Texas;

- THENCE along the North right-of-way line of aforesaid McLeroy Boulevard, as follows:
1. S 89° 18' 19" W 275.00 feet, to a 1/2" iron rod marked 'Britain & Crawford' set;
 2. N 88° 10' 26" W 151.26 feet, to a 1/2" iron rod marked 'Britain & Crawford' set;
 3. S 89° 18' 33" W 244.12 feet, to a 1/2" iron rod marked 'Britain & Crawford' set;

N 47° 15' 48" W 43.81 feet, to a 1/2" iron rod marked 'Britain & Crawford' set lying in the East right-of-way line of Old Decatur Road, as conveyed to the City of Saginaw, by the deed recorded in Volume 9550, Page 855, of the Deed Records of Tarrant County, Texas;

- THENCE along the East right-of-way line of said Old Decatur Road, as follows:
1. NORTH-WESTERLY 59.71 feet, along a curve to the right, having a radius of 1,040.00 feet, a central angle of 01° 17' 22", and a chord bearing N 02° 37' 23" W 59.70 feet, to a 1/2" iron rod marked 'Britain & Crawford' set at the end of said curve;
 2. N 01° 00' 38" W 705.65 feet, to a 1/2" iron rod found at the Southwest corner of Lot 1, Block 1, First Baptist Church Saginaw, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 7849, and instrument No. 0202285515, of the Plat Records of Tarrant County, Texas;

THENCE N 89° 13' 58" E 705.81 feet, along the South boundary line of said Lot 1, Block 1, First Baptist Church Saginaw, to a 1/2" iron rod found at the Southwest corner, being the Southwest corner of The Dominion - Phase 2, an addition to the City of Saginaw, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 8367, of the Plat Records of Tarrant County, Texas, and also being the Northwest corner of aforesaid Lot 1, Block 1, McLeroy Elementary School Addition;

THENCE S 00° 48' 47" E 807.80 feet, along the West boundary line of said Lot 1, Block 1, McLeroy Elementary School Addition, to the POINT OF BEGINNING containing 12.948 acres (564,933 square feet) of land.

SURVEYED ON THE GROUND
 JUNE 08, 2021

 STUART F. SMITH
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
 STATE OF TEXAS NO. 5454



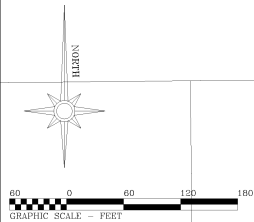
BOUNDARY SURVEY MAP
 OF
12.949 ACRES
 LOCATED IN THE
ALEXANDER F. ALBRIGHT SURVEY,
ABSTRACT No. 1849
 SAGINAW, TARRANT COUNTY, TEXAS

MAP LEGEND:

AC - AIR CONDITIONER	SCV - SPRINKLER VALVE CONTROL
AS - FIRE SYSTEM AUTO SPRINKLER	SSCO - SANITARY SEWER CLEANOUT
BC - BRICK COLUMN	SLS - LIGHT STANDARD
CC - CONCRETE COLUMN	SP - STEEL POST "TOLLARD"
CMF - CORRUGATED METAL PIPE	SV - SPARKER VALVE
CSOX - CONCRETE SIGN	TSP - TRAFFIC SIGNAL PANEL
CI - GRATE INLET	TSD - TRAFFIC SIGNAL BOX
CM - GAS METER	PP - POWER POLE
GR - GUARD RAIL	RCP - REINFORCED CONCRETE PIPE
HR - HAND RAIL	WW - WATER METER
MHS - HAND MANDIBLE	WVA - WATER VAULT
MHS - SAN. SEWER MANDIBLE	WV - WATER VAULT
MHTS - TELEPHONE MANDIBLE	WV - WATER VALVE
	TSB - TRAFFIC SIGNAL LIGHT

BEARING BASE:
 THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLUMB GRID BEARINGS ESTABLISHED USING THE GLOBAL POSITIONING SYSTEM SATELLITES, AND LOCAL CONTINUOUSLY OPERATING REFERENCE STATIONS.

FLOOD NOTE
 NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 4943300160R, MAP REVISED SEPTEMBER 25, 2009.





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:
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Designated Broker of Firm

License No.

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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 _____