

1189 PORTER ROAD

Bartonville, TX 76226



Russ Webb

Managing Partner / CCIM / Broker

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1189 PORTER ROAD

10 ACRES SPECIAL PURPOSE PROPERTY FOR SALE

Bartonville, TX 76226



OFFERING SUMMARY

| | |
|--------------------------------------|-------------------------|
| Price: | \$4,500,000 |
| Home on premises: | 3,500 SF 3 bed/3bath |
| Office/Warehouse w/HVAC on premises: | 6,000 SF |
| Lot Size: | 10 Acres |
| Zoning: | Light Industrial |

PROPERTY OVERVIEW

Introducing a prime investment opportunity at 1189 Porter Road, Bartonville, TX. This exclusive property is on 10 acres ideally suited for Special Purpose / Other investors. Zoned Light Industrial, it provides a versatile space for a range of specialized operations. The property features a 6,000 SF fully HVAC Office/Warehouse with overhead door, 6 private offices, conference room, full kitchen, 2 bathroom, 1 shower, computer room, utility room and large upstairs storage. Plus a 3,500 SF 3/3 home, cross fences, an existing shop, barns and storage area, and a private paved road leading to the property. Ideal for a light industrial user, veterinarian hospital/clinic, flex industrial user, packaging company, investment, or 1031 exchange. This property promises an array of opportunities for the discerning investor.

PROPERTY HIGHLIGHTS

- Zoned Light Industrial/versatile space for specialized operations
- 3500 SF 3/3 Home and a 6000 SF fully HVAC Office/Warehouse
- Cross fences, an existing barn and storage area
- Private paved road access
- Ideal for light industrial user: veterinarian hospital/clinic, packaging company
- Great for investment or 1031 exchange
- Heart of Denton County in Bartonville, TX
- North of FM1171 and South of FM407
- Quiet secluded area with ease of access

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BEAUTIFUL 3,500 SF 3 BEDROOM 3 BATHROOM HOME ON THE PROPERTY

Discover the perfect blend of comfort, functionality, and wide-open space with this stunning 10-acre equestrian estate. Designed with horse enthusiasts in mind, the property features multiple barns, well-maintained paddocks, and expansive pastures—ready to accommodate your equestrian lifestyle.

The lovely main residence offers a warm and inviting welcome, highlighted by rich Saltillo tile floors and a spacious great room ideal for gatherings. A breezy sunroom provides the perfect spot to relax and enjoy peaceful views of the surrounding acreage. The island kitchen flows seamlessly into a bright breakfast room, creating an ideal setting for everyday living and entertaining.

Upstairs, a versatile loft offers additional living space—perfect for a media room, home gym, or lounge. The private primary retreat is a true sanctuary, complete with a beautiful sitting area, jetted soaking tub, and generous his-and-hers closets. Bedroom three also enjoys its own private bath and balcony showcasing breathtaking views of the property.

Additional amenities include a workshop, a detached office building, and ample space for hobbies, storage, or business use.

This exceptional property offers an extraordinary opportunity to live the equestrian dream.

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Paved Entrance to property



3,500 SF 3/3 Home on property



6,000 SF Full HVAC Offices & Warehouse



Barn, Shop and Storage buildings



Cross fences



Exit - ample paved driveway

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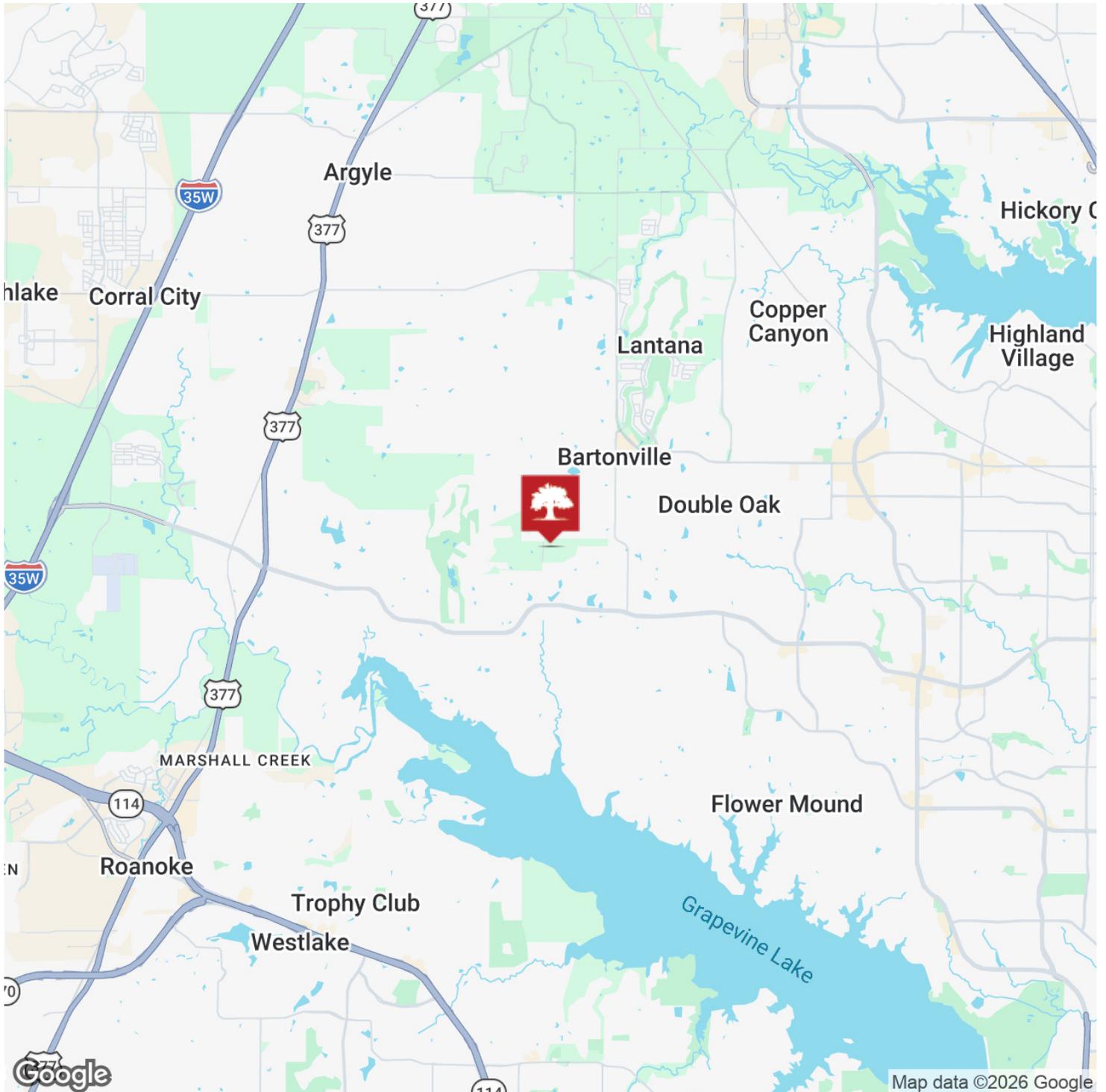
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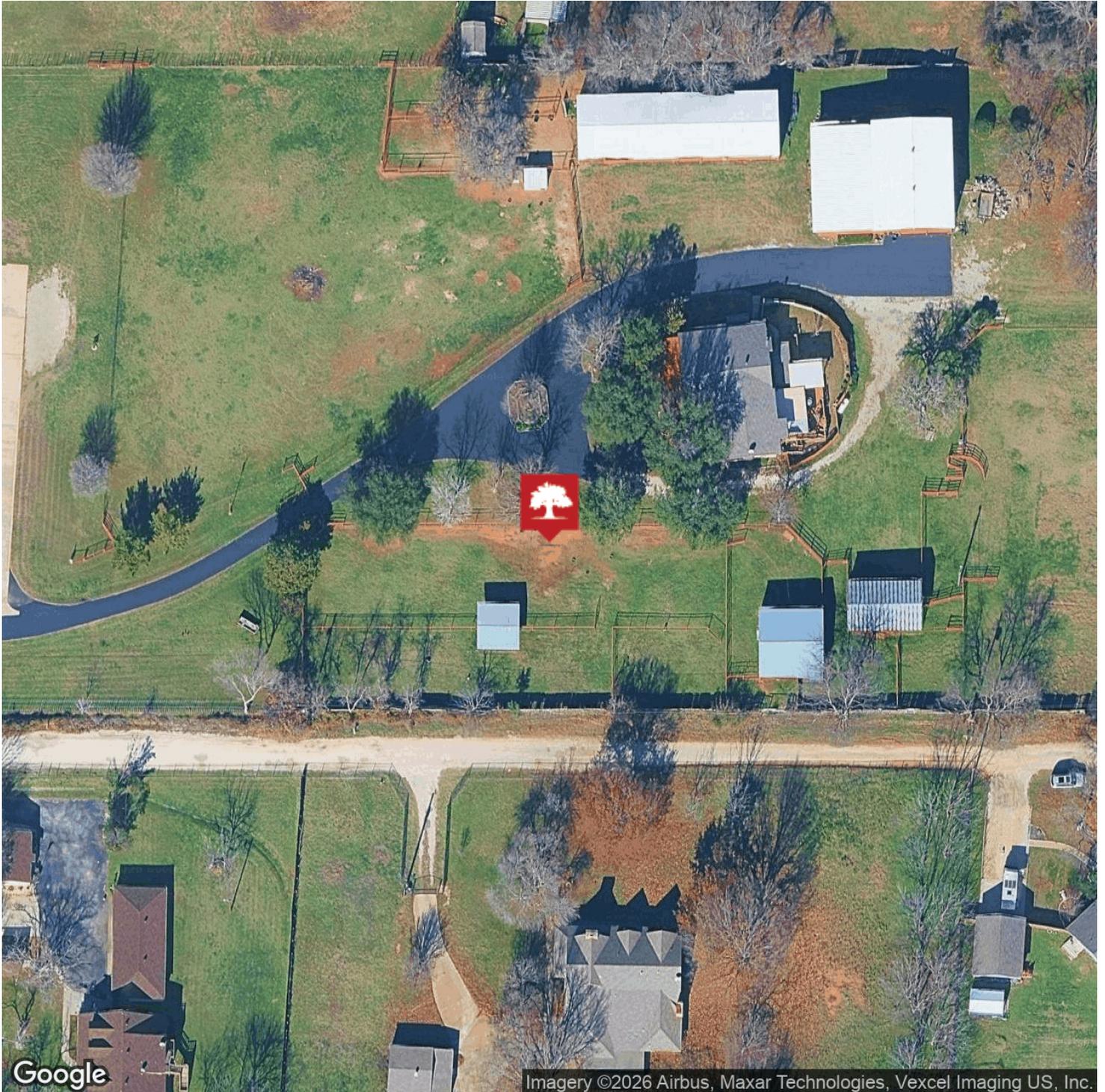
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COMMERCIAL REALTY



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SILVER OAK
COMMERCIAL REALTY

Silver Oak Commercial Realty



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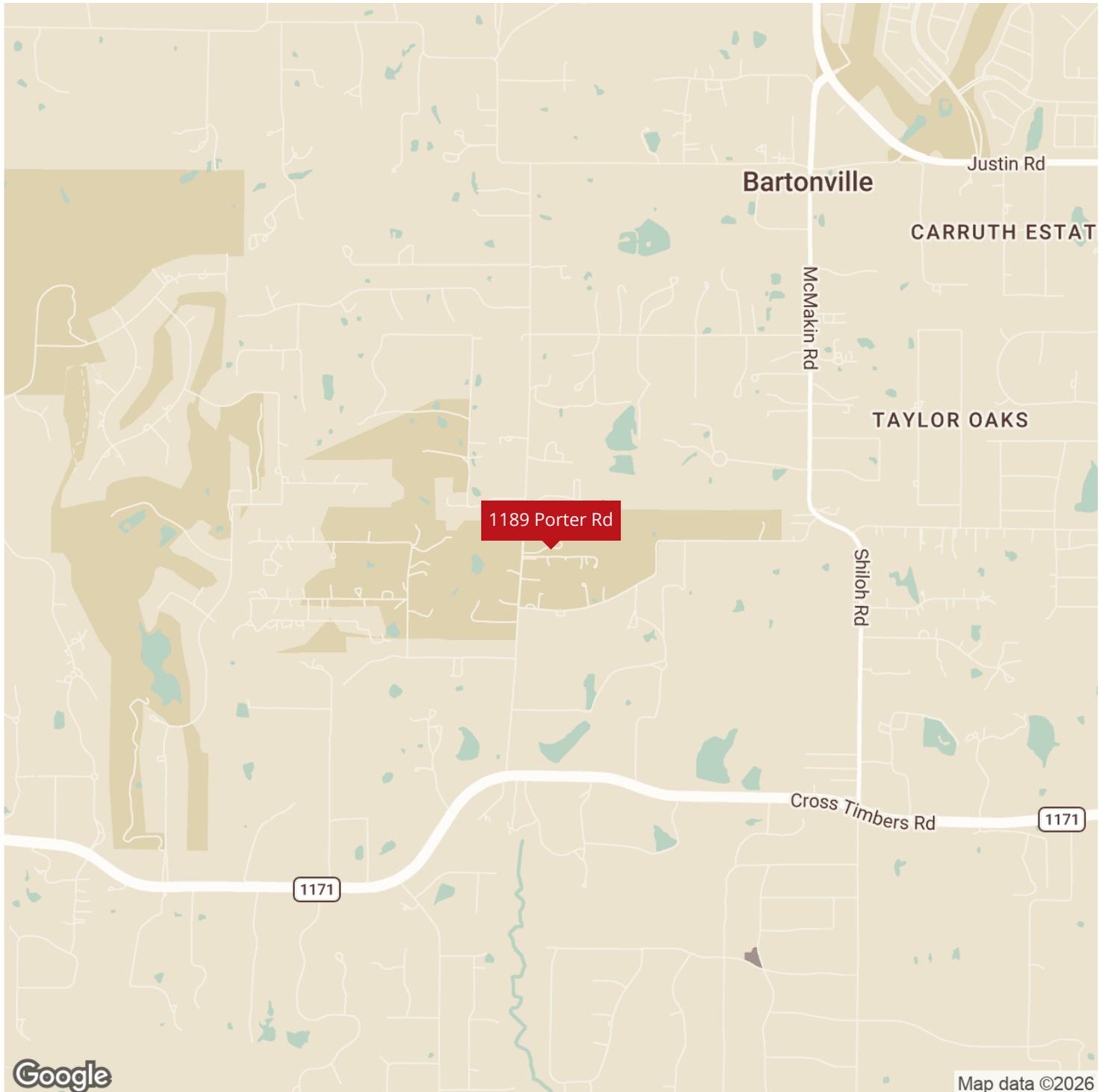
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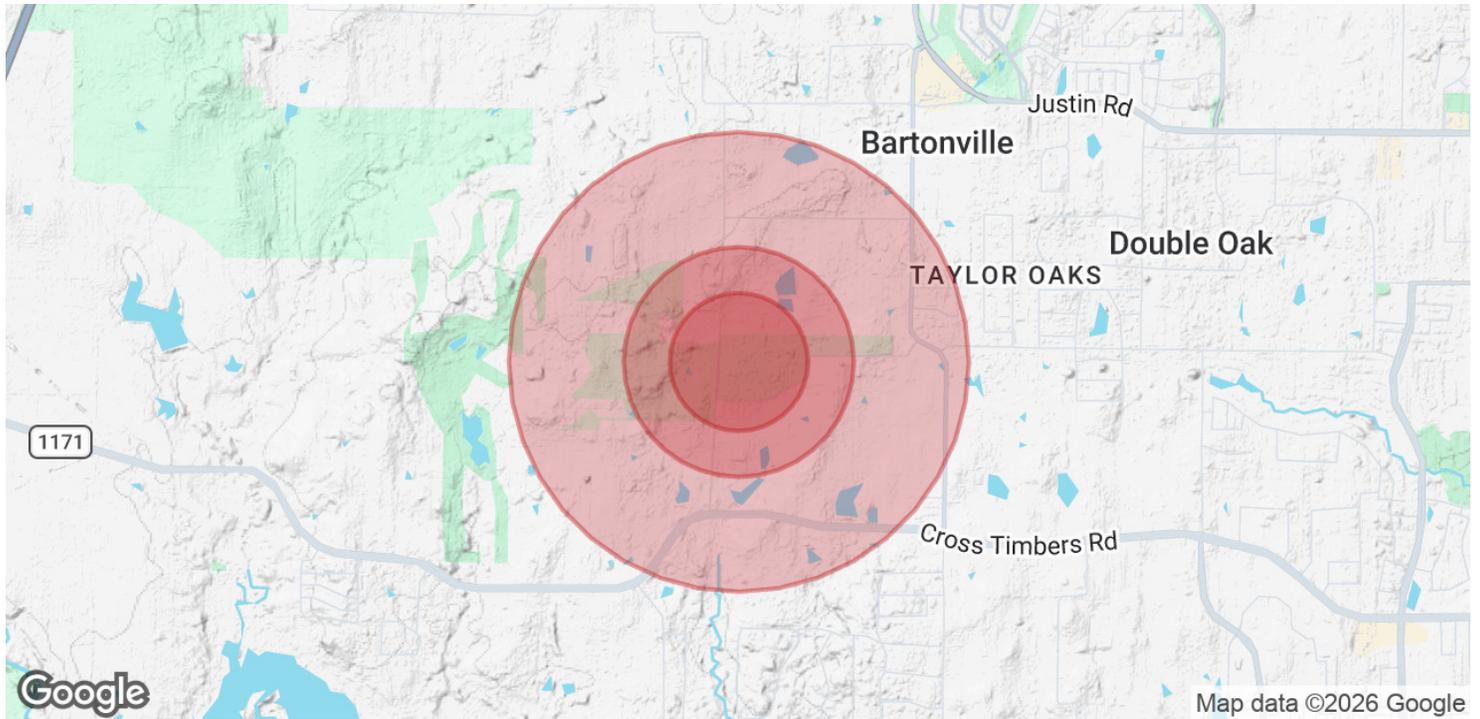
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 83 | 321 | 1,263 |
| Average Age | 41 | 41 | 42 |
| Average Age (Male) | 40 | 41 | 42 |
| Average Age (Female) | 41 | 42 | 43 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 27 | 107 | 422 |
| # of Persons per HH | 3.1 | 3 | 3 |
| Average HH Income | \$161,044 | \$164,714 | \$173,158 |
| Average House Value | \$942,687 | \$947,692 | \$908,539 |

Demographics data derived from AlphaMap

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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.

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:
 - 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.

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.

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Name of Sponsoring Broker (Licensed Individual or Business Entity)

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Name of Sales Agent/Associate

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date