

# OFFICE/INDUSTRIAL SPACE FOR LEASE

1995 RANGER HIGHWAY, WEATHERFORD, TX 76088

Warehouse: 2,420 SF  
Office: 13,029 SF

4.45 Acres

Lease Rate \$8.99/SF

Partially-Fenced  
Outdoor Storage

30 Minutes West of Fort Worth

**Marcus & Millichap**  
DOHERTY HOUSTON  
INDUSTRIAL GROUP

**TRINITY COUNTRY**  
REAL ESTATE





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**Sketch - Corners and Points on Line**

March 30, 2023 - JN07G52TR10  
 10.500 acres tract of land out of the  
 T. RALSTON SURVEY, ABSTRACT No. 1131,  
 Parker County, Texas

**Notas:**

- 1) Preliminary; this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- 2) Bearings, Distances, and/or Areas derived from GNSS observations and reflect NAD 1983, Texas State Plane Coordinate System, North Central Zone 4202 (SRID).
- 3) All corners are set spikes in gravel, unless otherwise noted. Improvements shown are from April 2021 and may not represent present improvements.

**Legend**

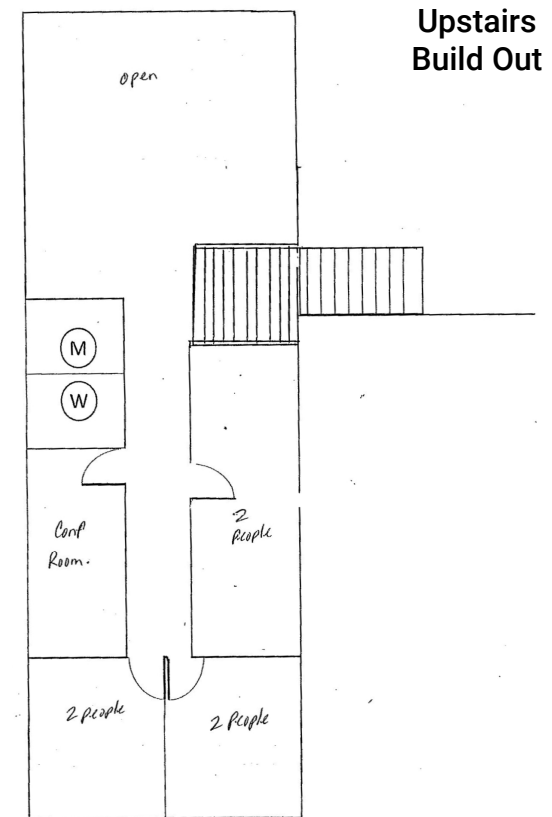
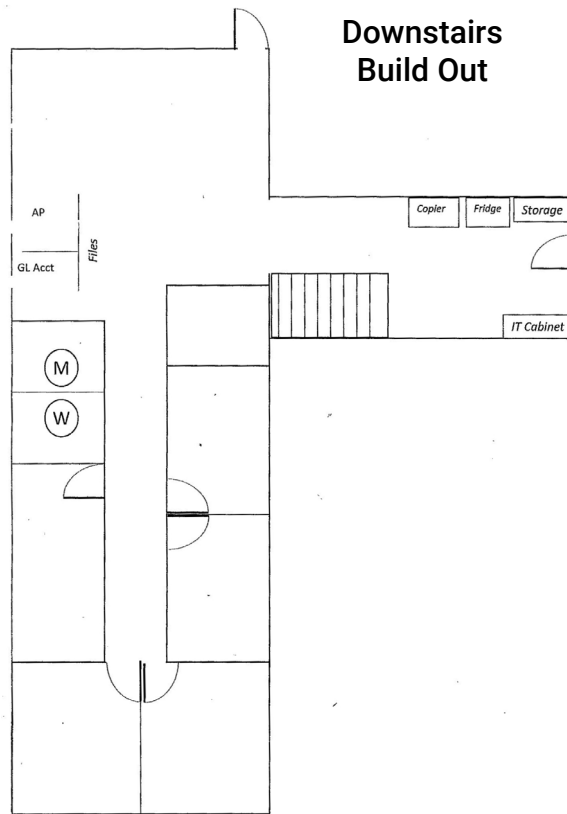
Light Pole	Septic Lid
Power Pole	Electric Line
Overhead Electric	Electric Pin Flag
Guy Wire	Propane Tank
Electric Meter	Pipeline Marker
Fence	Bollard

**TEXAS SURVEYING INC.**  
 WEATHERFORD BRANCH - 817-594-0400  
 FIRM NO. 10100000 - WEATHERFORDSURVEYING.COM

**1" = 150'**

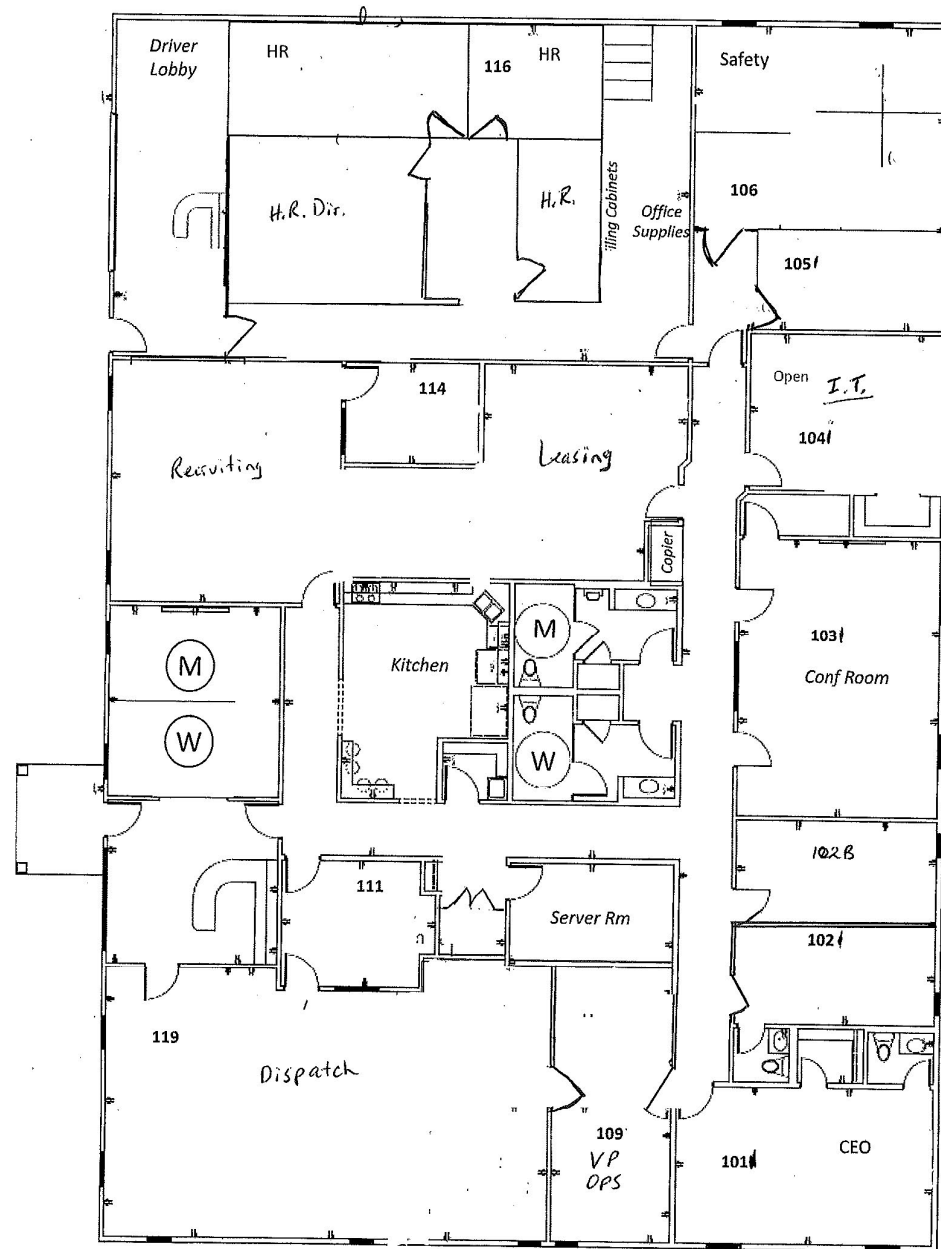


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## Information About Brokerage Services

2-10-2025

*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. **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:
  - 0 that the owner will accept a price less than the written asking price;
  - 0 that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 0 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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Tim A. Speck	432723	<a href="mailto:tim.speck@marcusmillichap.com">tim.speck@marcusmillichap.com</a>	972-755-5200
Bruce Bentley	622963	<a href="mailto:bruce.bentley@marcusmillichap.com">bruce.bentley@marcusmillichap.com</a>	512-338-7800
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1



Marcus & Millichap  
DOHERTY HOUSTON  
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