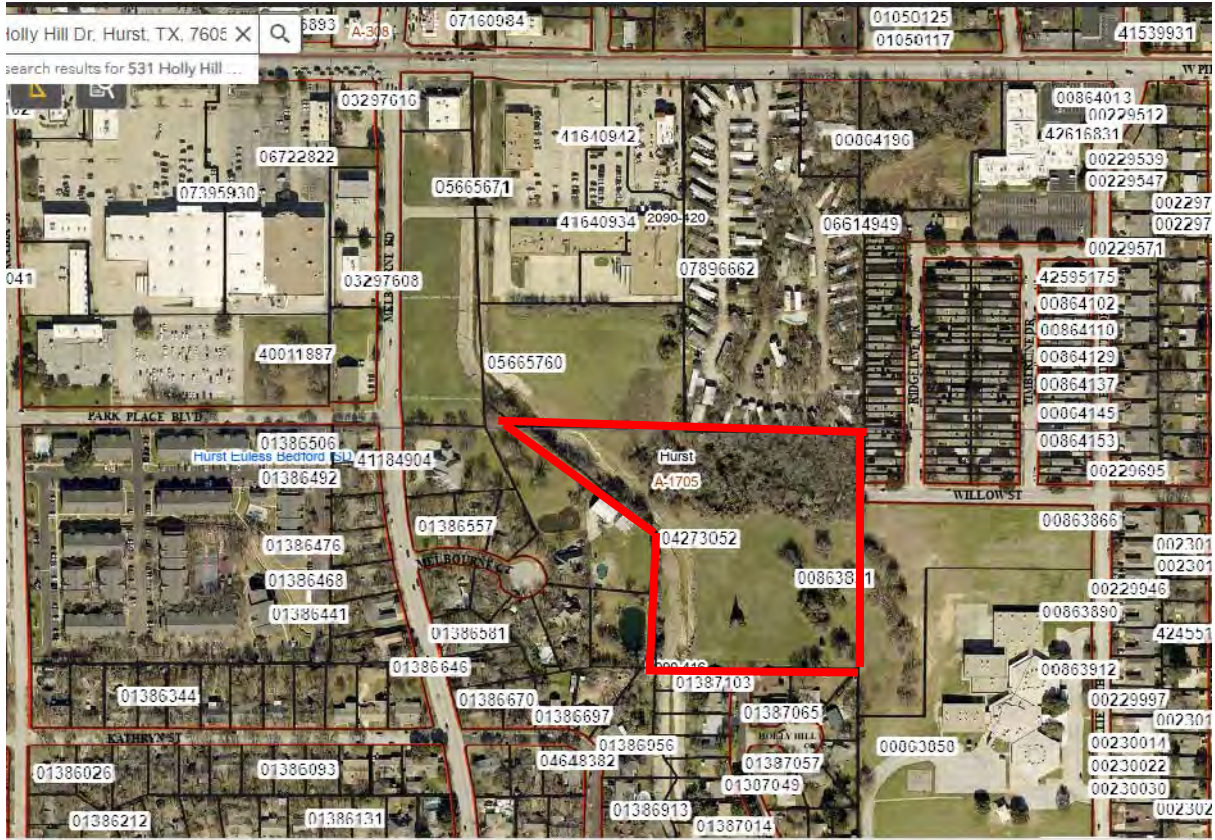


**Joe Goldsmith, Broker**  
**Tel: 214 / 499-8569**  
**Email: gdj405@gmail.com**

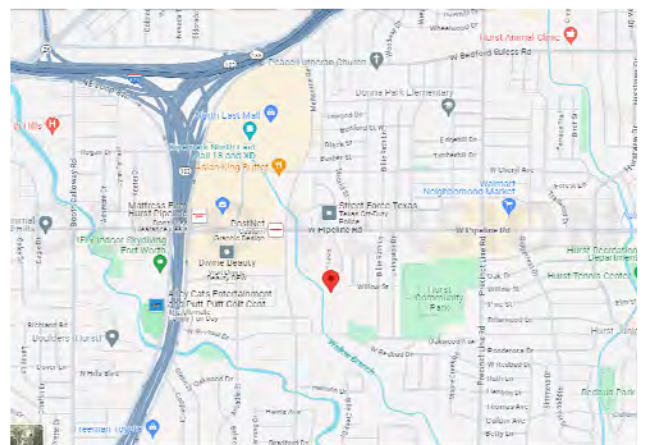
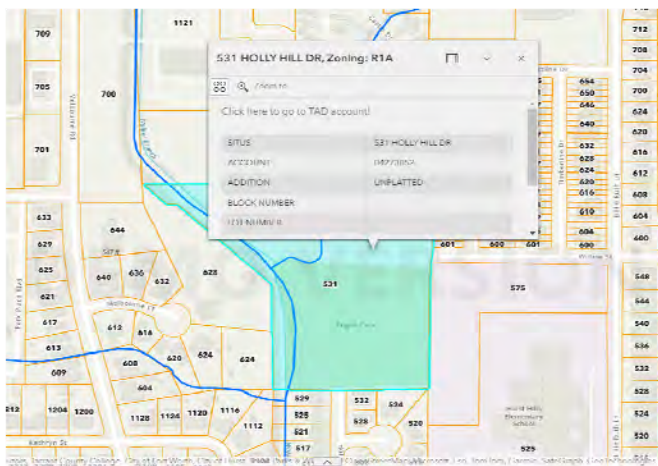
# 8.65 Acres For Sale \$1,250,000

531 Holly Hill Dr.  
 Hurst, TX 76053

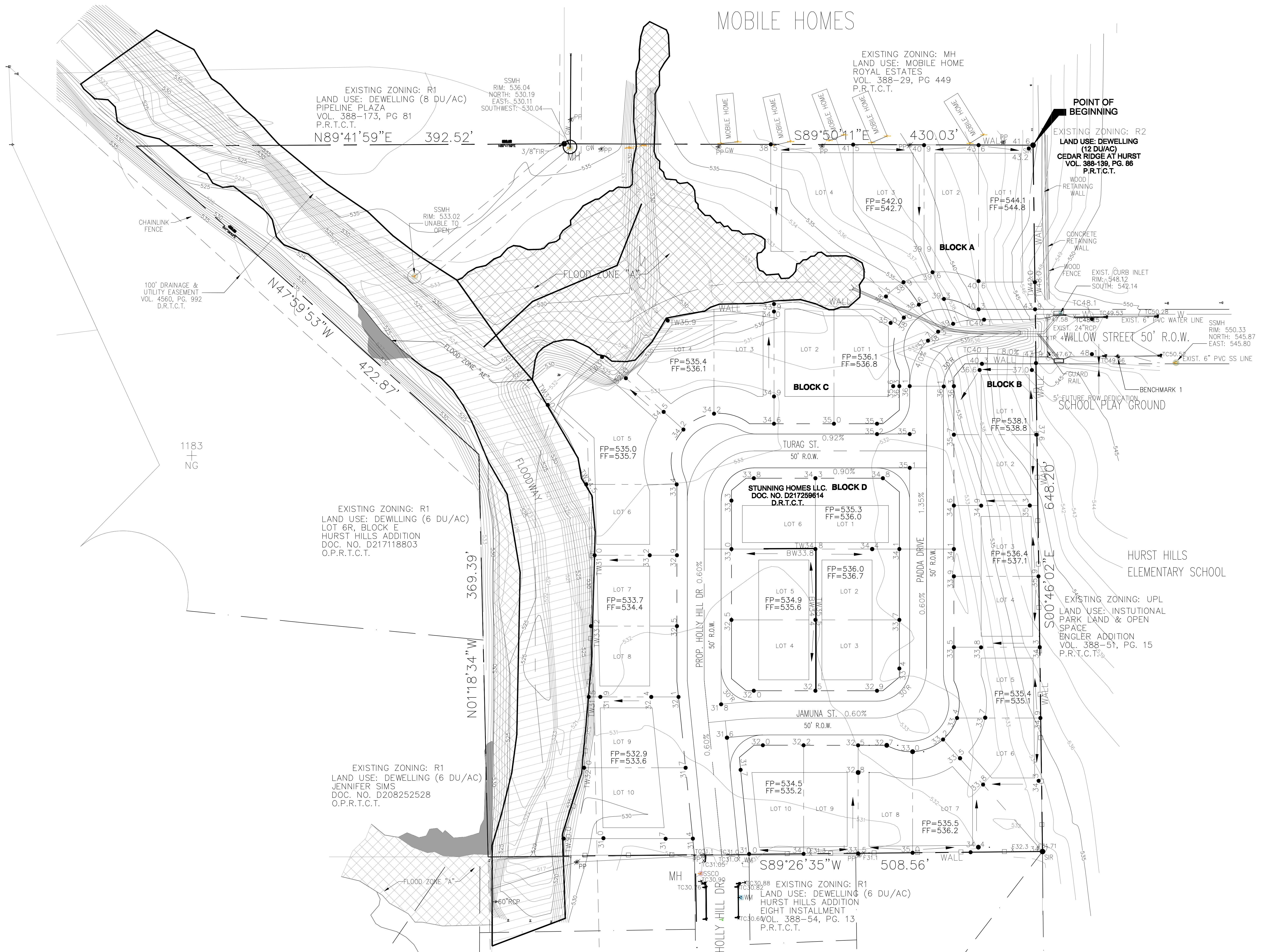
Sqft 376,942  
 Flood Partial  
 Zoning R1-A



**8.65 Acres Zoned R1-A allows for 30 duplexes.**



# MOBILE HOMES



EXISTING ZONING: R1  
LAND USE: DEWELLING (8 DU/AC)  
PIPELINE PLAZA  
VOL. 388-173, PG 81  
P.R.T.C.T.  
N89°41'59"E 392.52'

SSMH  
RIM: 536.04  
NORTH: 530.19  
EAST: 530.11  
SOUTHWEST: 530.04

EXISTING ZONING: MH  
LAND USE: MOBILE HOME  
ROYAL ESTATES  
VOL. 388-29, PG 449  
P.R.T.C.T.

POINT OF BEGINNING  
EXISTING ZONING: R2  
LAND USE: DEWELLING (12 DU/AC)  
CEDAR RIDGE AT HURST  
VOL. 388-139, PG. 86  
P.R.T.C.T.

EXISTING ZONING: R1  
LAND USE: DEWELLING (6 DU/AC)  
LOT 6R, BLOCK E  
HURST HILLS ADDITION  
DOC. NO. D217118803  
O.P.R.T.C.T.

EXISTING ZONING: R1  
LAND USE: DEWELLING (6 DU/AC)  
JENNIFER SIMS  
DOC. NO. D208252528  
O.P.R.T.C.T.

STUNNING HOMES LLC. BLOCK D  
DOC. NO. D217259814  
D.R.T.C.T.

EXISTING ZONING: UPL  
LAND USE: INSTUTIONAL  
PARK LAND & OPEN  
SPACE  
ENGLER ADDITION  
VOL. 388-51, PG. 15  
P.R.T.C.T.

EXISTING ZONING: R1  
LAND USE: DEWELLING (6 DU/AC)  
HURST HILLS ADDITION  
EIGHT INSTALLMENT  
VOL. 388-54, PG. 13  
P.R.T.C.T.

CHAINLINK FENCE

100' DRAINAGE & UTILITY EASEMENT  
VOL. 4560, PG. 992  
D.R.T.C.T.

1183  
+  
NG

FLOOD ZONE "A"

MH

HOLLY HILL DR

BLOCK A

BLOCK C

BLOCK B

STUNNING HOMES LLC. BLOCK D  
DOC. NO. D217259814  
D.R.T.C.T.

HURST HILLS  
ELEMENTARY SCHOOL

SCHOOL PLAY GROUND

WILLOW STREET 50' R.O.W.

TURAG ST. 0.92%  
50' R.O.W.

JAMUNA ST. 0.60%  
50' R.O.W.

PADDA DRIVE 1.35%  
50' R.O.W.

PROP. HOLLY HILL DR 0.60%  
50' R.O.W.

648.20'

500°46'02"E

S89°26'35"W 508.56'

N47°59'53"W  
422.87'

N01°18'34"W  
369.39'

N89°41'59"E 392.52'

S89°50'11"E 430.03'

POINT OF BEGINNING

EXISTING ZONING: R2  
LAND USE: DEWELLING (12 DU/AC)  
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VOL. 388-139, PG. 86  
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CEDAR RIDGE AT HURST  
VOL. 388-139, PG. 86  
P.R.T.C.T.

**Account: 04273052**  
**Address: 531 HOLLY HILL DR**

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## Location

This map, content, and location of property is provided by Google Services.

**Address:** 531 HOLLY HILL DR  
**City:** HURST  
**Georeference:** [A1705-3D](#)  
**Subdivision:** [WALLACE, WILLIAM W SURVEY](#)  
**Neighborhood Code:** [Vacant Unplatted](#)  
**Latitude:** 32.8201143983  
**Longitude:** -97.1959872734  
**TAD Map:** 2090-416  
**MAPSCO:** TAR-052U

## Property Data

**Legal Description:** WALLACE, WILLIAM W SURVEY Abstract 1705 Tract 3D

**Jurisdictions:**

CITY OF HURST (028)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**State Code:** C1C

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Site Number:** [80348777](#)

**Site Name:** 531 HOLLY HILL DRIVE

**Site Class:** LandVacantComm - Vacant Land -Commercial

**Parcels:** 1

**Primary Building Name:**

**Primary Building Type:**

**Gross Building Area<sup>+++</sup>:** 0

**Net Leasable Area<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 376,942

**Land Acres<sup>\*</sup>:** 8.6534

**Pool:** N

**Notice Sent Date:** 5/1/2024

**Notice Value:** \$207,318

**Protest Deadline Date:** 5/31/2024

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## Property Documents

### Documents

#### 2024 Documents

[Value Notice 2024-05-01](#)

#### 2023 Documents

Show Documents

## Owner Information

### Current Owner:

STUNNING HOMES LLC

### Primary Owner Address:

1805 GLEN WOOD DR  
GRAPEVINE, TX 76051

**Deed Date:** 11/7/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217259614](#)

### Previous Owners:

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TREW JOAN T;TREW PHILIP H EST

12/31/1900

00059880000499

0005988

0000499

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**Approved by the Texas Real Estate Commission for Voluntary Use**

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-495-3000.

