



COMMERCIAL DIVISION

Briggs  
Freeman

Sotheby's  
INTERNATIONAL REALTY

HIGHWAY 1187 | 13,339 VPD

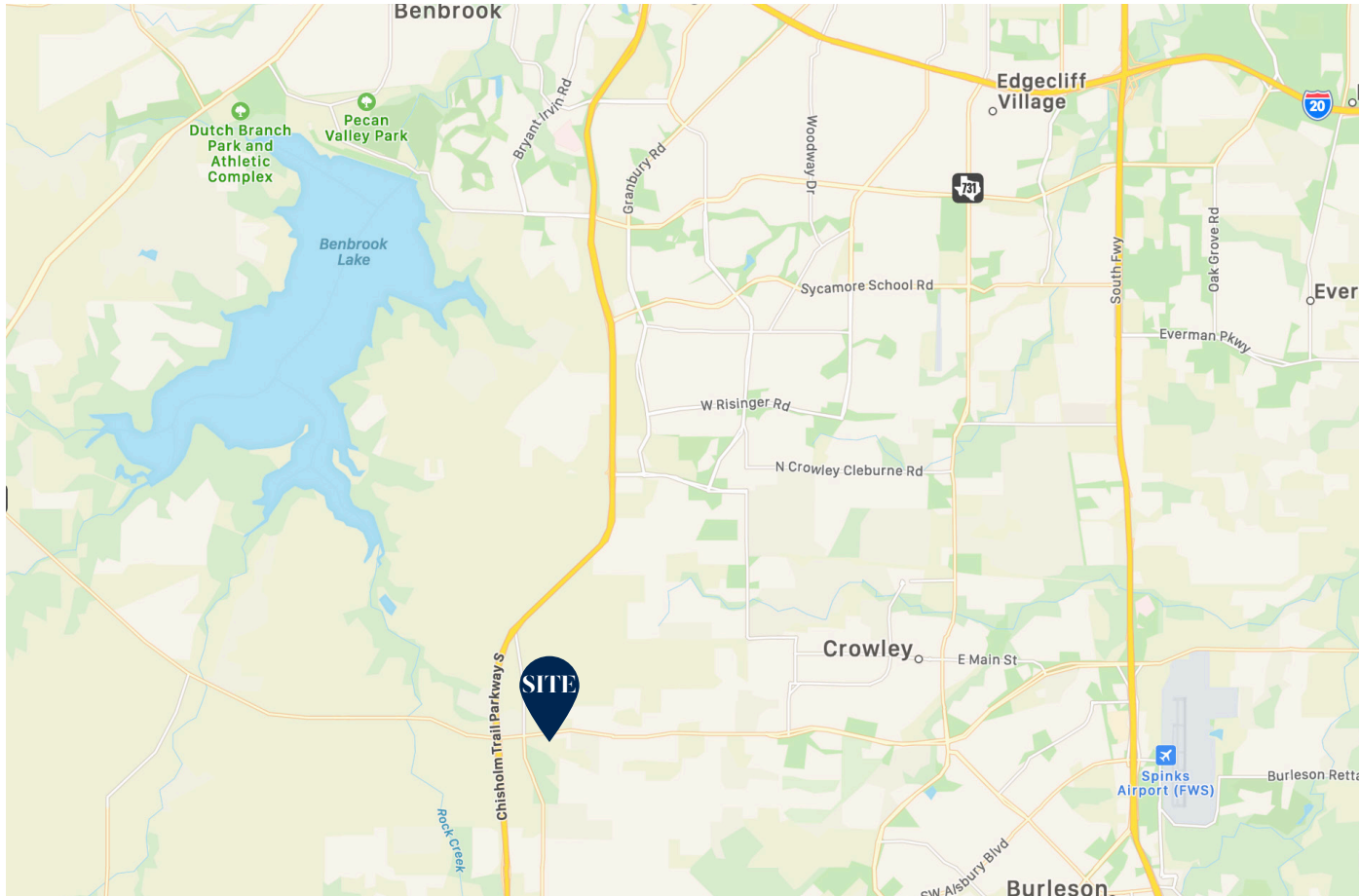
FM 1902 | 5,931 VPD

CHISHOLM TRAIL PARKWAY | 19,384 VPD



± 10 AC





**LOCATION**

SEQ of Highway 1187 & FM 1902  
Crowley, Texas 76036

**AVAILABLE SPACE**

± 10 Acres

**ZONING**

Fort Worth - ETJ

**TRAFFIC COUNTS**

13,339 VPD on Highway 1187  
5,931 VPD on FM 1902  
19,384 VPD on Chisholm Trail

**FRONTAGE**

± 403 feet along Highway 1187

**BY THE NUMBERS**

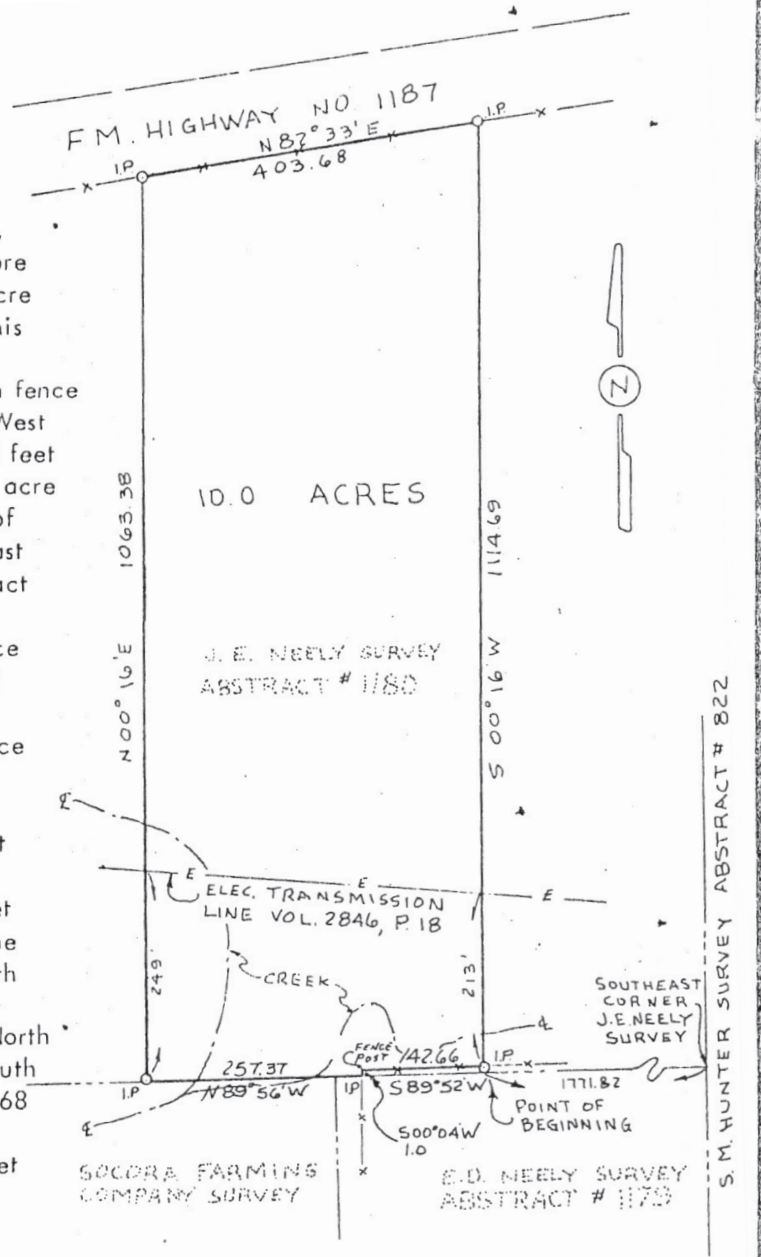
Population		
5-miles	10-miles	15-miles
83,200	356,000	764,000
Median Home Price		
5-miles	10-miles	15-miles
\$261,000	\$294,000	\$290,000
Median Household Income		
5-miles	10-miles	15-miles
\$89,500	\$76,000	\$68,100

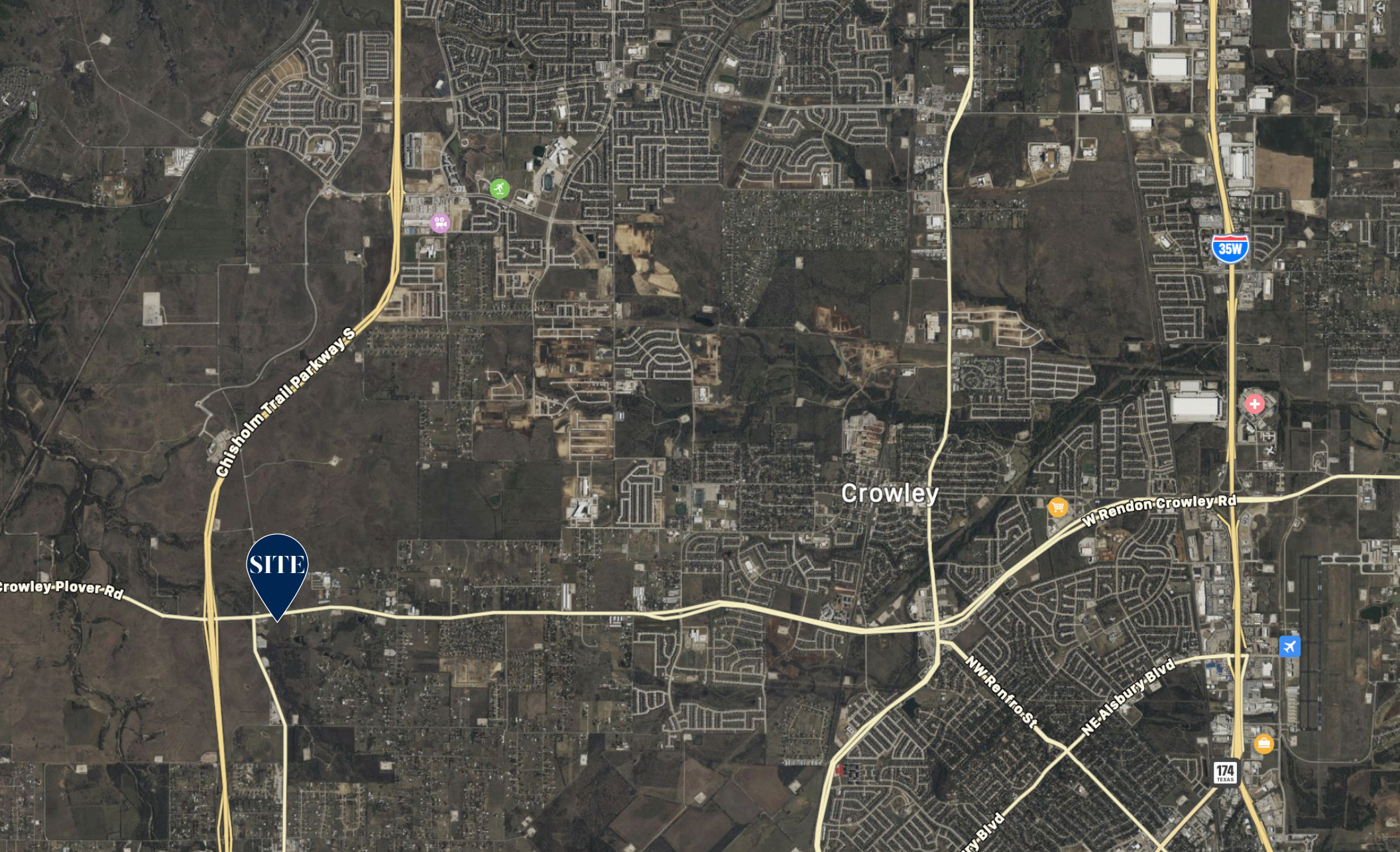
**HIGHLIGHTS**

- Prime site for development
- This tract's topography is gently sloping towards the back
- Electricity to the property
- Property is fenced and gated
- Site is adjacent to an operating gas station at the controlled light intersection of Highway 1187 and FM 1902
- Major shopping located minutes away both to the North and East
- Tarleton State University is just North
- Downtown Fort Worth is approximately a 10-minute drive
- Highway 1187 (East/West) and Chisholm Trail (North/South) are both major highways

Tract # 6:

Being a tract or parcel of land out of the J.E. Neely Survey, Abstract # 1180, situated in Tarrant County, Texas and more particularly a part of a certain 70.237 acre tract of land in said Neely Survey and this part is described as follows:  
 BEGINNING at an iron pin for corner in fence line, said iron pin being North 89° 56' West 1771.82 feet and North 00° 16' East 1.5 feet from the Southeast corner of said 70.237 acre tract, same being the Southeast corner of the J.E. Neely Survey and the Northeast corner of the E.D. Neely Survey, Abstract # 1179;  
 THENCE South 89° 52' West along a fence a distance of 142.66 feet to a fence post for corner;  
 THENCE South 00° 04' West along a fence a distance of 1.0 feet to an iron pin for corner;  
 THENCE North 89° 56' West 257.37 feet to an iron pin for corner;  
 THENCE North 00° 16' East 1063.38 feet to an iron pin for corner in the North line of said 70.237 acre tract and in the South line of Farm to Market Highway # 1187;  
 THENCE North 82° 33' East along the North line of said 70.237 acre tract and the south line of said Highway a distance of 403.68 feet to an iron pin for corner;  
 THENCE South 00° 16' West 1114.69 feet to the point of beginning and containing 10.0 acres of land.





## LISTING TEAM

**LESTER DAY**

817.919.8515

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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.



## 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:
  - 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.

**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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