



— DFW —  
LAND HOLDINGS

# 10 ACRES AVAILABLE

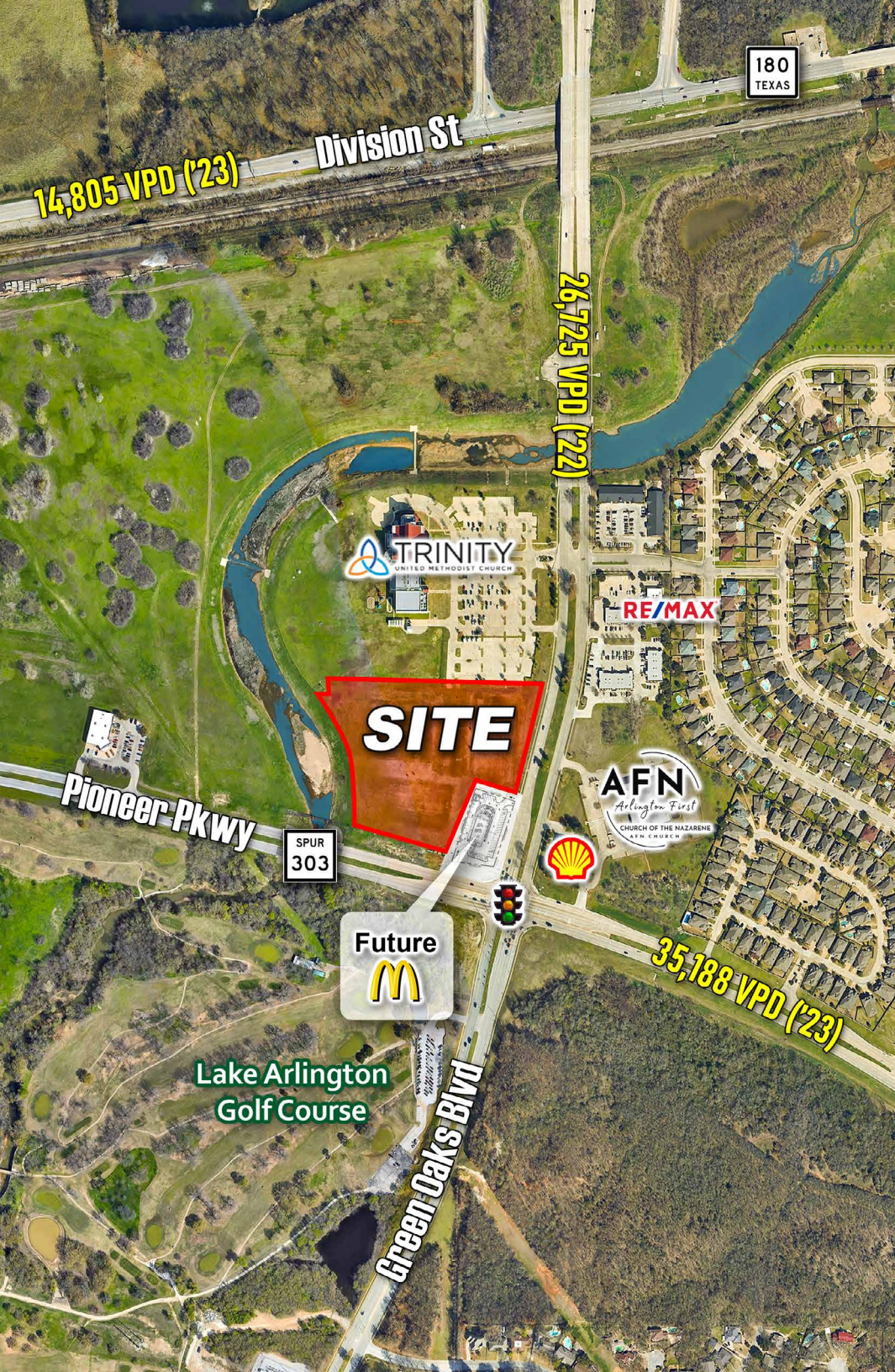
NWC Pioneer Pkwy & Green Oaks Blvd - Arlington, Texas 76013

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The information contained herein was obtained from sources believed reliable; however, Agent/Broker makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



## PROPERTY INFORMATION



SIZE  
10 AC



### TRAFFIC COUNTS

Pioneer Pkwy: 35,188 VPD ('23)  
Green Oaks Blvd: 26,725 VPD ('22)  
Division St: 14,805 VPD ('23)

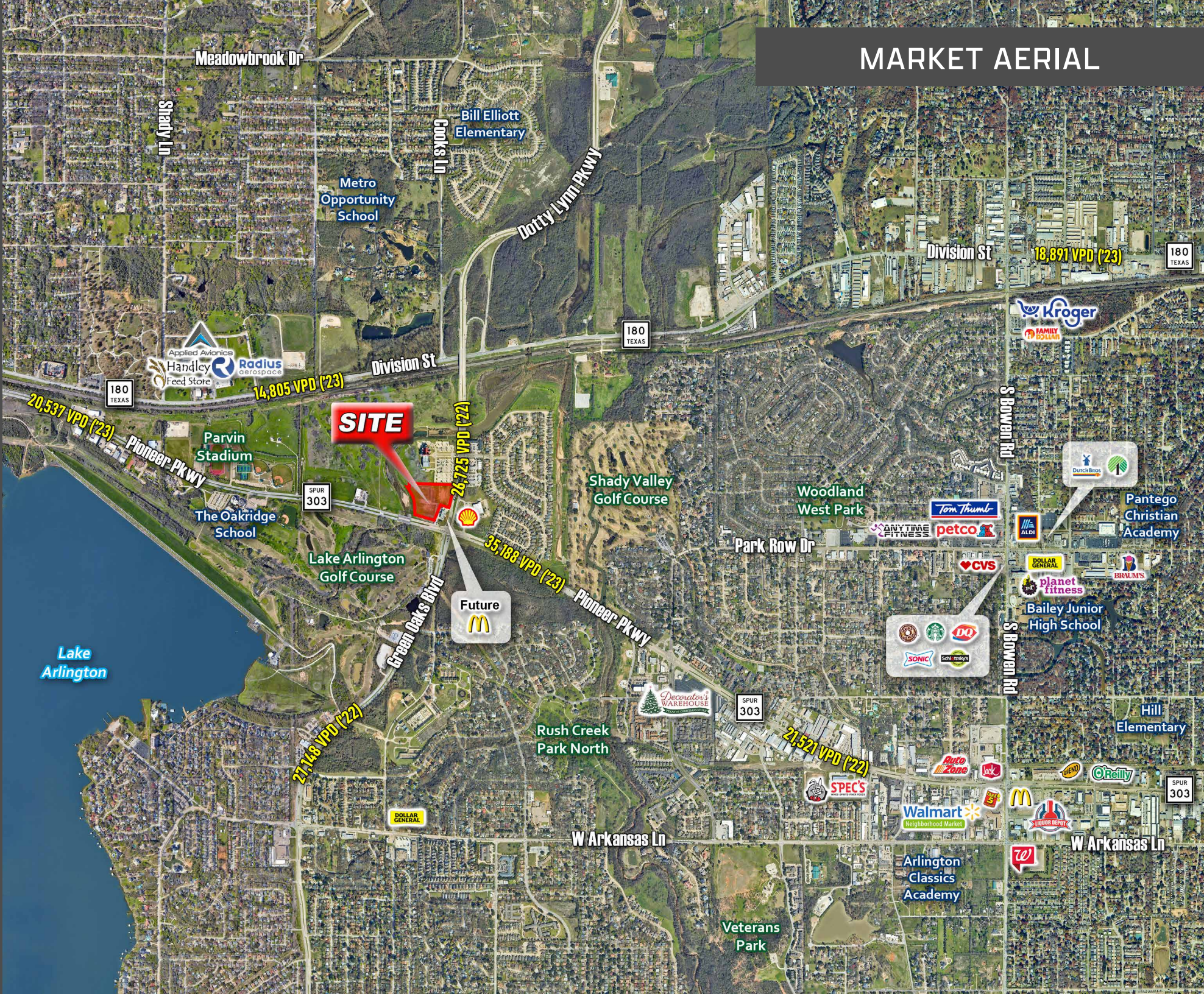
## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
2024 POPULATION	3,840	86,043	261,310
DAYTIME POPULATION	4,037	75,445	251,922
AVERAGE HH INCOME	\$150,237	\$103,754	\$93,893

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# MARKET AERIAL

# SURVEY



LEGEND			
BF	BEAR HOLE FOUND	PRCT	PLAT RECORDS OF TARRANT COUNTY, TEXAS
CH	CHIPPED BEAR HOLE FOUND	DIRCT	DEED RECORDS OF TARRANT COUNTY, TEXAS
RS	1/2" BEAR HOLE SET		
ST	BEAR PIPE FOUND		
DT	"DECEASED AND TERRIBLE" PLASTIC CH	VOL	VOLUME
R.O.M.	ROAD-OF-MEMORY	PG	PAGE
EMT	EXISTENT	P.L.	PROPERTY LINE
CHL	CHURCH	N.T.	NON-TARGET

## Maintenance Statement for BMP

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE FOLLOWING: PRIVATE ACCESS EASEMENTS AND ASSOCIATED IMPROVEMENTS, ANY STORM WATER TREATMENT FACILITY CONSIDERED AS A BEST MANAGEMENT PRACTICE (BMP) FOR STORM WATER QUALITY IN THE ACCREDITED STORM WATER MANAGEMENT SITE PLAN FOR THIS DEVELOPMENT, AND ITS ASSOCIATED DRAINAGE EASEMENTS, HEREINAFTER COLLECTIVELY REFERRED TO AS "IMPROVEMENTS," DEVELOPED AND CONSTRUCTED BY THE DEVELOPER, OR HIS PREDECESSORS, AND TO BE DEVELOPED AND CONSTRUCTED BY THE DEVELOPER OR HIS SUCCESSORS. THE DEVELOPER WILL MAINTAIN, DEFEND, AND HOLD HARMLESS THE CITY OF ARLINGTON, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY, OR EXPENSE AND REASONABLE COST FOR ANY REQUIREMENTS ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-FIRE OR FLOODING OF THE PROPERTY. THE DEVELOPER WILL MAINTAIN ANY SUCCESSION IN INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION, TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOT 1B1A, BLOCK 3, ARLINGTON, TEXAS, AS SERVED BY THE "IMPROVEMENTS." THE COVENANTS SHALL INCLUDE THE FULL DRAINAGE, AND RESPONSIBILITY, OF MAINTAINING, AND OPERATING, SAID IMPROVEMENTS. ACCESS TO THE "IMPROVEMENTS" IS GRANTED TO THE CITY FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

FOR: TRINITY UNITED METHODIST CHURCH OF ARLINGTON, TEXAS

CLAIRE TERRY, Chair-Building Committee

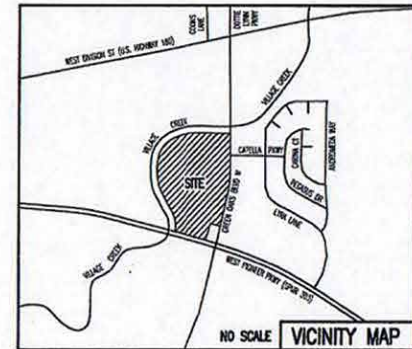
## REMARKS --

M-21-4 City of Arlington Disk set in concrete light pole located in the center median of Green Oaks 30' South of Pioneer Pkwy. (Spor 303). ELEVATION: 508.21

"TK" Not found at most westerly southeast corner of site in the center of a concrete shared driveway from Green Oaks to the old Gas Station. ELEVATION: 506.12

Squares cut in celebration of 10' measured curb laid on the west side of Green Oaks Blvd. Approximately 700 feet north of Pioneer Pkwy. (Spor 303) and 500' south of the median crossover. ELEVATION: 501.50

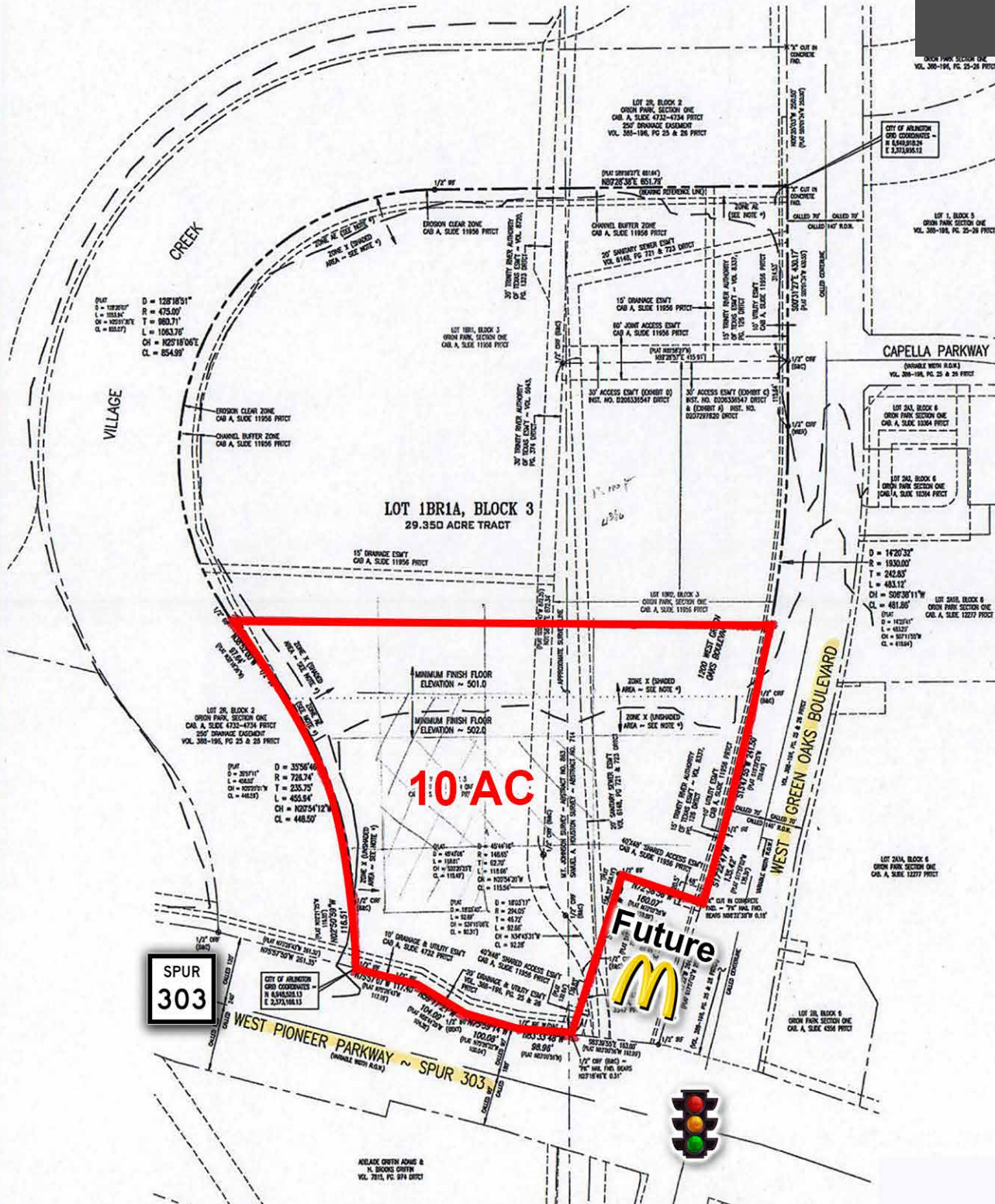
Squares with "K" inscribed cut in celebration of 10' measured curb laid on the west side of Green Oaks Blvd. Approximately 50 feet south of a turn located on west side of Green Oaks at the first median crossover 1300' north of Spor 303, also being 30' north of a fire hydrant. ELEVATION: 487.88



NO SCALE VICINITY MAP

1 LOT

29.350 ACRE TRACT





## 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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

Regulated by the  
Texas Real Estate Commission

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

IABS 1-0