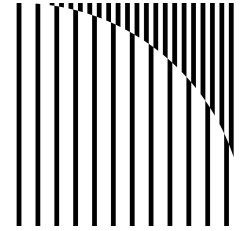


# 1621-1641 Southeast Pkwy & 465 Wilshire Ave

Azle, Texas 76020



- Size:** +/- 2.663 Acres | 116,000 SF
- Price:** \$1,160,000 | \$10.00 / SF
- Frontage:** 391.9' on Jacksboro Hwy  
187.81' on Wilshire Ave
- Zoning:** C-Commercial District  
& Residential SF-4 District

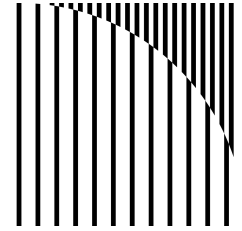


Lee Owen  
M: 469.203.1801  
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**COMPASS**  
COMMERCIAL

# City of Azle, Texas



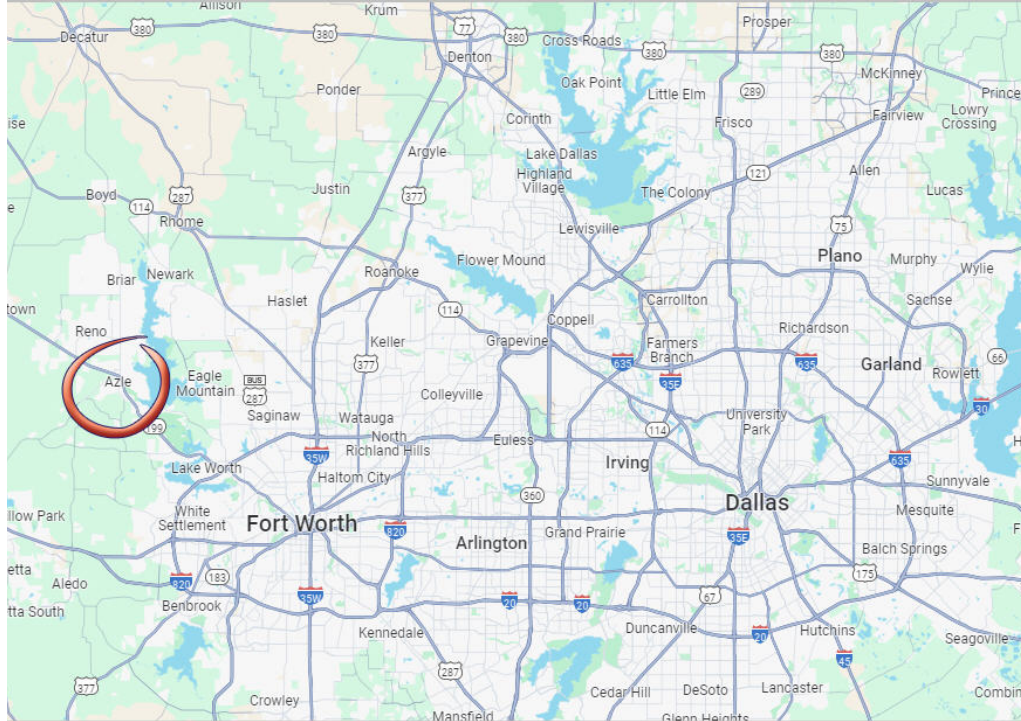
## FACTS

- City population: 13,956 (2023 census) 18% growth since 2016
- 28% of HH income is >\$100K and the average HH income is \$66,197
- 30 minutes away from DFW International airport

## UTILITIES

- Electric – Tri-County Electric Cooperative, TXU Electric, Oncor Electric,
- Gas – Atmos Energy
- Internet – Charter/Spectrum, Frontier Communications, AT&T
- Cable – DishTV, DirecTV, Charter/Spectrum, AT&T Uverse
- Telephone – AT&T, Frontier Communications, T-Mobile, Sprint
- Water – City of Azle, Source – Eagle Mountain Lake, Excess Capacity – 6 million gallons per day 2019 Water Quality Report
- Wastewater – Azle Wastewater Department maintains and operates an activated sludge wastewater treatment plant with a capacity of 2.45 Million Gallons per Day (MGD)

## LOCATION



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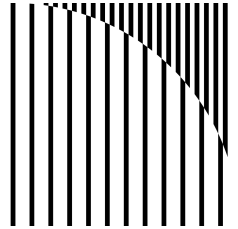
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# Points of Interest

1621-1641 Southeast Pkwy  
& 465 Wilshire Ave



**SCHOOLS**

- Eagle Heights Elementary School, 1.09mi
- Azle Elementary School, 1.57mi
- Azle J H South, 1.88mi

**RESTAURANTS**

- Opentable Sports Grill, 2.04mi
- Taco Bell, 2.06mi
- El Paseo Mexican Restaurant, 2.09mi
- On The Patio, 2.10mi
- Red's Burger House, 2.10mi
- Arby's, 2.12mi
- Palio's Pizza Cafe Azle, 2.01mi

**PARKS**

- Ash Creek Park, 1.22mi
- Azle Park Department, 1.43mi
- AZLE CITY PARK, 1.58mi
- Shady Hill RV Park, 1.86mi
- Friends in RV Spaces, 2.12mi

**GYMS**

- Anytime Fitness Azle, 2.01mi

**ENTERTAINMENT**

- Pure Bliss Massage&Spa, 2.02mi
- Halo Hair and Lashes, 0.24mi
- Sublime Esthetics, 0.72mi
- Copper Moon Body Essentials, 0.72mi
- Yogi's Hair Salon, 1.08mi
- Ct Nails, 2.01mi
- Kimberly's Beauty Parlour, 2.02mi
- Creative Dimension, 2.12mi
- Beauty and Butterfly Kisses, 2.13mi

**GROCERY STORES**

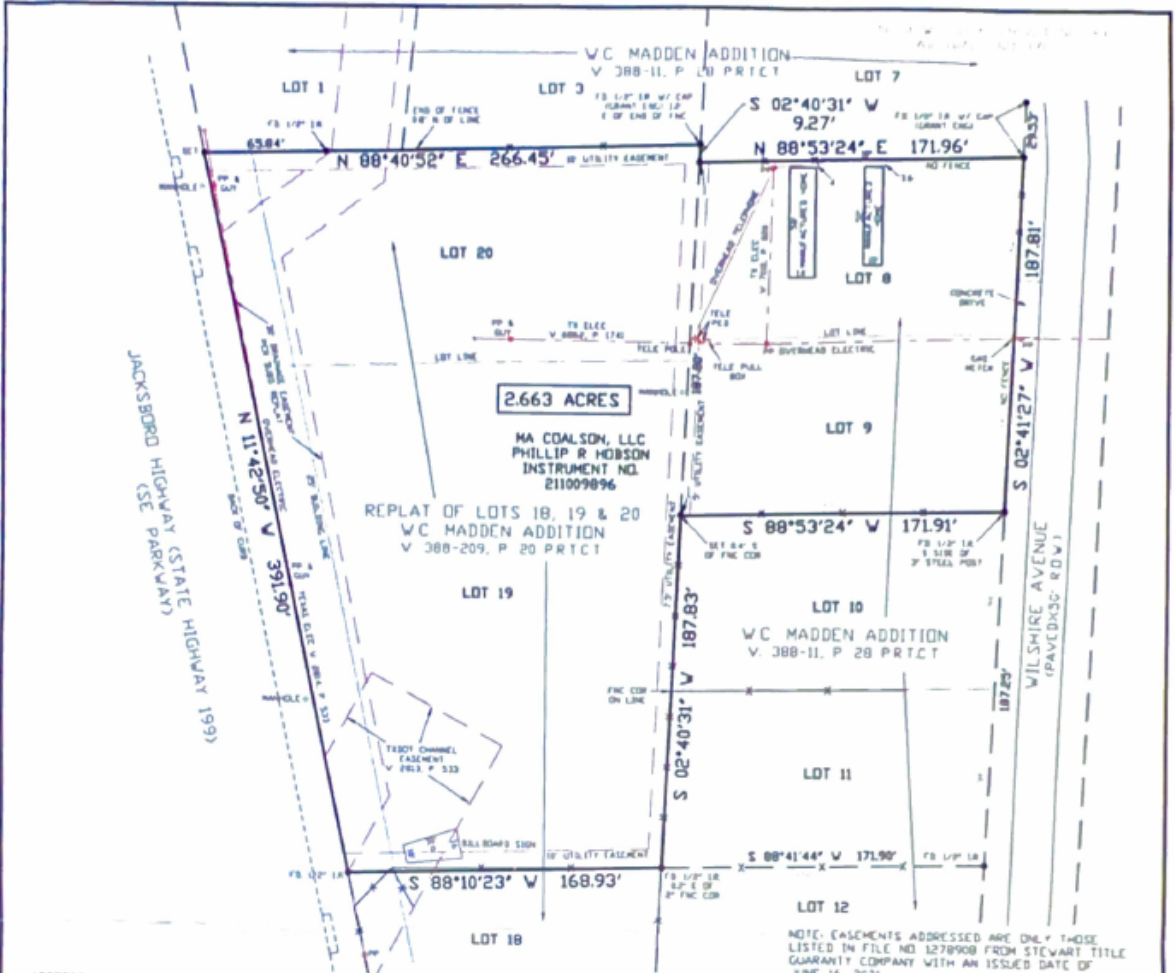
- Albertsons, 2.79mi
- CashSaver Lake Worth TX, 6.27mi
- Target Grocery, 6.45mi

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ADDRESS: 1621 SE PARKWAY  
AZLE, TX 76020

BEARING BASIS:  
TEXAS STATE PLANE COORDINATE SYSTEM, NAD83  
NORTH CENTRAL TX ZONE, US SURVEY FOOT

NOTE: ALL DISTANCES ARE SURFACE DISTANCES

SET = SET 1/2" IR. W/ CAP (PRICE SURVEYING)

NOTE: EASEMENTS ADDRESSED ARE ONLY THOSE LISTED IN FILE NO 1278958 FROM STEVART TITLE GUARANTY COMPANY WITH AN ISSUED DATE OF JUNE 16, 2021

SUBJECT TO:  
LONE STAR GAS CO - V 2292, P. 371  
AND DESCRIPTION AND VISIBLE SIGNS  
STATE OF TEXAS - V 2813, P. 533  
CHANNEL EASEMENT (SHOWN ON PLAT)  
TX ELEC SERVICE CO  
V 2814, P. 577 (SHOWN ON PLAT)  
V 6862, P. 1741 (SHOWN ON PLAT)  
V 7110, P. 820 (SHOWN ON PLAT)  
DOES NOT AFFECT:  
TX ELEC SERVICE CO  
V 1286, P. 429 & V 1922, P. 328

NOTE THE STATE OF TEXAS V 2731, P. 288 IS A DEED FOR FOR HIGHWAY RIGHT OF WAY

**PLAT OF SURVEY AND IMPROVEMENTS**

OF ALL OF LOTS 8 AND 9 OF THE WC MADDEN ADDITION TO THE CITY OF FORT WORTH (AZLE), TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-11, PAGE 28 OF THE PLAT RECORDS OF TARRANT COUNTY TEXAS, AND ALL OF LOTS 19 AND 20 OF THE REPLAT OF LOTS 18, 19 & 20 OF THE WC MADDEN ADDITION TO THE CITY OF AZLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-209, PAGE 20 OF THE PLAT RECORDS OF TARRANT COUNTY TEXAS

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION ON JUNE 30, 2021 THE DIMENSIONS, CALLS, SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE TRUE AND CORRECT AS SHOWN ON THE PLAT THERE ARE NO ENCRDACHMENTS, CONFLICTS, PROTRUSIONS OR VISIBLE OR APPARENT CASEMENTS, EXCEPT AS SHOWN ON THE PLAT

*Michael Price*  
MICHAEL PRICE, REGISTERED PROFESSIONAL LAND SURVEYOR NO 5492  
PRICE SURVEYING, LP, FIRM #10034200, 213 S OAK AVE, MINERAL WELLS, TX 76067  
940-325-4841 JN21831



















# 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.

11-2-2015



## 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.

Compass RE Texas, LLC	9006927	keith.newman@compass.com	214-814-8100
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Designated Broker of Firm	License No.	Email	Phone
Brenda Sims	660479	brenda.sims@compass.com	817.522.3250
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eric Walsh	549435	eric.walsh@compass.com	817.312.9586
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date