

FOR SALE



313 W RAILROAD AVE

Godley, TX 76044

INDUSTRIAL WAREHOUSE

**COLONIAL
COMMERCIAL
REAL ESTATE
LLC**

3228 COLLINSWORTH ST.
FORT WORTH, TX 76107
T: 817.632.6200
ColonialCRE.com

JANE TAPPER

JTAPPER@COLONIALCRE.COM

AARON TAPPER

ATAPPER@COLONIALCRE.COM



PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS

6,078 SF

- **2,390 SF FINISHED OFFICE**
- **3,688 SF INSULATED WAREHOUSE**
- **1,977 SF COVERED STORAGE**

SALE PRICE

\$1,200,000.00

ZONING

CR - COMMERCIAL RETAIL

LOT SIZE

1.00 AC

PROPERTY HIGHLIGHTS

- ◆ Great office space, 2,390 SF of finished space!!
- ◆ Office interior features:
sealed and painted concrete floors, fluorescent lighting, an acoustical tile ceiling, decorative glass partitions, and a programmable thermostat 6 offices, foyer, reception area, break room, 2 work rooms and 2 restrooms
- ◆ Warehouse is located on one of the busiest sections in Godley, TX!
- ◆ Built to last: Office/warehouse: concrete foundation, metal frame, roof, HVAC, security lights.
- ◆ Ceiling Height 11 feet & a 40' x 45' yard
- ◆ Built in 2007

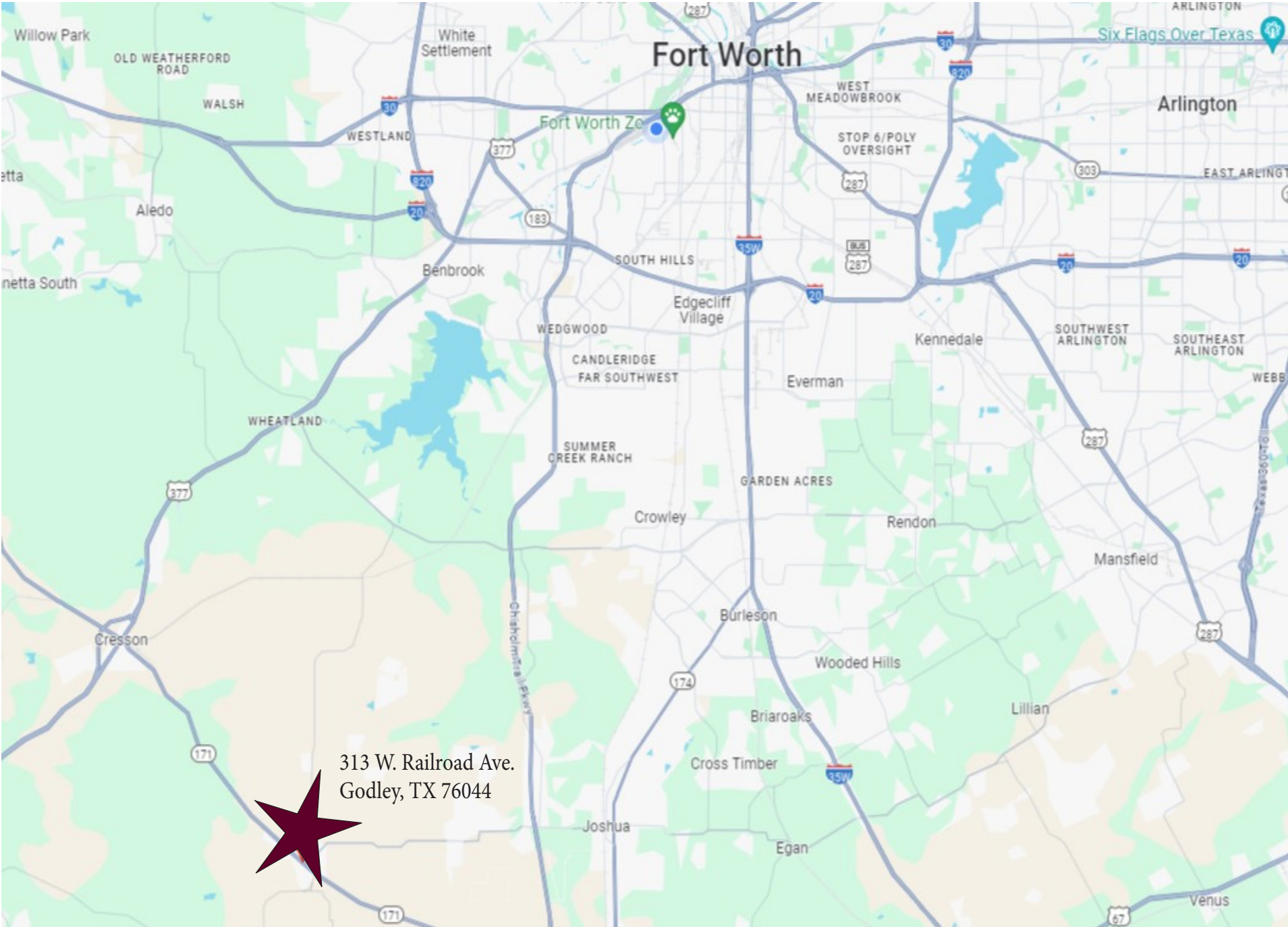
2022 DEMOGRAPHICS SNAPSHOT

	2 MILE	5 MILE	10 MILE
TOTAL POPULATION	3,125	9,884	57,652
AVG HH INCOME	\$84,613	\$77,126	\$88,313

2022 TRAFFIC COUNTS

COLLECTION STREET	VPD
STATE HWY 171	10,088
S PEARSON ST	5,816
S MAIN ST	5,136

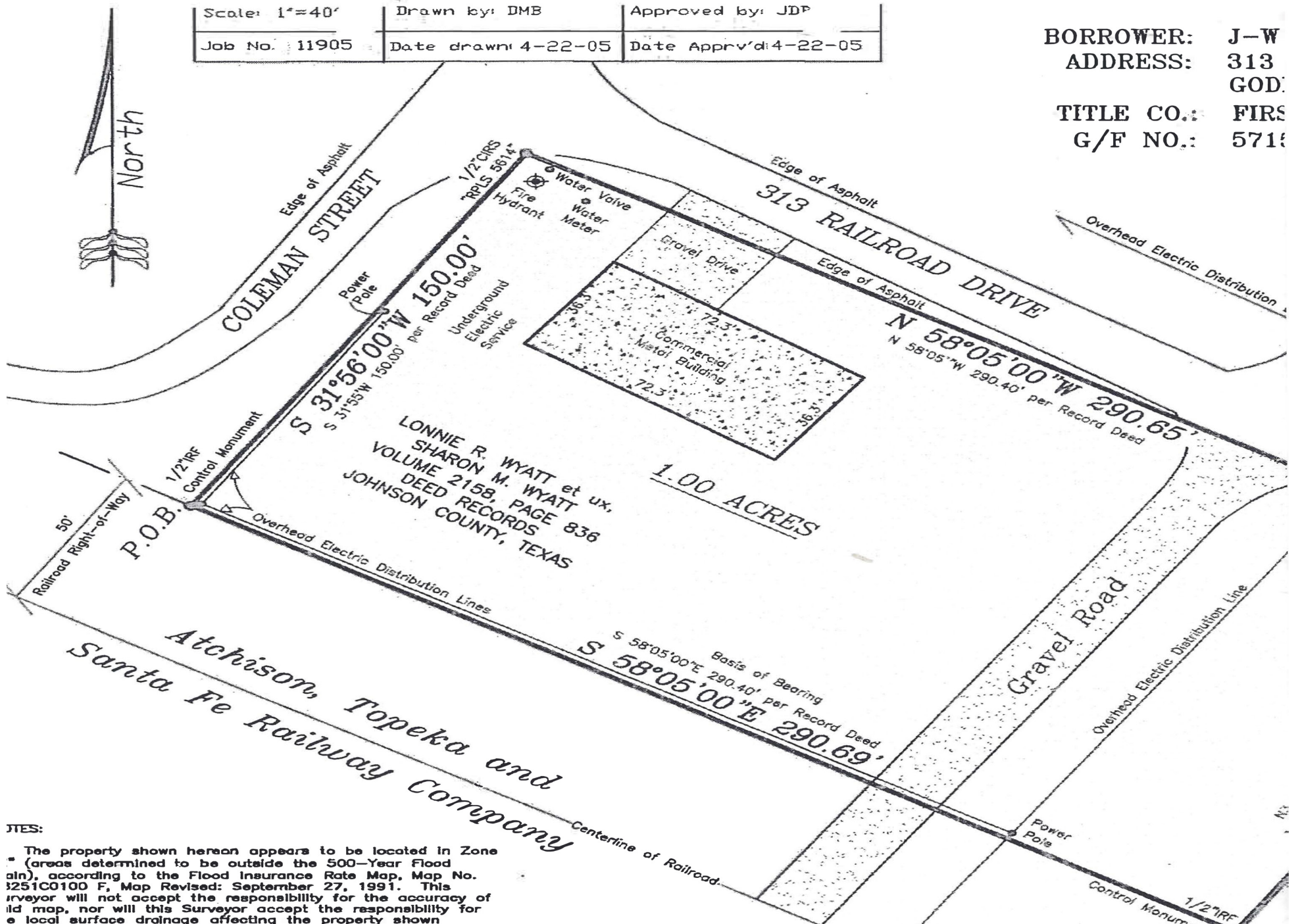
PROPERTY LOCATION



PLAT FOR PROPERTY

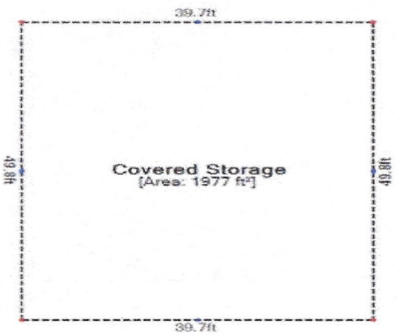
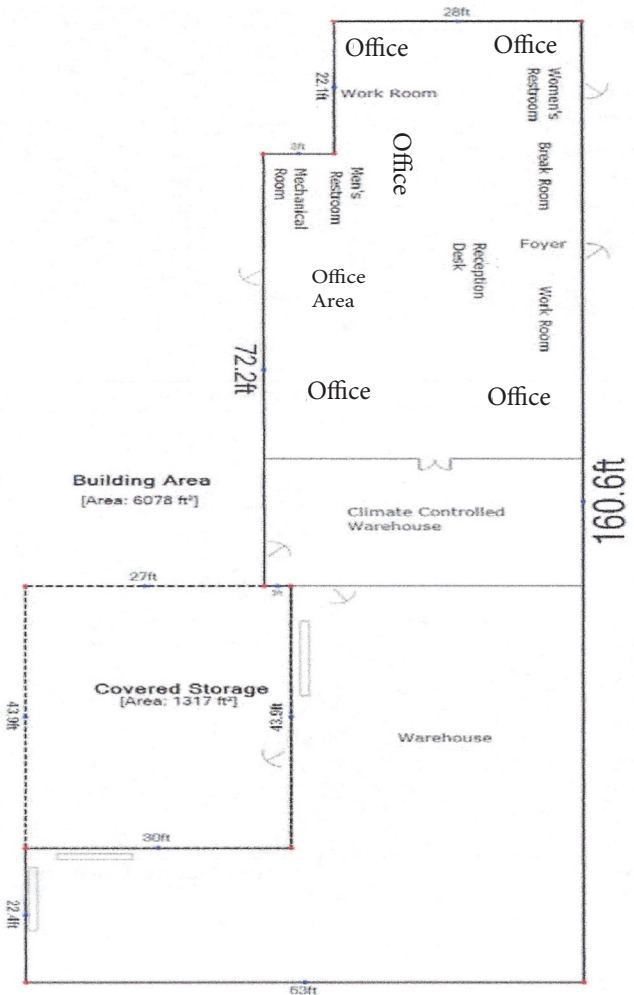
Scale: 1"=40'	Drawn by: DMB	Approved by: JDP
Job No.: 11905	Date drawn: 4-22-05	Date Apprv'd: 4-22-05

BORROWER: J-W
 ADDRESS: 313
 GOD:
 TITLE CO.: FIRS
 G/F NO.: 5715



NOTES:
 The property shown hereon appears to be located in Zone
 (areas determined to be outside the 500-Year Flood
 ain), according to the Flood Insurance Rate Map, Map No.
 1251C0100 F, Map Revised: September 27, 1991. This
 irveyor will not accept the responsibility for the accuracy of
 id map, nor will this Surveyor accept the responsibility for
 e local surface drainage affecting the property shown

SITE PLAN



PHOTOS



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Colonial Commercial Real Estate, LLC	9001810	mberkowitz@colonialcre.com	817-632-6200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Berkowitz	418682	mberkowitz@colonialcre.com	817-632-6200
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jane Tapper	645480	jtapper@colonialcre.com	817-632-6200
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date