FOR SALE+/- 1.305
ACRES
AVAILABLE\$7.95 PSFLAND



Aledo Rd and FM 2871

FORT WORTH, TX 76126

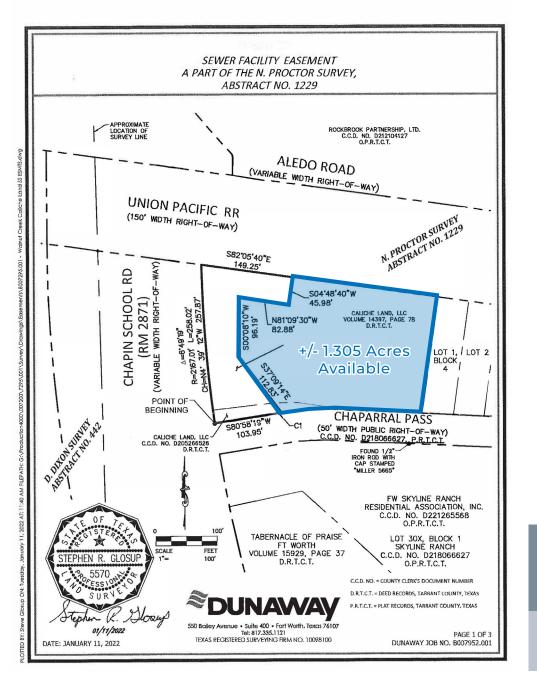


For More Information: Jack Huff 817.259.3521 iack.huff@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.

Aledo Rd & FM 2871

Fort Worth, TX 76126



PROPERTY INFORMATION:

- +/- 1.305 acres of land for sale
- Located in west Fort Worth at the intersection of Aledo Road and Chapin School Road (FM 2871)
- Access to I-20 from Chapin School Road and I-820 from Aledo Road
- Zoned "E" Neighborhood Commercial

SALES PRICE: \$7.95 PSF

DEMOGRAPHICS



For More Information: Jack Huff 817.259.3521 jack.huff@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.

The control of	okerage Services
TYPES OF REAL ESTATE LICENSE HOLDERS: A SEROKEN strengonsible for blonkerage advinds, including acts performed by sales agents 	s, tenants, sellers and landlords.
AROKER'S MINIUM DUTIES RECUIRED BY LAW (A client is the person or party that the but the trutten interests:	ormed by sales agents sponsored by the broker.
ALCERSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: AS AGENT FOR OWNER (SELLERVLANDLORD): The broker becomes the property owner's agen the owner of any material information about the owner of any material information about the property or trained information about the owner of any material information about the property or trained information about the property or transaction. The written agreement, any will provide agreement. A buyer's agent must perform the broker's obligations are an intermediary, between the parties agent. AS SAGENT FOR BUTFERIANT: The broker becomes the buyer of the property or transaction inpartiely and fairly. A Sacent For Buyer and a different license holder associated with broker becomes and advice or and carry other associated with brow of the approximation agent. Must not, unless required to do so by the party disclose: In that the buyer buyer buyer buyer or the instructions of a buyer in a written asking price. In that the buyer buy do do so by the party disclose: In that the buyer but does not represent than the price submitted in a written or any output information price and active the propertically disclose: In that the buyer buyer buyer buyer buyer or any output information price. In that the buyer bu	on or party that the broker represents): interests; ction received by the broker; om the client; and
AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's age that a written listing to sell or property material information about the property or transaction existed on the agent or subagen by the buyer or buyer's agent. As AGENT FOR BUYERTENANT: The broker becomes the buyer/fenant's agent by agreeing written representation agreement. A buyer's agent must perform the broker's minimum duties written representation agreement. A buyer's agent must perform the broker's build provide and must including information adout the property or transaction how by the agent, including information sellers agent. As AGENT FOR BUYERTENANT: The broker becomes the buyer/fenant's agent by agreeing written representation agreement. A buyer's agent must perform the broker's bujaton about the property or transaction how by the agent, including information sellers agent. May, with the parties' written consent, appoint a different license holder associated will buyer potent, set torth the broker's bujatonse and tain'. May, with the parties' written consent, appoint a different license holder associated will buyer bott must be parties agreement of each party (attents as the parties' written consent, appoint a different license holder associated will buyer buyer buyer and tain'. May, with the parties' written consent, appoint a different license holder associated will buyer buyer and the buyer buyer and tain's and consent and account and action cut are approved any consent and action at a transaction agreement of each party (attentse and a buyer buyer and the buyer buyer and the buyer or the parties' written consent and accounts and action agreement and accounts and the buyer and the buyer and the buyer buyer and the buyer buyer and the	ANSACTION:
AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing written representation agreement. A buyer's agent must perform the broker's minimum dutes. and the information about the property or transaction known by the agent, including informatio seller's agent. A SAGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties seler and the seler shaped on the stroker's objection impartially and fairly. A SAGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties agreement of each party to the transaction impartially and fairly. May, with the parties othe transaction impartially and fairly. May, with the barke with, provide options and advice to, and carry out the instructions of each party to communicate with, provide options and advice to, and carry out the instructions of each party to communicate with, provide options and advice to, and carry out the instructions of each part outers and advice in writion addited in a written offer; and buyer) to communicate with any provide advice and the owner valid according to do so by law. S SUBAGENT: A license holder acts as a subgent when aiding a buyer in a transaction buyer. A subgent and assist the buyer for and uses stagened to you, when pay ment will be made and how the puble. The broker's duties and responsibilities to you, and your obligations under the representation agreement in the proker for services. Please adviced to you, when payment will be made and how the puble of the proker firm. Name of buyer in a transaction buyer a subset Broker Buyer in a transaction buy the broker form send advice is being provided for information on the provided Broker firm. Name Buyer in a transaction buy the proker for services. Please advice advice advice advice advice and how the provided Broker firm and a drive outer and responsibilities to you, and your obligations under the representation agreement and responsed Broker for the proker for whom payment will be made advice for advice and responsed Broker for servic	le property owner's agent through an agreement with the owner, An owner's agent must perform the broker's minimum duties the property or transaction known by the agent, including
AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties agreement of each party to the transaction. The written agreement must state who will pay underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary treat all parties to the transaction impartially and fairly. • Must treat all parties to the ranscation impartially and fairly. • Must not, unless specifically authorized in writing to do so by the party, disclose: • that the owner will pact proceless than the written asking price: • that the owner will pact proceles than the price submitted in a written offer; and • any coincidental information or any other information that a party specifically disclose, unless required to do so by law. As SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction guyer. A subagent can assist the buyer to a transaction aguiners. As SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction guyer. A subagent can assist the buyer and must place the interest disclose, unless required to do so by une payment will be made and how the provise. As SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction guyer. A subagent can assist the buyer and must place the interest buyer. A subagent can assist the buyer of a subagent can assist the buyer of a subagent can assist the buyer of a subagent to a do the pay the broker for services provided to you, when payment will be made and how the provide to us the archer services. Place Subace Su	T: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any perty or transaction known by the agent, including information disclosed to the agent by the seller or
 May, with the parties' written consent, appoint a different license holder associated with buyer) to communicate with, provide opinions and advice to, and carry out the instructions of ea that the bowner will accept a price less than the written asking price. Inta the bowner will accept a price less than the written asking price. that the buyer heart will accept a price less than the written asking price. that the buyer will accept a price less than the written asking price. that the buyer will accept a price less than the written asking price. that the buyer will accept a price less than the written asking price. that the buyer will accept a price less than the written asking price. any coincidental information or any other information that a party specifically disclose, unless required to do so by law. Als SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction buyer. A subagent can assist the buyer buy out acts and vour obligations under the representation aguity the broker's duties and responsibilities to you, and your obligations under the representation purplications unless the broker for services provided to you, when payment will be made and how the pLICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purplicated Broker /Broker /Broker	 between the parties the broker must first obtain the written st state who will pay the broker and, in conspicuous bold or r who acts as an intermediary:
 any coincidental information or any other information that a party specifically disclose, unless required to do so by law. AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction buyer. A subagent can assist the buyer but does not represent the buyer and must place the interest to A volo DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN W The broker's duties and responsibilities to you, and your obligations under the representation ag Who will pay the broker for services provided to you, when payment will be made and how the p Ucto N volo DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN W The broker's duties and responsibilities to you, and your obligations under the representation ag Who will pay the broker for services provided to you, when payment will be made and how the p UctoNER HOLDER CONTACT INFORMATION: This notice is being provided for information puryou to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for you to use the broker firm Name or LICENSE HOLDER CONTACT INFORMATION. This notice is being provided for information puryou to use the broker's services. Please acknowledge receipt of this notice below and retain a copy of Primary Assumed Business Name Designated Broker firm Name or LICENSE BROKER BUOK LICENSE BROKER BUOK Designated Broker of Firm Licensed Supervisor of Sales Agent Licensed Supervisor of Sales Agent	broker to each party (owner a y to the transaction.
AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction buyer. A subagent can assist the buyer but does not represent the buyer and must place the interest TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN W TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN W TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN W TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN W TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN W TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN W TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN W TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN W U TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN W ULCENSE HOLDER CONTACT INFORMATION : This notice is being provided for information pur you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy f ULCENSE HOLDER CONTACT INFORMATION : This notice is being provided for information pur you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy f ULCENSE HOLDER CONTACT INFORMATION : This notice is being provided for information pur you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy f ULCENSE HOLDER CONTACT INFORMATION : This notice is being provided for information pur you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy f ULCENSE HOLDER CONTACT INFORMATION LICENSE Name License d Buyer/Intervisor of Sales Agent/ License No. License No. License No. License S Name License S Name License No. License No.	
TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN W The broker's duties and responsibilities to you, and your obligations under the representation age Who will pay the broker for services provided to you, when payment will be made and how the p Who will pay the broker for services provided to you, when payment will be made and how the p UCENSE HOLDER CONTACT INFORMATION: This notice is being provided for information pur you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy f Jack Huff 269950 Jack Huff 269950 Licensed Broker /Broker Firm Name or License No. Primary Assumed Business Name 269950 Designated Broker of Firm License No. Designated Broker of Firm License No. Designated Broker of Supervisor of Sales Agent/ License No. Licensed Supervisor of Sales Agent/ License No. Sales Agent/Associate's Name License No. Buyer/Tenant/Seller/Landlord Initials Date Regulated by the Texas Real Estate Commission Licensein	buyer in a transaction without an agreement to represent the must place the interests of the owner first.
ICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information pur you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for use the broker's services. Please acknowledge receipt of this notice below and retain a copy for the bold and the below and retain a copy for the below and the be	ER SHOULD BE IN WRITING AND CLEARLY ESTABLISH: or the representation agreement. be made and how the payment will be calculated.
263950 jack.huff@tr License No.	FORMATION: This notice is being provided for information purposes. It does not create an obligation for ease acknowledge receipt of this notice below and retain a copy for your records.
License No. License No. License No. Buyer/Tenant/Seller/Landlord Initials	jack.huff@transwestern.com (817)877-4433 Email Phone
License No. License No. Buyer/Tenant/Seller/Landlord Initials Commission	Email Phone
License No. Buyer/Tenant/Seller/Landlord Initials Estate Commission	Email Phone
Buyer/Tenant/Seller/Landlord Initials [Email Phone
state Commission	
	Information available at www.trec.texas.gov IABS 1-0
Transwestern, 777 Main Street, Suite 1100 Fort Worth, TX 76102 Lester Day Lester Day	Phone: (817)877-4433 Fax: Fraser, Michigan 48026 <u>www.zipLogix.com</u>