

# Springtown Facility | For Sale or Lease TVCRE.com

640 E. Hwy 199, Springtown, TX 76082



This Springtown property features three buildings totaling 25,110 SF (+/-) on 3.01 Acres (+/-) with excellent visibility along a major regional highway. The site is well suited for industrial operations requiring outdoor storage, laydown yard or equipment staging, including contractors, service companies and equipment-based businesses. The acreage allows for efficient truck circulation and yard use while maintaining a prominent highway presence.

Prepared by:



Philip Samples  
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psamples@tvcre.com

**TEAM & VASSEUR**  
COMMERCIAL REAL ESTATE

4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107  
817.335.7575 | info@TVCRE.com  
TVCRE.com

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## Property Overview

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- Building Size: 25,110 SF (+/-) total (3 buildings)
- Lot Size: 3.01 Acres (+/-)
- Year Built: 1981
- Zoning: Industrial

## Property Features

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- Expansive fenced areas
- 3-Phase electricity
- Equipped cafeteria and restrooms with showers
- Over 90% insulated with climate controlled HVAC
- Loading dock with dock leveler, overhead cranes & copper air system

## Sales Price

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**\$2,000,000**

## Lease Price

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**\$8,000 per month  
(Industrial Gross)**

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## 2024 Demographics Snapshot

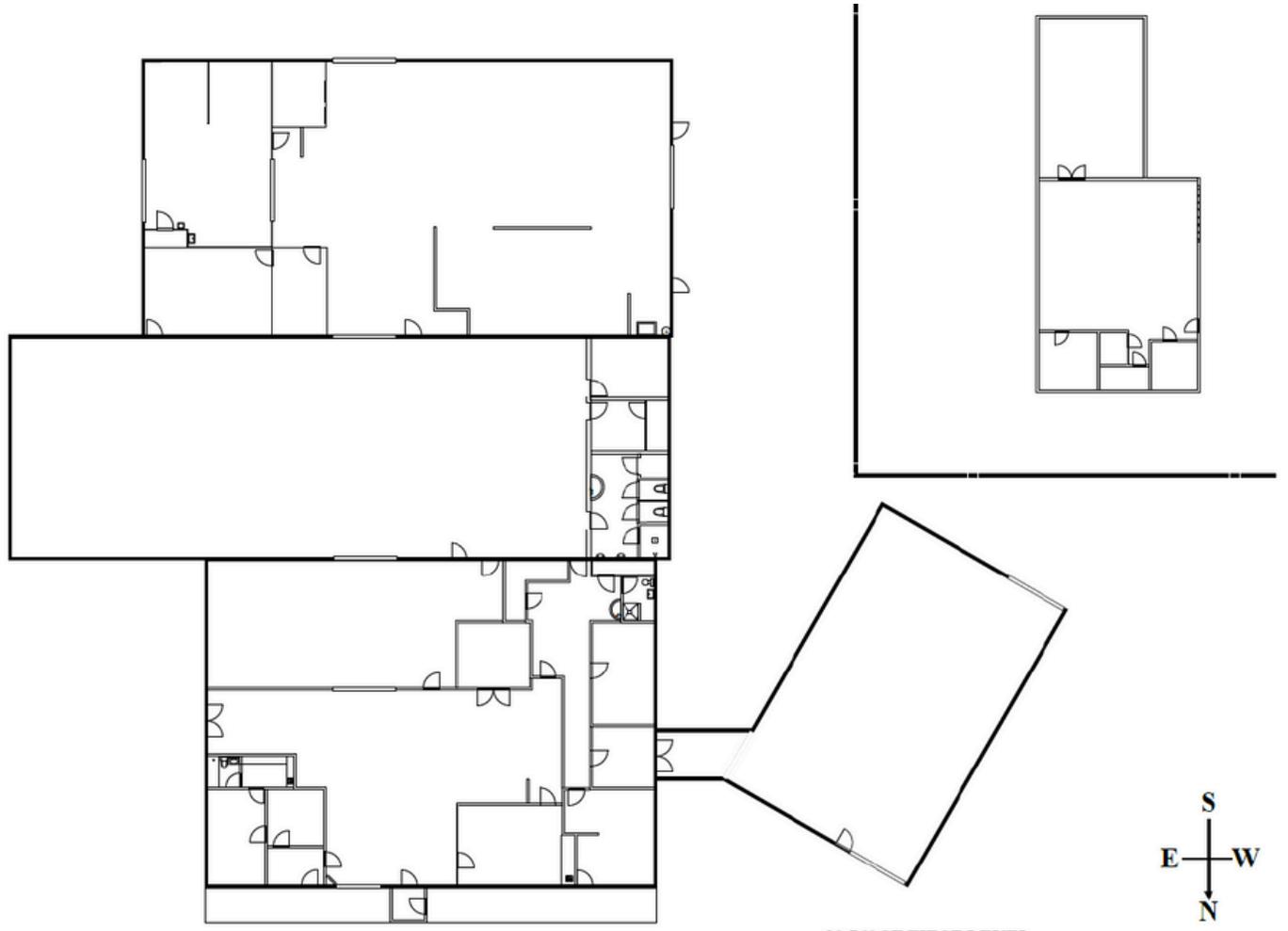
	2 MILE	5 MILE	10 MILE
Total Population	6,838	25,334	76,751
AVG HH Income	\$102,066	\$96,811	\$96,090

## 2025 Traffic Counts

COLLECTION STREET	CROSS STREET	VPD
STATE HWY 199	HILLTOP DR NW	19,452
TX 360	HILLTOP DR NW	20,480
STATE HWY 199	OLD SPRINGTOWN RD E	21,000

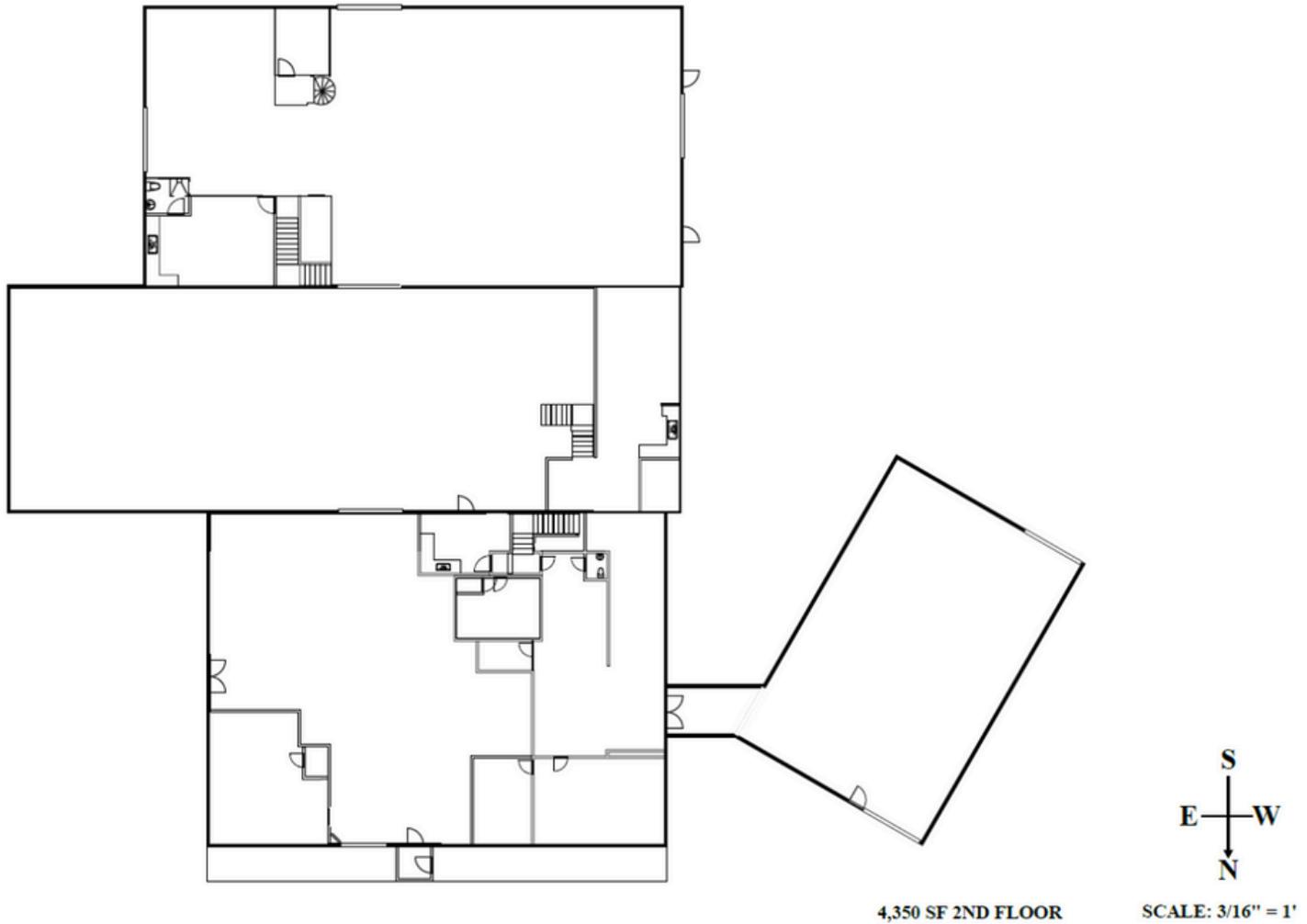


### FIRST LEVEL FLOOR PLAN



20,760 SF FIRST LEVEL  
114,412 SF OF USUABLE SPACE SCALE: 3/16" = 1'

## SECOND LEVEL FLOOR PLAN



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## SURVEY

### LINE TABLE

#### 3.00 ACRES TRACT

LINE	BEARING	DISTANCE
L1	N 00°20'33" E	391.03'
L2	S 70°37'09" E	237.71'
L3	S 21°14'48" E	38.57'
L4	S 58°57'02" E	73.76'
L5	N 30°45'37" E	118.01'
L6	S 57°51'01" E	156.02'
L7	S 26°39'24" W	59.24'
L8	S 51°23'26" W	215.77'
L9	N 89°57'01" W	188.50'
L10	S 89°31'44" W	147.91'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	71.80'	32.00'	S 08°24'41" E	31.73'
C2	73.85'	48.61'	S 40°06'06" E	47.73'

### LEGEND

--- = DEED LINE

□ = 130,702 SQUARE FEET OR 3.00 ACRES BOUNDARY

■ = "MAG" NAIL W/ A WASHER, STAMPED "FRN: 100465-00", SET

● = "MAG" NAIL W/ A WASHER, STAMPED "RPLS 6484", SET

Ⓐ = SAVE AND EXCEPT

DOC. NO. 201803252



1" = 100'

E OF TEXAS  
CITY OF PARKER

I hereby certify that the above and foregoing plat represents an ground survey conducted under my supervision in April of 2023 and is true and correct to the best of my knowledge.

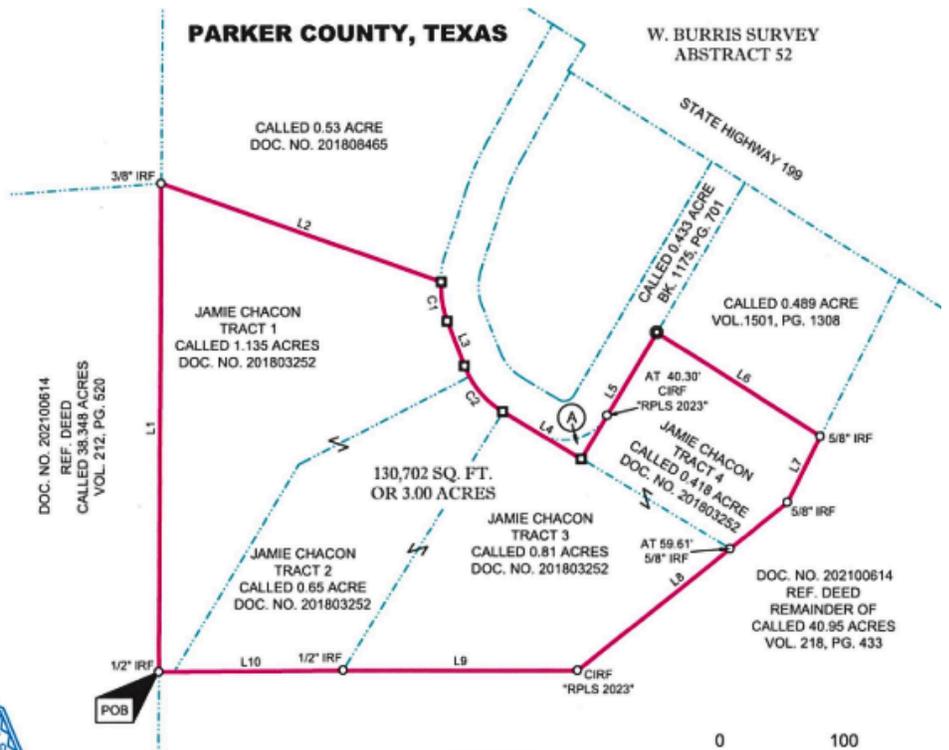
Witnessed and stamped in blue ink.

DATE OF SIGNATURE: May 2, 2023

*Donald R. Crowley*  
DONALD R. CROWLEY R.P.L.S. NO. 5210



ROWLEY PIPELINE & LAND SURVEYING, L.L.C.  
00465-00  
100 ARCHER ST.  
SPRINGTOWN, TX 76082  
817-224-4400 OFFICE  
817-2156-5400 FAX  
BEARINGS AND DISTANCES ARE  
BASED ON U. S. STATE PLANE  
NAD 1983 COORDINATES, TEXAS  
NORTH CENTRAL ZONE - 4202



DRAWN BY:	LAJ
DATE:	April 27, 2023
DWG. NO.:	3.00 ACRES.dwg
BOOK NO.:	FS
TRACT NO.:	
PROJECT AFE:	
REVISION	

130,702 SQ. FT.  
OR 3.00 ACRES

PROJECT:	CHACON
PLAT SHOWING:	A 3.00 ACRES TRACT IN THE W. BURRIS SURVEY, ABSTRACT 52, LOCATED IN PARKER COUNTY, TEXAS.

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## PROPERTY PHOTOS



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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.*

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<u>Team &amp; Vasseur Commercial Real Estate</u>	<u>9015393</u>	<u>info@tvcre.com</u>	<u>817-335-7575</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Charles "C.B." Team</u>	<u>563820</u>	<u>cteam@tvcre.com</u>	<u>817-335-7575</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Charles "C.B." Team</u>	<u>563820</u>	<u>cteam@tvcre.com</u>	<u>817-335-7575</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Philip Samples</u>	<u>553590</u>	<u>psamples@tvcre.com</u>	<u>817-335-7575</u>
Name of Sales Agent/Associate	License No.	Email	Phone

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

\_\_\_\_\_  
Date