


FOR SALE

2.038 acres



Bob Vinson

 **(817) 690-9901**

 **Bob@Bobvinson.com**

All information deemed reliable, but should be verified by buyer and buyers agent.

DRIVING DIRECTIONS: From Debbie Lane and Main St go south to subject property. It is vacant land just passed Mansfield Muffler. Sign shows location. You will notice that the property extends to FM 157 on the east side. Main St frontage is 102 feet. FM 157 frontage is 288 feet. Both sides are marked with our sign.



PROPERTY DESCRIPTION: This vacant land has 102 feet frontage on Main St and 288 feet frontage on FM 157. Zoned C-2. Plans and specs available from a previous proposed medical office project. This area is building up rapidly with new apartments on the east and south, new commercial on the north, and additional commercial to the south. The U.S. Postal Office is just south of this property. Legacy High School is to the southwest.



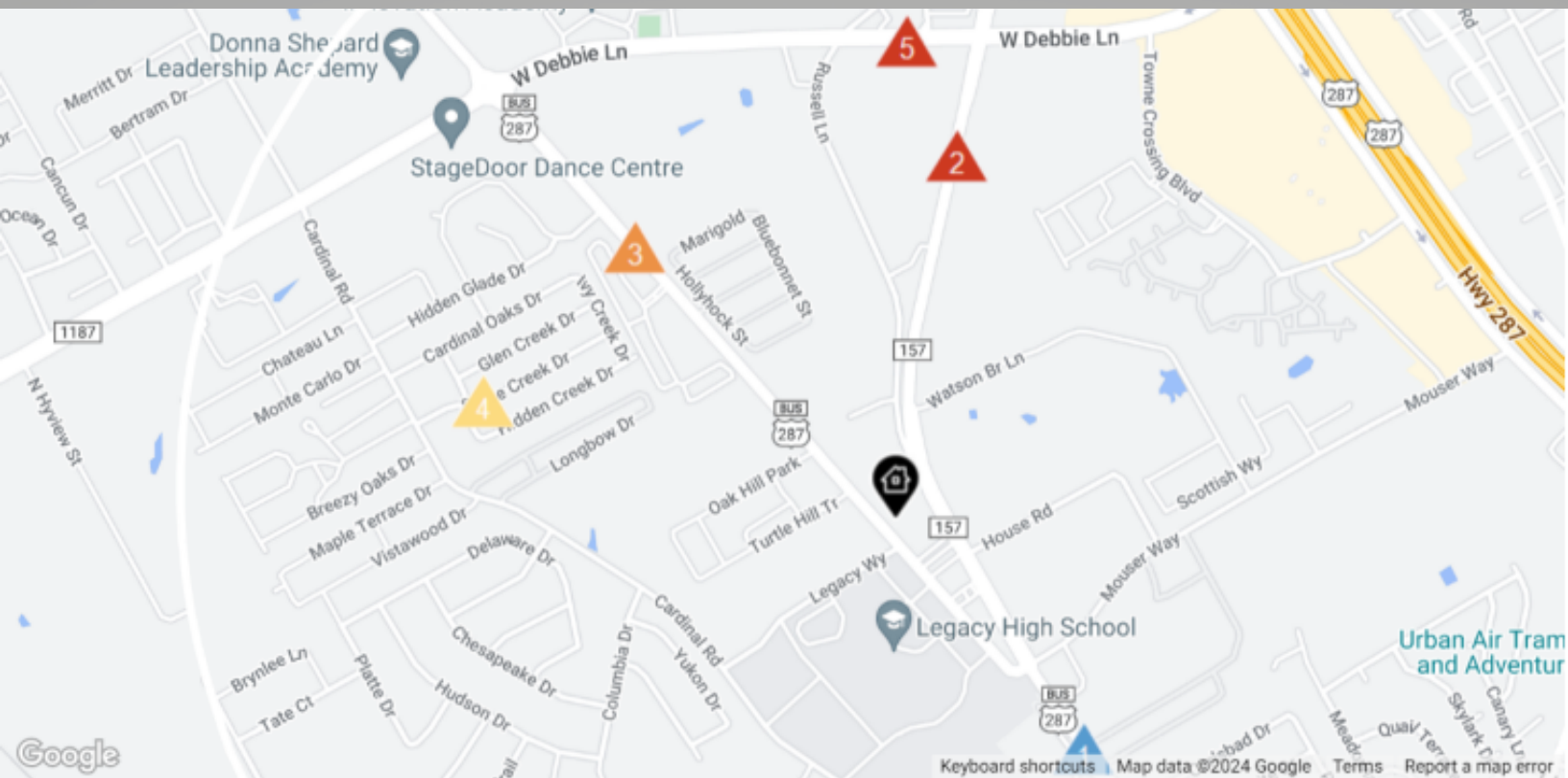


STREET/UTILITIES: Asphalt, City Sewer, City Water, Electricity Available, Overhead Utilities, Sewer Available



LOT DESCRIPTION:
Few Trees, Interior Lot,
Irregular Lot, Many
Trees

PROPOSED USE:
Commercial,
Retail, Other



Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

55,842
2023 Est. daily
traffic counts

18,615
2023 Est. daily
traffic counts

10,209
2023 Est. daily
traffic counts

247
2023 Est. daily
traffic counts

23,766
2023 Est. daily
traffic counts

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real estate

817·690·9901

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11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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.

J Bob Vinson	0329112	bob@bobvinson.com	(817)690-9901
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Bob Vinson Real Estate, LLC	9008114	bob@bobvinson.com	(817)690-9901
Designated Broker of Firm	License No.	Email	Phone
J Bob Vinson	0329112	bob@bobvinson.com	(817)690-9901
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
J Bob Vinson	0329112	bob@bobvinson.com	(817)690-9901
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date
Commercial Indust

J Bob Vinson

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Phone: 817.690.9901

Fax: 817.391.1445