



# 3800 DEEN RD.

FORT WORTH, TX | ± 28.94 AC FOR SALE

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**EDWARD BOGEL**  
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# PROPERTY INFORMATION



SIZE:  
± 28.94 AC



ZONING:  
K - Heavy Industrial



FEATURES:  
± 93,751 SF in Six (6) Buildings  
3 Dock Doors  
2 Grade Level Doors  
Fenced and Gated  
Active BNSF Rail Spur

# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	7,823	71,707	258,061
% Proj Growth 2025-2030	-0.77%	0.60%	0.61%
2025 Average HH Income	\$67,567	\$76,314	\$90,985
2025 Median HH Income	\$54,824	\$61,532	\$70,818

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items.  
Davidson & Bogel Real Estate, LLC 2025



# PROPERTY HIGHLIGHTS

Total SF: ± 93,751 SF in Six (6) Buildings

### Building(s)

- Main Building 57,559 SF
- Ancillary Building: 22,600 SF
- Truck Maintenance: 5,803 SF
- Storage Utility: 2,730 SF
- Storage Utility: 2,654 SF
- Storage Utility: 2,405 SF

### Lot: 28.9Acres

- Improvements: Heavy Flex Base
- Secure Fence and Gate
- Active BNSF Rail Spur

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### EXISTING PROPERTY CONDITIONS

LOT AREA	1,260,721 SQ. FT. / 28.94 ACRES
BUILDING SQUARE FOOTAGE	54,351 SQ. FT. (EXTERIOR FOOTPRINT)
ZONING EXISTING USE	— / — DISTRICT
BUILDING HEIGHT	SEE SURVEY
LOT COVERAGE	7.5%
PARKING PROVIDED:	
STANDARD SPACES	0 SPACES
HANDICAP VAN ACCESSIBLE	0 SPACES
TOTAL	0 SPACES

### ZONING REQUIREMENTS

(1) MINIMUM LOT AREA	50' FT.
(2) MINIMUM LOT WIDTH	FT.
(3) MINIMUM FRONT YARD	FT.
(4) MINIMUM SIDE YARD	FT.
(5) MINIMUM REAR YARD	FT.
(6) MAXIMUM LOT COVERAGE	— %
(7) MAXIMUM HEIGHT	FT.
(8) MAXIMUM DENSITY	FT.
(9) MINIMUM PARKING REQUIRED	— SPACES

For additional information about the Yard, Lot and Space Regulations, please call Development Services. — and ask for Zoning. Zoning report was not provided at the time of survey.

### EXCEPTIONS TO THE TITLE COMMITMENT

Exception No.	RECORDING INFORMATION	DESCRIPTION OF EASEMENT	Applies to Subject Tract	Shown Graphically on Attached Survey Plat
10th.	C.C. D20920466	20' MULTIPLE PIPELINE RIGHT-OF-WAY AND EASEMENT	YES	YES

### LEGEND

- EXISTING EDGE ASPHALT PAVING
- EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING WOOD FENCE
- EXISTING BARBED WIRE FENCE
- EXISTING RAIL FENCE
- SILV WIRE
- POWER POLE
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- MAG. MAL SET
- FENCE FOOT CORNER
- FOUND IN CONCRETE
- CONTROLLING MONUMENT
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- BRICK COLUMN
- COVERED PORCH, DECK OR CARPORT
- FIRE HYDRANT
- LIGHT POLE
- VAULT
- TRANSFORMER
- RR SPIKE FOUND
- V
- G
- Y

### GENERAL NOTES

- Bearings shown are based on NAD 83 Texas North Central Zone.
- It is my opinion that there is no observable evidence of earth moving work, building construction or building additions within recent months.
- It is my opinion that there have been no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs.
- It is my opinion that there is no observable evidence of site use as solid waste dump, sump or sanitary landfill.

### PROPERTY DESCRIPTION

BEING a tract of land out of the William Baker Survey, Abstract No. 145, Tarrant County, Texas, and being the same tract of land conveyed to American Plant Food Corporation, a corporation of Texas, by deed recorded in Volume 5541, Page 737, Deed Records, Tarrant County, Texas, and being described by metes and bounds:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being in the East Right-of-Way line of Deen Road (a 60 foot Right-of-Way), and the Northeast corner of Lot 1, Block 1, of F.W.I.S.D. Elementary School No. 5, on a addition to the City of Fort Worth, Tarrant County, Texas, according to the plat thereof recorded in instrument No. D201034039, Plat Records, Tarrant County, Texas;

THENCE North 00 degrees 12 minutes 52 seconds West, along the East Right-of-Way line of said Deen Road, a distance of 1603.95 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being in the Southwest line of the F.M. & D.C. Railway Company (a variable width Right-of-Way);

THENCE South 00 degrees 12 minutes 52 seconds West, along the East Right-of-Way line of said Deen Road, a distance of 500.00 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner;

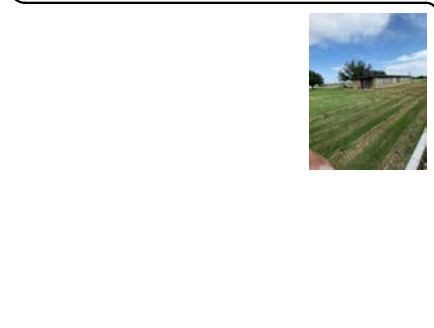
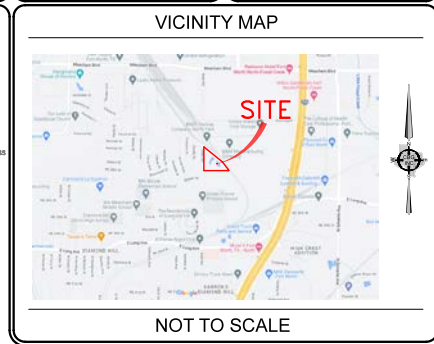
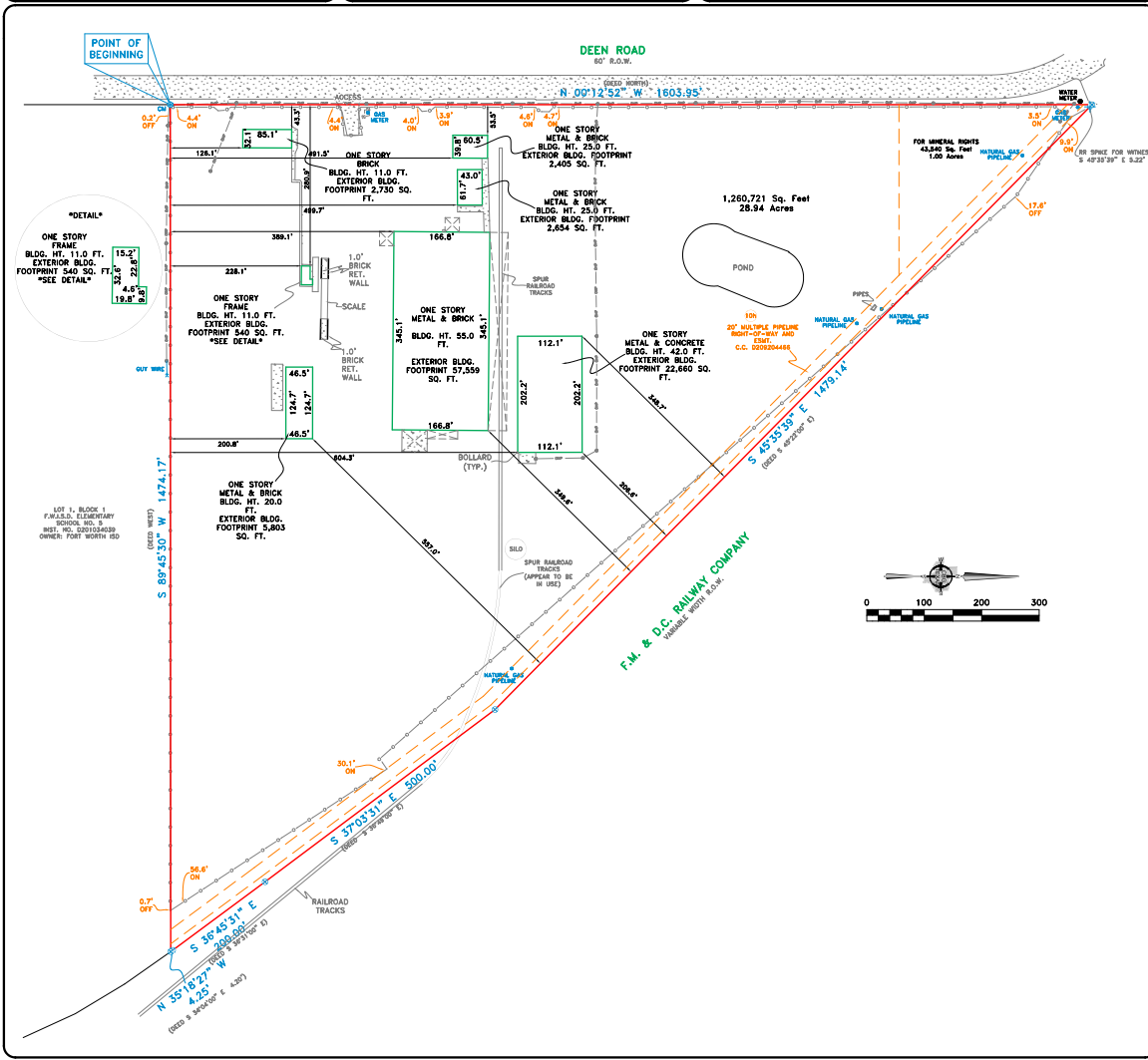
THENCE South 45 degrees 35 minutes 39 seconds East, along the Southwest Right-of-Way line of said Railway, a distance of 1479.14 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner;

THENCE South 37 degrees 03 minutes 31 seconds East, along the Southwest Right-of-Way line of said Railway, a distance of 500.00 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner;

THENCE South 36 degrees 45 minutes 31 seconds East, Southwest Right-of-Way line of said Railway, a distance of 200.00 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner;

THENCE South 35 degrees 18 minutes 27 seconds East, along the Southwest Right-of-Way line of said Railway, a distance of 4.25 feet to a 1/2 inch iron rod set with yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of said Lot 1;

THENCE South 89 degrees 45 minutes 30 seconds West, along the North line of said Lot 1, a distance of 1474.17 feet to the POINT OF BEGINNING and containing 1,260,721 square feet or 28.94 acres of land.



### SURVEYOR'S NOTES

- Except as shown on the survey, there are no visible easements or rights of way.
- Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the title insurance commitment with an effective date of March 23, 2022, issued by First National Title Insurance Company with respect to the subject property has been shown on the survey, together with appropriate recording references, to the extent such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
- That the subject property has access to and from a duly dedicated and accepted public street or highway.
- The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
- The record description of the subject property forms a mathematically closed figure.
- Said described property is located within an area having a Zone Designation x by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 48439C01B01 & 48439C01B02, with a date of identification of 5/25/2019, for Community No. 480598, in Tarrant County, State of Texas which is the current Flood Insurance Rate Map for the community in which the subject property is located.

### SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Capital Title in connection with the transaction described in OFG 22-866450-BR, the undersigned, being a registered land surveyor of the State of Texas certifies to Capital Title LLC, Capital RE, LLC, its successors and assigns, and Wick Phillips Gould & Morlin LLP and Capital Title as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021 and includes items 1, 2, 3, 4, 7(a), 7(c), 8, 9, 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certificate, undersigned further certifies that, in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The survey was made on the ground 5/19/2022.

The parties listed above are entitled to rely on the survey. Executed this 19th day of May, 2022.

*Bryan Connolly*  
Bryan Connolly  
Registered Professional Land Surveyor No. 5515

DATE	BY	REVISIONS	NOTES
5/6/2022	TER	ADDRESS OBJECTION LETTER	
5/26/2022	TER	ADDRESS OBJECTION LETTER	
5/27/2022	TER	COMMENTS	

**Capital Title**  
A Division of

**ALTA/NSPS LAND TITLE SURVEY**

W. BAKER SURVEY, ABSTRACT NO. 145  
FORT WORTH, TARRANT COUNTY, TEXAS  
3830 DEEN ROAD

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# 3800 DEEN RD.

## DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

### INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

<b>DB URBAN, LLC</b>	<b>9009183</b>	<b>INFO@DB2RE.COM</b>	<b>214-526-3626</b>
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
<b>MICHAEL EDWARD BOGEL II</b>	<b>598526</b>	<b>EBOGEL@DB2RE.COM</b>	<b>214-526-3626</b>
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
<b>DAVID GUINN</b>	<b>637148</b>	<b>DGUINN@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
<b>MARTIN GROSSMAN</b>	<b>637148</b>	<b>MGROSSMAN@DB2RE.COM</b>	<b>214-526-3626</b>
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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.

2-10-2025



### 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.

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

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- Must not, unless specifically authorized in writing to do so by the party, disclose:
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Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Guinn	643784	dguinn@db2re.com	214-526-3626
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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1



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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Martin Grossman	637148	mgrossman@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

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Designated Broker of Firm	License No.	Email	Phone
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David Davidson, Jr.	593731	ddavidson@db2re.com	214-526-3626
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