

LAND
FOR
SALE

4.1 Acres

SCENIC VIEWS
OF DOWNTOWN
FORT WORTH
&
PANTHER
ISLAND

FORT
WORTH



TRANSWESTERN

REAL ESTATE
SERVICES

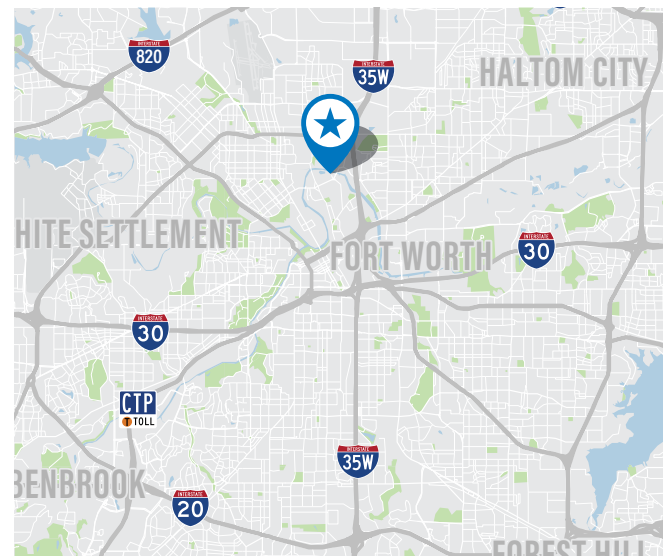
1500 EAST NORTHSIDE DR.

FORT WORTH, TEXAS 76106



PROPERTY INFORMATION:

- Location: South side of East Northside Drive, just East of the East Northside Drive and Cold Springs Road intersection.
- Close proximity to I-35, Downtown Fort Worth, Future Panther Island, and the historic Fort Worth Stock Yards.
- +/- 4.1 Acres
- Zoning: "PD" Planned Development
- Pricing: Contact Broker



2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,107	95,020	236,313
HOUSEHOLDS	2,298	29,946	80,484
AVG HH INCOME	\$83,177	\$71,136	\$72,819

**Lyndon
Todd**
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**Ben
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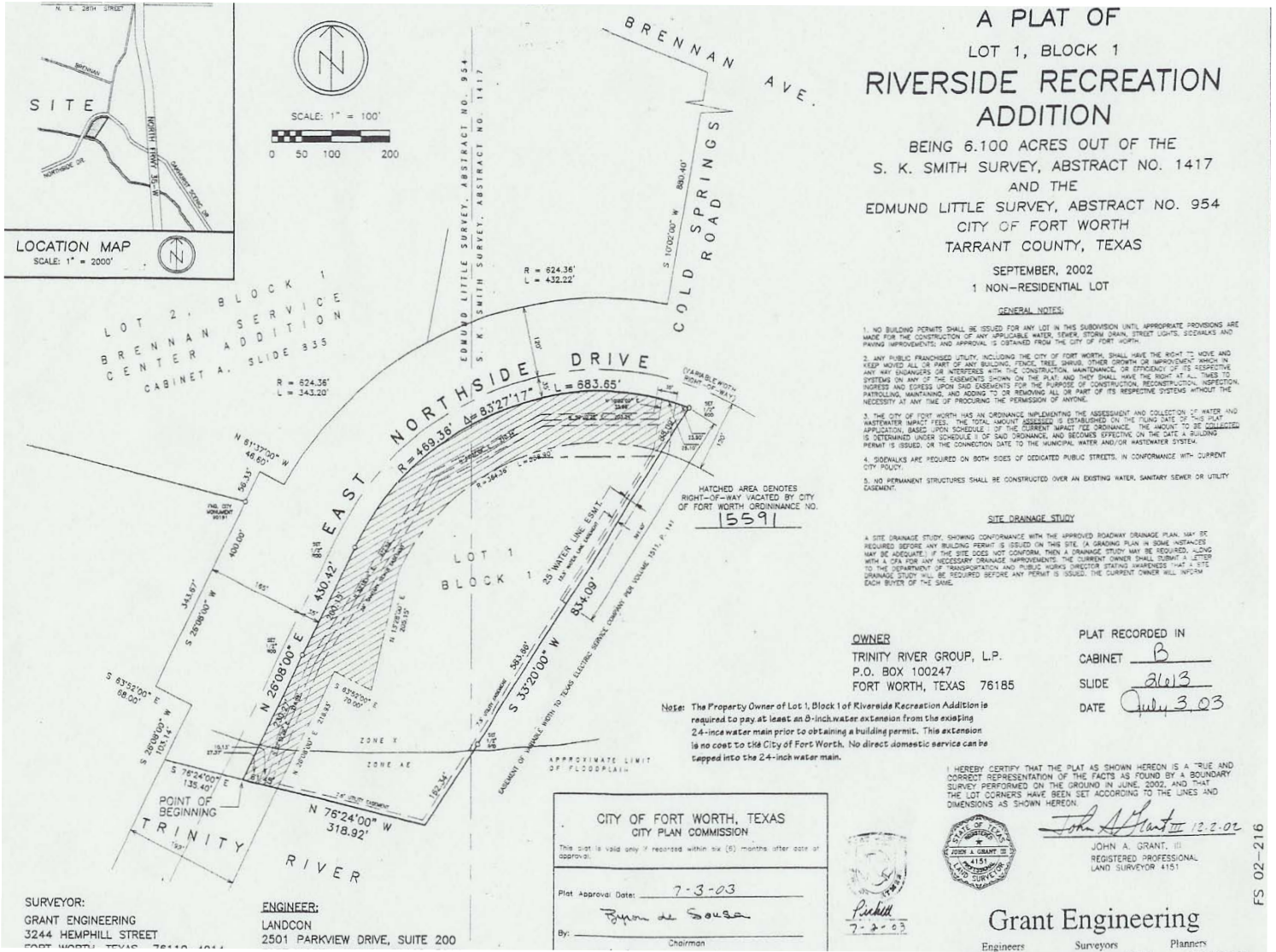
1500 EAST NORTHSIDE DR.

FORT WORTH, TEXAS 76106



TRANSWESTERN

REAL ESTATE SERVICES



A PLAT OF LOT 1, BLOCK 1 RIVERSIDE RECREATION ADDITION

BEING 6.100 ACRES OUT OF THE
S. K. SMITH SURVEY, ABSTRACT NO. 1417
AND THE
EDMUND LITTLE SURVEY, ABSTRACT NO. 954
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

SEPTEMBER, 2002
1 NON-RESIDENTIAL LOT

GENERAL NOTES:

1. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL APPROPRIATE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS AND PAVING IMPROVEMENTS, AND APPROVAL IS OBTAINED FROM THE CITY OF FORT WORTH.
2. ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER ORNAMENT OR IMPROVEMENT WHICH IN ANY WAY ENHANCES OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
3. THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE II OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
4. SIDEWALKS ARE REQUIRED ON BOTH SIDES OF DEDICATED PUBLIC STREETS, IN CONFORMANCE WITH CURRENT CITY POLICY.
5. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OVER AN EXISTING WATER, SANITARY SEWER OR UTILITY EASEMENT.

SITE DRAINAGE STUDY

A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT IS ISSUED ON THIS SITE. (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE, IF THE SITE DOES NOT CONFORM). THEN A DRAINAGE STUDY MAY BE REQUIRED, ALONG WITH A DPA FOR ANY NECESSARY DRAINAGE IMPROVEMENTS. THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS DIRECTOR STATING WARRANTIES THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.

OWNER
TRINITY RIVER GROUP, L.P.
P.O. BOX 100247
FORT WORTH, TEXAS 76185

PLAT RECORDED IN
CABINET B
SLIDE 2103
DATE July 3, 03

Note: The Property Owner of Lot 1, Block 1 of Riverside Recreation Addition is required to pay at least an 8-inch water extension from the existing 24-inch water main prior to obtaining a building permit. This extension is no cost to the City of Fort Worth. No direct domestic service can be tapped into the 24-inch water main.

CITY OF FORT WORTH, TEXAS
CITY PLAN COMMISSION

This plat is valid only if recorded within six (6) months after date of approval.

Plat Approval Date: 7-3-03

By: Gyona de Sousa
Chairman



I HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AS FOUND BY A BOUNDARY SURVEY PERFORMED ON THE GROUND IN JUNE, 2002, AND THAT THE LOT CORNERS HAVE BEEN SET ACCORDING TO THE LINES AND DIMENSIONS AS SHOWN HEREON.

John A. Grant, III 10.2.02
JOHN A. GRANT, III
REGISTERED PROFESSIONAL
LAND SURVEYOR #4151

Grant Engineering
Engineers Surveyors Planners

Lyndon Todd
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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 coincidental 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.

Transwestern Commercial Services Fort Worth LLC	9000246		(817)877-4433
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Paul Wittorf	479373	paul.wittorf@transwestern.com	(214)446-4512
Designated Broker of Firm	License No.	Email	Phone
Leland Alvinus Prowse IV	450719	leland.prowse@transwestern.com	(817)877-4433
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ben Richard McBroom	564388	ben.mcbroom@transwestern.com	(817)877-4433
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0