



DEBBIE LN & COLLINS ST

± 10.548 ACRES

Arlington, TX 76002

FOR SALE



CONTACT BROKER:

GRANT HUFF
GHUFF@FORMATIONTX.COM
817.457.2343

Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

DEBBIE LN & COLLINS ST

± 10.548 Acres, Arlington, TX 76002

FOR SALE

This ±10.548 acre property, split into two tracts at the prime intersection of Debbie Lane and Collins Street in Arlington, TX, offers a rare redevelopment opportunity. With its trophy urban infill location, proximity to major amenities, and flexible zoning, this site is perfectly positioned for office, medical, or multifamily development in a high-demand area

FEATURES

- **Land Details:** ± 10.548 Acres on 2 Tracts with utilities on-site. Zoned Neighborhood Commercial (NC) and Community Commercial (CC).
- **Prime Location:** Trophy urban infill property, just a 2-minute drive to Texas 360 Toll Road and retailers like Sprouts Farmers Market, Lifetime Fitness, Starbucks, and Walmart. Located in the highly desirable Mansfield ISD.
- **Development Potential:** Ideal for office, medical, or multifamily developments in a thriving and accessible market.

Grant Huff
Cell: 817.457.2343
ghuff@formationtx.com



PROPERTY SUMMARY

Total Acreage:

± 10.548 Acres

Square Feet:

± 459,470 SF

Utilities:

All on Site

Sales Price:

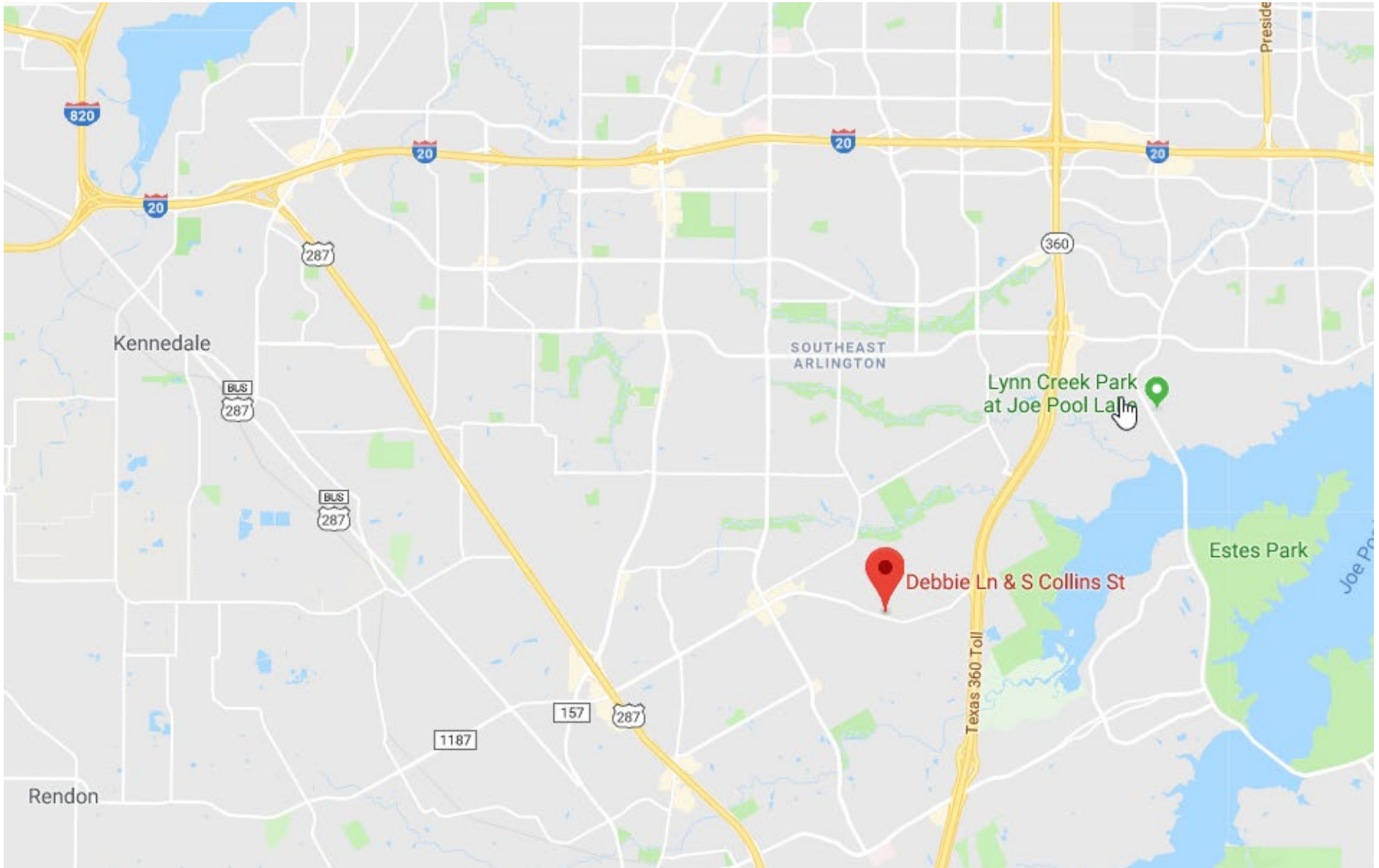
Contact Broker

Zoning:

Neighborhood Commercial and
Community Commercial

MAP

FOR SALE

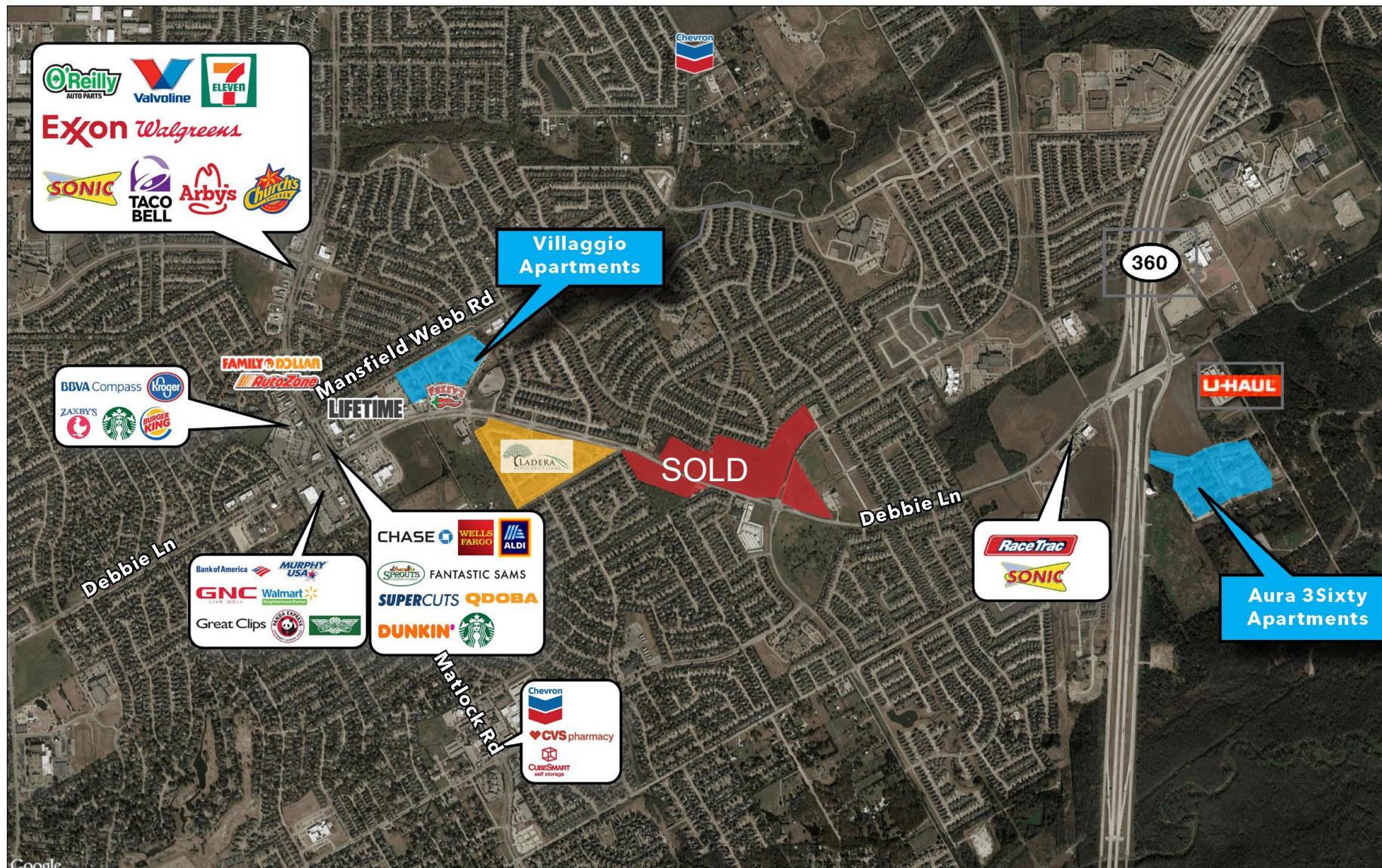


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DEBBIE LN & COLLINS ST

+/-41.779 Acres, Arlington, TX 76002

FOR SALE



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SURVEY

FOR SALE



- * LEGEND/ABBREVIATIONS *
- HP HIGH PRESSURE
 - SH SHALLOW
 - ST STAMPA
 - SP SP
 - OP OPTICAL FIBER
 - PL PL
 - CA COUNTY
 - CL COUNTY
 - EL ELECTRIC
 - FM FIRE
 - GC GAS
 - IR IR
 - SC SLOPE
 - ST STREET
 - TR TR
 - WV WATER
 - FM FIRE
 - OP OPTICAL
 - SB SUB
 - LD LAND
 - ST STREET
 - TR TR
 - WV WATER

* CURVE TABLE *

STATION	BEARING	CHORD	ARC LENGTH	CHORD BEARING	DELTA ANGLE
1+00.00	S 89° 59' 59" W	1.0000	1.0000	S 89° 59' 59" W	0° 00' 00"
1+01.00	S 89° 59' 59" W	1.0000	1.0000	S 89° 59' 59" W	0° 00' 00"
1+02.00	S 89° 59' 59" W	1.0000	1.0000	S 89° 59' 59" W	0° 00' 00"
1+03.00	S 89° 59' 59" W	1.0000	1.0000	S 89° 59' 59" W	0° 00' 00"
1+04.00	S 89° 59' 59" W	1.0000	1.0000	S 89° 59' 59" W	0° 00' 00"
1+05.00	S 89° 59' 59" W	1.0000	1.0000	S 89° 59' 59" W	0° 00' 00"
1+06.00	S 89° 59' 59" W	1.0000	1.0000	S 89° 59' 59" W	0° 00' 00"
1+07.00	S 89° 59' 59" W	1.0000	1.0000	S 89° 59' 59" W	0° 00' 00"
1+08.00	S 89° 59' 59" W	1.0000	1.0000	S 89° 59' 59" W	0° 00' 00"
1+09.00	S 89° 59' 59" W	1.0000	1.0000	S 89° 59' 59" W	0° 00' 00"
1+10.00	S 89° 59' 59" W	1.0000	1.0000	S 89° 59' 59" W	0° 00' 00"

* LINE TABLE *

STATION	BEARING	CHORD	ARC LENGTH	CHORD BEARING	DELTA ANGLE
1+11.00	S 89° 59' 59" W	1.0000	1.0000	S 89° 59' 59" W	0° 00' 00"
1+12.00	S 89° 59' 59" W	1.0000	1.0000	S 89° 59' 59" W	0° 00' 00"
1+13.00	S 89° 59' 59" W	1.0000	1.0000	S 89° 59' 59" W	0° 00' 00"
1+14.00	S 89° 59' 59" W	1.0000	1.0000	S 89° 59' 59" W	0° 00' 00"
1+15.00	S 89° 59' 59" W	1.0000	1.0000	S 89° 59' 59" W	0° 00' 00"
1+16.00	S 89° 59' 59" W	1.0000	1.0000	S 89° 59' 59" W	0° 00' 00"
1+17.00	S 89° 59' 59" W	1.0000	1.0000	S 89° 59' 59" W	0° 00' 00"
1+18.00	S 89° 59' 59" W	1.0000	1.0000	S 89° 59' 59" W	0° 00' 00"
1+19.00	S 89° 59' 59" W	1.0000	1.0000	S 89° 59' 59" W	0° 00' 00"
1+20.00	S 89° 59' 59" W	1.0000	1.0000	S 89° 59' 59" W	0° 00' 00"

* GENERAL NOTES *

- THIS SURVEY WAS PREPARED BY THE SURVEYOR AT THE REQUEST OF THE CLIENT FOR THE PURPOSES OF THE PROJECT DESCRIBED HEREIN. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED TO HIM BY THE CLIENT IS TRUE AND CORRECT. THE SURVEYOR HAS NOT CONDUCTED A PHYSICAL INSPECTION OF THE PROPERTY.
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- ALL CORNER MARKERS SHALL BE PLACED IN ACCORDANCE WITH THE SURVEYING CODE OF TEXAS. THE SURVEYOR HAS PLACED CORNER MARKERS AT THE CORNERS OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED TO HIM BY THE CLIENT IS TRUE AND CORRECT. THE SURVEYOR HAS NOT CONDUCTED A PHYSICAL INSPECTION OF THE PROPERTY.
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* ATTENTION TO SCHEDULE B ITEMS *

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* SURVEYOR'S CERTIFICATE *

I, THE SURVEYOR, HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND THAT THE INFORMATION PROVIDED TO ME BY THE CLIENT IS TRUE AND CORRECT. I HAVE NOT CONDUCTED A PHYSICAL INSPECTION OF THE PROPERTY.

DATE: SEPTEMBER 14, 2009

STATE OF TEXAS



PLEASE NOTE THAT THE USE OF THE WORD "SURVEYOR" OR "REGISTERED" DOES NOT CONSTITUTE AN ENDORSEMENT OF THE SERVICES OF THE SURVEYOR OR A GUARANTEE OF THE ACCURACY OF THE SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY.

ALTA/NSPS
LAND TITLE SURVEY OF
TWO TRACTS OF LAND
TOTALING 10.556 ACRES





CONTACT BROKERS :

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FORMATION REAL ESTATE , LLC

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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.



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): HOLDERS:

- 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 other 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.

Formation Real Estate, LLC	9004385	(817) 368-6050
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Email		
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Email		
Grant Huff	567097	(817) 457-2343
Sales Agent/Associate's Name	License#	Phone
ghuff@formationtx.com		
Email		
Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov IABS 1-0