

FOR SALE | 4.33 AC | NO ZONING

3433 E HIGHWAY 199 SPRINGTOWN, TX
LAND FOR SALE



PROPERTY DESCRIPTION

Presenting a prime investment opportunity, this property at 3433 E Highway 199, Springtown, TX, 76082 boasts a 2,480 SF building offering ample space for industrial operations plus a 40' x 80' Metal building with two (2) restrooms that is non-climate controlled. With one unit and built in 1992, this property is suited for a range of industrial uses. Zoned as NONE - Unincorporated, it provides flexibility for development. Located in the dynamic Dallas/Fort Worth area, this property promises strategic positioning within a thriving commercial hub. With its prime features and strategic location, this property presents a compelling prospect for Land/Industrial investors seeking to capitalize on the growth and potential of the Dallas/Fort Worth market.

KEY HIGHLIGHTS

- Parker County - NO ZONING CURRENTLY
- Includes Home/Office 2,480 SF & Metal Bldg 40' x 80'

OFFERING SUMMARY

| | |
|-------------|------------|
| Sale Price: | \$975,000 |
| Zoning: | NONE |
| Lot Size: | 4.33 Acres |

| DEMOGRAPHICS | 5 MILES | 10 MILES | 15 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 9,565 | 29,387 | 89,505 |
| Total Population | 28,274 | 84,495 | 263,732 |
| Average HH Income | \$104,531 | \$120,814 | \$122,850 |

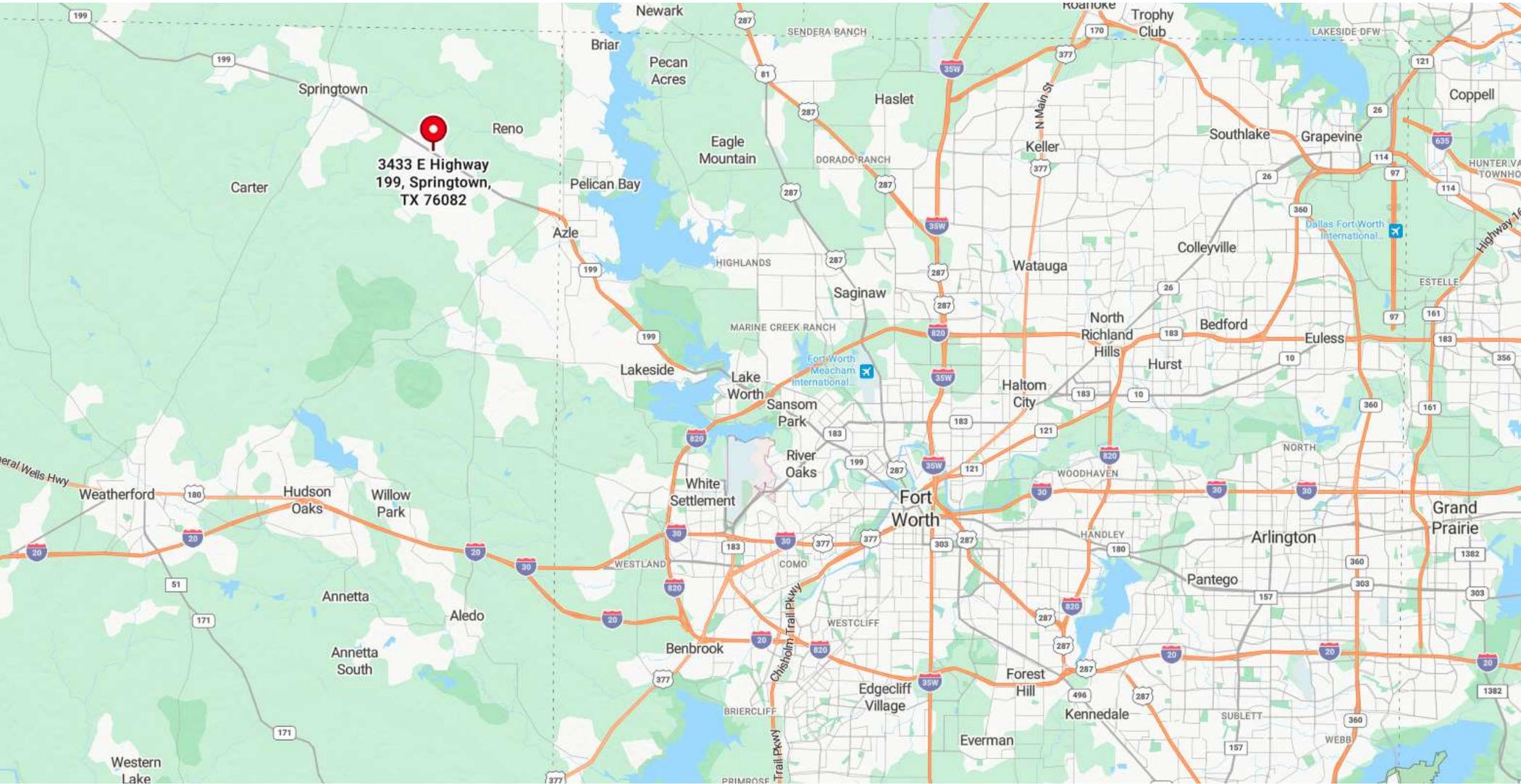
4.33 AC WITH 2 BUILDINGS | NO ZONING

DEREK ANTHONY

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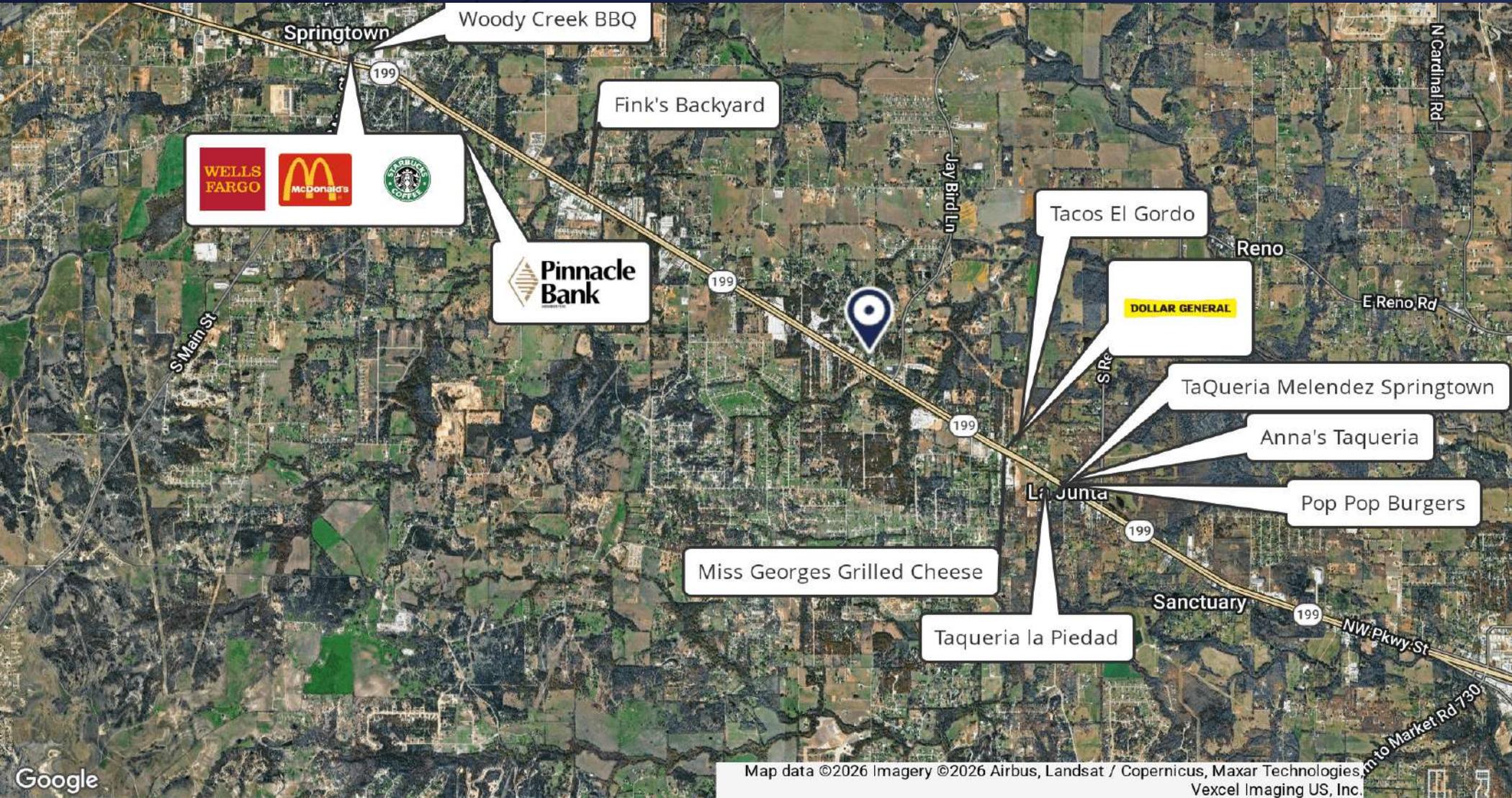
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TRADE AREA

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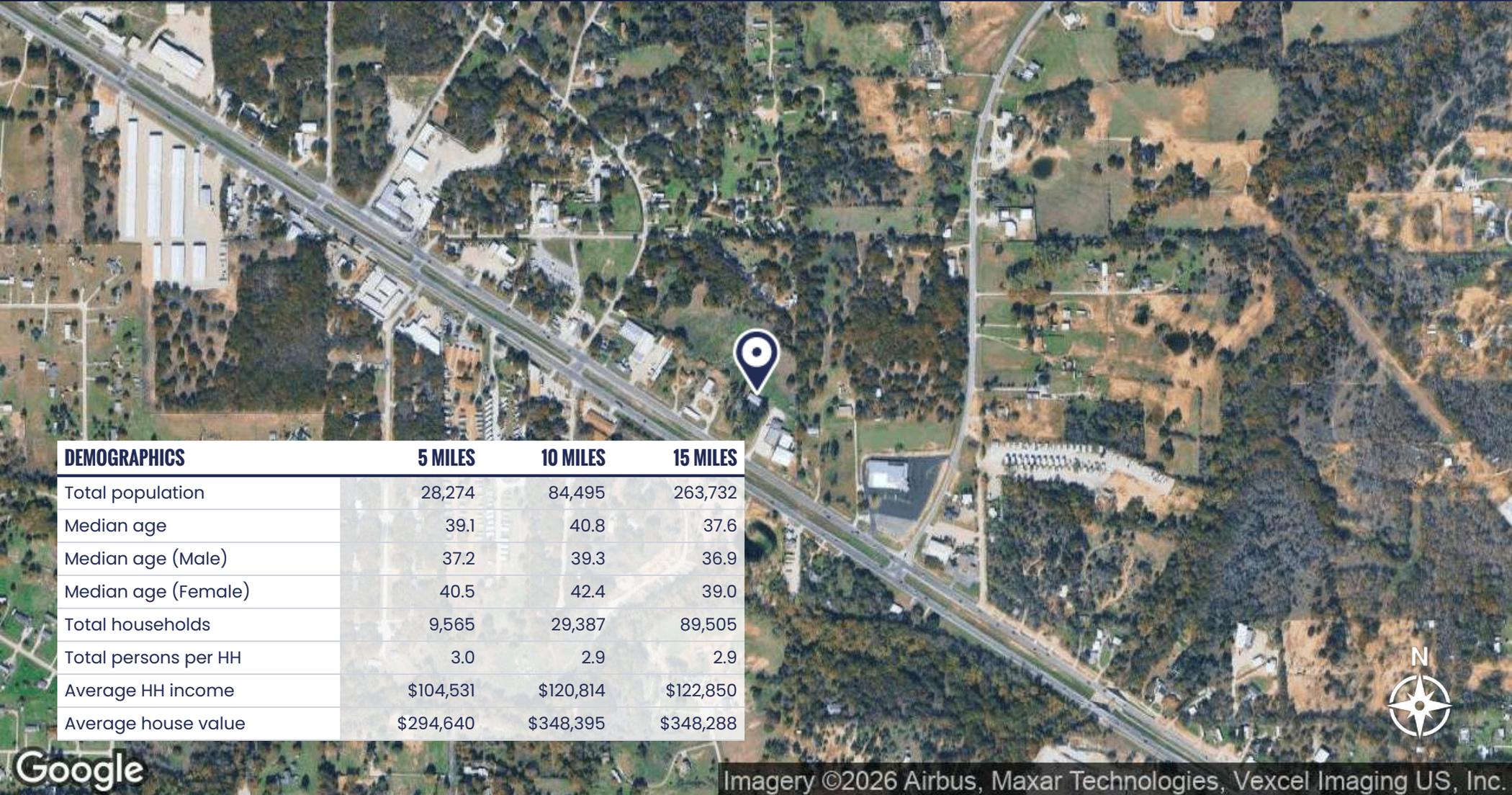
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AERIAL MAP

3433 E HIGHWAY 199 SPRINGTOWN, TX
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Google

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METAL BUILDING PHOTOS - 3200 SF

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HOME/OFFICE PHOTOS - 2480 SF

**3433 E HIGHWAY 199 SPRINGTOWN, TX
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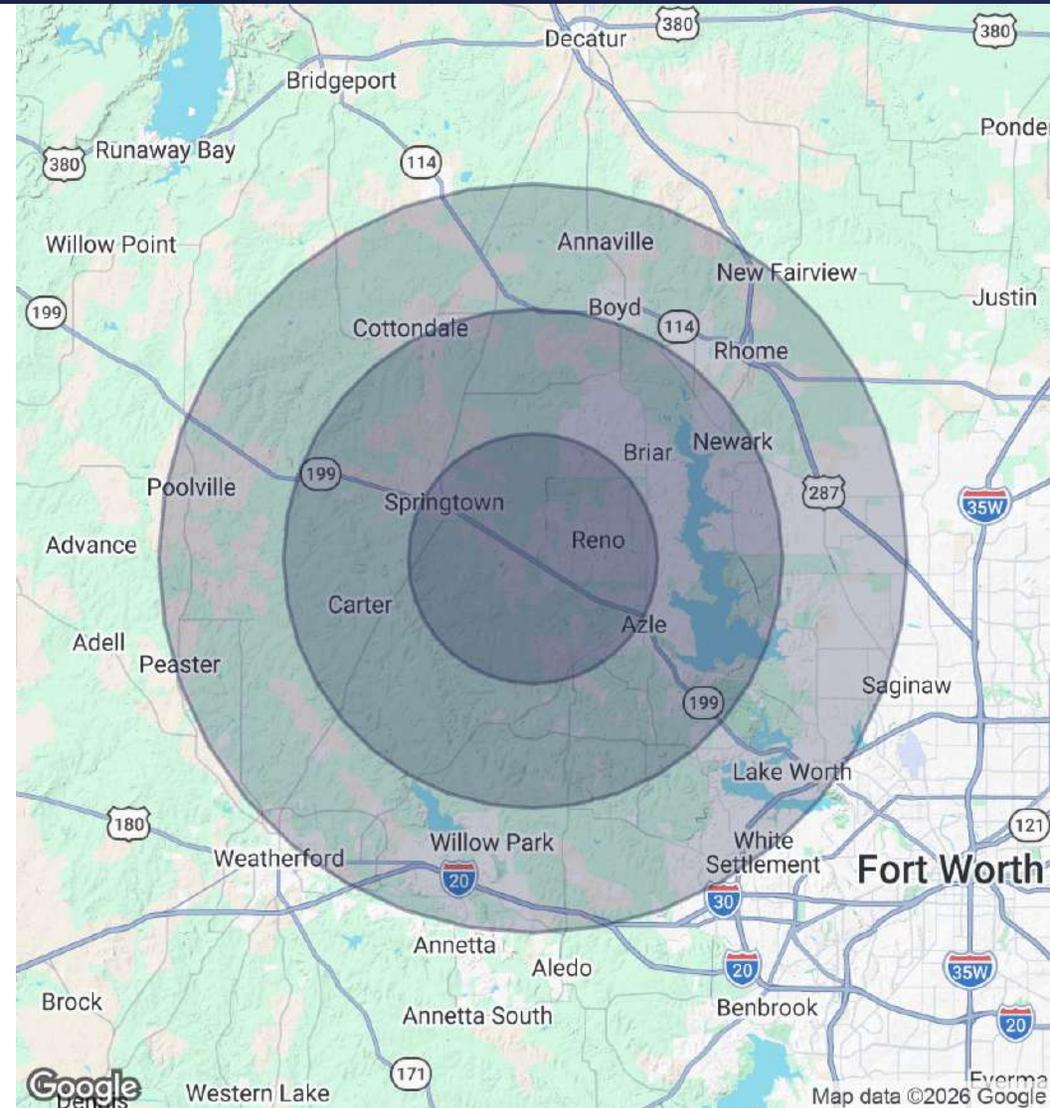
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7 DEMOGRAPHICS MAP & REPORT

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LAND FOR SALE

| POPULATION | 5 MILES | 10 MILES | 15 MILES |
|-----------------------|------------|-----------|-----------|
| Total Population | 28,274 | 84,495 | 263,732 |
| Average Age | 39.1 | 40.8 | 37.6 |
| Average Age (Male) | 37.2 | 39.3 | 36.9 |
| Average Age (Female) | 40.5 | 42.4 | 39.0 |
| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 15 MILES |
| Total Households | 9,565 | 29,387 | 89,505 |
| # of Persons per HH | 3.0 | 2.9 | 2.9 |
| Average HH Income | \$104,531 | \$120,814 | \$122,850 |
| Average House Value | \$294,640 | \$348,395 | \$348,288 |
| TRAFFIC COUNTS | 5 MILES | 10 MILES | 15 MILES |
| Hwy 199 & Jay Bird Ln | 24,148/day | | |

2023 American Community Survey (ACS)



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PROPERTY DETAILS

3433 E HIGHWAY 199 SPRINGTOWN, TX
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Sale Price

\$975,000

LOCATION INFORMATION

| | |
|---------------------|--|
| Building Name | 4.33 AC For Sale with Home Office & Metal Bldg |
| Street Address | 3433 E Highway 199 |
| City, State, Zip | Springtown, TX 76082 |
| County | Parker |
| Market | Dallas/Fort Worth |
| Sub-market | Springtown |
| Cross-Streets | Hwy 199 & Jay Bird Ln |
| Side of the Street | East |
| Signal Intersection | No |
| Road Type | Highway |
| Market Type | Medium |
| Nearest Highway | Hwy 199 (Jacksboro Hwy) |
| Nearest Airport | Meacham Airport (Fort Worth) |

BUILDING INFORMATION

| | |
|---------------------------|----------|
| Building Size Home/Office | 2,480 SF |
| Building Size Metal Bldg | 3,200 SF |
| Year Built | 1992 |
| Number of Lots | 2 |

PROPERTY INFORMATION

| | |
|---------------------------|---|
| Property Type | Hwy 199 (Jacksboro Highway) |
| Property Subtype | No Limits |
| Zoning | NONE - Unincorporated |
| Lot Size | 4.33 Acres |
| Lot Frontage | 279 ft |
| Lot Depth | 768 ft |
| Frontage | Hwy 199 (Jacksboro Highway) |
| Traffic Count | 24148 |
| Home/Office HVAC | Yes: 1 Unit - 5 Ton |
| Traffic Count Frontage | 279 |
| Amenities | County Water, Septic, Electric, internet, Phone, Cable w/Home Office (2480 SF) and Metal Building (40' x 80') with 2 restrooms (non-climate controlled). Has two curb cuts in place to property off of service road of Hwy 199 in Springtown/Parker County. |
| Clear Height (Metal Bldg) | 13' |
| Environmental Issues | None that seller is aware of |
| Topography | Flat |

UTILITIES & AMENITIES

| | |
|--------------------------------------|-----|
| Gas / Propane | No |
| Water (County) | Yes |
| Electric, Telephone, Cable, Internet | Yes |

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ADDITIONAL PHOTOS

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DEREK ANTHONY BIO

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LAND FOR SALE



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TX #677154-B

PROFESSIONAL BACKGROUND

At Waypoint, as a licensed Broker (#677154-B) Derek focuses on landlord and tenant representation, development advisory, and investment brokerage. Known for combining market data with practical business insight, he helps clients make informed real estate decisions aligned with long-term growth objectives. His work spans retail, land, office, flex, and specialty real estate assets throughout the DFW region and beyond.

Derek's success is rooted in relationship-driven brokerage. He emphasizes understanding each client's operational goals and translating them into real estate strategies that create measurable value. His entrepreneurial mindset and hands-on execution style have made him a trusted advisor to business owners, developers, and investors alike.

Throughout his career, Derek has completed more than \$150 million in transactions and earned multiple industry recognitions, including D CEO Power Broker honors and Top CRE Broker distinctions in Fort Worth.

In addition to brokerage and development work, Derek hosts the commercial real estate podcast Rated "R" – Real Estate Uncensored, where he shares industry insights and interviews professionals across the real estate ecosystem.

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IABS & CONTACT INFORMATION

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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.

| Waypoint Real Estate Advisors, LLC. | 9015127-BB | jake@waypoint-red.com | 817-505-5694 |
|--|-----------------|-------------------------------|---------------------|
| Name of Sponsoring Broker (Licensed Individual or Business Entity) | License No. | Email | Phone |
| Jake McCoy | 702534-B | jake@waypoint-red.com | 817-505-5694 |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No. | Email | Phone |
| Derek Anthony | 677154-B | derek@waypoint-red.com | 817-991-5072 |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable | License No. | Email | Phone |
| Name of Sales Agent/Associate | 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 1-2

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REAL ESTATE DEVELOPMENT & ADVISORS

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WAYPOINT REAL ESTATE WEB PAGE

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