



# FOR SALE

4715 Turnell Warnell Rd, Arlington, TX 76001



Sale Price  
**\$629,999**

## Key Features

Owner User  
Investment Opportunity

Prime Location with  
excellent visibility

4,000SF with  
conditioned office  
space

12ft clear height

Fully Fenced and  
Secure

Light Industrial Zoning

# Property Overview

**Address:**

4715 Turner  
Warnell Rd.  
Arlington, TX  
76001

**Use:**

Light  
Industrial

**SF:**

4,000

**Built:**

1980

**Zoning**

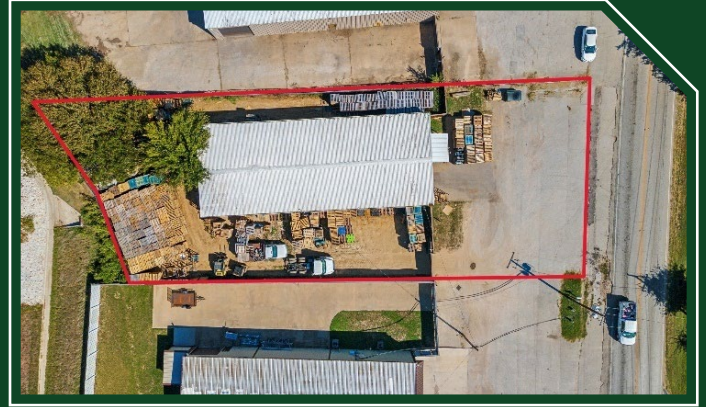
Light  
Industrial (LI)

**Legal  
Description:**

MEP & PRR CO  
SURVEY  
ABSTRACT 1828  
TRACT 2D4 & 2F1

Prime Investment Opportunity located at the Intersection of Turner Warnell & Business HWY 287. This property boasts excellent visibility, 500SF of conditioned office space, and plenty of indoor and outdoor space for your business! Fully Fenced and Secure with Ample parking, located in an excellent central location of the metroplex. Perfect owner user Investment Opportunity. Currently Tennant occupied on a month-to-month lease that can allow for a new owner to keep the cash flow or take the space over with a seamless transition





**PROPERTY DESCRIPTION:**

BEING A 0.49 ACRE TRACT OF LAND SITUATED IN THE M.E.P. & P.R.R. COMPANY SURVEY, ABSTRACT NO. 1828, TARRANT COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CONN & SONS CONSTRUCTION, INC., AS RECORDED IN INSTRUMENT NO. D19964765, OFFICIAL RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE EAST CORNER OF SAID CONN TRACT AND THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO AHMAD RABIE AND SPOUSE, ZOYLA RABIE, AS RECORDED IN INSTRUMENT NO. D2151825, SAID OFFICIAL RECORDS, SAID IRON ROD BEING ON THE NORTHWEST LINE OF TURNER WARNELL ROAD;

THENCE SOUTH 69° 00' 00" WEST, A DISTANCE OF 88.96 FEET ALONG SAID NORTHWEST LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 89° 17' 13" EAST - 1.38 FEET; SAID IRON ROD SET BEING THE SOUTH CORNER OF SAID CONN TRACT AND THE EAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ALLO PROPERTIES LLC, AS RECORDED IN INSTRUMENT NO. D2177890, SAID OFFICIAL RECORDS;

THENCE NORTH 32° 44' 00" WEST, A DISTANCE OF 215.47 FEET ALONG THE COMMON LINE OF SAID CONN AND ALLO TRACTS TO A 3/8-INCH IRON ROD FOUND AT THE WEST CORNER OF SAID CONN TRACT AND THE NORTH CORNER OF SAID ALLO TRACT, SAID IRON ROD BEING ON THE SOUTHEAST LINE THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO NOBLE BUSINESS, INC., AS RECORDED IN INSTRUMENT NO. D206121500, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 69° 00' 00" EAST, A DISTANCE OF 36.65 FEET ALONG THE COMMON LINE OF SAID CONN AND NOBLE TRACTS TO A 1/2-INCH IRON ROD FOUND FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 16° 00' 47" EAST - 3.28 FEET; SAID FIRST MENTIONED IRON ROD BEING THE COMMON CORNER OF SAID CONN AND NOBLE TRACTS AND WILDWOOD ESTATES, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 10284, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 21° 52' 53" EAST (DEED - NORTH 22° 18' 16" EAST), A DISTANCE OF 51.07 FEET (DEED - 50.80 FEET) ALONG THE COMMON LINE OF SAID CONN TRACT AND SAID WILDWOOD ESTATES TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE NORTH CORNER OF SAID CONN TRACT AND THE WEST CORNER OF AFORESAID RABIE TRACT;

THENCE SOUTH 34° 30' 00" EAST, A DISTANCE OF 247.51 FEET ALONG THE COMMON LINE OF SAID CONN AND RABIE TRACTS TO THE POINT OF BEGINNING AND CONTAINING 19,100 SQUARE FEET OR 0.49 OF ONE ACRE OF LAND.

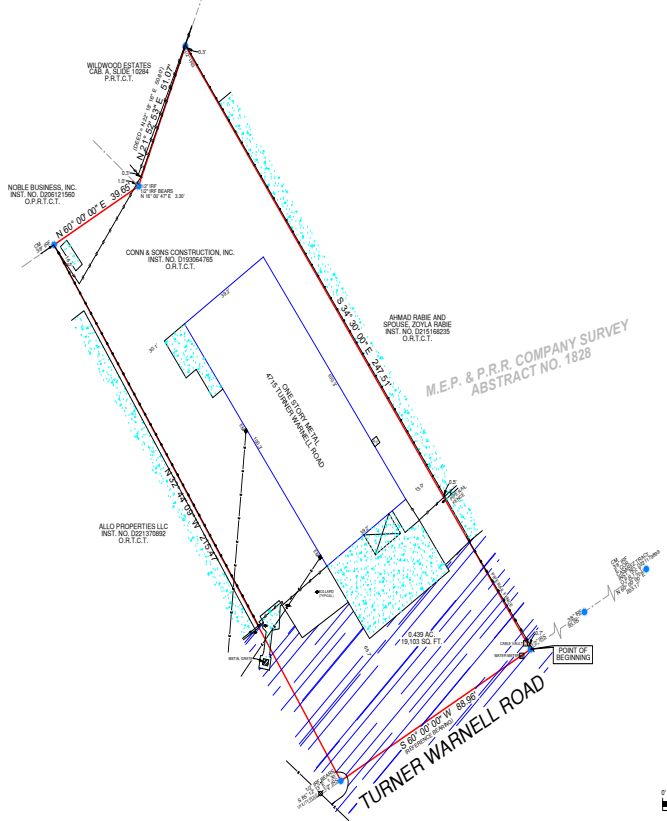
**THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:**

**FEDERAL MORTGAGE LENDING:**  
FHA-ELIGIBLE: YES, NFI: YES, PRR: F.P.A.T.C.  
FHA-ELIGIBLE: YES, NFI: YES, PRR: F.P.A.T.C.  
INSURANCE: YES, NFI: YES, PRR: F.P.A.T.C.

**DEED NOTES**  
1. THE SUBJECT PROPERTY DOES NOT APPEAR TO BE WITHIN THE LIMITS OF A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON 08/04/2015. TITLE IS SUBJECT TO ANY FLOOD INSURANCE REQUIREMENTS AS APPLICABLE.  
2. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY OR OTHER INTERESTS OF RECORD SHOWN ON ANY INSTRUMENT WHICH COULD AFFECT THE USE OF THE PROPERTY.  
3. THE SURVEYING ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR OTHER INTERESTS OF RECORD SHOWN ON ANY INSTRUMENT WHICH COULD AFFECT THE USE OF THE PROPERTY.  
4. THE SURVEYING ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR OTHER INTERESTS OF RECORD SHOWN ON ANY INSTRUMENT WHICH COULD AFFECT THE USE OF THE PROPERTY.  
5. THE SURVEYING ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR OTHER INTERESTS OF RECORD SHOWN ON ANY INSTRUMENT WHICH COULD AFFECT THE USE OF THE PROPERTY.  
6. THE SURVEYING ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR OTHER INTERESTS OF RECORD SHOWN ON ANY INSTRUMENT WHICH COULD AFFECT THE USE OF THE PROPERTY.

**GENERAL NOTES:**

1. THE BASIS OF BEARING FOR THIS SURVEY HAS BEEN PROVIDED IN THE RECORDED DEED.  
2. THERE ARE NO VISIBLE CORNERS OR PROTRUSIONS, EXCEPT AS SHOWN, WHICH MAY BE WEARDING.  
3. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE CURATOR OR OTHER PARTY AS STATED IN THE INSTRUMENT WHICH IS REFERENCED BY THE INSTRUMENT NO. OF THIS SURVEY.  
4. THE SURVEYING ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY ENCUMBRANCES OR OTHER INTERESTS OF RECORD SHOWN ON ANY INSTRUMENT WHICH COULD AFFECT THE USE OF THE PROPERTY.  
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**4715 TURNER WARNELL ROAD**  
CITY OF ARLINGTON  
TARRANT COUNTY, TEXAS

GF#	22-668820-BL
BORROWER	NTX AUTOSPORTS, LLC
TITLE CO.	CAPITAL TITLE
PREMIER JOB #	22-03574
TECH.	MEP
DATE	04/26/22
REV.	02/29/23
FIELD NO.	
FIELD DATE	04/19/22



NO.	DESCRIPTION
1	CONTRACT NO.
2	DATE OF SURVEY
3	TYPE OF SURVEY
4	PROPERTY ADDRESS
5	CLIENT NAME
6	CLIENT PHONE
7	CLIENT FAX
8	CLIENT EMAIL
9	CLIENT WEBSITE
10	CLIENT LOGO
11	CLIENT ADDRESS
12	CLIENT CITY
13	CLIENT STATE
14	CLIENT ZIP
15	CLIENT COUNTY
16	CLIENT FIPS
17	CLIENT MSA
18	CLIENT MSA FIPS
19	CLIENT MSA NAME
20	CLIENT MSA FIPS
21	CLIENT MSA NAME
22	CLIENT MSA FIPS
23	CLIENT MSA NAME
24	CLIENT MSA FIPS
25	CLIENT MSA NAME





## Information About Brokerage Services

11/2/2015

*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.

<u>Live Oak Brokerage Group</u>	<u>9014571</u>	<u>andrue@liveoakbrokeragegroup.com</u>	<u>(682)429-8882</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Andrue Rountree</u>	<u>0700097</u>	<u>andrue@liveoakbrokeragegroup.com</u>	<u>(682)429-8882</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Andrue Rountree</u>	<u>0700097</u>	<u>andrue@liveoakbrokeragegroup.com</u>	<u>(682)429-8882</u>
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](http://www.trec.texas.gov)

IABS 1-0 Date

Live Oak Brokerage Group, 5049 Edwards Ranch Rd, Floor 4 Fort Worth TX 76109  
Andrue Rountree

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Hutchins

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