

Rendon Realty Presents

**1640 S
WATSON RD.
ARLINGTON TX**

Kathy Pham | 682-554-3268 | kathy.pham@rendonealty.com



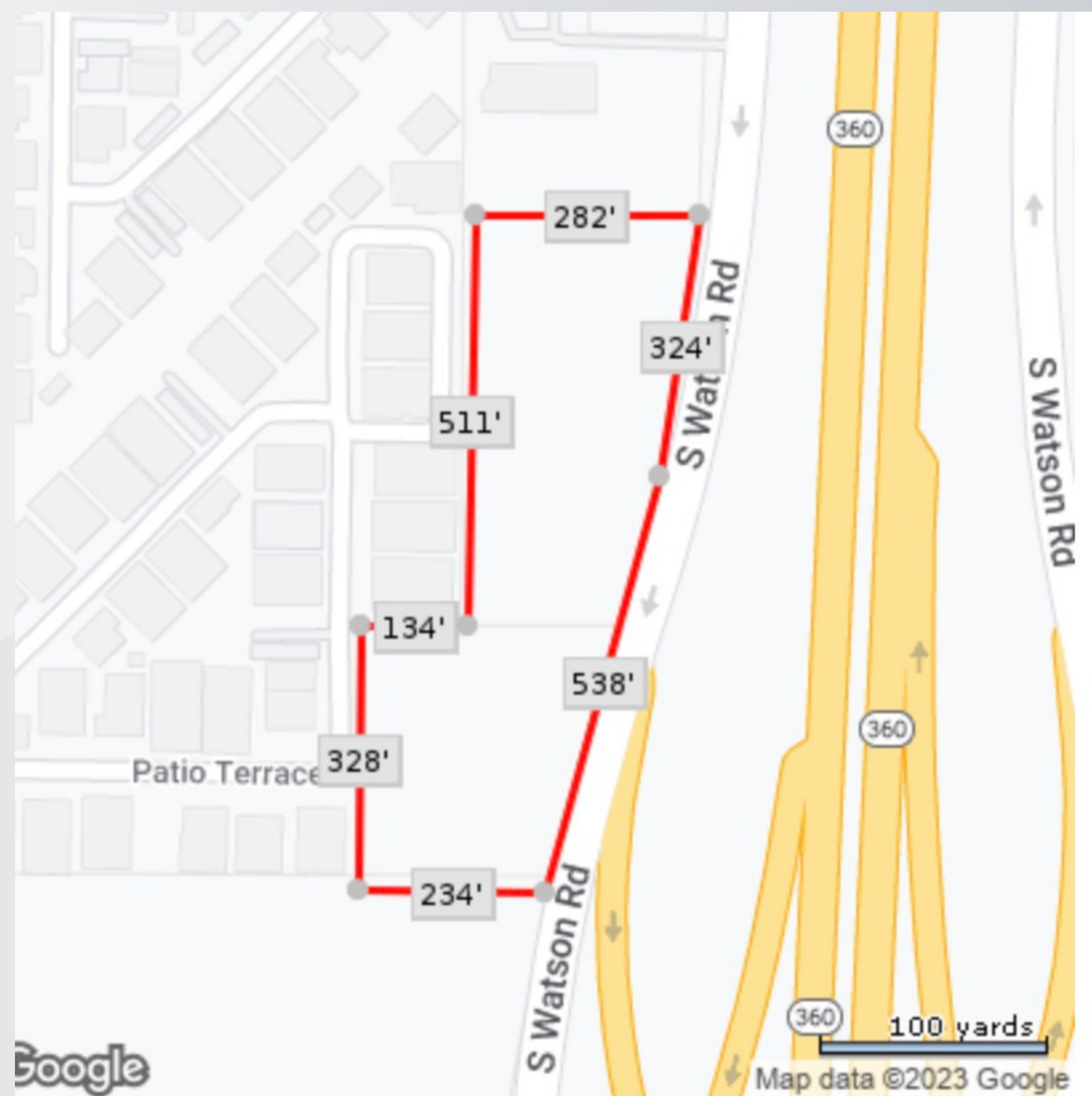
PROPERTY FACTS

- Price: \$2,364,000
- Total Lot Size: 4.728 acres
- Property Zoning: CC
- Proposed Use: Commercial
Recreation, Retail, and
Restaurants
- Sale Type: Investment





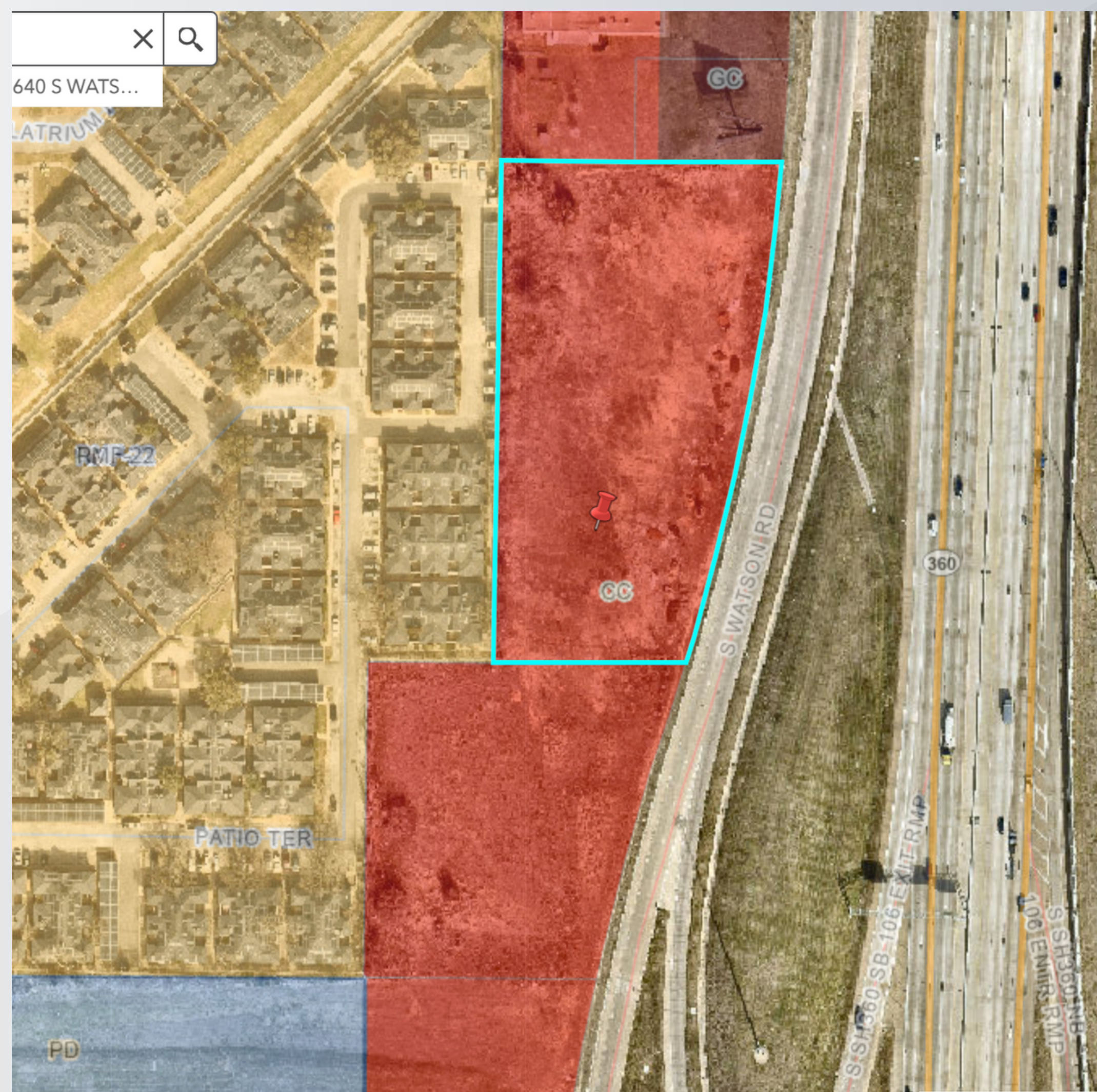
Rare 4.728 acres of vacant commercial land in a prime location of Highway 360 (S. Watson Rd.). Situated between S Pioneer Pkwy and E Park Row Dr. The lot is zoned for CC-Community Commercial, which allows for myriad of uses including retail shopping, restaurants, and commercial recreation. Approximately 862ft of frontage road. High visibility and heavy daytime vehicular traffic from all angles. 5-10 minutes to AT&T Stadium, Six Flags Over Texas, and Grand Prairie Premium Outlets. Endless possibilities in the bustling city of Arlington.



Current Arlington Zoning

CC | COMMUNITY COMMERCIAL: Established to provide sites for community and regional retail shopping centers containing a wide variety of commercial establishments including retail stores and businesses selling home furnishings, apparel, durable goods, and specialty items; restaurants; commercial recreation; and business, personal, and financial services.

<https://www.arlingtontx.gov/cms/One.aspx?portalId=14481146&pageId=14977146>

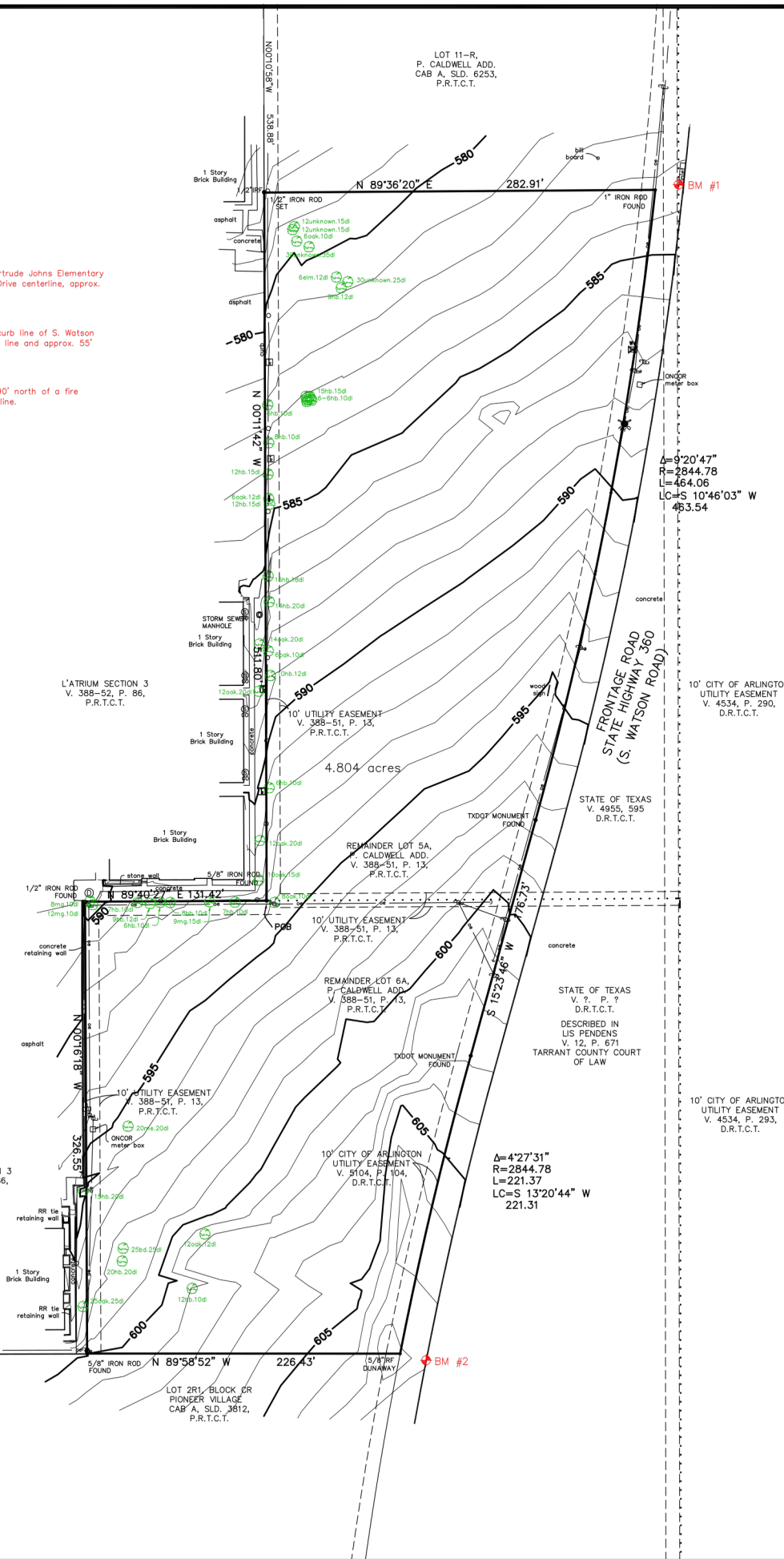




BENCHMARKS:
BASIS OF BEARINGS / ELEVATIONS:
 City of Arlington GPS monument AR17, located a Gertrude Johns Elementary school. Located approx. 87' north of Craig Hanking Drive centerline, approx. 29.5' west of Sherry Street west curb line.
 Elev. 501.30'
BM #1:
 Box cut southwest corner of a 15' curb inlet, west curb line of S. Watson Road, approx. 400' south of E. Park Row south curb line and approx. 55' east of a bill board sign post.
 Elev. 583.43'
BM #2:
 Box cut west curb line of S. Watson Road, approx. 90' north of a fire hydrant, approx. 17.5' west of S. Watson Road curb line.
 Elev. 607.89'

LEGEND	
	BARBED-WIRE FENCE
	CHAIN LINK FENCE
	CABLE MARKER
	FIRE HYDRANT
	GAS METER
	GUY WIRE
	LIGHT POLE
	OVERHEAD ELECTRIC
	POWER POLE
	SANITARY SEWER CLEAN OUT
	SANITARY SEWER MANHOLE
	STOCKADE FENCE
	TELEPHONE RISER
	WATER METER
	WATER VALVE
	PIPELINE MARKER
	SIGN
	ELECTRIC RISER
	IRRIGATION CONTROL VALVE

Notes:
 IRF - Iron Rod Found.
 IRS - Iron Rod Set, stamped "Beasley 6066".
 CM - Controlling Monument.
 Basis of Bearings: NAD83 (2011) Epoch:(2010.0) Texas North Central Zone.
 City of Arlington GPS monument AR17. Grid Scale Factor: 0.99986536



Tree Legend	
bd	bols d'arc
elm	elm
hb	hackberry
ma	mesquite
mg	magnolia
oak	oak
dl	drip line radius

Example:
 6ce10dl 6" cedar - 10' drip line

The subject property is not graphically depicted in the 100 year flood zone A, AE, AH, AO, AR, A99, V, VE, or X (other flood areas), according to the Federal Emergency Management Agency Flood Insurance Rate Map of Tarrant County, Texas and incorporated areas, Map No. 484390335SL revised March 21, 2019. The property being located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain), according to said map.

- NOTE:**
- THE 50' TESCO EASEMENT V. 388-51, P. 13, P.R.T.C.T. LIES ADJACENT TO THE SOUTH LINE OF LOT 6A, WHICH IS APPROXIMATELY 885' SOUTH OF THE SOUTH LINE OF THIS SURVEY ACCORDING TO THE PLAT RECORDED IN V. 388-51, P. 13, P.R.T.C.T.
 - THE CITY OF ARLINGTON 10' UTILITY EASEMENT RECORDED IN VOLUME 4534, PAGE 290, D.R.T.C.T. IS LOCATED TO THE EAST OF THE SUBJECT TRACT.
 - THE CITY OF ARLINGTON 10' UTILITY EASEMENT RECORDED IN VOLUME 4534, PAGE 293, D.R.T.C.T. IS LOCATED TO THE EAST OF THE SUBJECT TRACT.
 - ALL STORM DRAIN INLETS/MAHHOLES ARE FILLED WITH SAND/DEBRIS AND COULD NOT DETERMINE PIPE SIZE, DIRECTION OF FLOW, ETC.

Being 4.804 acres of land located in Lots 5-A and 6-A, P. Caldwell Addition, to the City of Arlington, Tarrant County, Texas, according to the plat recorded in Volume 388-51, Page 13, Plat Records, Tarrant County, Texas, being the tract of land described in the deed to Highway 360, LLC, recorded in Volume 16158, Page, 189, Deed Records, Tarrant County, Texas. Said 4.804 acres of land being more particularly described as follows:

BEGINNING at a 5/8" iron rod found at the Southwest corner of said Lot 5-A;

THENCE N00°11'42"W, a distance of 511.80 feet along the West line of said Lot 5-A to an 1/2" iron rod stamped "BEASLEY RPLS 6066" set at the Southwest corner of Lot 11-R, P. Caldwell Addition, to the City of Arlington, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 6253, Plat Records, Tarrant County, Texas, from which an 1/2" iron rod found bears N18°42'26"W a distance of 0.36 feet;

THENCE N89°36'20"E, a distance of 282.91 feet along the South line of said Lot 11-R to an 1" iron rod found at the Southeast corner of said Lot 11-R, being in the West line of a tract of land described in the Final Judgment for the State of Texas recorded in Volume 4955, Page 595, Deed Records, Tarrant County, Texas;

THENCE along the West line of said State of Texas tract as follows:

- Southerly, 464.06 feet along a non tangent curve to the right, having a radius of 2,844.78 feet, a central angle of 09°20'47" and a chord bearing S10°46'03"W, 463.54 feet to a Texas Highway Department monument;
- S15°23'46"W, passing the Southwest corner of said State of Texas tract, being the Northwest corner of a tract of land described in the Lis Pendens to The State of Texas vs. Herbert S. Bonney, Jr. Trustee recorded in Volume 12, Page 671, Tarrant County Court of Law Records, Tarrant County, Texas, in all continuing along the West line of said tract described in Lis Pendens a distance of 176.73 feet to a Texas highway Department monument;

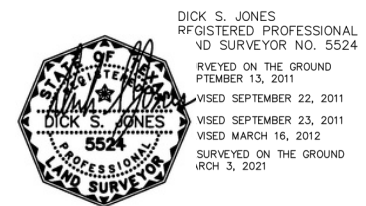
THENCE Southerly, 221.37 feet continuing along said West line of the tract described in Lis Pendens and along a non tangent curve to the left, having a radius of 2,844.78 feet, a central angle of 04°27'31" and a chord bearing S13°20'44"W, 221.32 feet to a 5/8" iron rod found at the Northeast corner of Lot 2R1, Block CR, a revision of Pioneer Village, an addition to the City of Arlington, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 3812, Plat Records, Tarrant County, Texas, from which a 5/8" iron rod found bears S86°48'34"E a distance of 0.80 feet;

THENCE N89°58'52"W, a distance of 226.43 feet to a 5/8" iron rod found at an ell corner of said Lot 6-A;

THENCE N00°16'18"W, a distance of 326.55 feet along a West line of said Lot 6-A to a 5/8" iron rod at an ell corner of said Lot 6-A;

THENCE N89°40'27"E, a distance of 131.42 feet along a North line of said Lot 6-A to the point of beginning, containing 4.804 acres of land.

The bearings recited hereon are oriented to NAD 83 North Central Texas grid.



Topographic Map
 of
 4.804 acres of land
 located in Lots 5-A and 6-A, P. Caldwell Addition,
 to the City of Arlington, Tarrant County, Texas,
 according to the plat recorded in
 Volume 388-51, Page 13,
 Plat Records, Tarrant County, Texas.



Kathy Pham
Realtor®

Brokered by Rendon Realty

(682) 554-3268

Kathy.Pham@rendonrealty.com





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.

11-2-2015



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:
 - 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.

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.

Rendon Realty , LLC	9008140	info@rendonrealty.com	8175293008
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Noel Rendon	0599913	noel.rendon@rendonrealty.com	8175293008
Designated Broker of Firm	License No.	Email	Phone
Noel Rendon	0599913	noel.rendon@rendonrealty.com	8175293008
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kathy Pham	0751464	kathy.pham@rendonrealty.com	6825543268
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