



CLARK

REAL ESTATE GROUP

1628 HOLLAND LAKE

WEATHERFORD, TX 76086

COMMERCIAL DEVELOPMENT SITE



PROPERTY INFORMATION:

- 9.609 ACRES
- WELL LOCATED WITH EASY IN AND OUT
- QUICK ACCESS TO I-20
- PRIME LOCATION

SALE PRICE: \$12/FT



TIM CLARK, CCIM
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The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.

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PROPERTY FEATURES:

- Commercial Development
- City Sewer & City Water
- Zoned Ag - Will be Commercial Use
- City Limits of Weatherford

LOCATION:

Take I-20 W to Holland Lake Rd.
Turn North on Holland Lake Rd.
Property will be on the left.

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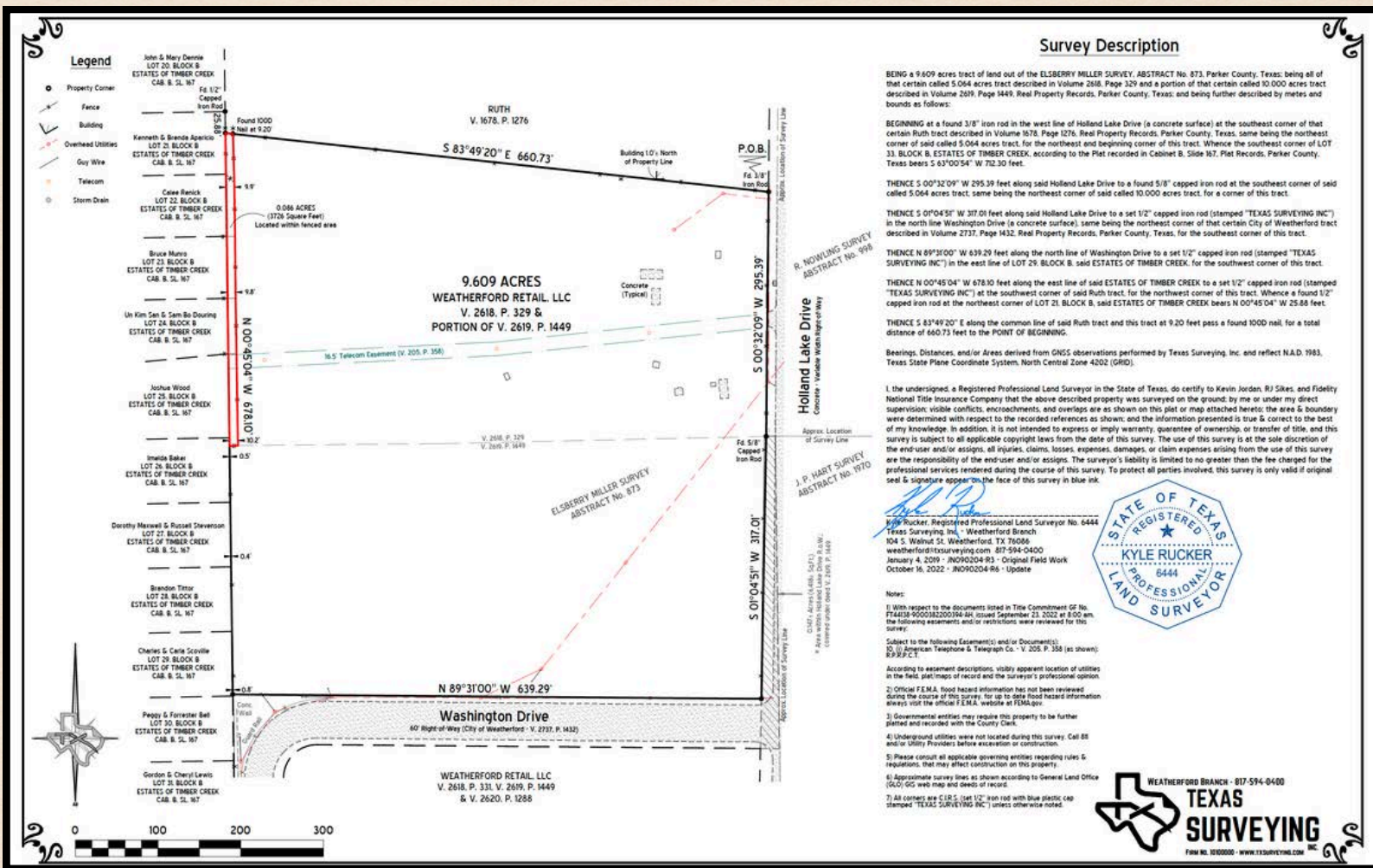


ROAD FRONTAGE

- WASHINGTON DR: 638 FT
- HOLLAND LAKE DR: 601 FT

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SURVEY



Survey Description

BEING a 9.609 acres tract of land out of the ELSBERRY MILLER SURVEY, ABSTRACT No. 873, Parker County, Texas; being all of that certain called 5.064 acres tract described in Volume 2618, Page 329 and a portion of that certain called 10.000 acres tract described in Volume 2619, Page 1449, Real Property Records, Parker County, Texas; and being further described by metes and bounds as follows:

BEGINNING at a found 3/8" iron rod in the west line of Holland Lake Drive (a concrete surface) at the southeast corner of that certain Ruth tract described in Volume 1678, Page 1276, Real Property Records, Parker County, Texas, same being the northeast corner of said called 5.064 acres tract; for the northeast and beginning corner of this tract; thence the southeast corner of LOT 33, BLOCK B, ESTATES OF TIMBER CREEK, according to the Plat recorded in Cabinet B, Side 167, Plat Records, Parker County, Texas bears S 63°00'04" W 712.30 feet.

THENCE S 00°32'09" W 295.39 feet along said Holland Lake Drive to a found 5/8" capped iron rod at the southeast corner of said called 5.064 acres tract same being the northeast corner of said called 10.000 acres tract, for a corner of this tract.

THENCE S 01°04'51" W 317.01 feet along said Holland Lake Drive to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC") in the north line Washington Drive (a concrete surface), same being the northeast corner of that certain City of Weatherford tract described in Volume 2737, Page 1432, Real Property Records, Parker County, Texas, for the southeast corner of this tract.

THENCE N 89°31'00" W 639.29 feet along the north line of Washington Drive to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC") in the east line of LOT 25, BLOCK B, said ESTATES OF TIMBER CREEK, for the southwest corner of this tract.

THENCE N 00°45'04" W 678.10 feet along the east line of said ESTATES OF TIMBER CREEK to a set 1/2" capped iron rod (stamped "TEXAS SURVEYING INC") at the southwest corner of said Ruth tract, for the northwest corner of this tract. When a found 1/2" capped iron rod at the northeast corner of LOT 21, BLOCK B, said ESTATES OF TIMBER CREEK bears N 00°45'04" W 25.88 feet.

THENCE S 83°49'20" E along the common line of said Ruth tract and this tract at 9.20 feet pass a found 1000 nail, for a total distance of 660.73 feet to the POINT OF BEGINNING.

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (9802).

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify to Kevin Jordan, RJ Silkes, and Fidelity National Title Insurance Company that the above described property was surveyed on the ground, by me or under my direct supervision, visible conflicts, encroachments, and overlaps are as shown on this plat or map attached hereto; the area & boundary were determined with respect to the recorded references as shown; and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.

Kyle Rucker
 Kyle Rucker, Registered Professional Land Surveyor No. 6444
 Texas Surveying, Inc., Weatherford Branch
 104 S. Walnut St., Weatherford, TX 76086
 weatherford@txsurveying.com 817-594-0400
 January 4, 2019 - IN090204-R3 - Original Field Work
 October 16, 2022 - IN090204-R3 - Update



- Notes:
- With respect to the documents listed in Title Commitment of No. FFA818-9000820020344-01, issued September 23, 2022 at 8:00 am, the following easement and/or restrictions were reviewed for this survey:
 - (i) American Telephone & Telegraph Co. - V. 205, P. 358 (as shown);
 - (ii) F.C.T.
 - According to easement descriptions, visible apparent location of utilities in the field, plat/maps of record and the surveyor's professional opinion.
 - Official FEMA flood hazard information has not been reviewed during the course of this survey, for up to date flood hazard information always visit the official FEMA website at FEMA.gov.
 - Governmental entities may require this property to be further platted and/or approved by the County Clerk.
 - Underground utilities were not located during this survey. Call 888 and/or Utility Providers before excavation or construction.
 - Please consult all applicable governing entities regarding rules & regulations that may affect construction on this property.
 - Approximate survey lines as shown according to General Land Office (GLO) GIS web map and deeds of record.
 - All corners are C.I.R.S. (set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC") unless otherwise noted.



1628 HOLLAND LAKE WEATHERFORD, TX 76086

DAILY TRAFFIC COUNTS



1628 HOLLAND LAKE WEATHERFORD, TX 76086

LOCAL MARKET PROFILE WITHIN 15 MINUTES OF SITE

67,629
TOTAL POPULATION



Population



68,091
DAYTIME POPULATION

\$79,985
MEDIAN HH INCOME



Income



\$43,986
PER CAPITA INCOME

25,470
TOTAL HOUSEHOLDS



Housing



26,973
TOTAL HOUSING UNITS

\$333,782
MEDIAN AGE



Homes



74.6%
HOME OWNERSHIP



200
RESTAURANTS



141
HOSPITALS &
HEALTHCARE FACILITIES



106
SPIRITUAL
CENTERS



48
FOOD &
BEVERAGE



59
SCHOOLS &
PLACES FOR EDUCATION



7
PARKS &
GARDENS



25
AMUSEMENT
DESTINATIONS



2
LIBRARIES



2
PLAYGROUNDS



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 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.

CLARK REAL ESTATE GROUP	0590750	tim@clarkreg.com	(817)458-0402
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clark Real Estate Group	590750	tim@clarkreg.com	(817)458-0402
Designated Broker of Firm	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date