

# For Sale

MANUFACTURING/WAREHOUSE/SHOWROOM/RETAIL

5943 Posey Lane (and others), Haltom City, TX



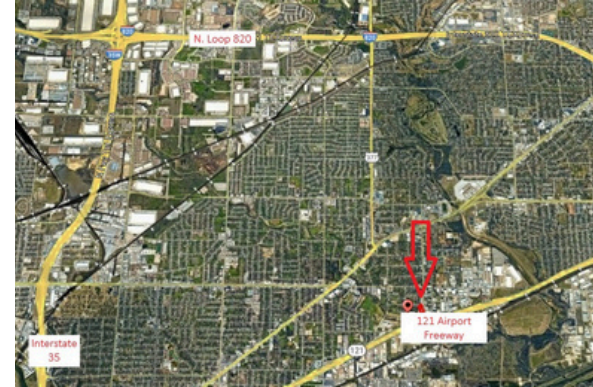
## Property Profile

- 16,648 SF on 1.497 acres
- 1 Block off 121 Airport Freeway and Carson Street
- Drive thru with frontage on two streets
- Numerous buildings with uses ranging from manufacturing/warehouse, retail/showroom, office and one residential structure
- Additional land for growth included
- Clear height 9' to 16'
- Security Fenced

## Price

\$2,164,000 - \$130 per SF

## Map



## Contact

**Bill Tinsley**  
[btinsley@ellis-tinsley.com](mailto:btinsley@ellis-tinsley.com)

✉ 6421 Camp Bowie Blvd., Suite 302  
Fort Worth, Texas 76116

☎ Office: 817.737.5000  
Fax: 817.732.3913

🌐 [ellis-tinsley.com](http://ellis-tinsley.com)



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COMMERCIAL AND INVESTMENT REAL ESTATE

The information furnished in this package is from sources deemed reliable, but is not guaranteed by Ellis & Tinsley, Inc., and is subject to change in price, correction, errors, and omissions, prior sale or withdrawal without notice. Ellis & Tinsley, Inc. has not inspected or investigated this property for potential environmental problems.





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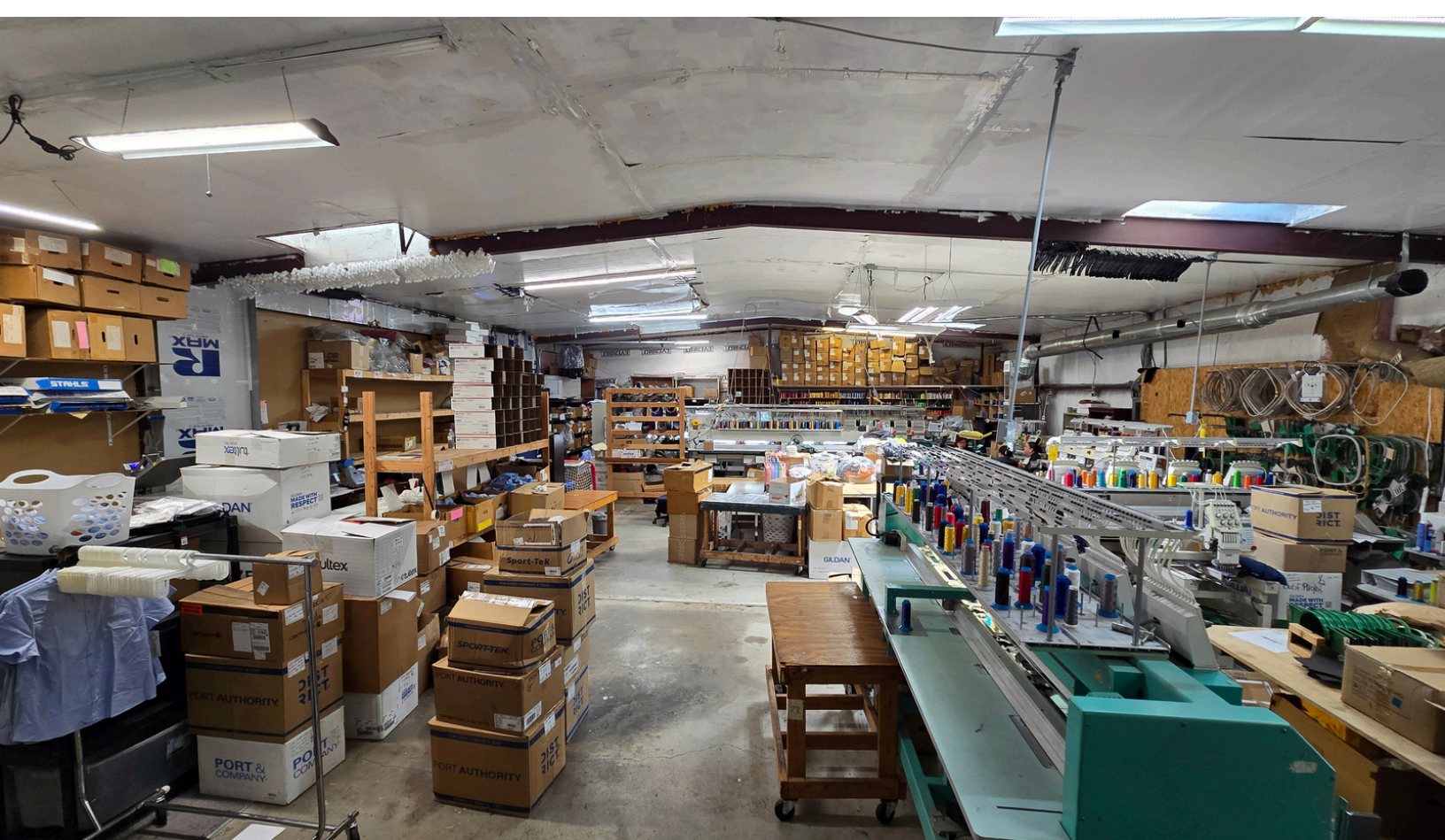




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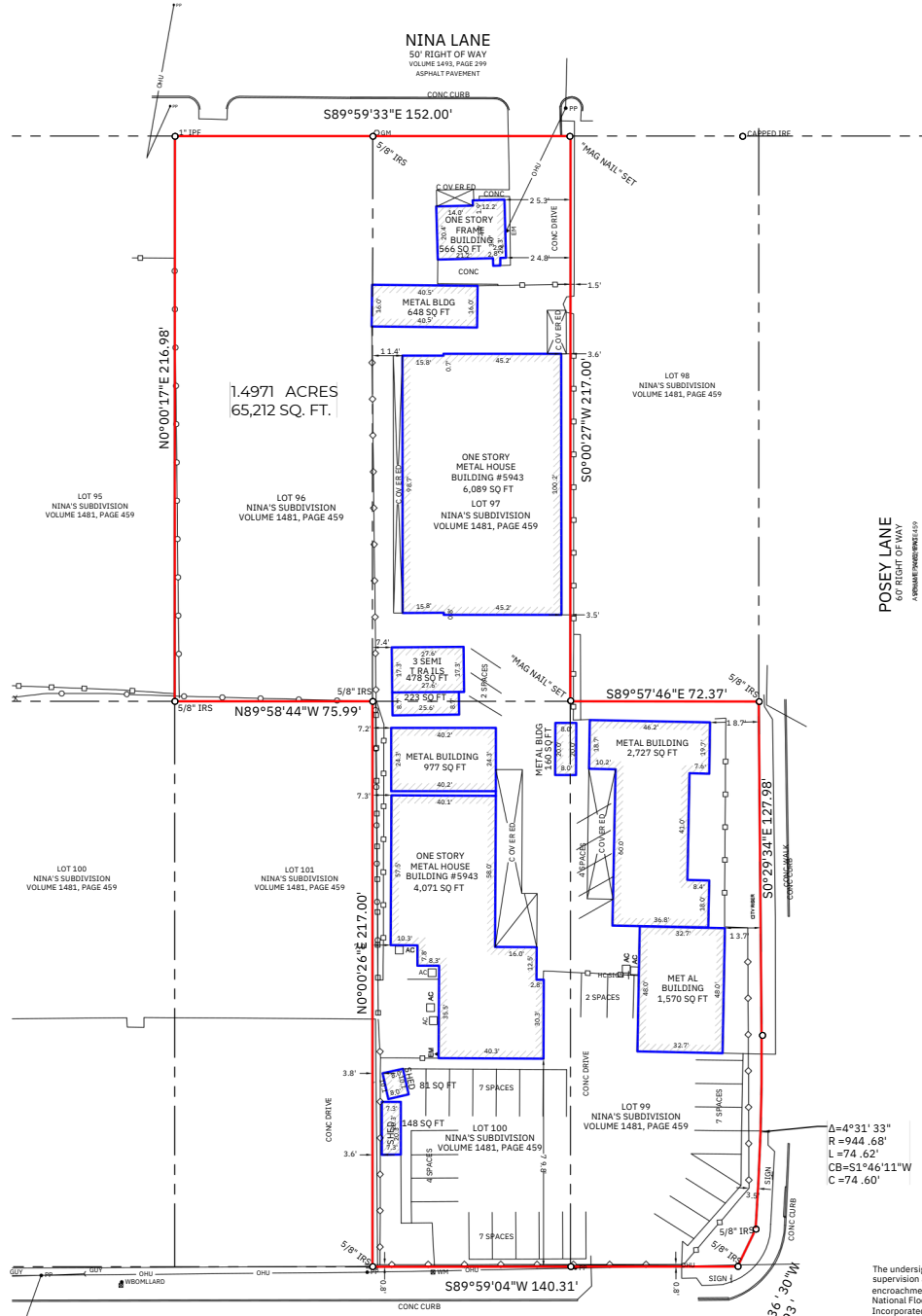
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ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2011 EPOCH 2010, NORTH CENTRAL ZONE 4202 (US SURVEY FEET) FROM THE 66° 66" OBSERVATIONS USING THE RTK NETWORK.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENT OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.



**POSEY LANE**  
60' RIGHT OF WAY  
ASPHALT PAVEMENT

$\Delta = 4^{\circ}31'33''$   
 $R = 944.68'$   
 $L = 74.62'$   
 $CB = 51^{\circ}46'11''W$   
 $C = 74.60'$

The undersigned hereby states that this survey is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows all readily visible and apparent easements, encroachments and protrusions. According to Map No. 48439C01, March 21, 2024, the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone A and is fully within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Only above ground, readily visible improvement are shown hereon. There may be underground utilities that cross this property that are not shown hereon.

This survey substantially complies with the current Texas Society of Professional Surveyors Standard and Specifications for a Category IA, Condition II Survey. Surveyed on the ground August 07, 2024.

A-Ward Surveying

**P R E L I M I N A R Y**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

James Paul Ward  
Registered Professional Land Surveyor, No. 5606  
All rights reserved ©  
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If the seal is not embossed, this document is an unauthorized copy and should be presumed to contain alterations.

SURVEY ACCEPTED BY:

TITLE COMPANY:  
C.P. NO.:  
ADDRESS: 5943 POSEY LANE, HALTOM CITY  
BUYER: SPEEDWAY STORAGE, LLC  
SELLER: W & M DRW REAL ESTATES, INC.

GRAPHIC SCALE SCALE IN FEET 1" = 30'

A-WARD PROJECT NO: 2024-1686 POSEY LANE

**FLOOD LEGEND**

ZONE A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATION DETERMINED

ZONE AE SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED

ZONE X (SHADED) AREA OF 2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE FOOT; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE X AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

**LEGEND**

IN	BUILDING METER	ET 55	ELECTRIC TRANSFORMER
WD	WATER METER	SD	SEWER MANHOLE
WM	WATER METER	SH	SANITARY SEWER CLEANOUT
WV	WATER VALVE	SM	MANHOLE
WY	WATER VALVE	ST	STAINLESS STEEL MANHOLE
WZ	WATER VALVE	SW	SEWER MANHOLE
W1	WATER VALVE	ST	STRUCTURE WITH NO PERMANENT FOUNDATION
W2	WATER VALVE	ST	STRUCTURE WITH PERMANENT FOUNDATION
W3	WATER VALVE	ST	STRUCTURE WITH PERMANENT FOUNDATION
W4	WATER VALVE	ST	STRUCTURE WITH PERMANENT FOUNDATION
W5	WATER VALVE	ST	STRUCTURE WITH PERMANENT FOUNDATION
W6	WATER VALVE	ST	STRUCTURE WITH PERMANENT FOUNDATION
W7	WATER VALVE	ST	STRUCTURE WITH PERMANENT FOUNDATION
W8	WATER VALVE	ST	STRUCTURE WITH PERMANENT FOUNDATION
W9	WATER VALVE	ST	STRUCTURE WITH PERMANENT FOUNDATION
W0	WATER VALVE	ST	STRUCTURE WITH PERMANENT FOUNDATION
W1	WATER VALVE	ST	STRUCTURE WITH PERMANENT FOUNDATION
W2	WATER VALVE	ST	STRUCTURE WITH PERMANENT FOUNDATION
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W6	WATER VALVE	ST	STRUCTURE WITH PERMANENT FOUNDATION
W7	WATER VALVE	ST	STRUCTURE WITH PERMANENT FOUNDATION
W8	WATER VALVE	ST	STRUCTURE WITH PERMANENT FOUNDATION
W9	WATER VALVE	ST	STRUCTURE WITH PERMANENT FOUNDATION
W0	WATER VALVE	ST	STRUCTURE WITH PERMANENT FOUNDATION

STANDARD LAND SURVEY  
Lots 96, 97, 99 and 100 NINA'S SUBDIVISION,  
an addition to the City of Fort Worth, Tarrant County, Texas,  
according to the Plat thereof recorded in Volume 1484,  
Page 459, of the Plat Records of Tarrant County, Texas.

**A-WARD SURVEYING COMPANY**  
252 WEST MAIN STREET, SUITE F, AZLE TX 76020  
817-33A-WARD (332-9273)  
survey@a-wardsurveying.com TPLS Firm No. 10194435

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# Information About Brokerage Services

11-2-2015

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):

- 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>Ellis &amp; Tinsley, Inc.</u>	<u>0327812</u>	<u>eandt@ellis-tinsley.com</u>	<u>(817) 737-5000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>William T. Ellis</u>	<u>162403</u>	<u>bellis@ellis-tinsley.com</u>	<u>(817) 737-5000</u>
Designated Broker of Firm	License No.	Email	Phone
<u>William T. Ellis</u>	<u>162403</u>	<u>bellis@ellis-tinsley.com</u>	<u>(817) 737-5000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>William Victor Tinsley</u>	<u>0456252</u>	<u>btinsley@ellis-tinsley.com</u>	<u>(817) 737-5000</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)

TAR 2501

IABS 1-0

Ellis & Tinsley, Inc., 6421 Camp Bowie Blvd., Ste.302 Fort Worth, TX 76116  
William Tinsley

Phone: (926)480-8200 Fax:

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