

FOR SALE

11.298 ACRES OF LAND

\$1,195,000 \$2.43 PSFT.



2398 W HIGHWAY 199, SPRINGTOWN, TEXAS 76082

INCLUDES 137 PARK VIEW CT

COMMERCIAL DEVELOPMENT OPPORTUNITY

Presented by
Invest in DFW Commercial Real Estate
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DEVELOPMENT OPPORTUNITY

Potential commercial development opportunity

- Flex warehouse - small-bay industrial
- Industrial
- Self-storage - RV
- Many more

Two points of ingress

- Highway 199 frontage- 200 feet
- 137 Parkview Ct- 275 feet

Minimal governmental regulation

- Outside Springtown city limits
- No city zoning restrictions
- Parker County
- Owner defines permitted uses

Topograhpy

- Fairly flat with minimal slope
- Easy to design for drainage

11.298 ACRES • 200 FT FRONTAGE • DUAL ACCESS





A unified land opportunity with highway frontage, interior acreage, and flexible positioning.

The properties located at 2398 W Highway 199 and 137 Park View Court in Springtown, Texas present an opportunity to acquire approximately 11.298 acres, or 492,141 square feet, with direct exposure along the W Highway 199 corridor.

The offering includes approximately 200 feet of Highway 199 frontage, direct highway access, and an additional access point from Park View Court. The site configuration may allow a developer to establish a prominent highway-facing commercial component while utilizing the interior acreage for additional buildings, service areas, parking, loading, stormwater management, or future phases of development.

Located outside Springtown city limits and served by reported co-op water and septic systems, the property may be suitable for flex warehouse, small-bay industrial, contractor service, owner-user commercial, or phased development. All proposed uses, development capacity, utilities, access, drainage, platting, ETJ status, and governmental requirements should be independently verified by the purchaser.

With substantial acreage, highway visibility, multiple access points, co-op water, septic service, and an existing shop or work area near the highway frontage, the property presents an opportunity for flex warehouse, small-bay industrial, contractor-oriented, owner-user, or other commercial development, subject to purchaser due diligence and applicable governmental approvals.

**All proposed uses are subject to independent verification of zoning, ETJ status, access, utilities, restrictions, platting, and governmental approvals.*

TOTAL LAND AREA 11.298 acres	PRICE PER SQUARE FOOT \$2.43	APPROXIMATE SQUARE FEET 492,141 SF	HIGHWAY FRONTAGE Approximately 200 feet along W Highway 199	ACCESS W Hwy 199 + Park View Ct
WATER & WASTEWATER Co-op water, Septic systems	EXISTING IMPROVEMENTS Shop or work area near the highway frontage	CITY-LIMIT STATUS Outside Springtown city limits	SCHOOL DISTRICT Springtown ISD	COUNTY Parker County

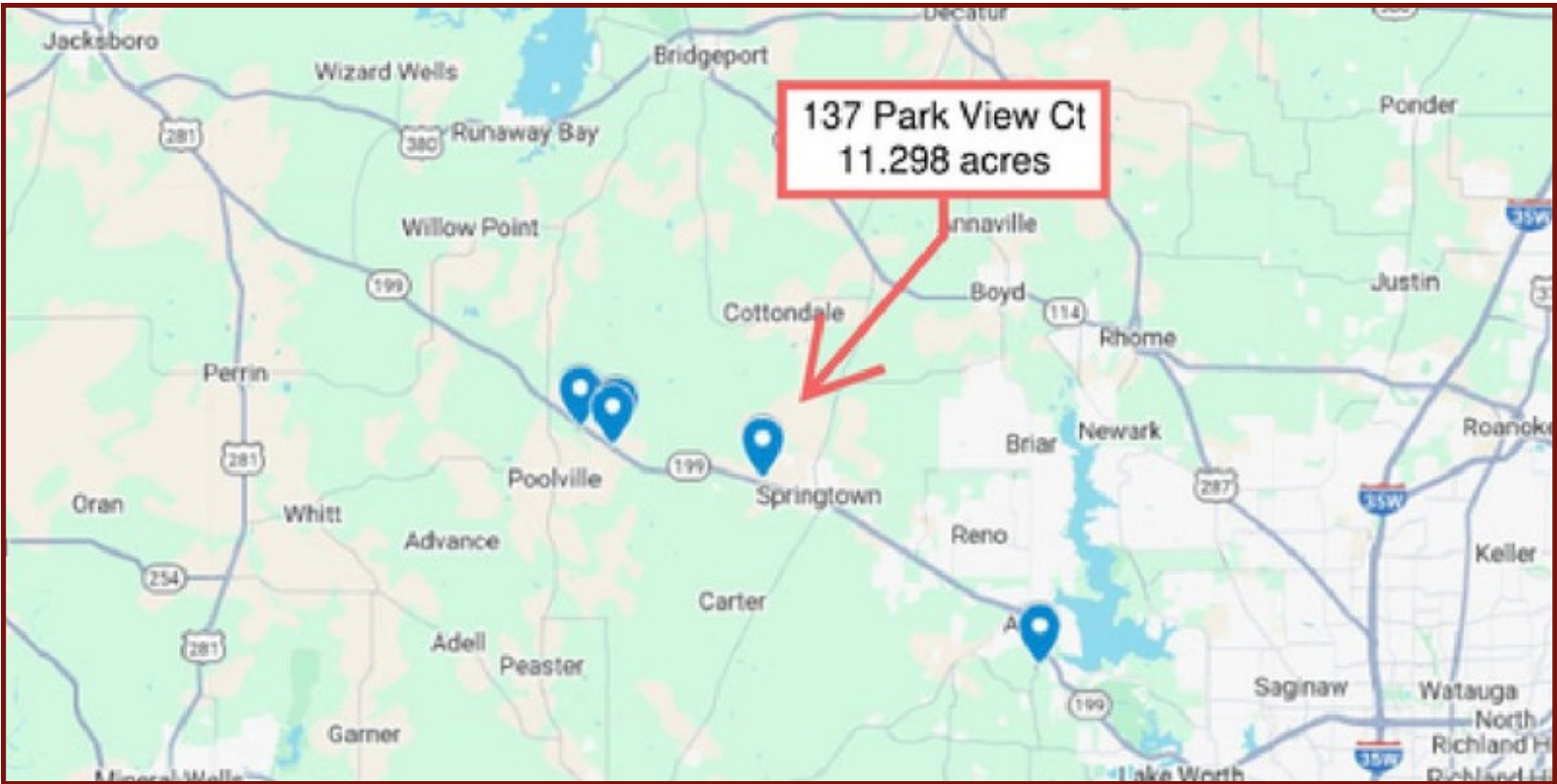


Single-owner, two-address offering with flexible access and substantial rear acreage.

All proposed uses and development plans are subject to independent verification of access, utilities, drainage, ETJ status, platting, fire-code requirements, restrictions, and governmental approvals.

The property is positioned along W Highway 199, approximately 2.5 miles west of the Highway 199 and FM 51 intersection, providing convenient access to the Springtown commercial area and surrounding Parker County communities.

Springtown is located in north-central Parker County, less than 20 miles from both Weatherford and Decatur and approximately 30 minutes from downtown Fort Worth. The location combines a rural setting with access to major employment, healthcare, shopping, and service destinations throughout the western Dallas–Fort Worth region.



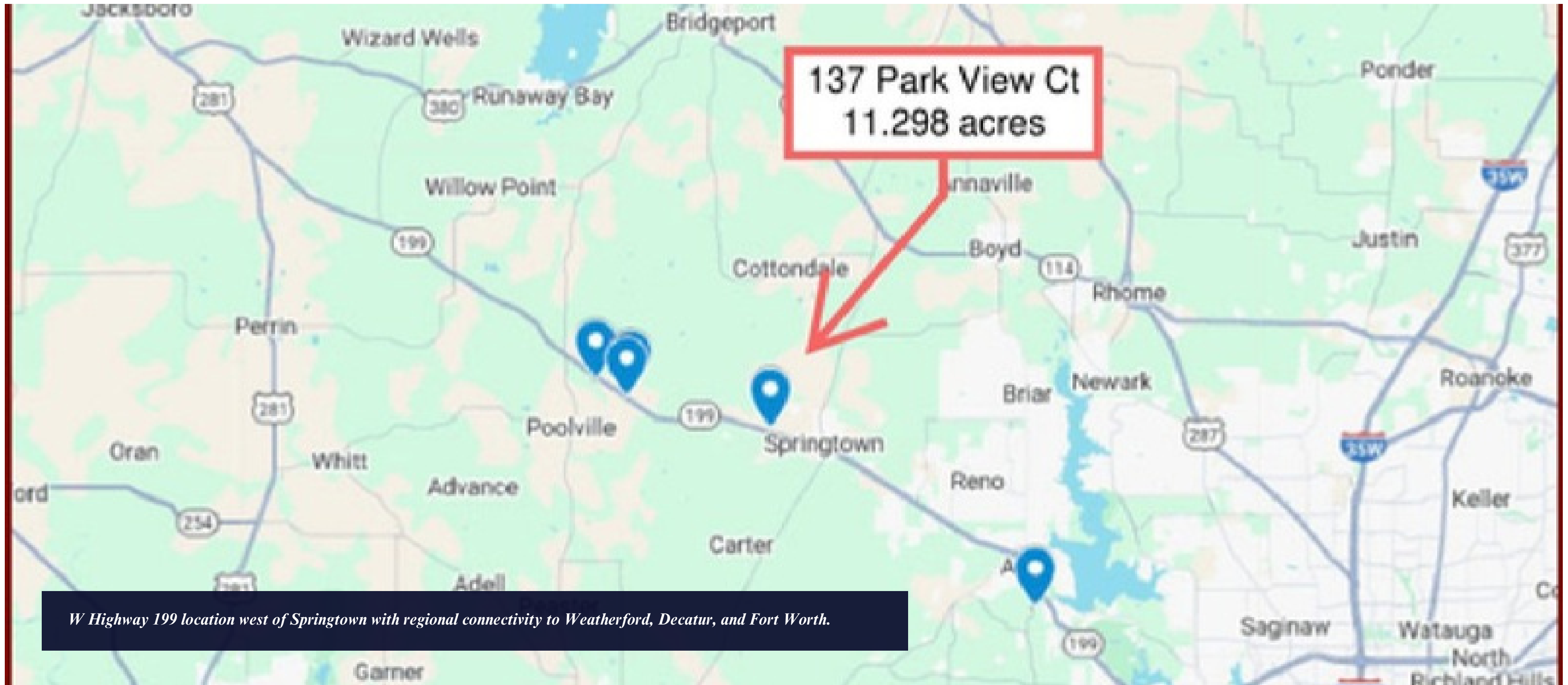
10-Minute Drive Time Market Data

Population	Households	Median HH Income	Daytime Population	5-Year Growth
21,278	7,672	\$107,584	14,660	9.8%

Direct highway visibility, regional access, and strong trade-area growth support multiple future-use strategies.

LOCATION OVERVIEW

2398 W HWY 199 & 137 PARK VIEW CT. SPRINGTOWN, TX



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Cameron brings over two decades of commercial real estate experience, specializing in ethical, client-focused brokerage in the Dallas-Fort Worth Metroplex. He began his career at Sperry Van Ness Arlington, Texas (2004-2014), gaining expertise in leasing and selling large industrial warehouses in the Great Southwest Industrial District. In 2008, he transitioned to SVN Fort Worth, where he worked under James Blake’s mentorship until 2014, honing his expertise in the Fort Worth and Tarrant County markets while building valuable relationships.

Cameron founded Invest in DFW Commercial Real Estate in 2014, offering full-service brokerage focusing on collaboration and tailored solutions. He ensures exceptional representation and optimal client outcomes by partnering with professional service providers and other brokerages. Cameron’s extensive market knowledge, proven track record, and unwavering dedication make him a trusted advisor for buyers, sellers, and investors throughout the region.

Invest in DFW Commercial Real Estate:

IDFW Commercial Real Estate provides a full suite of commercial real estate services designed to deliver exceptional results. We excel at listing properties to help sellers achieve maximum value while representing buyers and tenants with strategic negotiation expertise. Our brokerage and development services are customized to align with each client’s unique objectives. Committed to transparency and honesty, we offer end-to-end solutions backed by decades of experience in the DFW Metroplex. At Invest in DFW, your success is our mission.

Representations & Warranties:

Invest in DFW Commercial Real Estate has compiled the information provided in this memorandum from sources deemed reliable. However, no representations or warranties, express or implied, are made as to the accuracy or completeness of the information contained herein. Prospective buyer should conduct their own independent verification of all details related to the property. Any reliance on the information presented in this memorandum is at the sole risk of the buyer.



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.



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. **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:
 - 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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