



17 ACRES FOR SALE

601 E FM 1187
Aledo | 76008



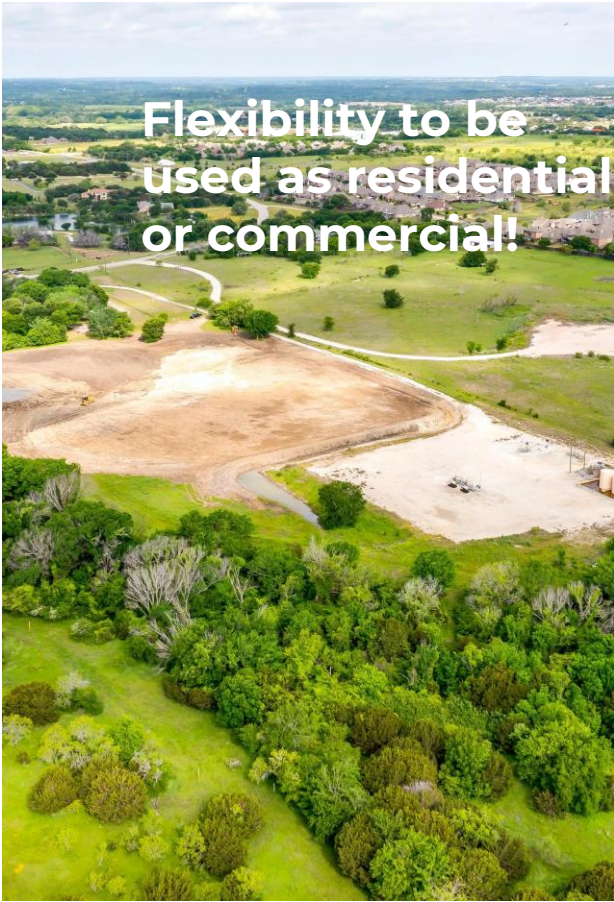
601 E FM 1187

Property Details:

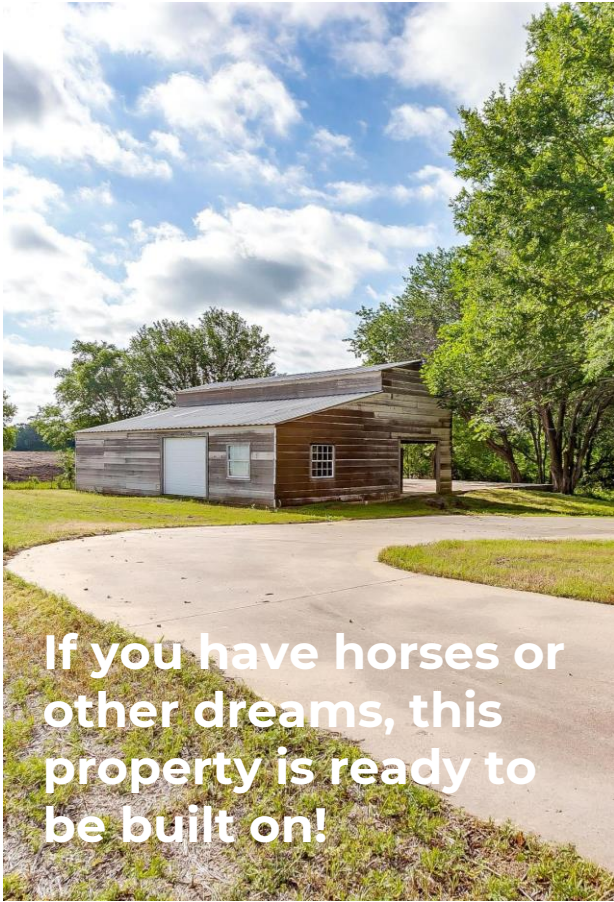
Located in Parker County outside the city limits.

Property has unrestricted use.

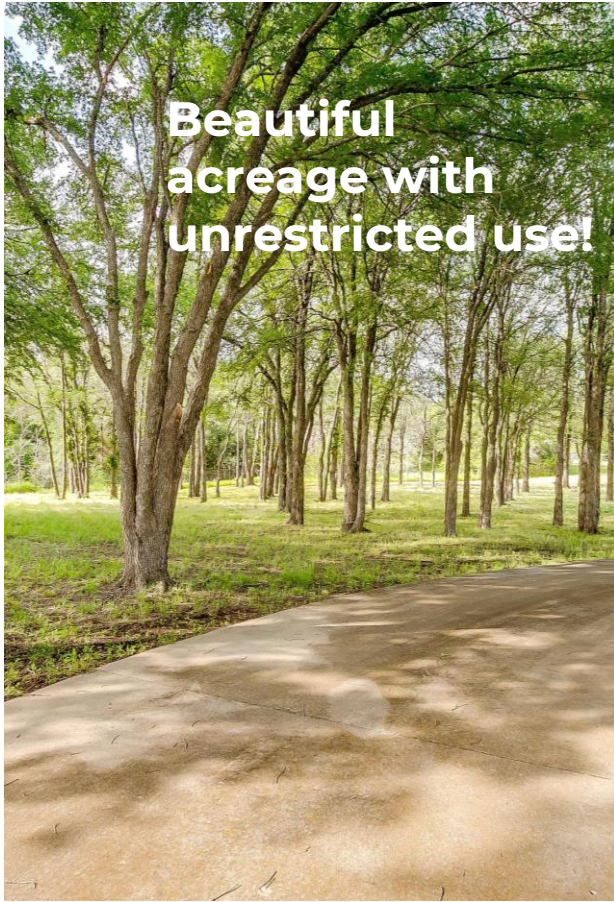
Acreeage has flexibility of being used as residential or commercial.



**Flexibility to be
used as residential
or commercial!**



**If you have horses or
other dreams, this
property is ready to
be built on!**



**Beautiful
acreage with
unrestricted use!**

See Aledo!

Located just 20 miles west of Fort Worth, Aledo is Parker County's oldest city stitched with rich heritage and home to a community that celebrates its roots along with its dynamic future.

Aledo is surrounded by beautiful parks, expansive green spaces with rolling hills, scenic trails, sprawling ranches, trees and creeks. In the heart of Aledo is a vibrant downtown area filled with quaint shops, delicious restaurants and local businesses. Offering top-rated schools and famous for its championship-winning high school football team – the Aledo Bearcats – Friday night lights shine bright in this town and brings this community together to cheer on their beloved team.

Aledo is a town that is growing quickly but is known for its strong sense of community and small-town charm, dedicated to celebrating continued growth into the future.



Property Details

LOCATION:

From I-20 W - take exit 420 toward Farm to Market Rd 1187-Farm to Market Road 3325-Aledo and turn left onto FM 1187

BUILDING SIZE:

3,570 SF (+/-) (Per PCAD)

LAND SIZE:

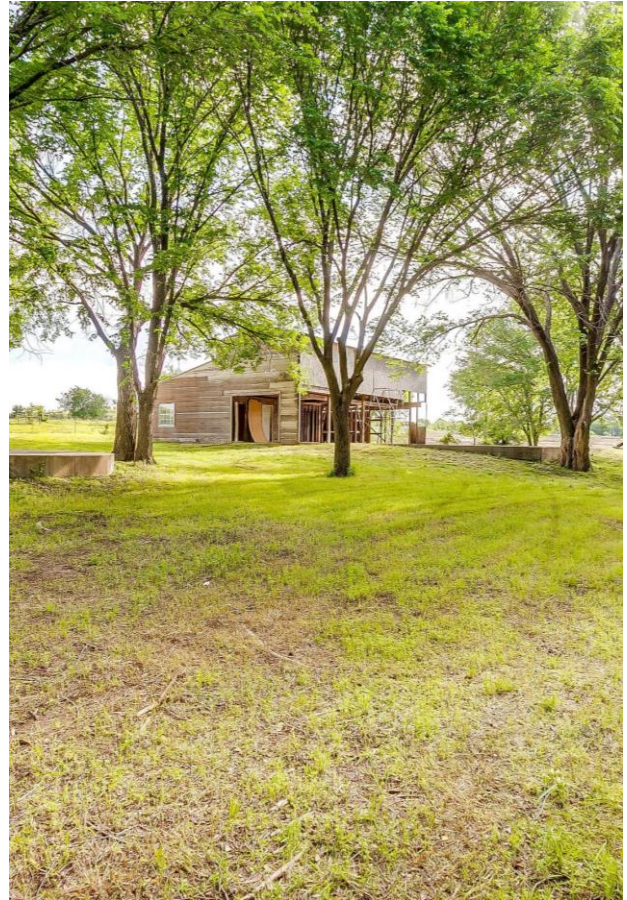
17 Acres (+/-) (Per PCAD)

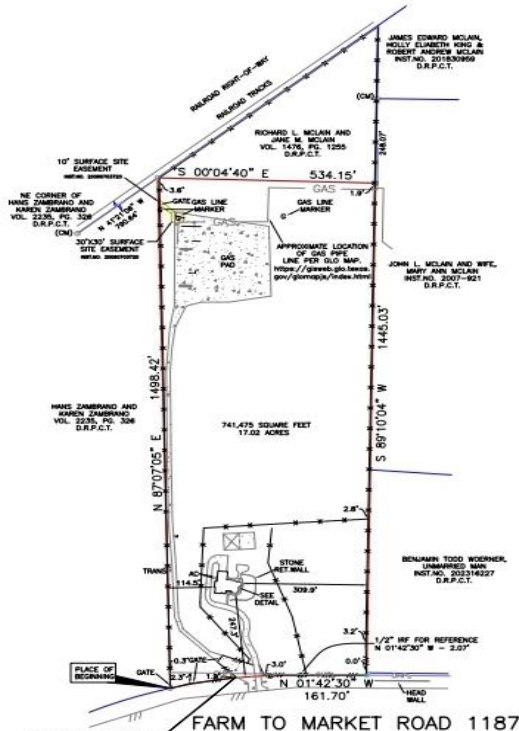
SALES PRICE:

\$1,700,000

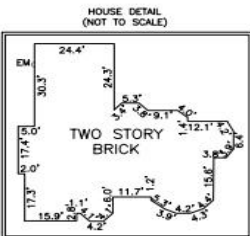
PROPERTY DESCRIPTION:

Located outside the city limits and unrestricted use, this acreage has the flexibility of being residential or commercial. While a home resides on the property, it is not being given any value. However, it could be renovated without being torn down depending on the Buyer's needs. There is also a space where a barn could be rebuilt.





R=1195.92' L=322.68'
D=15°27'34"
CH=N 08°30'01" W=321.70'



BEING all of that certain lot, tract or parcel of land situated in the William Mays Survey, Abstract No. 975, Parker County, Texas, being a tract of land described in deed to SKV North Texas, LLC, a Delaware limited liability company, recorded under Instrument No. 202225233, Deed Records, Parker County, Texas (D.R.P.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch iron rod found for corner in the East line of Farm to Market Road 1187, at the Southwest corner of a tract of land described in deed to Hans Zambrano and Karen Zambrano, recorded in Volume 2235, Page 326 (D.R.P.C.T.), being the Northwest corner of herein described tract of land;
 THENCE North 87 deg. 07 min. 05 sec. East, a distance of 1498.42 feet to a 5/8 inch iron rod found for corner in the Southwest line of a railroad right-of-way, at the Southeast corner of said Zambrano tract, at the Northwest corner of a tract of land described in deed to Richard L. McLean and Jane M. McLean, recorded in Volume 1476, Page 1255 (D.R.P.C.T.);
 THENCE South 00 deg. 04 min. 40 sec. East, a distance of 534.15 feet to a 5/8 inch iron rod found for corner in the North line of a tract of land described in deed to John L. McLean and wife, Mary Ann McLean, recorded under Instrument No. 2007-921 (D.R.P.C.T.), at the Southwest corner of said McLean tract (Vol. 1476, Pg. 1255);
 THENCE South 89 deg. 10 min. 04 sec. West, a distance of 1445.03 feet to a point for corner in the East line of said Farm to Market Road 1187;
 THENCE North 01 deg. 42 min. 30 sec. West, a distance of 161.70 feet to a point for corner, being the beginning of a curve to the left having a central angle of 15 deg. 27 min. 34 sec., a radius of 1195.92 feet, and a chord bearing and distance of North 08 deg. 30 min. 01 sec. West, 321.70 feet, and from which a 1/2 inch iron rod found for reference bears North 01 deg. 42 min. 30 sec. West, a distance of 2.07 feet;
 THENCE Northwesteily along said curve to the left an arc distance of 322.68 feet to the PLACE OF BEGINNING and containing 741,475 square feet or 17.02 acres of land.

Bearings shown herein are referenced to the Texas Coordinate System of 1983, North Central Zone (2220) and are based upon the North meridian datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

PROPERTY SUBJECT TO ENCUMBRANCES & RESTRICTIONS VOL. 403, PG. 512, VOL. 403, PG. 516, VOL. 404, PG. 508, VOL. 1473, PG. 1014.



ACCEPTED BY:



THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR WFG NATIONAL TITLE

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

TITLE AND ABSTRACTING WORK FURNISHED BY WFG NATIONAL TITLE

- LEGEND
- WOOD FENCE ——— IRON FENCE ———
 - CHAIN LINK ——— WIRE FENCE ———
 - BOUNDARY LINE ———
 - CM — CONTROLLING MONUMENT
 - MM — MONUMENTS OF RECORD DIMITY
 - 1/2" IRON ROD FOUND
 - 3/4" YELLOW-CAPPED IRON ROD SET
 - SET "X" FOUND "X"
 - 3/8" IRON ROD FOUND
 - 5/8" IRON ROD FOUND
 - POINT FOR CORNER — ELECTRIC METER
 - — CABLE
 - — CLEAR CUT
 - — GAS METER
 - — FIRE HYDRANT
 - — LIGHT POLE
 - — MANHOLE
 - — PE — POWER POLE
 - — TELEPHONE
 - — WATER METER
 - — WATER VALVE (UNLESS OTHERWISE NOTED)

SURVEY PLAT

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. FARM TO MARKET ROAD 1187, in the city of ALEDO, Texas.

The plot herein is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plot the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 200'
 Date: 01-04-2024
 C. F. No.: 202310233
 Job no.: 202310023
 Drawn by: BM

2701 SUNSET RIDGE DRIVE, STE. 303
 ROCKWALL, TEXAS 75082

FIRM REGISTRATION NO. 10194366



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LEAGUE Real Estate



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