

8223 TURNER DR

LAND FOR SALE



PROPERTY DESCRIPTION

Discover a prime investment opportunity with this strategically located land in the North Richland Hills area. The land's strategic positioning make it an ideal choice for investors seeking to capitalize on land development opportunities. With its versatile potential and strong foundation, this property provides an excellent opportunity for investors to create a valuable asset in the thriving North Richland Hills market.

PROPERTY HIGHLIGHTS

- Ideal for land development
- Traffic count 27,496 on Davis Blvd and 2,031 on Hightower Dr.
- 1.4 acres
- Contact Broker for more information.

OFFERING SUMMARY

Sale Price:	\$695,000
Number of Units:	1
Lot Size:	60,984 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,783	38,306	104,484
Total Population	9,555	103,242	280,694
Average HH Income	\$141,618	\$143,790	\$139,926

MIMI TRAN

CEO/Broker

817.682.7501

mimi@klasegroup.com

KLASE GROUP
COMMERCIAL REAL ESTATE

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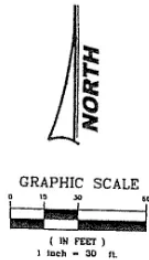
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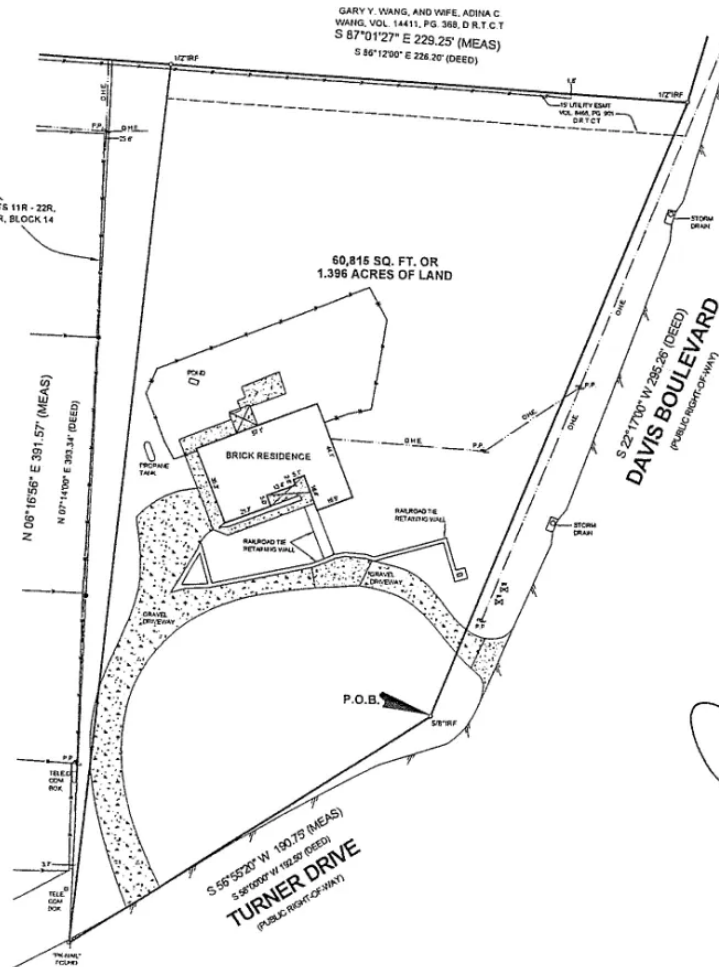


SUBJECT TO: EASEMENT TO TEXAS ELECTRIC SERVICE CO. VOL. 1296, PG. 265, D.R.T.C.T.

SUBJECT TO: EASEMENT TO TEXAS ELECTRIC SERVICE CO. VOL. 1651, PG. 223, D.R.T.C.T.

SUBJECT TO: EASEMENT TO TEXAS ELECTRIC SERVICE CO. VOL. 8686, PG. 2086, D.R.T.C.T.

SOUTHFIELD ACRES, LOTS 11R - 23R, BLOCK 7, & LOTS 1R - 36R, BLOCK 14



State of Texas
County of Tarrant

To: North American Title Company in Connection with C.F. No. 17067640348
Date Surveyed: June 2, 2006 Revised in Office June 9, 2006

This is to certify that I have, this date, made a careful and accurate survey, on the ground, of property located at 8223 Turner Drive, in North Richland Hills, Tarrant County, Texas, and the plat shown hereon is a correct and accurate representation of the property, lines and dimensions as so enclosed, location and type of buildings are as shown, and EXCEPT AS SHOWN, all improvements are located within the boundaries, the distance indicated, and EXCEPT AS SHOWN, there are no visible and apparent encroachments, encroachments or encroachments on the ground.

According to the Community Panel No. 454390 0169H of the Federal Emergency Management Agency Flood Insurance Rate Map or Flood Hazard Boundary Map Dated August 2, 1995 the property shown hereon is not located in Zone "A" (Area of 100 Year Flood Plain). The Property is in Zone "X".

This survey was performed exclusively for the parties in connection with the C. F. Number shown hereon and is limited for a single use. This survey remains the property of the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work protected by United States Copyright law and international treaties. All rights reserved. Do not make illegal copies.

DESCRIPTION OF PROPERTY

Being all that certain lot, tract, or parcel of land located in the WILLIAM COX SURVEY, ABSTRACT 321, Tarrant County, Texas, and being the same tract of land described in deed to Davis Ann Jackson, recorded in Volume 0440, Page 1543, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

Beginning at a 58-inch diameter iron rod found for corner, said point called to be at the intersection of a West line of Davis Boulevard, a public right-of-way, with the cornerline of Turner Drive, a public right-of-way for corner,

Thence North 66 deg. 16 min. 56 sec. East, a distance of 391.57 feet to a 10-inch diameter iron rod found for corner in the South line of a tract of land described in deed to Gary Y. Wang and wife, Adina C. Wang, recorded in Volume 14411, Page 368, Deed Records, Tarrant County, Texas;

Thence South 67 deg. 01 min. 27 sec. East, a distance of 259.25 feet to a 10-inch diameter iron rod found for corner in the said West line of Davis Boulevard, at the Southeast corner of said Wang tract;

Thence South 27 deg. 17 min. 30 sec. West, a distance of 256.26 feet to the PLACE OF BEGINNING and containing 1.396 acres of land.

[Signature]
Scott P. Anderson - Registered Professional
Land Surveyor No. 4385

[Signature]

VIDEO IN OFFICE/IN/ON/IN/ON
ALL: 17-36
CITE: IN/ON/ON/ON
R NO. 100-1024
LAWYER BY: 1024

A & W SURVEYORS, INC.
P.O. BOX 870029, MESQUITE, TX 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954

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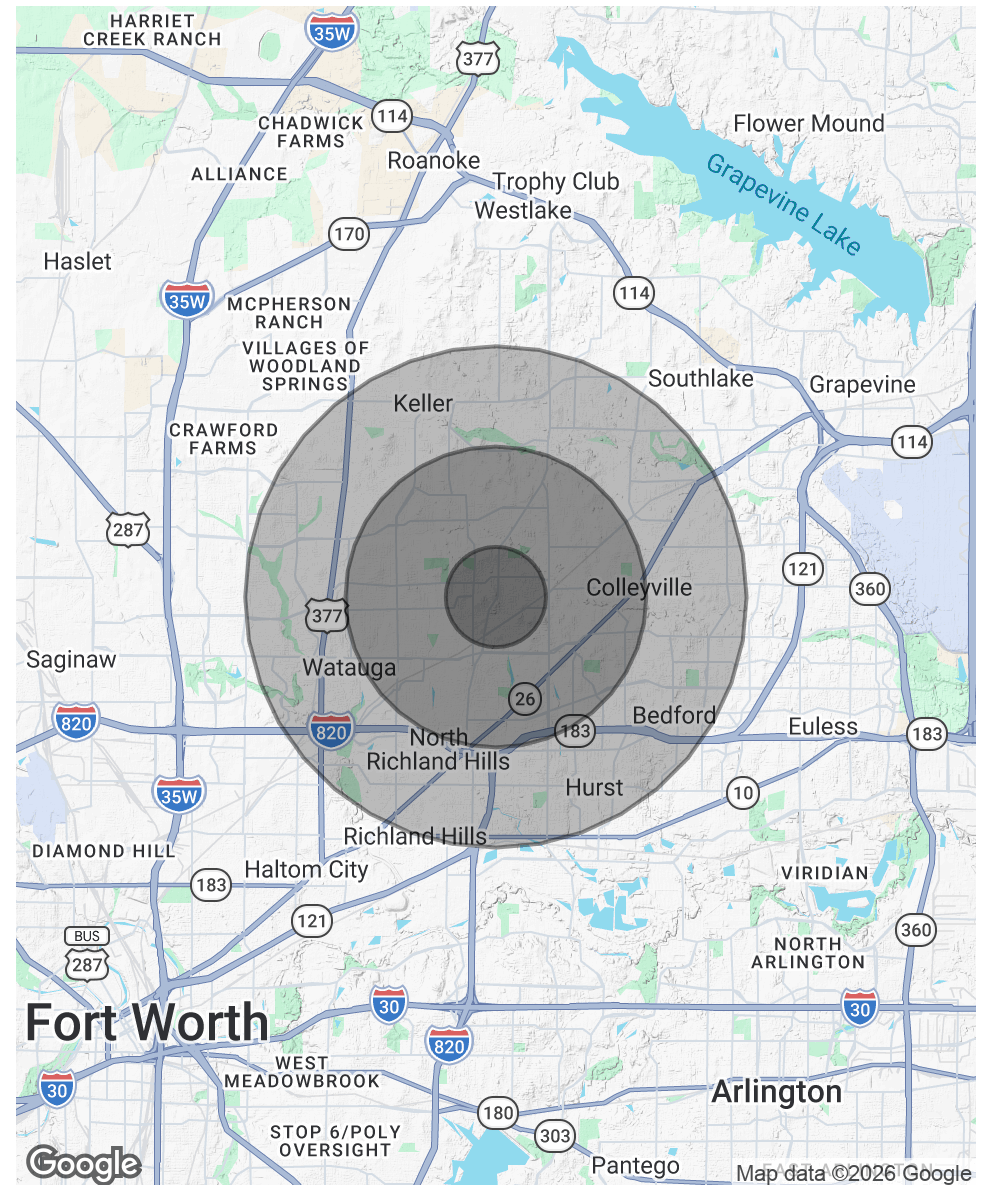
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,555	103,242	280,694
Average Age	45.7	41.8	40.5
Average Age (Male)	43.3	40.2	39.1
Average Age (Female)	47.5	43.2	41.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,783	38,306	104,484
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$141,618	\$143,790	\$139,926
Average House Value	\$372,775	\$460,642	\$442,840

2023 American Community Survey (ACS)



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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>Klase Group LLC</u>	<u>9016728</u>	<u>Mimi@klasegroup.com</u>	<u>(817)682-7501</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Mimi Tran</u>	<u>0626198</u>	<u>Mimi@klasegroup.com</u>	<u>(817)682-7501</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____ Name of Licensed Supervisor of Sales Agent/Associate, if applicable	_____ License No.	_____ Email	_____ Phone
_____ Name of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

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Mimi Tran

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