

COMMERCIAL DIVISION

Briggs | Sotheby's
Freeman INTERNATIONAL REALTY

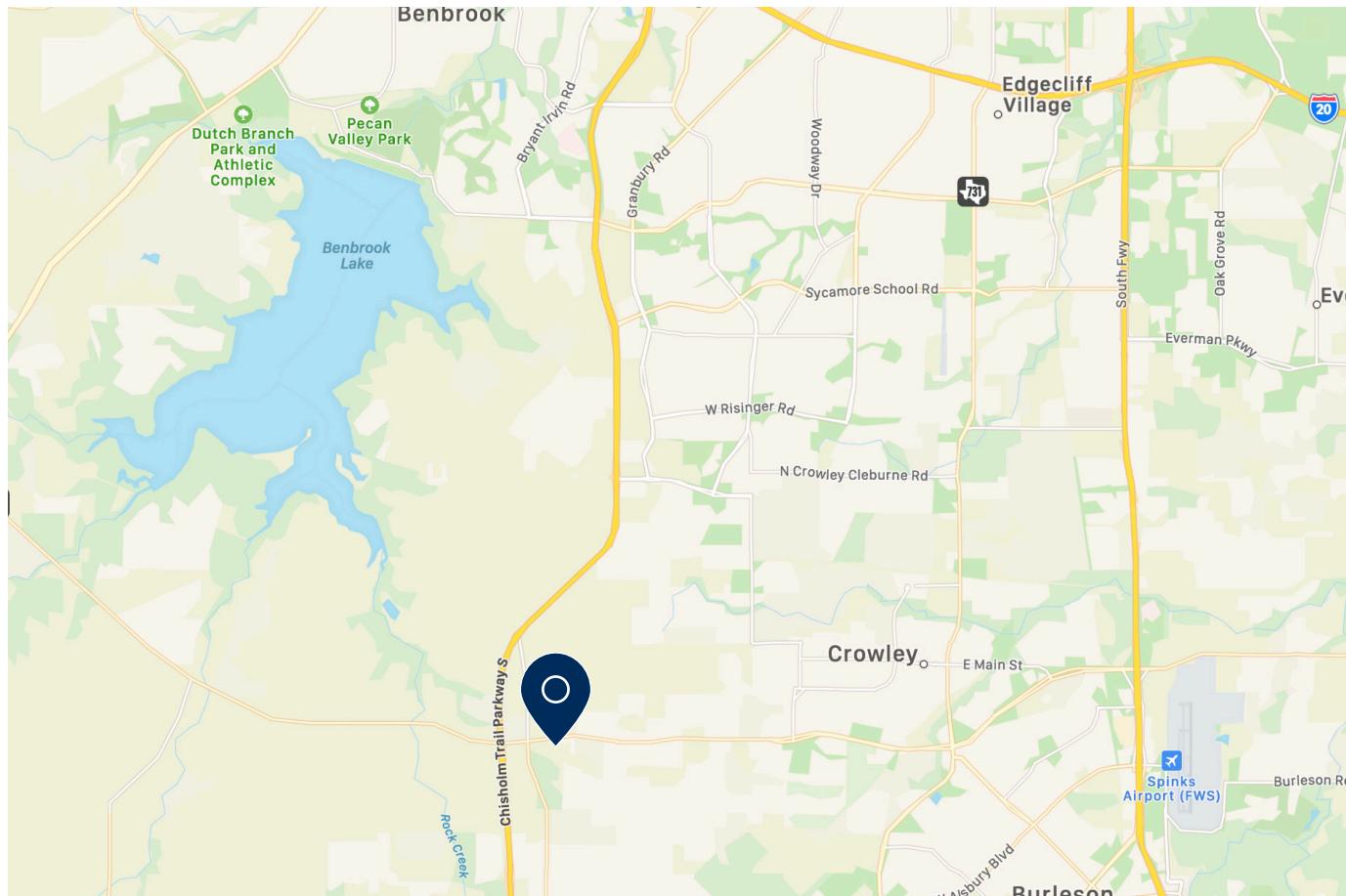
CHISHOLM TRAIL PARKWAY | 19,384 VPD

FM 1902 | 5,931 VPD

HIGHWAY 1187 | 13,339 VPD



± 10 AC



BY THE NUMBERS

	Population	
	10-miles	15-miles
5-miles	83,200	356,000
		764,000
	Median Home Price	
5-miles	10-miles	15-miles
\$261,000	\$294,000	\$290,000
	Median Household Income	
5-miles	10-miles	15-miles
\$89,500	\$76,000	\$68,100

HIGHLIGHTS

- Prime site for development
- This tract's topography is gently sloping towards the back
- Electricity to the property
- Property is fenced and gated
- Site is adjacent to an operating gas station at the controlled light intersection of Highway 1187 and FM 1902
- Major shopping located minutes away both to the North and East
- Tarleton State University is just North
- Downtown Fort Worth is approximately a 10-minute drive
- Highway 1187 (East/West) and Chisholm Trail (North/South) are both major highways

LOCATION

SEQ of Highway 1187 & FM 1902
Crowley, Texas 76036

AVAILABLE SPACE

± 10 Acres

ZONING

Fort Worth - ETJ

TRAFFIC COUNTS

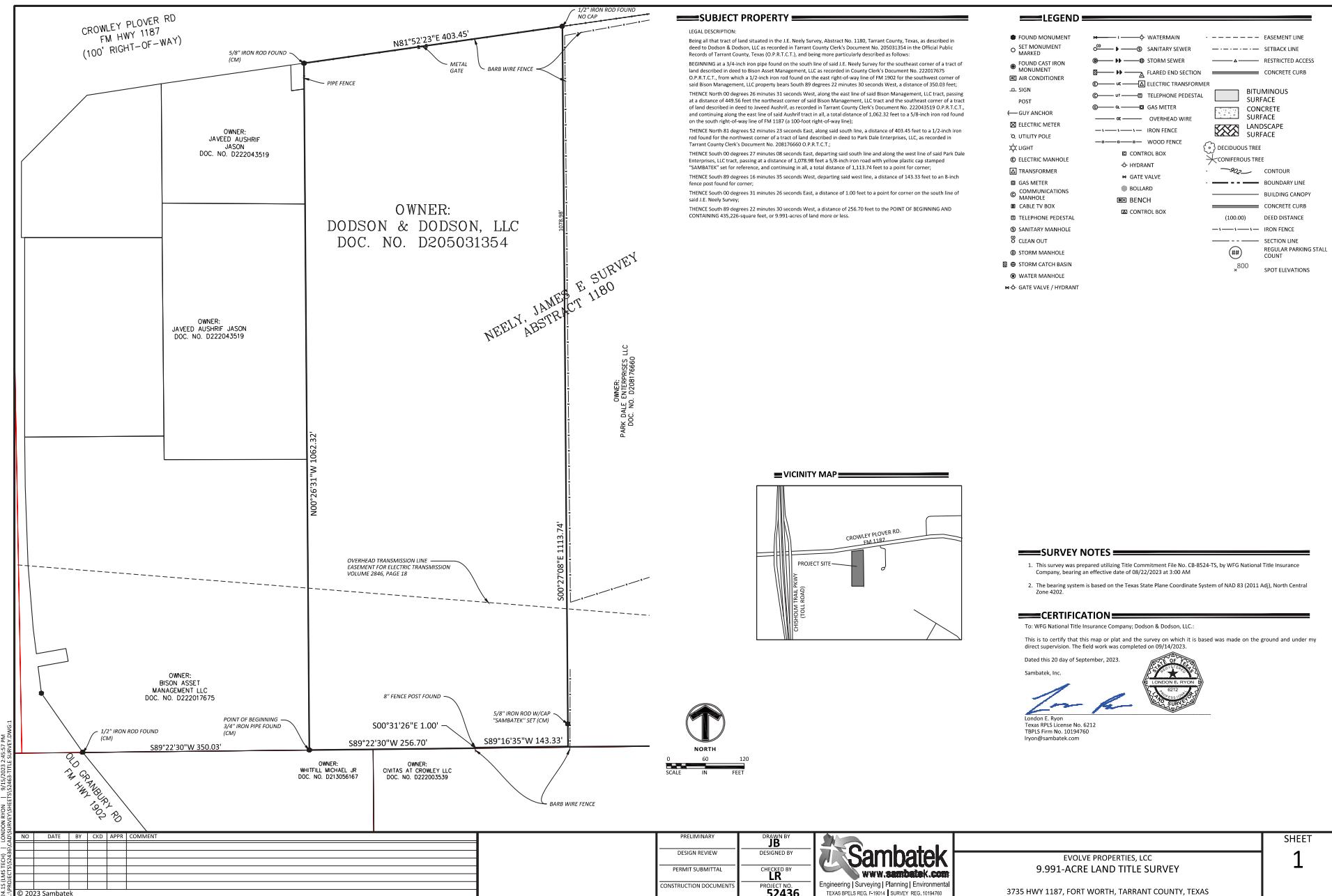
13,339 VPD on Highway 1187
5,931 VPD on FM 1902
19,384 VPD on Chisholm Trail

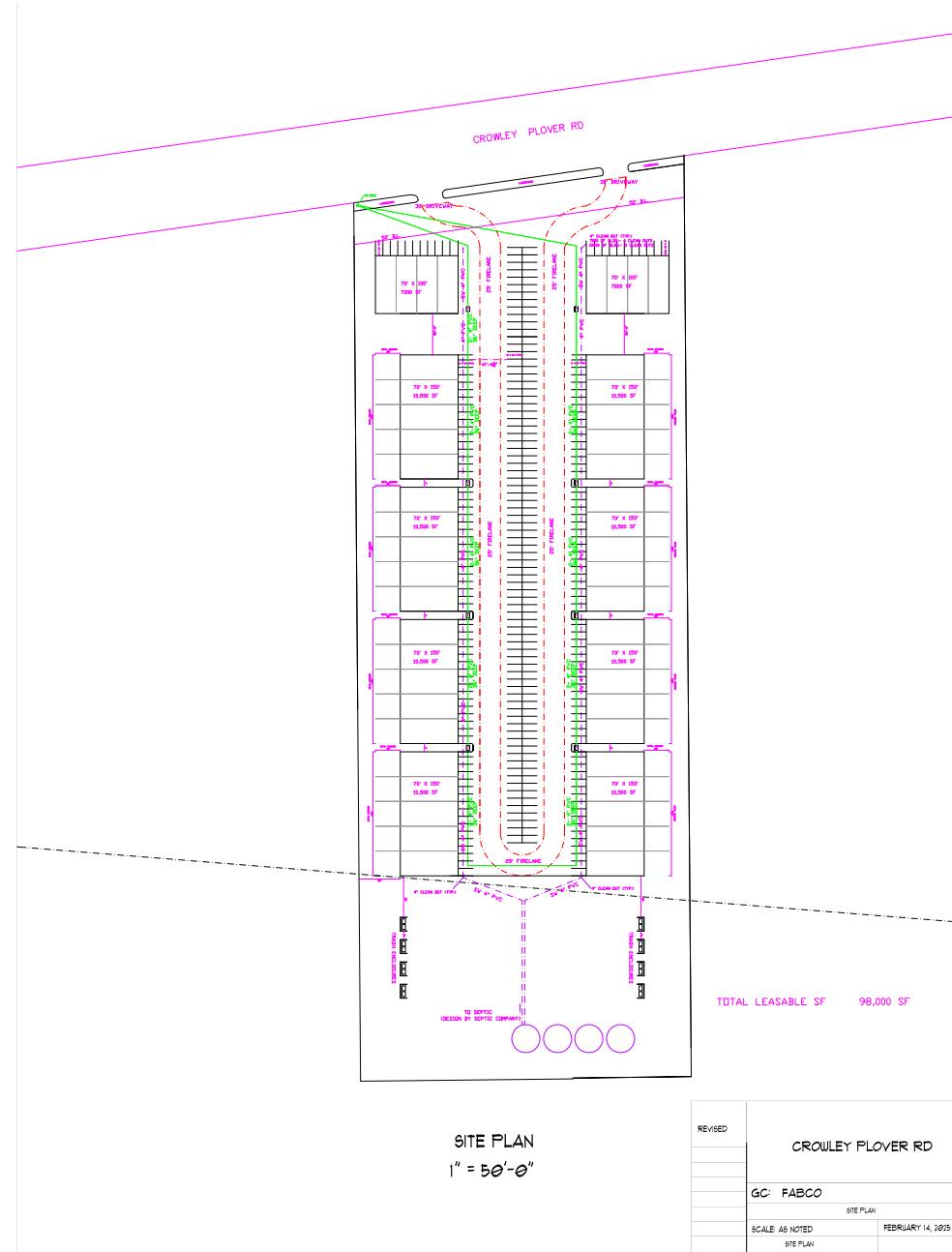
FRONTAGE

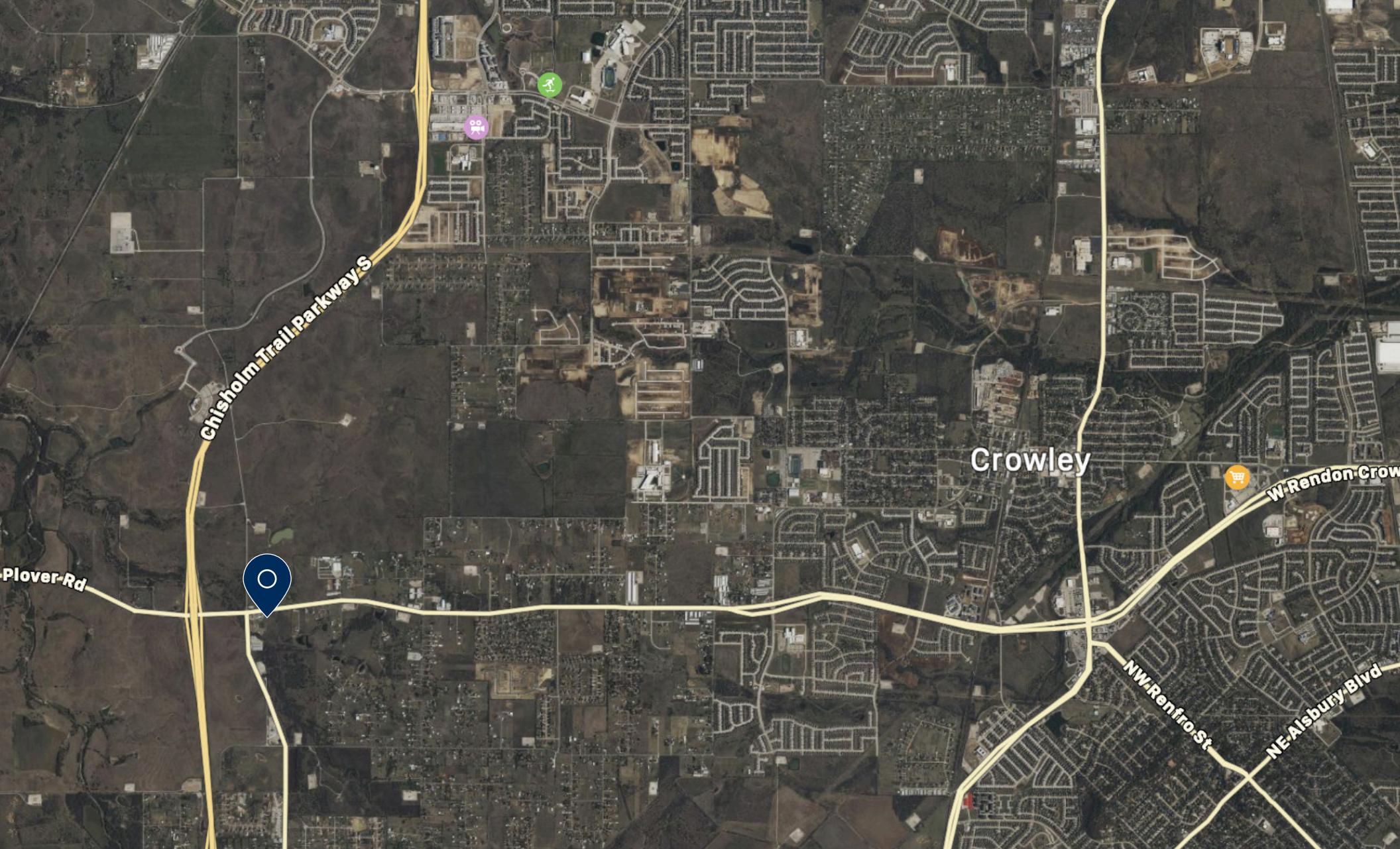
± 403 feet along Highway 1187

PRICE

\$1,850,000







LISTING TEAM

LESTER DAY

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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.



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.

Briggs Freeman Sotheby's International Realty
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Robert M. Briggs
Designated Broker of Firm

Lester Day
Licensed Supervisor of Sales Agent/Associate

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