

LAND  
DEVELOPMENT  
FOR SALE OR  
BUILD TO SUIT

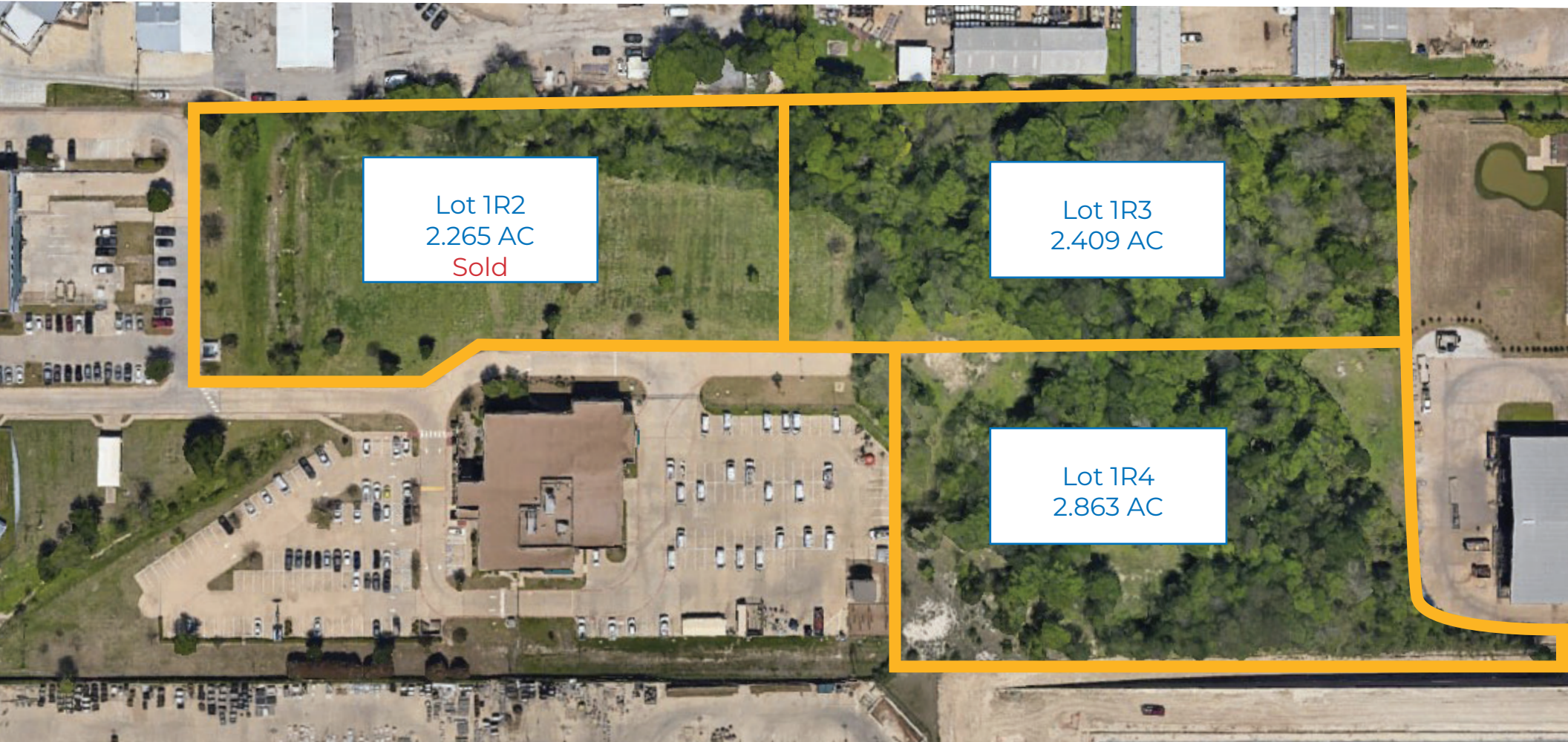
2 SEPARATE LOTS  
TOTALING +/- 5.272  
AC

INDUSTRIAL/FLEX



TRANSWESTERN

REAL ESTATE  
SERVICES



Lot 1R2  
2.265 AC  
Sold

Lot 1R3  
2.409 AC

Lot 1R4  
2.863 AC

# WINSCOTT BUSINESS PARK

BENBROOK, TX 76126

Contact  
Information:

**Todd Hawpe**  
817.713.7894  
todd.hawpe@transwestern.com

**Jeff Givens**  
817.259.3536  
jeff.givens@transwestern.com

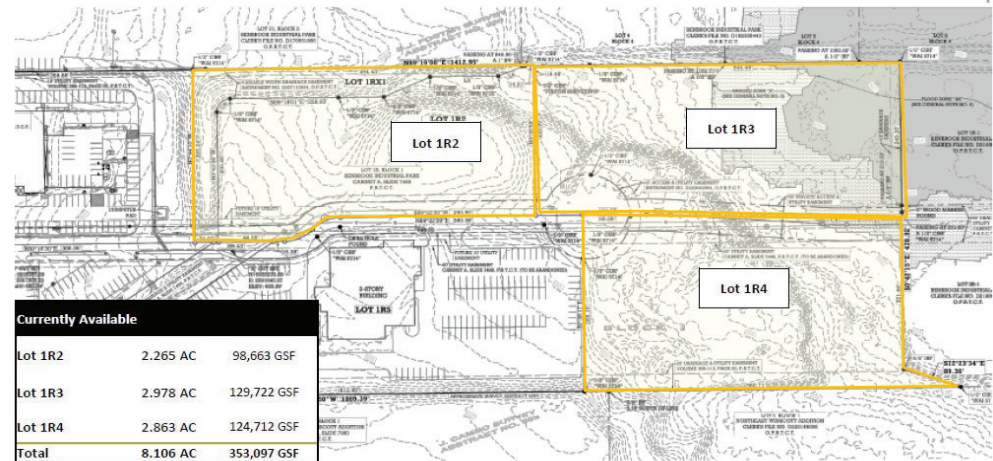
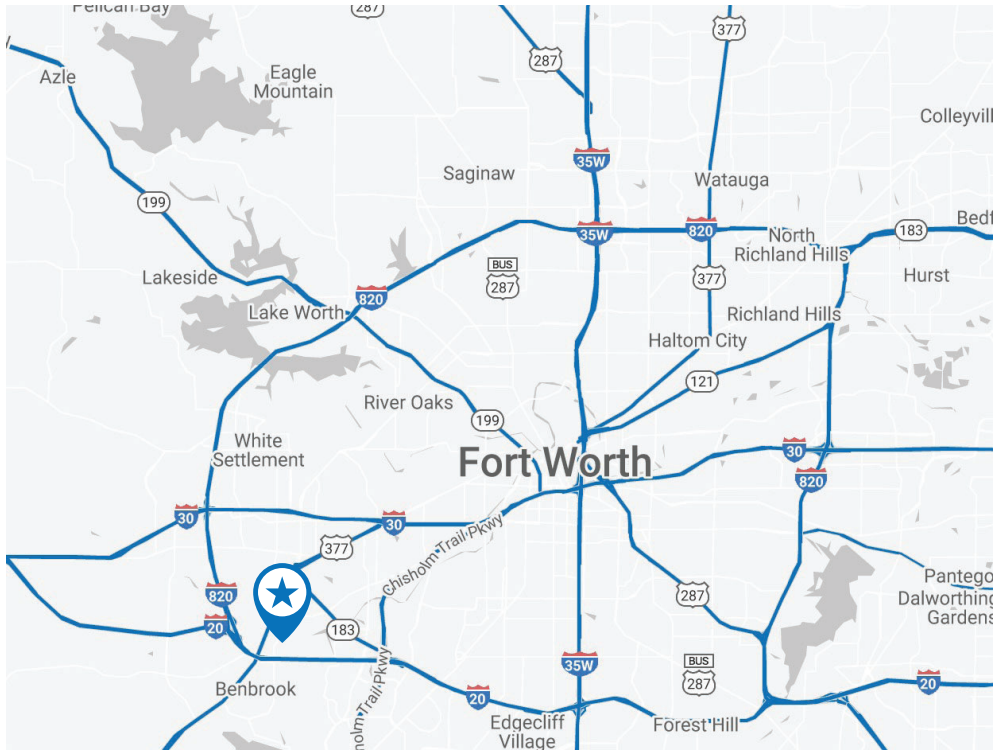
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# WINSCOTT BUSINESS PARK

## BENBROOK, TX 76126



REAL ESTATE  
SERVICES



Currently Available		
Lot 1R2	2,265 AC	98,663 GSF
Lot 1R3	2,978 AC	129,722 GSF
Lot 1R4	2,863 AC	124,712 GSF
<b>Total</b>	<b>8,106 AC</b>	<b>353,097 GSF</b>

## PROPERTY OVERVIEW

- Winscott Road - Lot 1R3 & 1R4  
Fort Worth (Benbrook), TX 76126
- 5.272 AC total comprised of 2 separate lots
- Zoning - "H" Industrial District
- Utilities - All Available (Benbrook Water & Sewer Authority)
- Platting process completed 11/14/2024
- Contact Broker for Price

Contact  
Information:

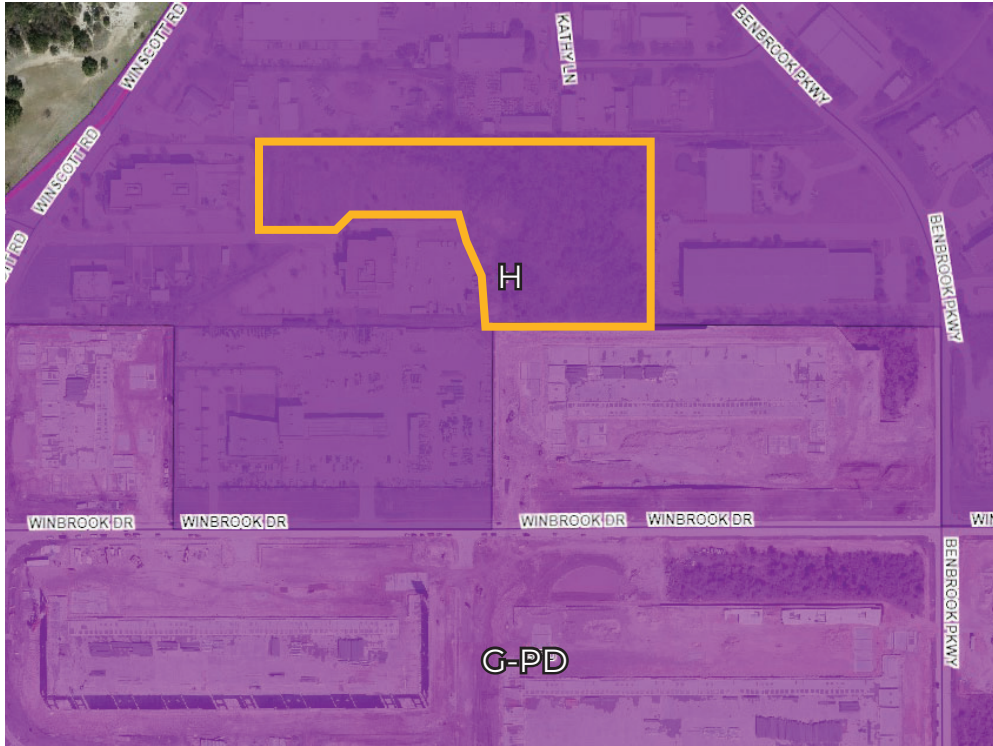
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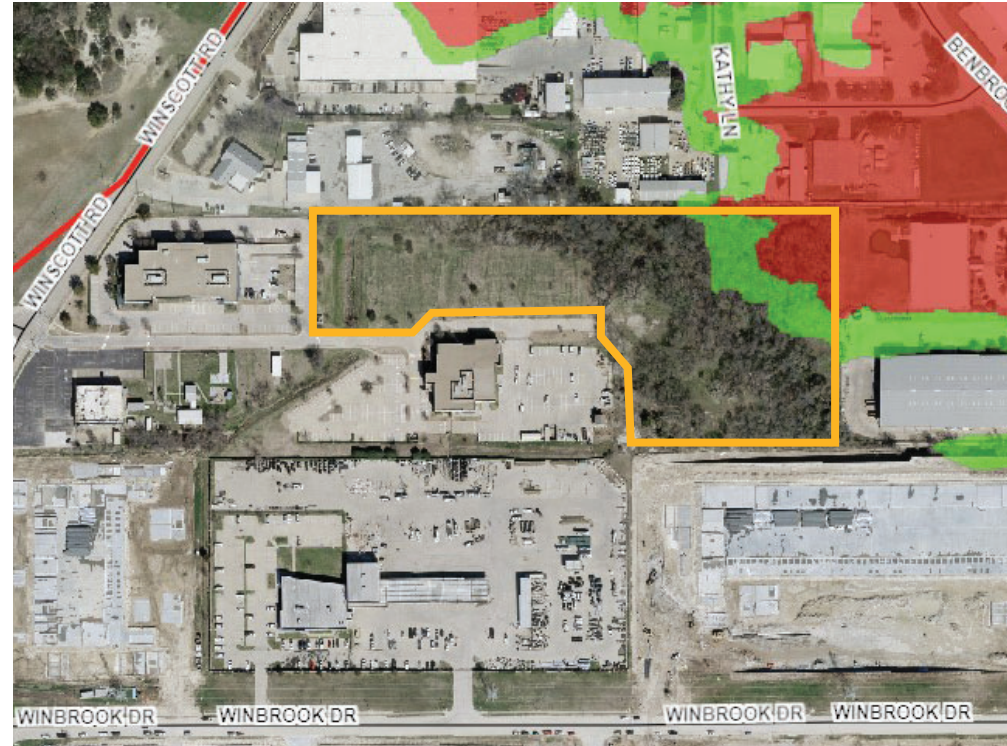
# WINSCOTT BUSINESS PARK

## BENBROOK, TX 76126



## ZONING

The "H" Industrial District zoning regulates land for manufacturing, processing, storage, and distribution, while prohibiting residential development. It mandates a site plan for any industrial use, detailing building layout, parking, landscaping, and safety features to ensure compatibility with municipal utilities and neighboring areas. Strict performance standards govern noise, vibrations, emissions, and toxic materials, with specific yard setbacks and height limits to protect adjacent properties. Additionally, designs must incorporate environmental and safety requirements, ensuring industrial activities do not negatively impact the surrounding community. Permitted uses include but are not limited to Warehouse and Freight Movement, Industrial Services, and Manufacturing and Production.



## FLOODPLAIN

Zone AE 100 Year Floodplain

Zone X 0.2 pct annual chance of flood hazard

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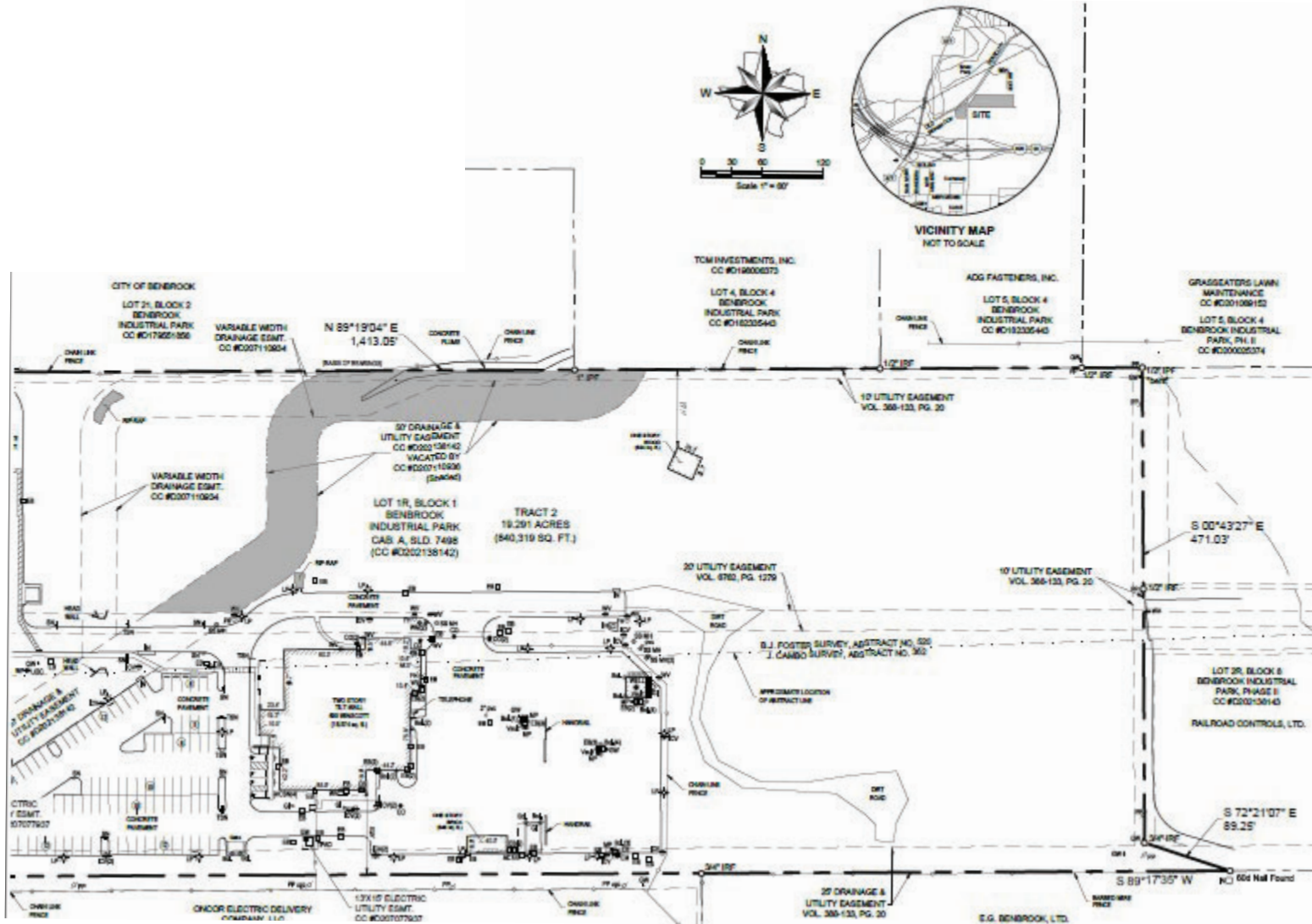
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# WINSCOTT BUSINESS PARK

## BENBROOK, TX 76126



REAL ESTATE  
SERVICES



# SURVEY

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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.

11-2-2015



## 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:
  - 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.

**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.

Transwestern Commercial Services Fort Worth, LLC	9000246	License No.	817-877-4433	Phone
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	Eugene Paul Wittorf	479373	paul.wittorf@transwestern.com	972-774-2500
Designated Broker of Firm	Leland Alvinus Prowse IV	450719	leland.prowse@transwestern.com	817-877-4433
Licensed Supervisor of Sales Agent/ Associate	Todd Christopher Hawpe	576920	todd.hawpe@transwestern.com	817-877-4433
Sales Agent/Associate's Name		License No.		Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_