

VESTAL INVESTMENTS

Since 1973

Bedford Freeway 2.09 Acres
3951 Airport Freeway
N/W/C of Airport Freeway, and Stonecourt Dr.
Bedford, Texas



**Offered By:
Freddy and Todd Vestal**

This information is obtained from reliable sources; however no guarantee is made to its completeness or accuracy. This information is subject to errors, omissions, and changes or withdrawals without notice. No representations or warranties of any kind are made by the description of this property, and prospective purchasers and interested parties are encouraged to complete their own through investigation seeking professional counsel and advice.

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VESTAL INVESTMENTS

Since 1973

- Property: Bedford Freeway 2.097 Acres
- Location: 3951 Airport Freeway
N/W/C of Airport Freeway, St. Hwy. 183,
and Stonecourt Drive
Bedford, Texas
- Description: Undeveloped Freeway location.
- Neighborhood: Commercial area with offices, retail, and commercial
buildings adjacent , including Stonecourt residences to
the north.
- Land Size: 2.09 acres
- Zoning: Heavy Commercial.
- Roads and
Thoroughfares: Airport Freeway, St. Hwy. 183, is an east west freeway
connecting Dallas and Fort Worth. Stonecourt Drive is a
City of Bedford Street.
- Traffic Count: 107,756- Airport Freeway, St. Hwy. 183, west of St.
.Hwy. 157.
- Sales Price: \$1,638,727.20, \$18. P.S.F.
- Note: SUP required for hotel use.



SITE

SH 183



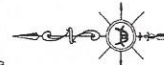
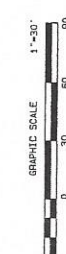
Pointer 32°50'19.64" N 97°06'14.70" W

© 2007 Europa Technologies

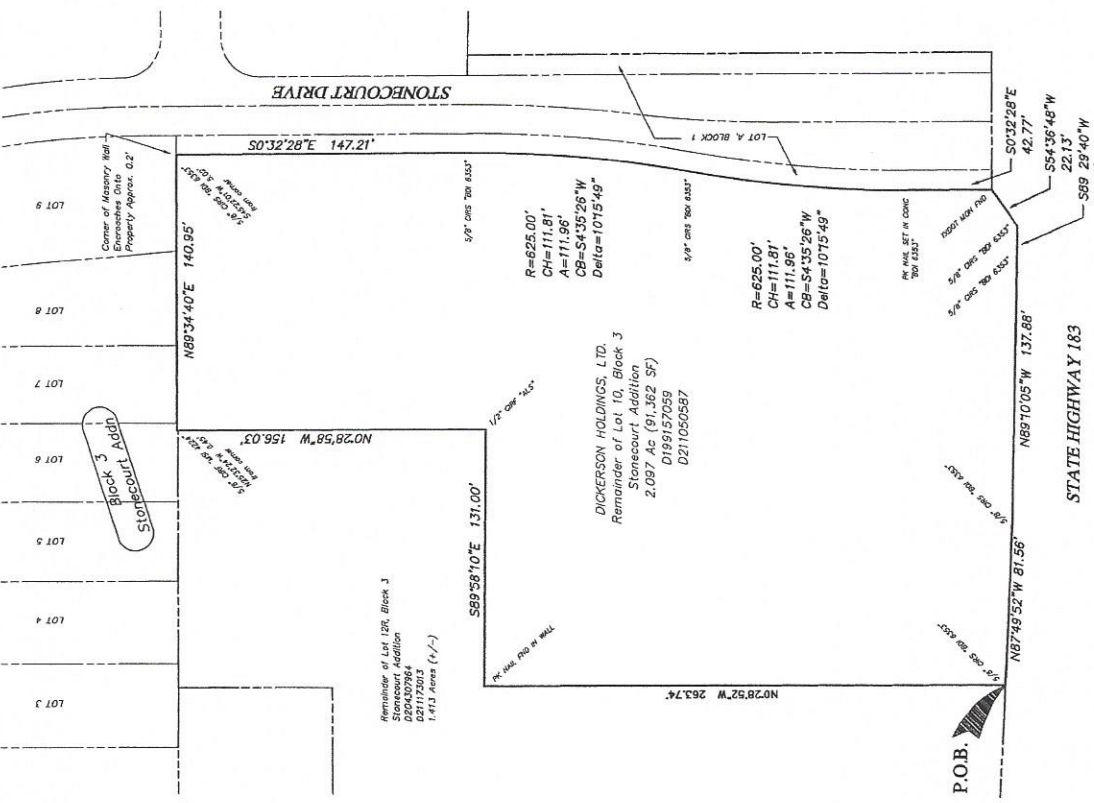
Streaming 100%

Eye alt 1958 ft

Google



LEGEND	
RF	Iron Rod Found
RS	Iron Rod Set
CRF	Copper Iron Rod Found
CRS	Copper Iron Rod Set
NDOT	NDOT Monument Found



LEGAL DESCRIPTION

Being a 2.097 acre tract of land in the W.H. Jasper Survey, Abstract #630 in the City of Bedford, Tarrant County, Texas, and being the remainder of Lot 10, Block 3, Stonecourt as shown in the plat hereto attached, to wit: The remainder of Lot 10, Block 3, Stonecourt, containing 2.097 acre (the described property) being more particularly described as follows:

Beginning at a 5/8" iron rod with cap "BDI 6353" set for the southwest corner of sold 2.097 acre remainder of Lot 10, Block 3, Stonecourt (the Point of Beginning);

Thence with the westerly line of the described property, also being the easterly line of the remainder of Lot 10, Block 3, Stonecourt, North 78°58'10" West a distance of 156.03 feet to a point of beginning, which point is found north-south bearing 5/8" iron rod with cap "BDI 6353" set for corner, a distance of 263.74 feet to a PK rod found in a east-to-west retaining wall for corner;

Thence with the northerly line of the described property, also being the southerly line of the remainder of Lot 10, Block 3, Stonecourt, East 10 seconds East a distance of 13.00 feet to a 1/2" iron rod with cap "ALS" found for corner;

Thence with the westerly line of the described property, also being the easterly line of remainder of Lot 10, Block 3, Stonecourt, North 78°58'10" West a distance of 156.03 feet, from which point is found north-south bearing 5/8" iron rod with cap "BDI 6353" set for corner, a distance of 263.74 feet to a PK rod found in a east-to-west retaining wall, 25 degrees 32 minutes 24 seconds West a distance of 0.45 feet;

Thence with the northerly line of the described property, also being along the southerly line of Lots 6, 7, 8, and 9, Block 3, Stonecourt, North 88 degrees 34 minutes 40 seconds East a distance of 146.95 feet to a point for the northeast corner of the described property being in the interior of a masonry wall, and from which point a 5/8" iron rod with cap "BDI 6353" set for witness bears South 45 degrees 22 minutes 01 second West a distance of 3.02 feet;

Thence with the easterly line of the described property and the westerly line of Lot A, Block 1, Stonecourt the following calls:

South 0 degrees 32 minutes 28 seconds East a distance of 142.21 feet to a 5/8" iron rod with cap "BDI 6353" set for corner;

With a tangent curve to the right having a radius of 658.09 feet, a chord that bears South 4 degrees 35 minutes 26 seconds West a distance of 111.86 feet, and subtends an angle of 10 degrees 15 minutes 49 seconds a total arc distance of 111.86 feet to a 5/8" iron rod with cap "BDI 6353" set for corner;

With a tangent curve to the left having a radius of 625.00 feet, a chord that bears South 4 degrees 35 minutes 26 seconds West a distance of 111.81 feet, and subtends an angle of 10 degrees 15 minutes 49 seconds a total arc distance of 111.86 feet to a PK rod with brass ring "BDI 6353" set for corner;

South 0 degrees 32 minutes 28 seconds East a distance of 42.77 feet to a T2007 monument found for corner;

Thence with the southeasterly line of the described property, also being the northerly right-of-way line of State Highway 183, South 54 degrees 36 minutes 48 seconds West a distance of 22.13 feet to a 5/8" iron rod with cap "BDI 6353" set for corner;

Thence with the southerly line of the described property and the northerly right-of-way line of State Highway 183 the following calls:

South 89 degrees 22 minutes 40 seconds West a distance of 14.91 feet to a 5/8" iron rod with cap "BDI 6353" set for corner;

North 89 degrees 10 minutes 05 seconds West a distance of 137.88 feet to a 5/8" iron rod with cap "BDI 6353" set for corner;

North 87 degrees 49 minutes 52 seconds West a distance of 81.56 feet to the Point of Beginning;

Containing 2.097 acres or 91,362 square feet, more or less.

Surveyed on the ground July 24-25, 2014.

Date: Aug. 15, 2014



W.H. JASPER SURVEY
 ABSTRACT NO. 680
 REMAINDER OF LOT 10, BLOCK 3,
 STONECOURT ADDITION
 CITY OF BEDFORD
 TARRANT COUNTY, TEXAS
 2.097 ACRES (91,362 SF)

BOYDSTON DESIGNERS, INC. 321 W. Campbell Ave., Suite 107 Dallas, TX 75243-7477 Tel: 972-456-7477 Fax: 972-456-7478 C. Boyd #113507, A.S. Boyd #0183009	
DESIGNED: BOB	PROJECT NO: BDI# 14021
DRAWN: BOB	SHEET: 01 of 01
CHECKED: BOB	DATE: Aug 2014

Re-survey
 Remainder of Lot 10, Block 3, Stonecourt Addition

NOTES

- 1) Basis of Bearing is the Texas State Plane Coordinate System, North American Datum of 1983, as shown on the RIK Network Administered by Sistrinet North America.
- 2) This survey has been performed without the benefit of a title insurance policy. All claims are based on the record documents indicated on this survey.
- 3) No attempt has been made to locate surface features, easements, or other 21st encumbrances.
- 4) The record owner of this described property is Dickerson Holdings, L.P., a Texas limited partnership, according to that State's Warranty Deed filed in Tarrant County Clerk's Instrument No. 020106026.
- 5) The calculated area of the described property is 91,362.50 FT (2.097 Ac).

HANK DICKERSON & COMPANY
 8333 Douglas Avenue Suite 1300
 Dallas, Texas 75225
 (214) 691-5300



Executive Summary

3951 Airport Fwy, Bedford, Texas, 76021 3
 3951 Airport Fwy, Bedford, Texas, 76021
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.83828
 Longitude: -97.10391

	1 mile	3 miles	5 miles
Population			
2000 Population	11,831	90,563	193,687
2010 Population	12,991	99,928	200,473
2017 Population	13,763	109,165	216,474
2022 Population	14,387	115,628	228,163
2000-2010 Annual Rate	0.94%	0.99%	0.34%
2010-2017 Annual Rate	0.80%	1.23%	1.06%
2017-2022 Annual Rate	0.89%	1.16%	1.06%
2017 Male Population	49.9%	48.7%	48.9%
2017 Female Population	50.1%	51.3%	51.1%
2017 Median Age	36.2	37.1	37.5

In the identified area, the current year population is 216,474. In 2010, the Census count in the area was 200,473. The rate of change since 2010 was 1.06% annually. The five-year projection for the population in the area is 228,163 representing a change of 1.06% annually from 2017 to 2022. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 36.2, compared to U.S. median age of 38.2.

Race and Ethnicity

	1 mile	3 miles	5 miles
2017 White Alone	58.3%	64.6%	66.8%
2017 Black Alone	10.3%	13.3%	13.7%
2017 American Indian/Alaska Native Alone	0.6%	0.6%	0.6%
2017 Asian Alone	12.5%	10.1%	8.3%
2017 Pacific Islander Alone	4.4%	1.5%	0.9%
2017 Other Race	9.3%	6.0%	6.2%
2017 Two or More Races	4.5%	3.9%	3.7%
2017 Hispanic Origin (Any Race)	24.5%	18.4%	18.2%

Persons of Hispanic origin represent 18.2% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 66.9 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2000 Households	4,577	39,218	82,856
2010 Households	5,056	43,526	86,266
2017 Total Households	5,316	47,262	92,802
2022 Total Households	5,549	49,992	97,709
2000-2010 Annual Rate	1.00%	1.05%	0.40%
2010-2017 Annual Rate	0.69%	1.14%	1.01%
2017-2022 Annual Rate	0.86%	1.13%	1.04%
2017 Average Household Size	2.59	2.30	2.32

The household count in this area has changed from 86,266 in 2010 to 92,802 in the current year, a change of 1.01% annually. The five-year projection of households is 97,709, a change of 1.04% annually from the current year total. Average household size is currently 2.32, compared to 2.32 in the year 2010. The number of families in the current year is 54,871 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

February 13, 2018



Executive Summary

3951 Airport Fwy, Bedford, Texas, 76021 3
 3951 Airport Fwy, Bedford, Texas, 76021
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.83828
 Longitude: -97.10391

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$55,331	\$58,532	\$60,847
2022 Median Household Income	\$59,699	\$63,982	\$67,783
2017-2022 Annual Rate	1.53%	1.80%	2.18%
Average Household Income			
2017 Average Household Income	\$71,207	\$81,224	\$87,968
2022 Average Household Income	\$80,652	\$90,469	\$98,061
2017-2022 Annual Rate	2.52%	2.18%	2.20%
Per Capita Income			
2017 Per Capita Income	\$27,629	\$35,365	\$37,889
2022 Per Capita Income	\$31,243	\$39,311	\$42,168
2017-2022 Annual Rate	2.49%	2.14%	2.16%

Households by Income

Current median household income is \$60,847 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$67,783 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$87,968 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$98,061 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$37,889 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$42,168 in five years, compared to \$34,828 for all U.S. households

Housing

	1 mile	3 miles	5 miles
2000 Total Housing Units	4,781	41,178	87,033
2000 Owner Occupied Housing Units	1,916	17,534	39,862
2000 Renter Occupied Housing Units	2,661	21,684	42,994
2000 Vacant Housing Units	204	1,960	4,177
2010 Total Housing Units	5,616	47,392	94,692
2010 Owner Occupied Housing Units	2,616	20,409	43,418
2010 Renter Occupied Housing Units	2,440	23,117	42,848
2010 Vacant Housing Units	560	3,866	8,426
2017 Total Housing Units	5,859	50,149	99,882
2017 Owner Occupied Housing Units	2,583	20,819	44,045
2017 Renter Occupied Housing Units	2,733	26,443	48,758
2017 Vacant Housing Units	543	2,887	7,080
2022 Total Housing Units	6,121	52,737	104,642
2022 Owner Occupied Housing Units	2,687	21,787	45,826
2022 Renter Occupied Housing Units	2,862	28,205	51,882
2022 Vacant Housing Units	572	2,745	6,933

Currently, 44.1% of the 99,882 housing units in the area are owner occupied; 48.8%, renter occupied; and 7.1% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 94,692 housing units in the area - 45.9% owner occupied, 45.2% renter occupied, and 8.9% vacant. The annual rate of change in housing units since 2010 is 2.40%. Median home value in the area is \$199,592, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.88% annually to \$230,059.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

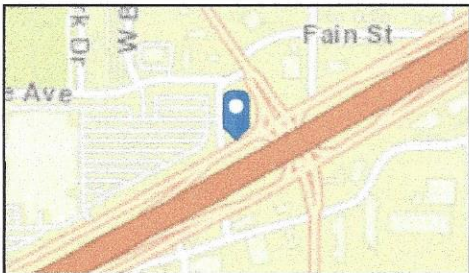
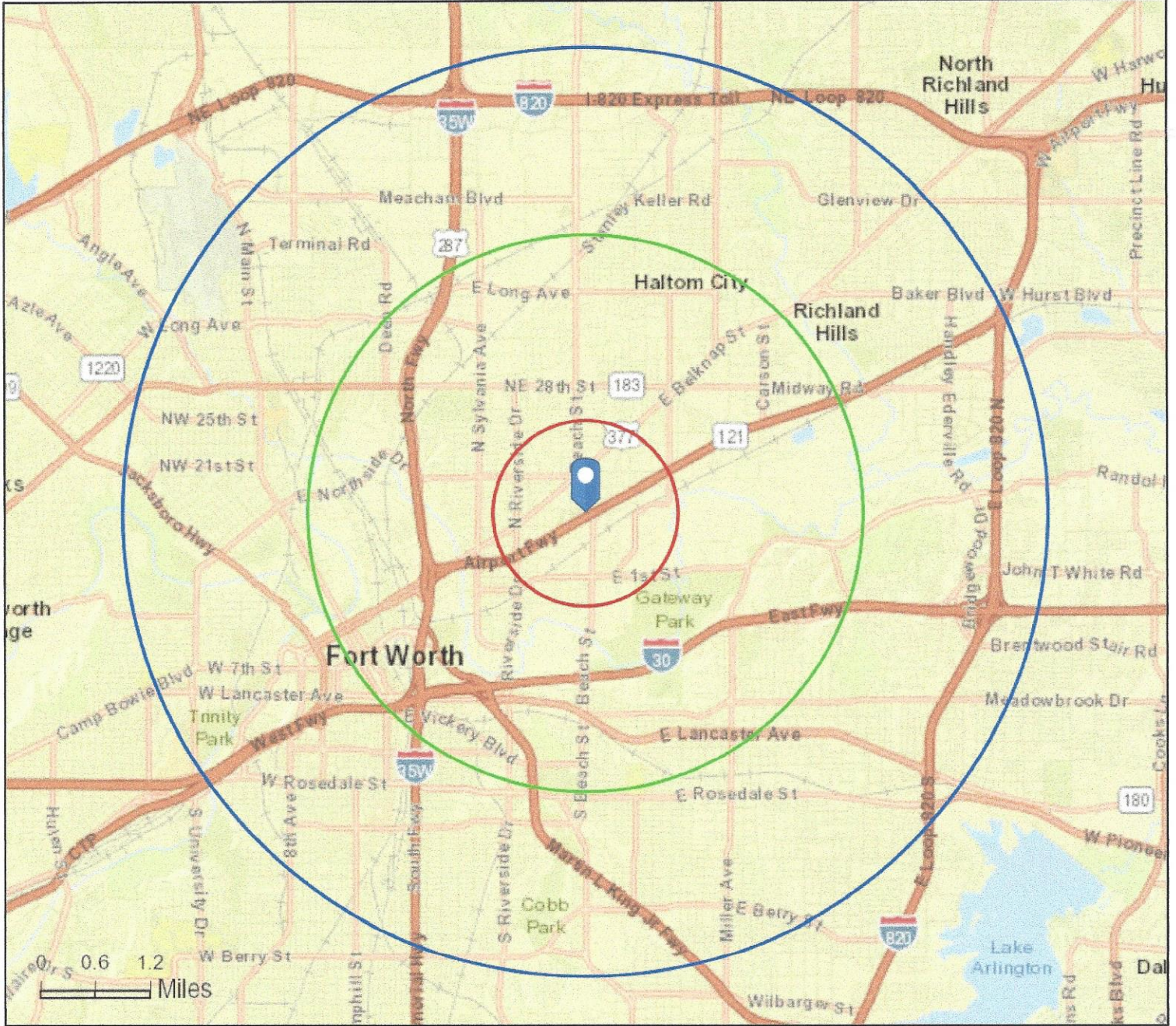
February 13, 2018



Site Map

3951 Airport Fwy, Fort Worth, Texas, 76111
Rings: 1, 3, 5 mile radii

Prepared By Ben Wilson
Latitude: 32.77502
Longitude: -97.28883





Information About Brokerage Services

11-2-2015

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR 2501

Information available at www.trec.texas.gov

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Information ab

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