

For Lease



Hunington

Hunington Properties, Inc.
501 W President George Bush Hwy.,
Suite #150, Richardson, TX 75080

214-689-3600

hpiproperties.com

Auto Repair Shop

5947 Rufe Snow Dr.,
Fort Worth, TX 76148

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AUTO REPAIR SHOP

5947 Rufe Snow Dr, Fort Worth, TX 76148

Property Information

Total Building SF	3,486 SF
Lot Size	0.56 Acres
Rental Rate	Contact Listing Agent
NNN	Contact Listing Agent

Property Highlights

- 4 Double Bay Auto Repair Shop
- Fully Equipped
- Available Immediately

Demographics

Population (2025)	1 mi. - 16,787
	3 mi. - 131,029
	5 mi. - 305,179
Average Household Income	1 mi. - \$101,911
	3 mi. - \$115,723
	5 mi. - \$129,046
Traffic Count	Interstate 820: 88,851
	Rufe Snow Dr: 39,982
	Watauga Rd: 15,291

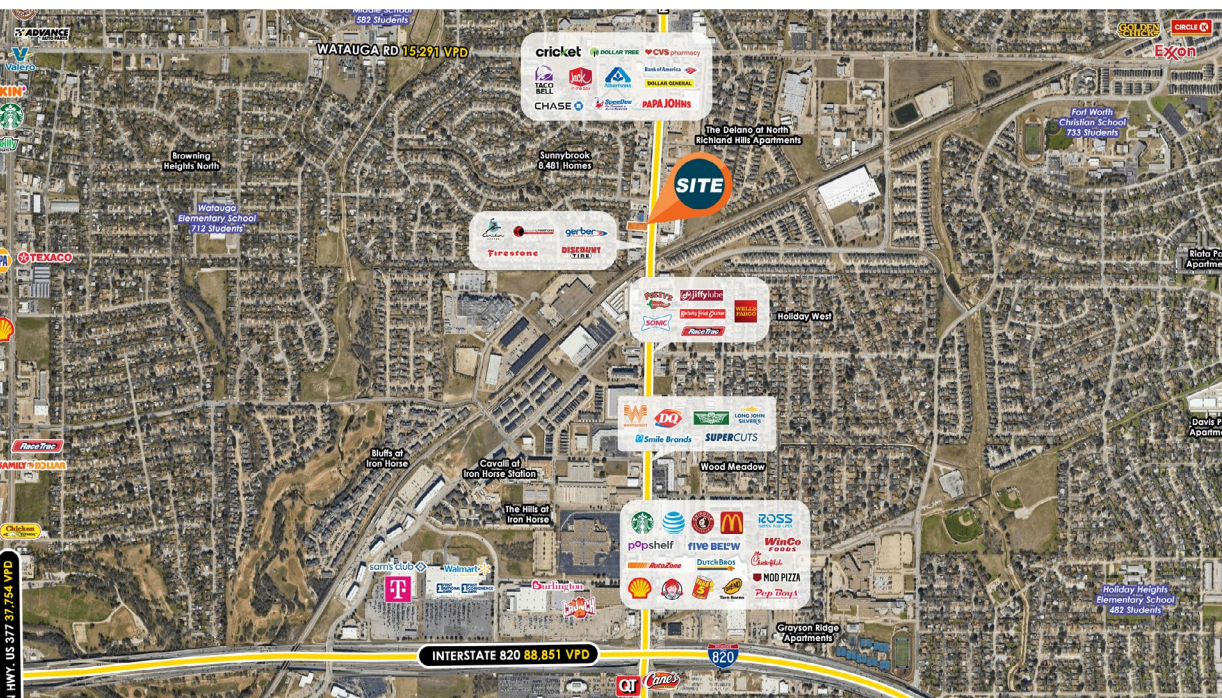
For More Information

Matthew Kivnani
Vice President | Brokerage
matthew@hpiproperties.com
(469) 604-8681

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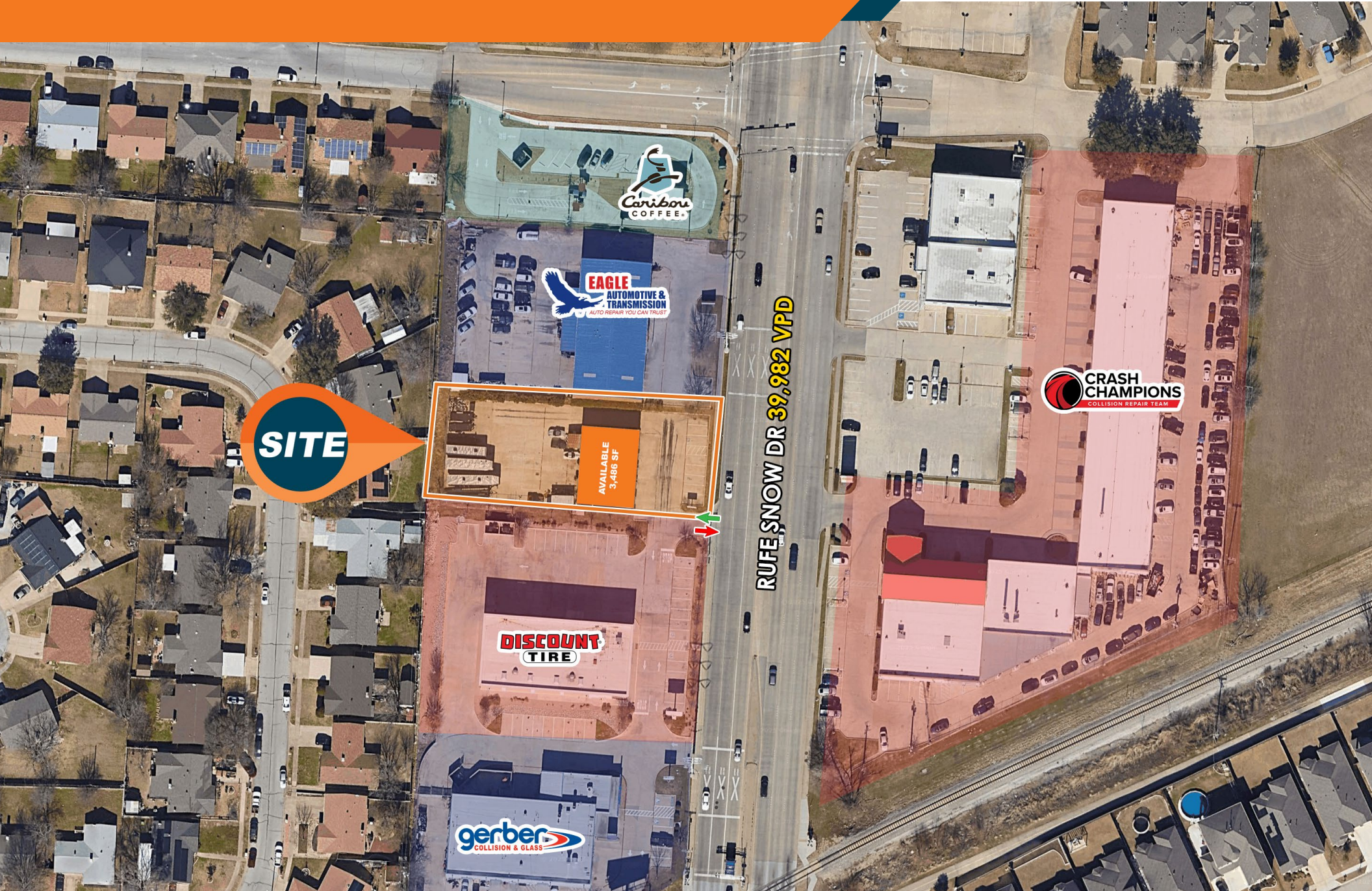
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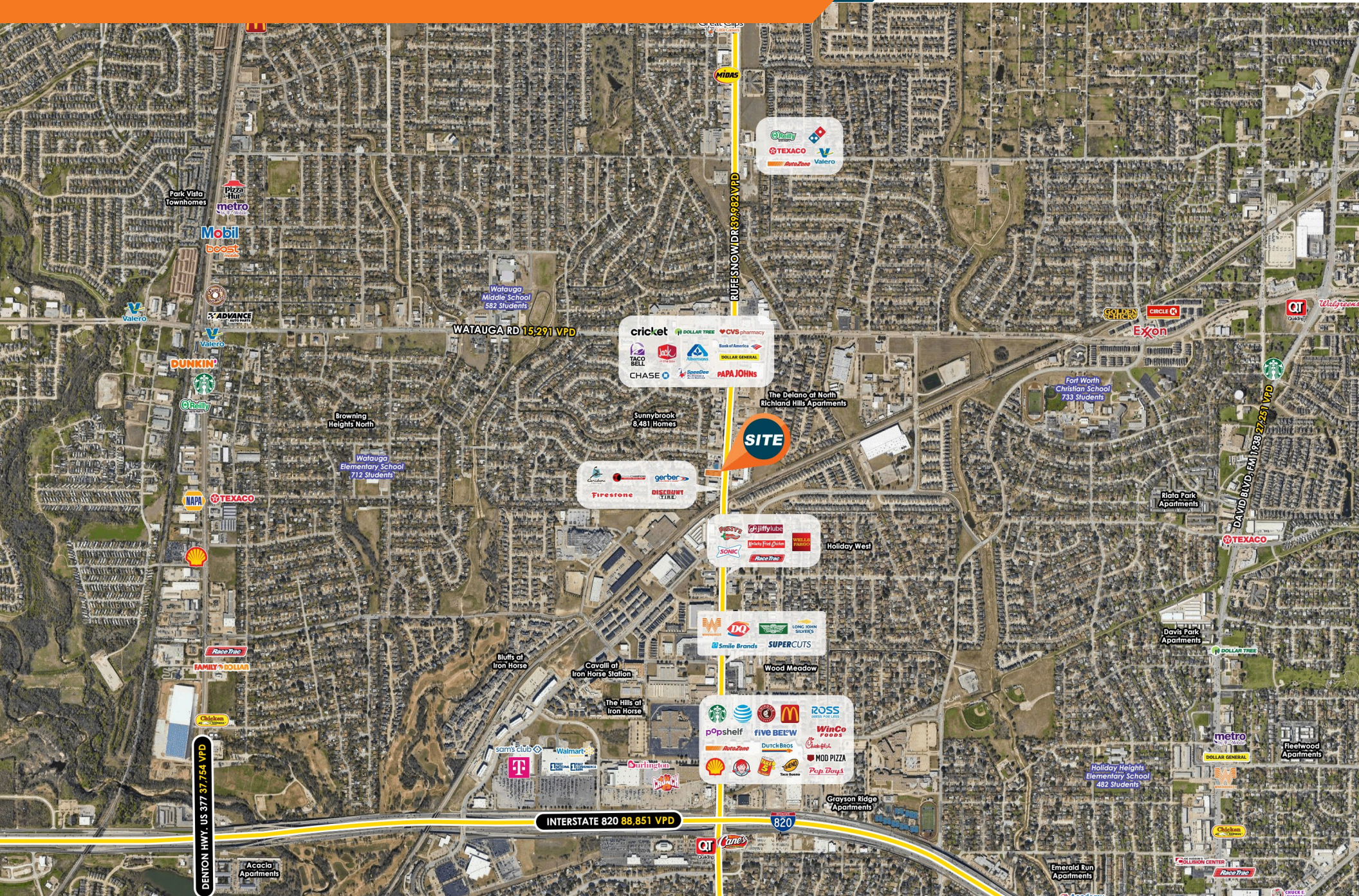


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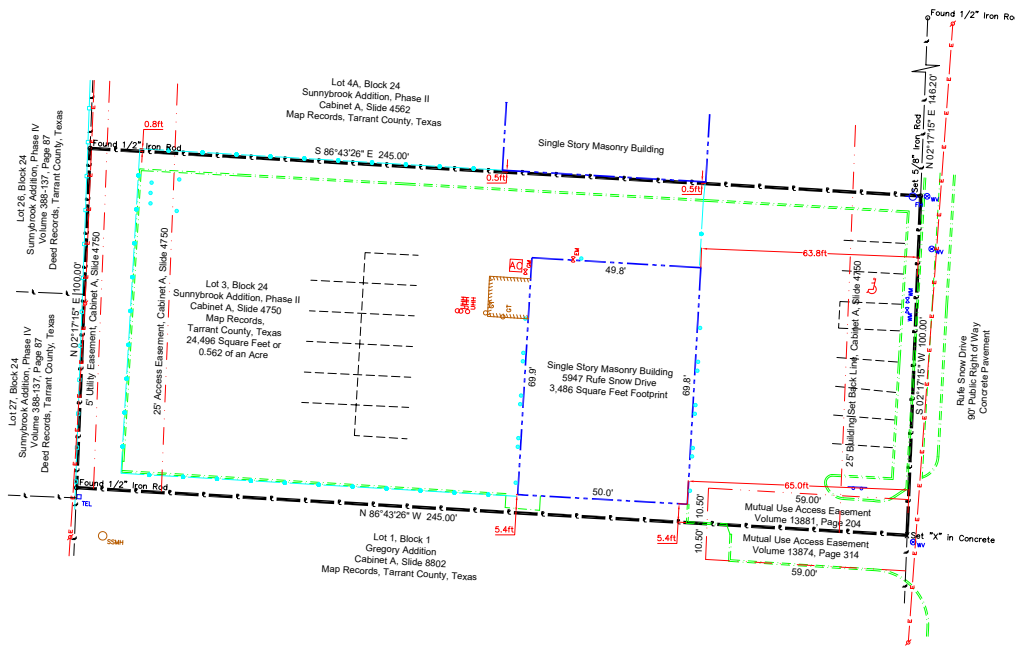
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LEGEND

These standard symbols will be found in the drawing.

- AC Air Conditioner
- Bollard
- Electricity Meter
- Fire Hydrant
- Gas Meter
- Water Valve
- Water Meter
- Power Pole
- Grease Trap
- Site Sign
- Sanitary Sewer Manhole
- Telephone Riser
- Utility Hand Hole
- Handicapped Parking
- Boundary Line
- Lot Line
- Easement or Setback Line
- Building Footprint
- Edge of Concrete
- Concrete Curb & Gutter
- Parking Stripes
- Awning or Covered Concrete
- Chain Link Fence
- Wood Fence
- Overhead Utility Line



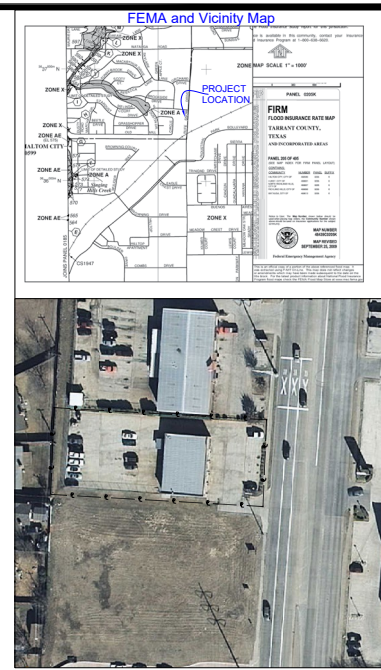
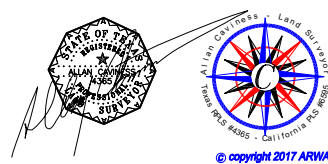
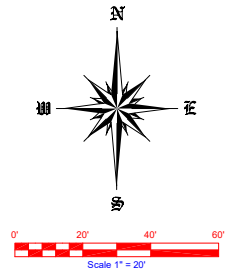
Sketch Showing All of Lot 3 of Block 24, of the Sunnybrook Addition, Phase II, an addition to the City of Watauga, in Tarrant County, Texas, as shown on the plat recorded in Cabinet A, Slide 470 of the Deed Records of Tarrant County, Texas.

To: RAE Texas Group, LLC, Chris Sibley, Bank of the West, Rattikin Title Company and Chicago National Title Ins. Co.:

I, Allan Caviness, Registered Professional Land Surveyor Number 4365, State of Texas, do hereby certify that this sketch was prepared from the public records, and from an actual and accurate survey of the property performed on the ground under my direction and supervision, and finished in February, 2017. The visible improvements are as shown hereon. Except as shown hereon, there are no apparent encroachments onto the property, nor are there any apparent protrusions therefrom. This survey meets the requirements of a Category 1A, Condition II survey as set forth by The Texas Society of Professional Surveyors. This survey embraces all of Lot 3 of Block 24 of Sunnybrook Addition, an addition to the City of Watauga, in Tarrant County, Texas, as shown on the Plat recorded in Cabinet A, Slide 4750 of the Deed Records of Tarrant County, Texas, as set forth in Chicago Title Insurance Company's Commitment for Title Insurance OF Number 16-05194, effective date December 13, 2016. I did not abstract the title to this property, nor did I search the public records for easements, adverse claims, or other encumbrances that might affect this property. According to Community Panel Number 48439 C 0205 K, dated September 25, 2009, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a flood prone area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

The basis of course for this survey is GPS observations made during the performance of this survey, based on Texas State Plain Coordinates North Central Zone NAD83.

Executed this 8th day of February, in the year of our LORD 2017.



251 W Lancaster Blvd., #167
Fort Worth, TX 76101
817-690-3625

ALLAN CAVINESS, LAND SURVEYOR

608 Thad Drive, Irving, Texas 75061
Telephone 682-472-9284
caviness02@aol.com

**"REMOVE NOT THE ANCIENT LANDMARK
WHICH THY FATHERS HAVE SET"**
PROVERBS 22:28

LAND TITLE SURVEY
Prepared For
Rattikin Title Company
4536 Hartwood Drive
Fort Worth, TX 76109
PROJECT: 5947 Rufe Snow Dr. Watauga, Tx. DATE: February 08, 2017
SHEET 1 OF 1

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.

Hunington Properties, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	454676 License No.	sandy@hpiproperties.com Email	713.623.6944 Phone
Sanford Paul Aron Designated Broker of Firm	218898 License No.	sandy@hpiproperties.com Email	713.623.6944 Phone
Matthew Kivnani Licensed Supervisor of Sales Agent/ Associate	741535 License No.	matthew@hpiproperties.com Email	214.689.3600 Phone
N/A Sales Agent/Associate's Name	N/A License No.	N/A Email	N/A Phone

Buyer/Tenant/Seller/Landlord Initials

Date