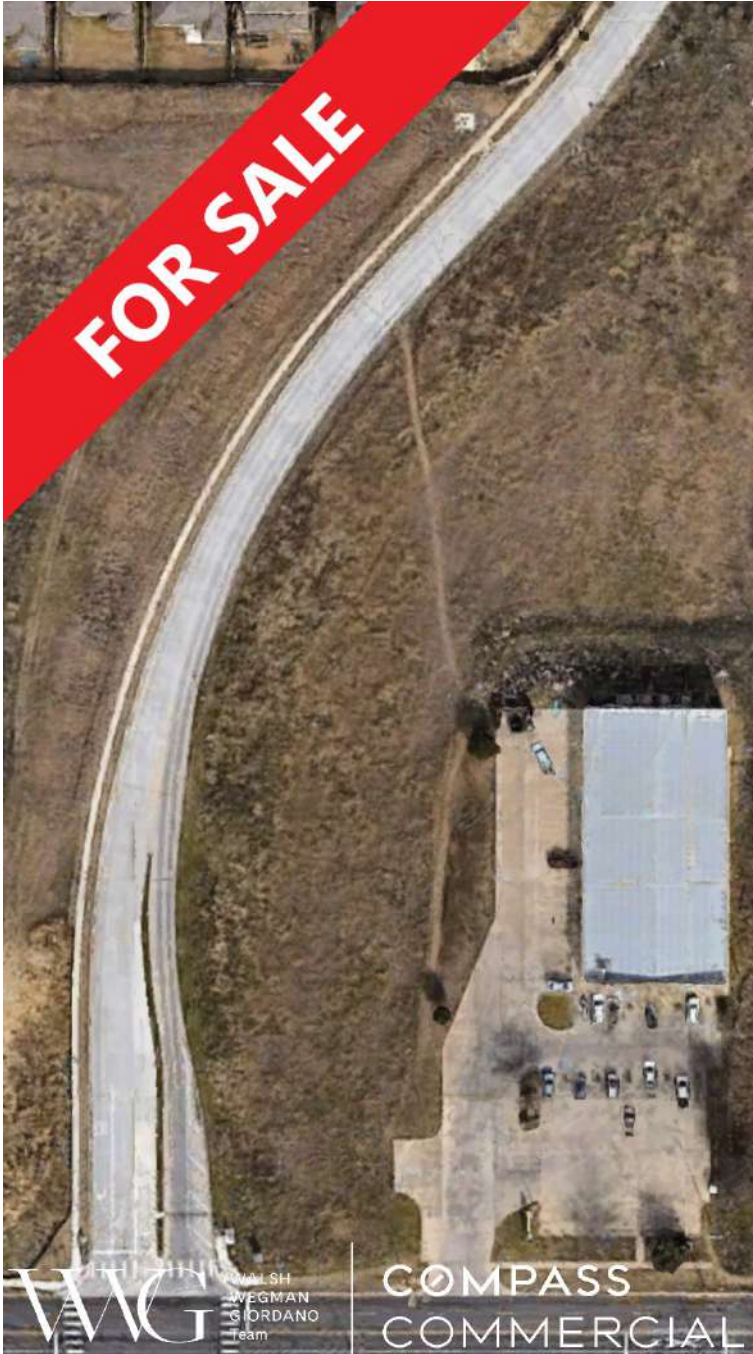
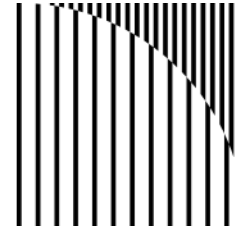


Commercial Development Site for Sale

# 1250 Sycamore School Rd.



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**Location** 1250 Sycamore School Rd.  
Fort Worth, TX 76134

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**Legal Description** Herrera, Gonefacio Survey  
Abstract 2027 Tract 6C3

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**Size** +/- 2.43 Acres  
+/- 104,544 Sq. Ft.

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**Price** \$399,950

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- Zoned "E" Neighborhood Commercial
- Fronting Sycamore School Road and Hemphill Street in high-traffic area among well-populated neighborhoods
- Adjacent Dollar General store
- Minerals do not convey



Eric Walsh

Commercial REALTOR®  
M: 817.312.9586  
eric.walsh@compass.com

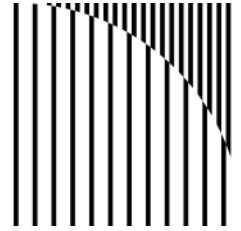


Layne Kasper

Commercial REALTOR®  
M: 817.366.0783  
layne.kasper@compass.com

Commercial Development Site for Sale

# 1250 Sycamore School Rd.



**WAG** WALSH  
WEGMAN  
GIORDANO  
Team

**COMPASS**  
COMMERCIAL

Compass is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.



**PROPERTY DESCRIPTION:**

BEING A 1.000 ACRE TRACT OF LAND SITUATED IN THE CONCEPCION HERBERA SURVEY ABSTRACT NO. 2027, TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO RED HILL ENTERPRISES LLC, AS RECORDED IN INSTRUMENT NO. D221214957, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" SET IN CONCRETE AT THE SOUTHWEST CORNER OF SAID RED HILL TRACT, SAID "X" BEING THE INTERSECTION OF THE NORTH LINE OF SYCAMORE SCHOOL ROAD AND THE EAST LINE OF HEMPHILL STREET;

THENCE NORTH 09° 47' 45" WEST, A DISTANCE OF 151.15 FEET ALONG SAID EAST LINE TO A 5/8-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 552.00 FEET;

THENCE ALONG SAID EAST LINE AND SAID CURVE AN ARC DISTANCE OF 226.72 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 11° 29' 21" EAST - 234.91 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING";

THENCE SOUTH 89° 31' 48" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 113.02 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1, OF FORT WORTH DTP ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. D216094581, AFORESAID OFFICIAL PUBLIC RECORD;

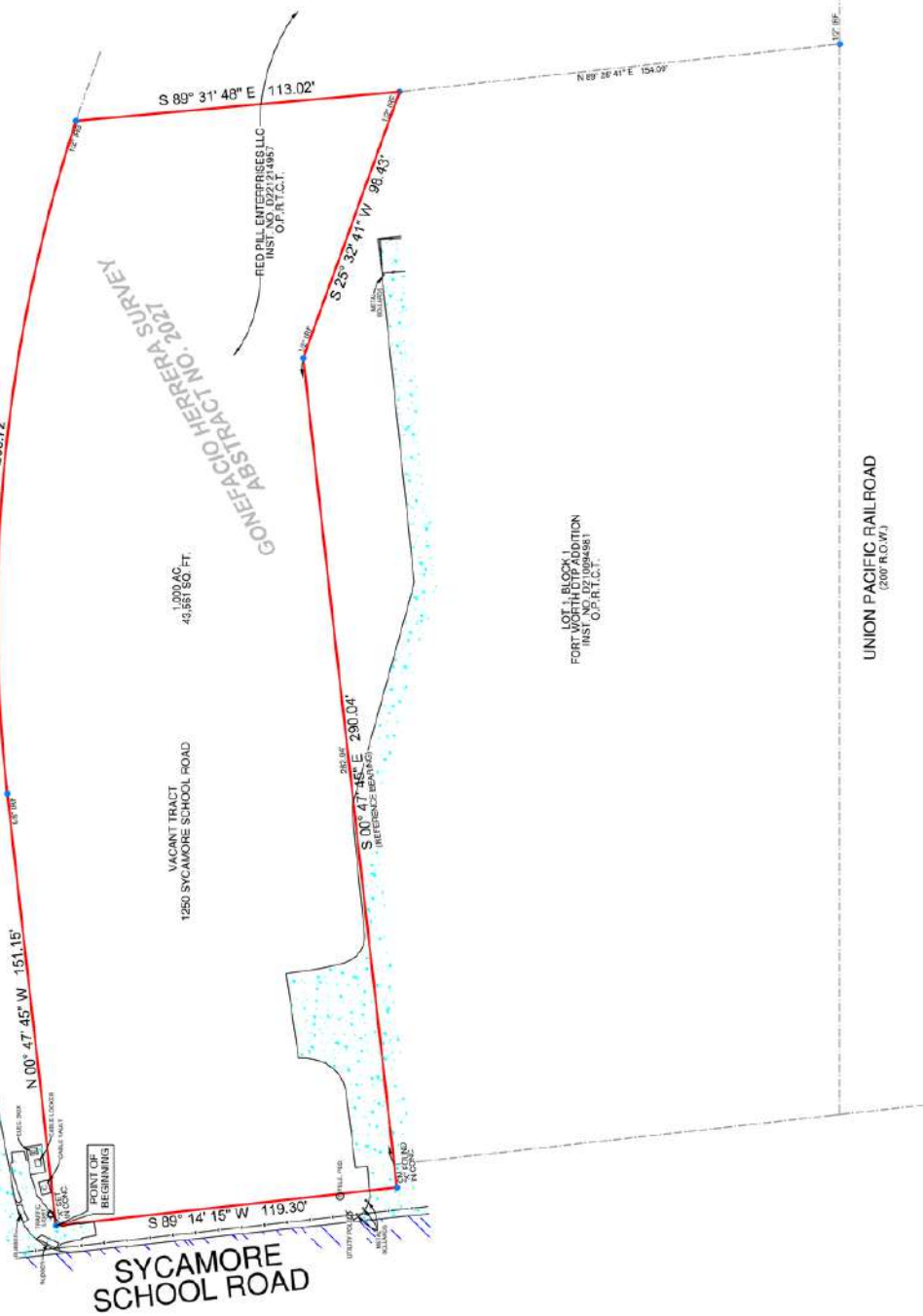
THENCE SOUTH 25° 32' 41" WEST, A DISTANCE OF 98.43 FEET ALONG THE COMMON LINE OF SAID LOT 1 AND AFORESAID RED HILL TRACT TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 00° 47' 45" EAST ALONG SAID COMMON LINE, PASSING THE SOUTHWEST CORNER OF SAID LOT 1 AT A DISTANCE OF 290.04 FEET AND CONTINUING ALONG THE EAST LINE OF SAID RED HILL TRACT A TOTAL DISTANCE OF 290.04 FEET TO AN "X" FOUND IN CONCRETE AT THE SOUTHEAST CORNER OF SAID RED HILL TRACT, SAID "X" BEING ON THE AFORESAID NORTH LINE OF SYCAMORE SCHOOL ROAD;

THENCE SOUTH 89° 14' 15" WEST, A DISTANCE OF 119.30 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 43,261 SQUARE FEET OR 1.000 ACRE OF LAND.

**HEMPHILL STREET**

$R = 662.00'$   
(CHORD)  $N 11^{\circ} 29' 21" E$   
 $L = 236.72'$



**SYCAMORE SCHOOL ROAD**

LOT 1, BLOCK 1,  
FORT WORTH DTP ADDITION  
INST. NO. D216094581  
O.P.N.T.C.T.

UNION PACIFIC RAILROAD  
(200' R.O.W.)

**PREMISES:**  
FLOOD INFORMATION: THIS SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE FEDERAL FLOOD INSURANCE PROGRAM ACT AND HAS A "ZONE-X" FLOODING POTENTIAL. THE FLOODING POTENTIAL IS BASED ON THE MOST RECENT FLOODING DATA AVAILABLE TO THE FEDERAL FLOOD INSURANCE PROGRAM.

**GENERAL NOTES:**  
1. THE BASIS OF REPAIRS FOR THIS SURVEY HAS BEEN PROVIDED IN THE RECORDED DEED.  
2. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF EROSION, SLIDING, OR OTHER DAMAGE TO THE PROPERTY.  
3. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, HEREINAFTER REFERRED TO AS "THE CLIENT". ALL RIGHTS OF WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN ON THIS SURVEY ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION OR RESEARCH-PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT TO ANY OTHER PARTY.  
4. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF EROSION, SLIDING, OR OTHER DAMAGE TO THE PROPERTY.  
5. THIS SURVEY IS NOT INTENDED TO ADDRESS IDENTIFY METERS, FAULT LINES, TOWNS OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS SURVEY.  
6. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF EROSION, SLIDING, OR OTHER DAMAGE TO THE PROPERTY.  
7. UTILITIES SHOWN ON THIS SURVEY ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL ORIGINAL LOCATION OR DELETED.

WOODS FENCE	CONCRETE
CHAIN LINK FENCE	BRICK
WROUGHT IRON FENCE	ASPHALT
6" FRAME FENCE	WOOD
8" FRAME FENCE	STONE
S. S. THE RETAINING WALL	GRAVEL
BRICK WALL	LANDFILL DEBRIS
SLAB ON GRADE TELEPHONE LINE	GRAVEL
OVERHEAD TELEPHONE LINE	LANDFILL DEBRIS
IRV - IRON ROD FOUND	GRAVEL
IRB - IRON ROD SET	LANDFILL DEBRIS
WFC - WOOD FENCE CORNER POST	GRAVEL
	CONCRETE MONUMENT



**Premier Surveying LLC**  
2790 W. Plano Parkway  
Plano, Texas 75093  
Office: 972.532.1601  
Firm Registration No. 13146700

**Premier Surveying LLC**  
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Plano, Texas 75093  
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premier@premier-surveying.com

**1250 SYCAMORE SCHOOL ROAD**  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

PREMIER JOB #: 21-050484W  
TECH: MSP  
FIELD: MJ  
DATE: 11/21/21  
FIELD DATE: 11/18/21





# 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.

Compass RE Texas, LLC	9006927	keith.newman@compass.com	214-814-8100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Keith D. Newman	484652	keith.newman@compass.com	214-814-8100
Designated Broker of Firm	License No.	Email	Phone
Brenda Sims	660479	brenda.sims@compass.com	817.522.3250
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eric Walsh	549435	eric.walsh@compass.com	817.312.9586
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date