

B-Two Family Zoned

4009 E 1st Street (0.7858 acres)

4229 E 1st Street (2.0842 acres)

4033 E 1st Street (0.2083 acres)

4105 E 1st Street (0.3480 acres)



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## Executive Summary

'Two-Family' zoned land available in near east Fort Worth. Approximately, 3.75 acres in three tracts ready for planning and development in to attached or detached two family housing. All tracts front the north side of East 1st Street immediately east of Beach. This rapidly redeveloping area of town is minutes from Downtown Fort Worth, Gateway Park (\$140MM redevelopment underway), TopGolf and Race Street Neighborhood and amenities, I-35, US Hwy 121, Interstate 30 and much more. This rapidly redeveloping area is prime for a new modern duplex development with meaningful size and scale. All utilities are to the properties. Call Eric for details and discussion.









# 4009 E 1st Street

\$375,000

Block 1, Lot 3A 4A 13 & 14 Gilmore G W Addition, Fort Worth Texas

Size : 0.7858 acres 34,231 square feet

Dimensions: 276' x 126' x 278' x 122'

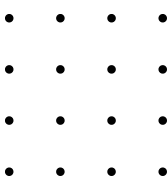
Zoning : B " Two Family"

Fort Worth Independent School District

No Flood Plain

VPD : 3,319 (2022)

+/- 122' of frontage along E 1st street  
+/- 126' of frontage along Gilmore street











# 4033 & 4105 E 1st Street

4033 : \$99,900  
 4105 : \$225,000

Block 1, Lot 8 & Block 4 Lot 12 Gilmore G W Addition, Fort Worth Texas

Size :	4033 - 0.2083 acres	9,076 square feet
	<u>4105 - 0.3480 acres</u>	<u>15,160 square feet</u>
	Total - 0.5563 acres	24,236 square feet

Dimensions:	4033 - 130' x 61' x 128' x 65'
	4105 - 128' x 107' x 132' x 106'

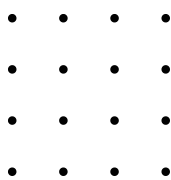
Zoning : B " Two Family"

Fort Worth Independent School District

No Flood Plain

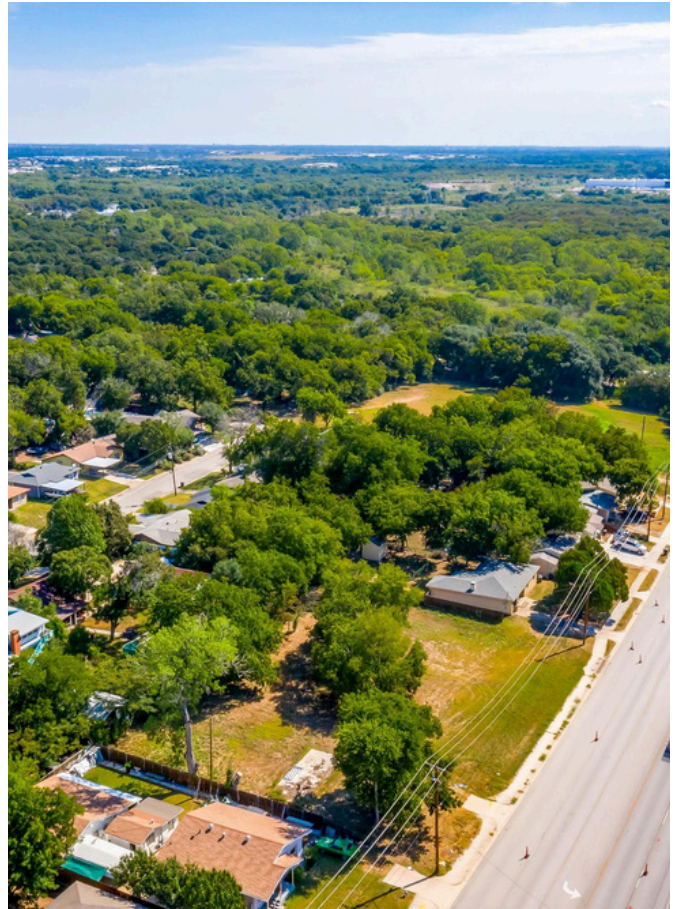
VPD : 3,319 (2022)

+/- 171' of frontage along E 1st street





4033 & 4105 E  
1st Street







4229

# 4229 E 1st Street

\$998,000

Lot 4A 5 & 6 Eastview Addition, Fort Worth Texas

Size : 2.0842 acres 90,791 square feet

Dimensions: 318' x 90' x 22' x 279' x 283'

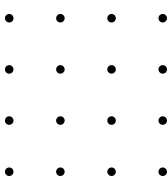
Zoning : B " Two Family"

Fort Worth Independent School District

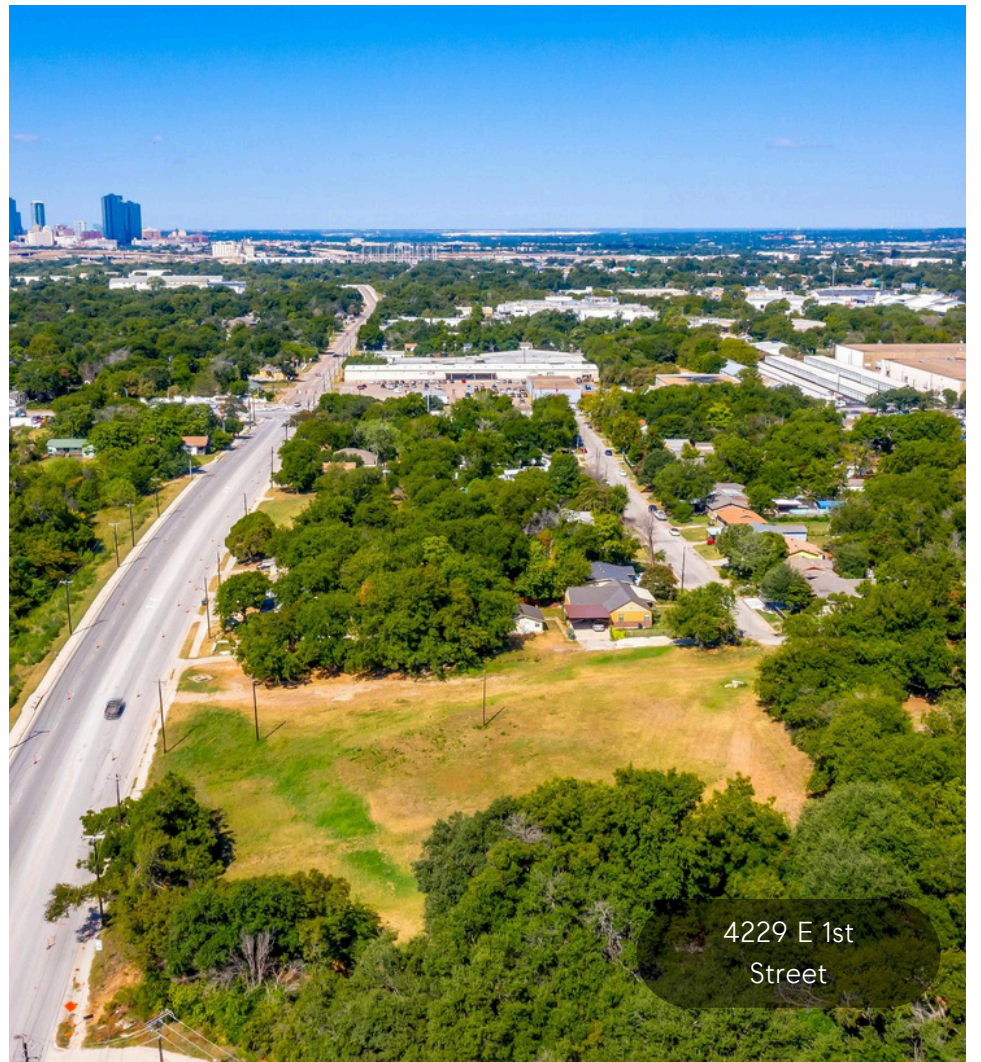
No Flood Plain

VPD : 3,319 (2022)

+/- 283' of frontage along E 1st street

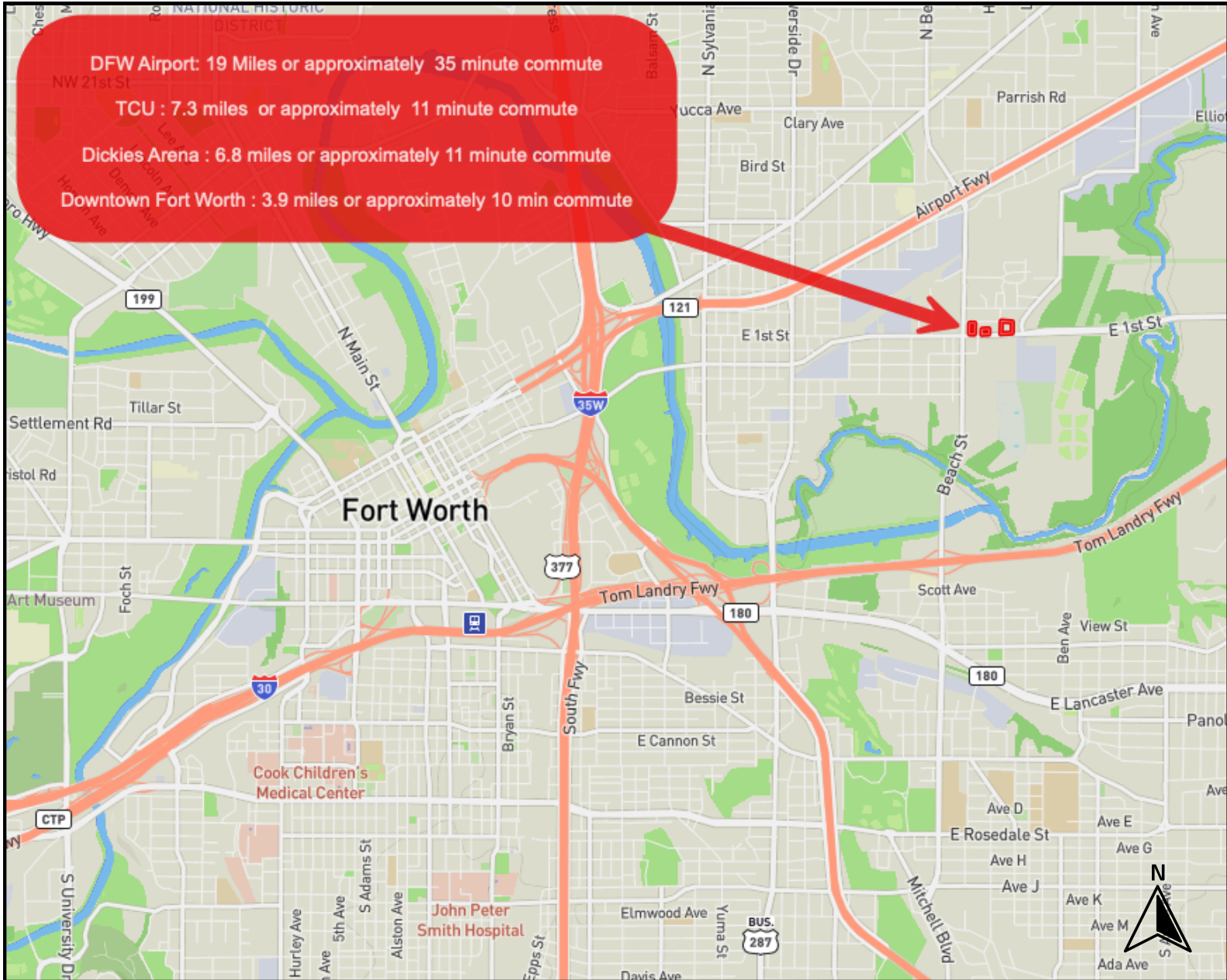






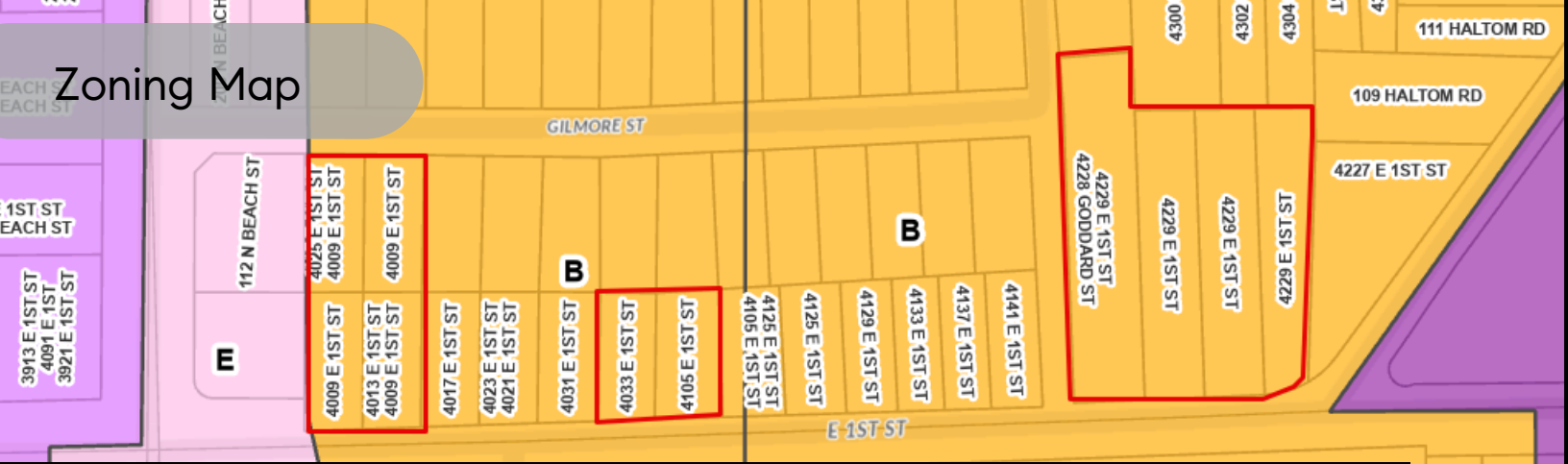


# Locater Map





# Zoning Map



## § 4.707 TWO-FAMILY (“B”) DISTRICT.

(a) *Purpose and intent.* It is the purpose of the two-family (“B”) district to provide a specific zone for the development of a maximum of two dwelling units upon a single lot and such uses accessory thereto.

(b) *Uses.* In the two-family (“B”) district, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued, except in

accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5. The following four housing types shall be permitted:

- (1) Two attached units on a single lot;
- (2) Two detached units on a single lot (subject to Chapter 6, Development Standards, § 6.502, Two Detached Dwelling Units on One Lot);
- (3) Detached zero lot line unit on a single lot (subject to Development Standards, § 6.503, Zero Lot Line Dwellings); and
- (4) Attached zero lot line unit on a single lot (subject to Chapter 6, Development Standards, § 6.503, Zero Lot Line Dwellings).



# Plat Map





# 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:
  - 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
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date