

Land ★ SALE

1801 HARWOOD RD ARLINGTON, TX 76018

10.70_{ACRES}



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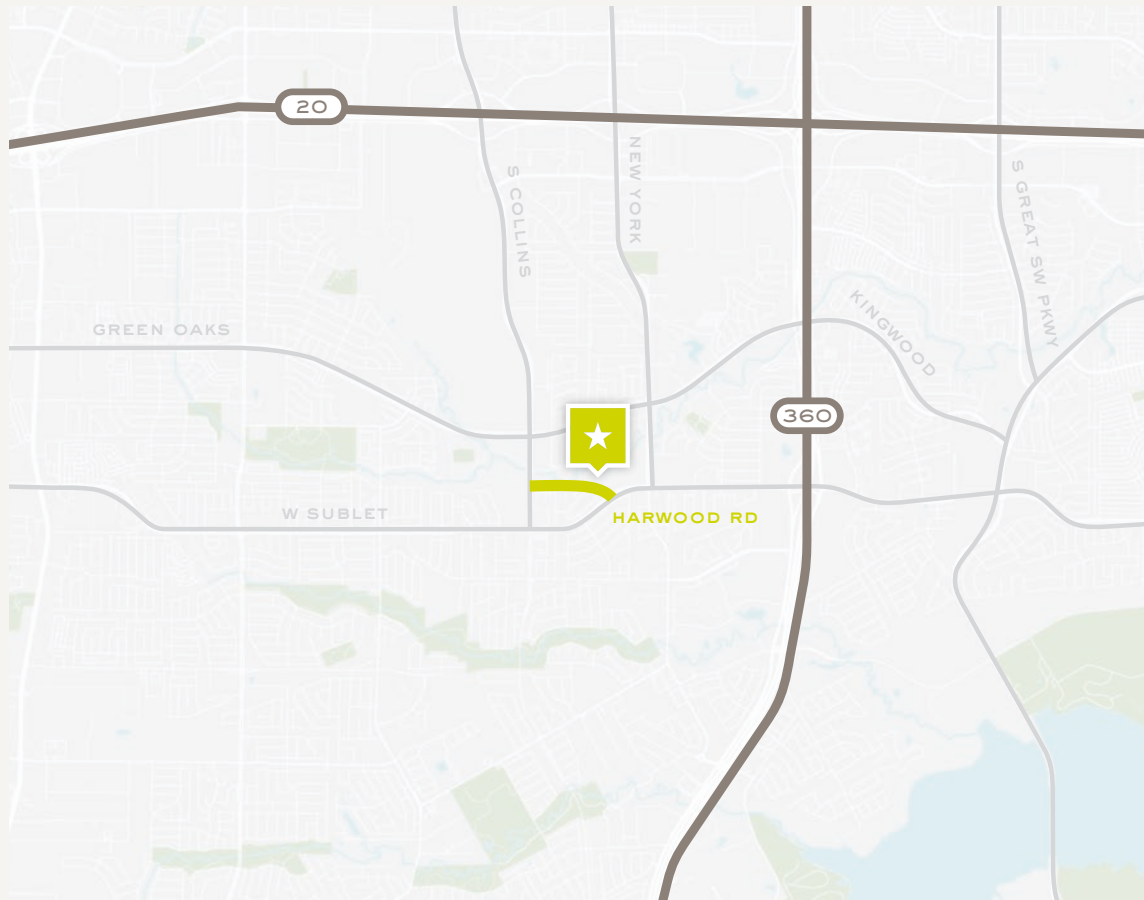
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LanCarteCRE.com



PROPERTY FEATURES

- Zoned CC Community Commercial
- Easy Ingress/Egress
- All Utilities to the Street
- Ideal for Developer or Owner Desiring a Site Close Enough to a Major Interstate

LOCATION OVERVIEW

Situated with a prominent 587' frontage on Harwood Rd, this land site zoned as CC | Community Commercial is adjacent to a well-established neighborhood, ensuring high visibility and traffic. Its prime location offers easy ingress and egress, along with exceptional access to major thoroughfares such as HWY 360, I-20, and HWY 287, making it an ideal spot for businesses seeking strategic connectivity and exposure.



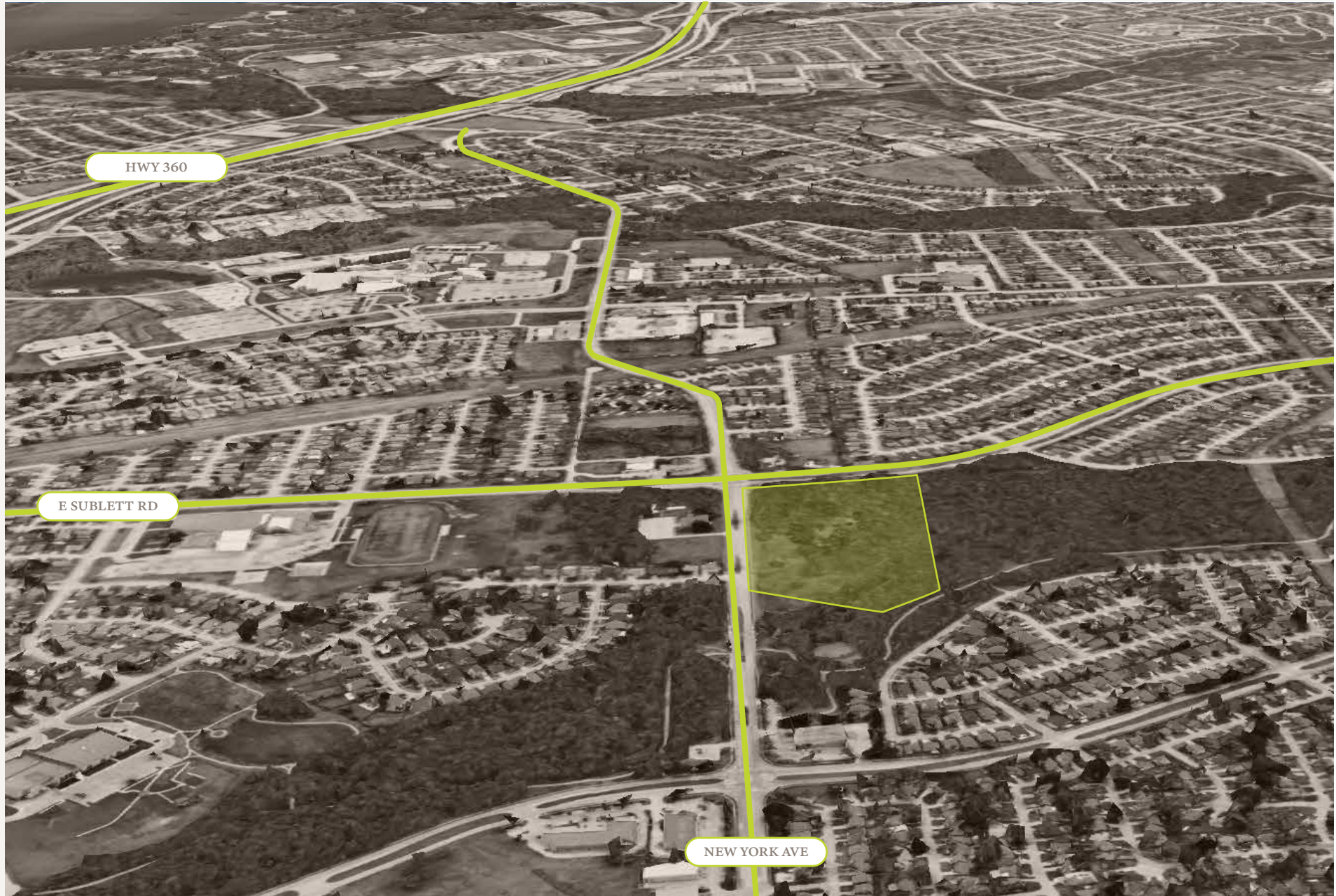
SALE PRICE

Contact Broker

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1801 HARWOOD RD

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EXISTING PROPERTY CONDITIONS	
LOT AREA	464,857 SQ. FT. / 10.67 ACRES
BUILDING SQUARE FOOTAGE	— SQ. FT. (EXTERIOR FOOTPRINT)
ZONING EXISTING USE	— DISTRICT
BUILDING HEIGHT	— FT.
LOT COVERAGE	— %
PARKING PROVIDED:	
STANDARD SPACES	0 SPACES
HANDICAP VAN ACCESSIBLE	0 SPACES
TOTAL	0 SPACES

ZONING REQUIREMENTS	
(1) MINIMUM LOT AREA	
(2) MINIMUM LOT WIDTH	
(3) MINIMUM LOT DEPTH	
(4) MINIMUM FRONT YARD	
(5) MINIMUM SIDE YARD	
(6) MINIMUM REAR YARD	
(7) MAXIMUM LOT COVERAGE	
(8) MAXIMUM HEIGHT	
(9) MAXIMUM FLOOR AREA RATIO	

For additional information about the Zoning, Lot and Space Regulations, please call Development Services, _____ and ask for Zoning.

Zoning report was not provided at the time of survey.

EXCEPTIONS TO THE TITLE COMMITMENT

NOTE: THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. CBG SURVEYING TEXAS, LLC HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.

LEGEND

	EXISTING EDGE ASPHALT PAVING
	EXISTING OVERHEAD POWER LINE
	EXISTING CHAINLINK FENCE
	EXISTING WOOD FENCE
	EXISTING WROUGHT IRON FENCE
	POWER POLE
	CONTROLLING MONUMENT
	POINT FOR CORNER
	1/2" IRON ROD FOUND
	1" IRON PIPE FOUND
	FENCE POST CORNER
	3" FOUND IN CONCRETE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	BRICK COLUMN
	COVERED PORCH, DECK
	OIL CASING
	FIRE HYDRANT
	LIGHT POLE

GENERAL NOTES

- BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.
- It is my opinion that there is no observable evidence of earth moving work, building construction or building additions within recent months.
- It is my opinion that there have been no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs.
- It is my opinion that there is no observable evidence of site use as solid waste dump, sump or sanitary landfill.

PROPERTY DESCRIPTION

Being a tract of land situated in the John Balch Survey, Abstract No. 83, Tarrant County, Texas, some being a tract of land conveyed to HOB Investments, LLC, 4500 Mansfield Hwy, Forest Hill, TX, 76115, by deed recorded in Instrument Number 020902682, Official Public Records of Tarrant County, Texas, and being partially described by deed recorded in Volume 12156, Page 596, Deed records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set stamped CBG Surveying for corner, said corner being a Southeast corner of a tract of land conveyed to the City of Arlington, Texas, a Municipal Corporation, by deed recorded in Instrument Number D198130682, Official Public Records of Tarrant County, Texas, and lying on the North line of E Sublett Road (public right-of-way), from which a 5/8 inch iron rod found bears South 46 degrees 10 minutes 28 seconds West a distance of 0.49 feet for witness;

THENCE along the Eastern and Southern lines of said City of Arlington, Texas, the following 3 courses and distances:

North 00 degrees 24 minutes 33 seconds East, a distance of 671.85 feet to a 5/8 inch iron rod found for corner;

North 39 degrees 17 minutes 06 seconds East, a distance of 189.88 feet to a 1/2 inch iron rod set stamped CBG Surveying for corner, from which a 5/8 inch iron rod found bears North 11 degrees 41 minutes 48 seconds West a distance of 0.84 feet for witness;

North 89 degrees 21 minutes 51 seconds East, a distance of 475.53 feet to a 1/2 inch iron rod found for corner, said corner lying on the West line of New York Avenue (variable width right-of-way);

THENCE along the Western line of said New York Avenue, the following 5 courses and distances:

THENCE South 00 degrees 38 minutes 28 seconds East, a distance of 434.98 feet to a 1/2 inch iron rod set stamped CBG Surveying for corner, and being the beginning of a tangent curve turning to the right, with a radius of 471.75 feet, a delta angle of 09 degrees 08 minutes 52 seconds, a chord bearing of South 03 degrees 55 minutes 58 seconds West, and a chord length of 75.24 feet;

Along said curve to the right, an arc length of 75.33 feet to a 1/2 inch iron rod found for corner, and being the beginning of a tangent curve turning to the left, with a radius of 471.75 feet, a delta angle of 09 degrees 08 minutes 52 seconds, a chord bearing of South 03 degrees 55 minutes 58 seconds West, and a chord length of 75.24 feet;

Along said curve to the left, an arc length of 75.32 feet to a 1/2 inch iron rod set stamped CBG Surveying for corner;

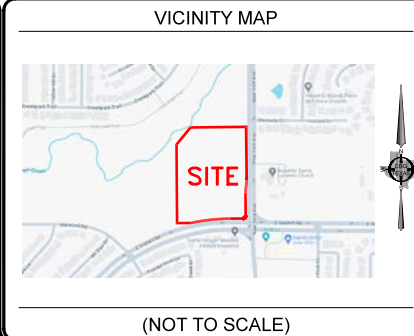
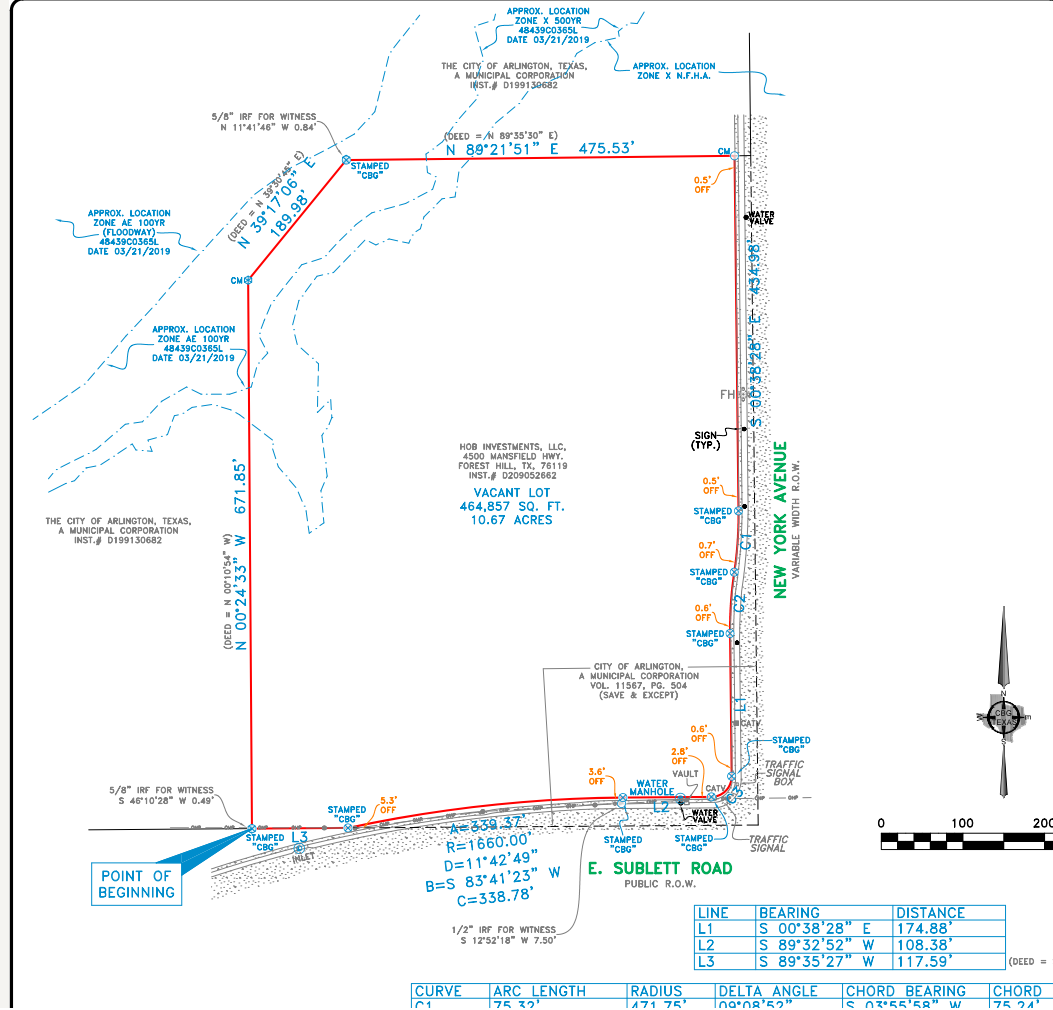
South 00 degrees 38 minutes 28 seconds East, a distance of 174.08 feet to a 1/2 inch iron rod set stamped CBG Surveying for corner, and being the beginning of a tangent curve turning to the right, with a radius of 25.00 feet, a delta angle of 90 degrees 11 minutes 01 seconds, a chord bearing of South 44 degrees 27 minutes 21 seconds West, and a chord length of 35.41 feet;

Along said curve to the right, an arc length of 39.35 feet to a 1/2 inch iron rod set stamped CBG Surveying for corner, said corner lying on the aforementioned North line of said E. Sublett Road;

THENCE along the Northern line of said E. Sublett Road, the following 3 courses and distances: South 89 degrees 32 minutes 52 seconds West, a distance of 108.38 feet to a 1/2 inch iron rod set stamped CBG Surveying for corner, and being the beginning of a tangent curve turning to the left, with a radius of 1950.00 feet, a delta angle of 11 degrees 41 minutes 48 seconds, a chord bearing of South 85 degrees 41 minutes 25 seconds West, and a chord length of 338.78 feet, from which a 1/2 inch iron rod found bears South 12 degrees 55 minutes 19 seconds West a distance of 7.50 feet for witness;

Along said curve to the left, an arc length of 339.37 feet to a 1/2 inch iron rod set stamped CBG Surveying for corner;

South 89 degrees 35 minutes 27 seconds West, a distance of 117.59 feet to the POINT of BEGINNING and containing 464,857 square feet or 10.67 acres of land.



SURVEYOR'S NOTES

- Except as shown on the survey, there are no visible easements or rights of way.
- Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- The location of each easement, right of way, servitude, and other matters affecting the subject property and noted in the title insurance commitment with an effective date of N/A, issued by N/A with respect to the subject property has been shown on the survey, together with appropriate recording references, to the extent such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
- That the subject property has access to and from a duly dedicated and accepted public street or highway.
- The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
- The record description of the subject property forms a mathematically closed figure.
- Said described property is located within an area having a Zone Designation — by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 484590365L, with a date of identification of 03/21/2019, for Community No. 48454, in Tarrant County, State of Texas which is the current Flood Insurance Rate Map for the community in which the subject property is located.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Jeffrey Ho in connection with the transaction described in GF# N/A. The undersigned, being a registered land surveyor of the State of Texas certifies to Jeffrey Ho as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standards and Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021 and includes items 1, 2, 3, 4, 7(6), 8, 9, 13 and 14 of Table A hereof. Pursuant to the Accuracy Standards adopted by ALTA and NSPS and in effect on the date of this certificate, I understand further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of the survey exceeds that which is specified herein. The survey was made on the ground 04/09/2024.

The parties listed above are entitled to rely on this survey.
 Executed this 11th day of April, 2024.

Registered Professional Land Surveyor

SURVEYOR'S CERTIFICATE

FOR ONLY

Registered Professional Land Surveyor

C.B.G. Surveying Texas, LLC.
 1413 E. IH-30, Suite 7
 Garland, Texas 75043
 P 214-349-9482 | F 214-349-2216

ALTA/NSPS LAND TITLE SURVEY

JOHN BALCH SURVEY ABSTRACT NO. 83

DATE	BY	NOTES



LANCARTE

COMMERCIAL

Relentlessly Pursuing What Matters

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