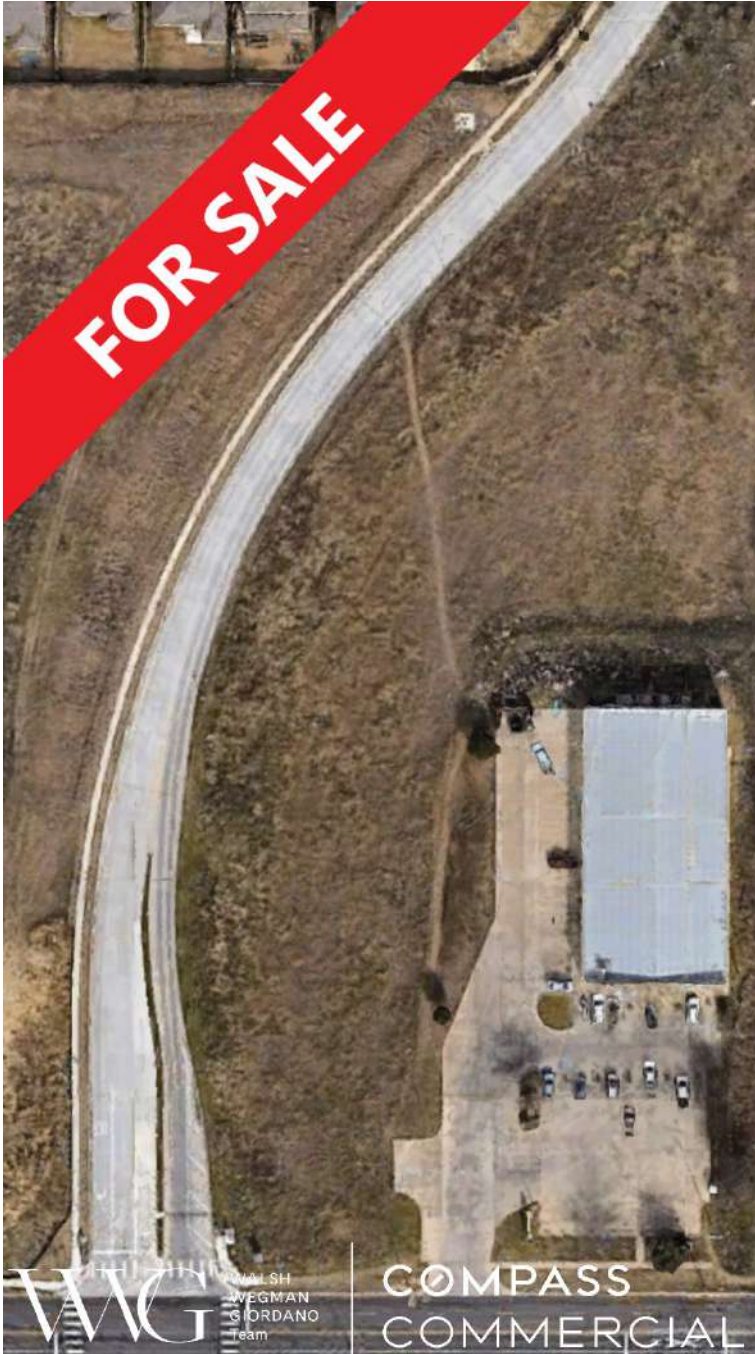
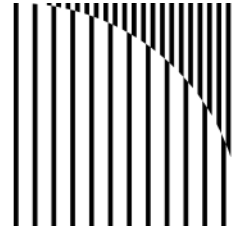


Commercial Development Site for Sale

1250 Sycamore School Rd.



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	\$299,950
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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

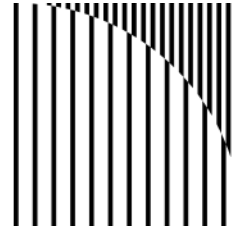


Layne Kasper

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

Commercial Development Site for Sale

1250 Sycamore School Rd.



WVG 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 2.86+/- ACRE TRACT OF LAND SITUATED IN THE GONFACIO HERBERA SURVEY, ABSTRACT NO. 2027, TARRANT COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 02180576, 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 ROBLES TRACT, SAID "X" BEING THE INTERSECTION OF THE NORTH LINE OF SAID SYCAMORE SCHOOL ROAD AND THE EAST LINE OF HEMPHILL STREET;

THENCE NORTH 01° 45' 45" WEST, A DISTANCE OF 11.15 FEET ALONG SAID EAST LINE OF SAID SYCAMORE SCHOOL ROAD TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 252.30 FEET;

THENCE ALONG SAID EAST LINE AND SAID CURVE AN ARC DISTANCE OF 415.64 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 29° 46' 30" EAST - 405.89 FEET TO A 5/8-INCH IRON ROD FOUND;

THENCE NORTH 42° 30' 46" EAST, A DISTANCE OF 113.85 FEET ALONG SAID EAST LINE TO A 5/8-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 583.64 FEET;

THENCE ALONG SAID EAST LINE AND SAID CURVE AN ARC DISTANCE OF 372.48 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 21° 59' 45" EAST - 372.48 FEET TO A 5/8-INCH IRON ROD FOUND AT THE NORTH CORNER OF A FORESAID LOT 1, 1.16 ACRES IN SAID TRACT, BEING THE WEST LINE OF UNION PACIFIC RAILROAD 200 FOOT RIGHT-OF-WAY;

THENCE SOUTH 09° 35' 33" WEST, A DISTANCE OF 571.15 FEET ALONG SAID WEST LINE TO A 1/2-INCH IRON ROD FOUND AT THE COMMON EAST CORNER OF SAID ROBLES TRACT AND LOT 1, BLUCK 1, OF FORT WORTH DTP CONVEYANCE, COMMENCED BY INSTRUMENT NO. 02180576, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 0218064501, A FORESAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 89° 34' 41" WEST, A DISTANCE OF 154.06 FEET ALONG THE COMMON LINE OF SAID ROBLES TRACT AND SAID LOT 1 TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 29° 32' 41" WEST, A DISTANCE OF 98.43 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 01° 09' 42" 45" EAST ALONG SAID COMMON LINE, PASSING THE SOUTHWEST CORNER OF A FORESAID LOT 1 AT A DISTANCE OF 253.04 FEET AND CONTINUING ALONG THE EAST LINE OF A FORESAID ROBLES TRACT A DISTANCE OF 11.15 FEET TO THE SOUTHWEST CORNER OF SAID ROBLES TRACT, SAID "X" BEING ON THE FORESAID NORTH LINE OF SYCAMORE SCHOOL ROAD;

THENCE SOUTH 89° 14' 13" WEST, A DISTANCE OF 119.30 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, AND CONTAINING BEARER SQUARE FEET OR 2.86 ACRES OF LAND.

LEGAL NOTE

THIS INFORMATION IS FOR YOUR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND. THE INFORMATION IS FOR YOUR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND.

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

PREMIER JOB #: 21-05948

TECH: MSP

DATE: 07/01/21

FIELD: MJ

FIELD DATE: 06/29/21

CONSTRUCTION	MODIFIED
CONCRETE	CONCRETE
ASPHALT	ASPHALT
GRAVEL	GRAVEL
STONE	STONE
WOOD	WOOD
IRON	IRON
STEEL	STEEL
ALUMINUM	ALUMINUM
COPPER	COPPER
BRASS	BRASS
GLASS	GLASS
PLASTIC	PLASTIC
PAINT	PAINT
GLUE	GLUE
WAX	WAX
SEALANT	SEALANT
ADHESIVE	ADHESIVE
COATING	COATING
FINISH	FINISH
PAINT	PAINT
GLUE	GLUE
WAX	WAX
SEALANT	SEALANT
ADHESIVE	ADHESIVE
COATING	COATING
FINISH	FINISH

PREMIER JOB #: 21-05948

TECH: MSP

DATE: 07/01/21

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Premier
Surveying LLC
5700 W. Plano Pkwy., Suite 1200
Plano, Texas 75093
Office: 972.412.3801
Firm Registration No. 10145200

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Plano, Texas 75093
Office: 972.412.3801
Firm Registration No. 10145200

BEING A 1.000 ACRE TRACT OF LAND SITUATED IN THE CONEFACIO HERRERA 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 PILL TRACT, SAID "X" BEING THE INTERSECTION OF THE NORTH LINE OF SYCAMORE SCHOOL ROAD AND THE EAST LINE OF HENPHILL STREET;

THENCE NORTH 00° 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 236.72 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 DFD ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. D210094981, FORESAID OFFICIAL PUBLIC RECORDS.

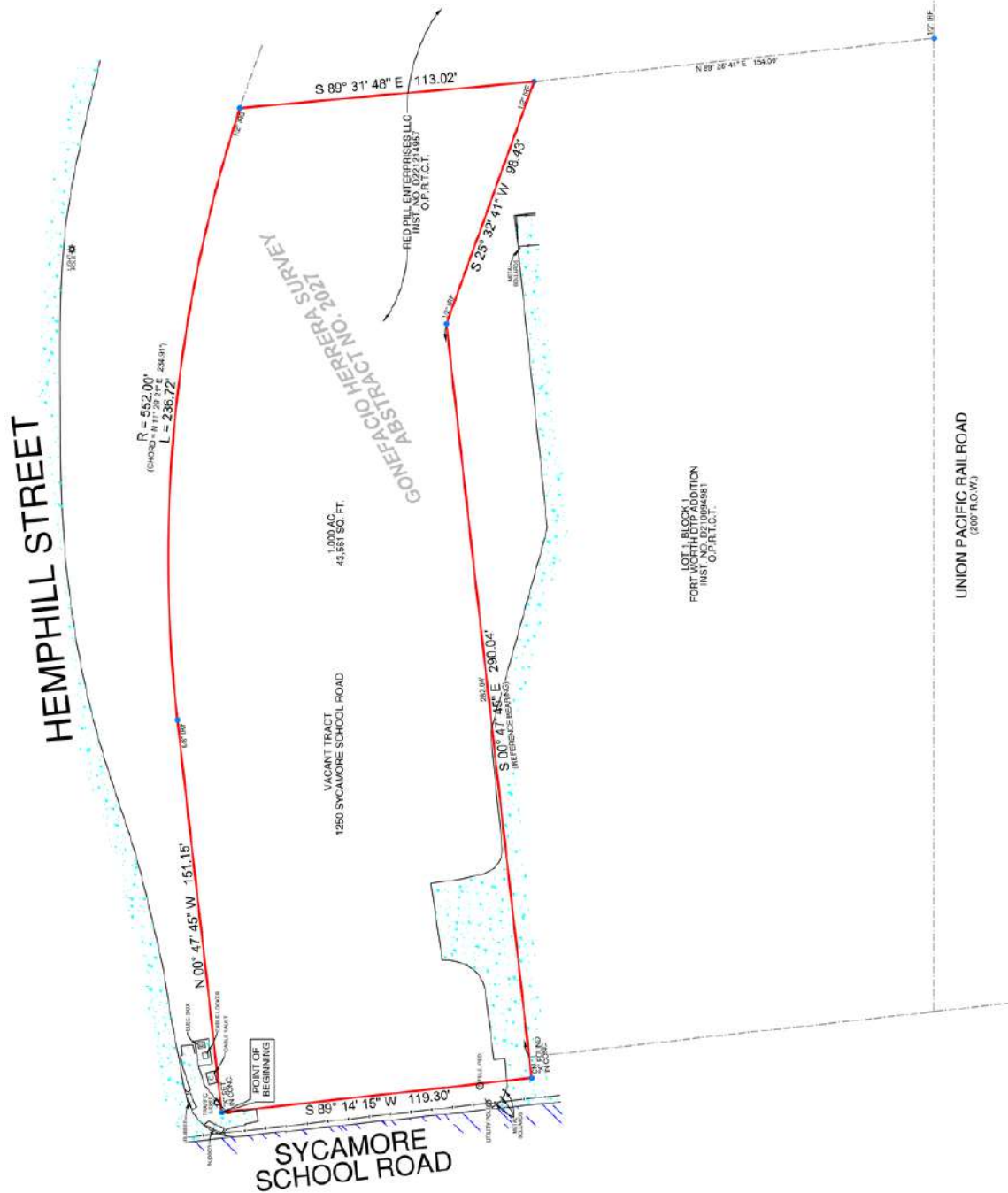
THENCE SOUTH 25° 32' 41" WEST, A DISTANCE OF 98.43 FEET ALONG THE COMMON LINE OF SAID LOT 1 AND AFORESAID RED PILL TRACT TO A 2-2-INCH IRON ROD FOUND:

THENCE SOUTH 00° 47' 45" EAST ALONG SAID COMMON LINE, PASSING THE SOUTHWEST CORNER OF SAID LOT 1 AT A DISTANCE OF 252.94 FEET AND CONTINUING ALONG THE EAST LINE OF SAID RED PILL TRACT A TOTAL DISTANCE OF 260.04 FEET TO AN "X" FOUND IN CONCRETE AT THE SOUTHEAST CORNER OF SAID RED PILL 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 43,561 SQUARE FEET OR 1,000 ACRE OF LAND.

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO BE WITHIN THE LIMITS OF A 1% YEAR FLOOD HAZARD ZONE.
ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE
DATING AS SHOWN BY MAP NO. 45439C015 L, DATED MARCH 21, 2019

ON THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED IN THE RECORDED DEED.

[illegible]

WOOD FENCE	CHAIN LINK FENCE	WROUGHT IRON FENCE	BARBED FENCE	B. & T. RETAINING WALL	BRICK WALL	STONE WALL	OVERHEAD TELEPHONE LINE	OVERHEAD ELECTRIC LINE	PIPE - IRON ROD PILING	PIPE - IRON ROD SET	WYOT - IRON ROD POST	WYOT - IRON ROD FENCE POST
CONCRETE	BRICK	ASPHALT	WOOD	STONE	GRAVEL	POURTY AREA	CONCRETE MONUMENT	CONCRETE MONUMENT	CONCRETE MONUMENT	CONCRETE MONUMENT	CONCRETE MONUMENT	CONCRETE MONUMENT

PREMIER JOB #:	21-05943AW
TECH:	MSP
DATE:	11/21/21
FIELD DATE:	11/18/21

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

Premier
Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200

5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
772-812-3601 (O) | 855-892-0468 (F)
www.granitecrystall.com
tenleord@granitecrystall.com





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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