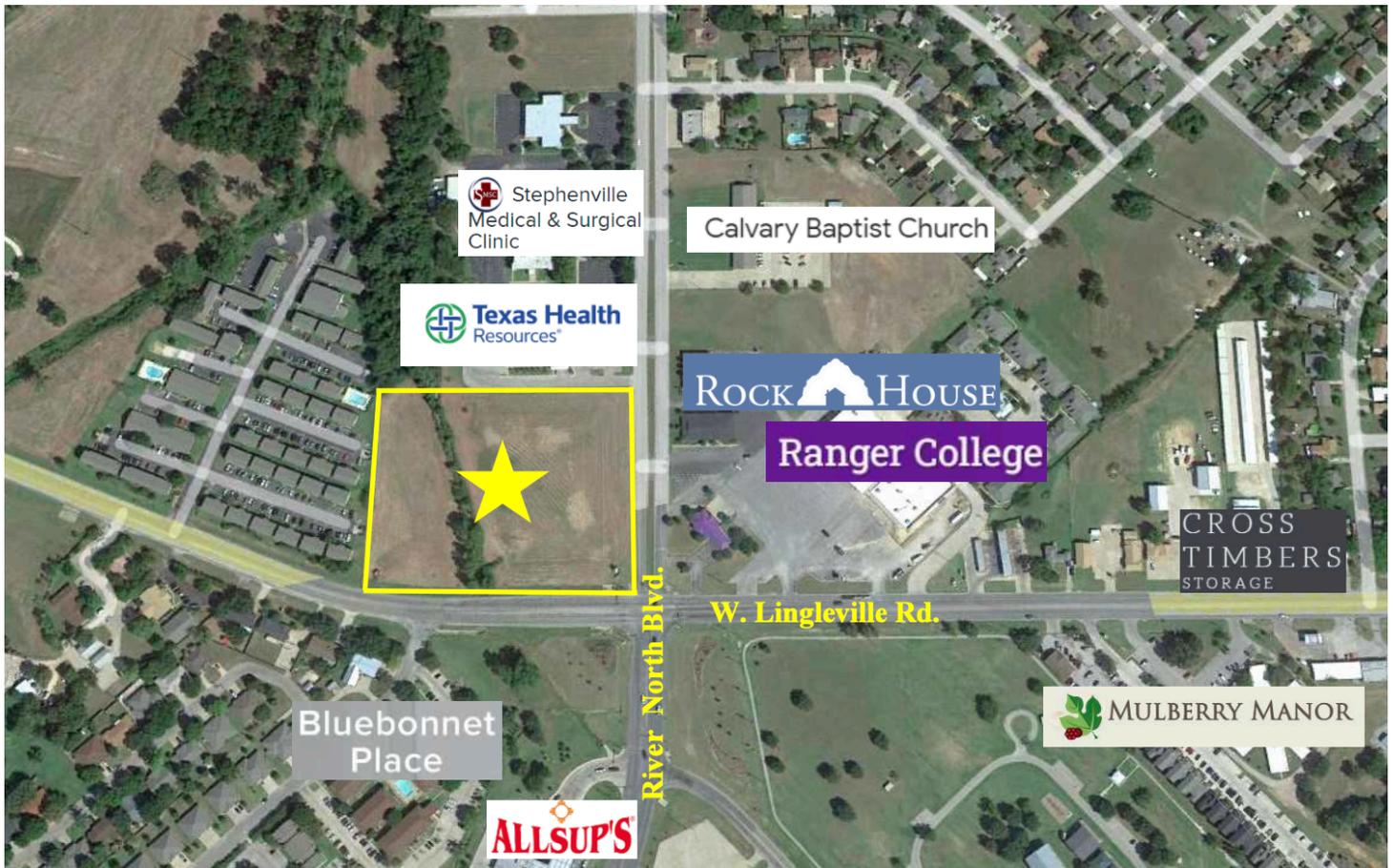


TBD (130-138) River North Blvd. at FM 8, Stephenville, Texas 76401



Located in the Medical District near Ranger College, existing neighborhoods and apartment complexes. Approximately one mile from Tarleton State University, a founding member of Texas A&M University.

Prepared by:



Dick Myers
Cell: 817-881-3425
dmyers@tvcre.com

TEAM & VASSEUR
COMMERCIAL REAL ESTATE

4420 W Vickery Blvd. Suite 200, Fort Worth, Tx 76107
817.335.7575 | info@TVCRE.com
TVCRE.com

Busy Corner Lot | Sale

TBD (130-138) River North Blvd. at FM 8, Stephenville, Texas 76401

TVCRE.com

Land Area

6.516 Acres (+/-) (Per Erath County Tax Appraisal)

Frontages

Frontage on FM 8 and River North Blvd.

Utilities

At the street

Zoning

"B-1" Neighborhood Business

Property Features

- Excellent visibility and access
- Seller also owns the 2.55 Acre site north of the Stephenville Medical & Surgical Clinic

Sales Price

\$1,849,934 (\$6.50 PSF)

Busy Corner Lot | Sale

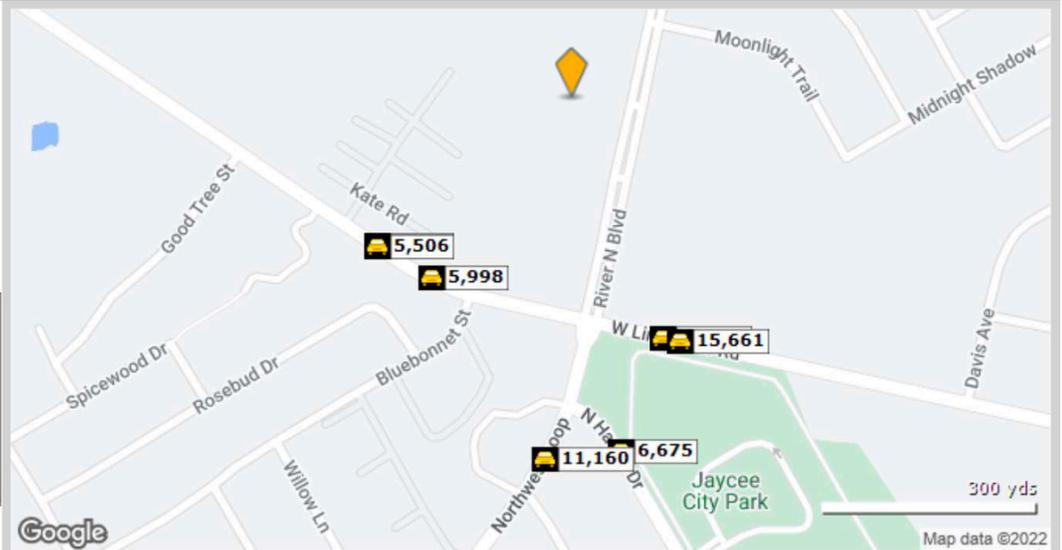
TVCRE.com

TBD (130-138) River North Blvd. at FM 8, Stephenville, Texas 76401

TRAFFIC COUNT REPORT

150 River North Blvd, Stephenville, TX 76401

Building Type: **Health Care**
 Class: -
 RBA: **17,240 SF**
 Typical Floor: **15,171 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 West Lingleville Road	Bluebonnet St	0.04 SE	2022	6,297	MPSI	.18
2 W Lingleville Rd	Bluebonnet St	0.04 SE	2022	5,998	MPSI	.18
3 W Lingleville Rd	Bluebonnet St	0.09 SE	2018	6,126	MPSI	.20
4 W Lingleville Rd	Bluebonnet St	0.09 SE	2022	5,619	MPSI	.20
5 West Lingleville Road	Bluebonnet St	0.09 SE	2020	5,506	AADT	.20
6 W Lingleville Rd	River North Blvd	0.06 W	2017	14,180	MPSI	.21
7 W Lingleville	W Lingleville Rd	0.06 W	2022	14,731	MPSI	.21
8 West Lingleville Road	W Lingleville Rd	0.06 W	2020	15,661	AADT	.21
9 North Harbin Drive	Northwest Loop	0.06 NW	2020	6,675	AADT	.29
10 Northwest Loop	N Lydia Ave	0.03 SW	2017	11,160	MPSI	.29



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. **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:
 - 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.

Team & Vasseur Commercial Real Estate	9015393	info@tvcre.com	817-335-7575
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Designated Broker of Firm	License No.	Email	Phone
Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dick Myers	442810	dmyers@tvcre.com	817-335-7575
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date