

FOR SALE | 4.33 AC | NO ZONING

3433 E HIGHWAY 199 SPRINGTOWN, TX
LAND FOR SALE



PROPERTY DESCRIPTION

Presenting a prime investment opportunity, this property at 3433 E Highway 199, Springtown, TX, 76082 boasts a 2,480 SF building offering ample space for industrial operations plus a 40' x 80' Metal building with two (2) restrooms that is non-climate controlled. With one unit and built in 1992, this property is suited for a range of industrial uses. Zoned as NONE - Unincorporated, it provides flexibility for development. Located in the dynamic Dallas/Fort Worth area, this property promises strategic positioning within a thriving commercial hub. With its prime features and strategic location, this property presents a compelling prospect for Land/Industrial investors seeking to capitalize on the growth and potential of the Dallas/Fort Worth market.

KEY HIGHLIGHTS

- Parker County - NO ZONING CURRENTLY
- Includes Home/Office 2,480 SF & Metal Bldg 40' x 80'

OFFERING SUMMARY

Sale Price:	\$975,000
Zoning:	NONE
Lot Size:	4.33 Acres

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	9,565	29,387	89,505
Total Population	28,274	84,495	263,732
Average HH Income	\$104,531	\$120,814	\$122,850

4.33 AC WITH 2 BUILDINGS | NO ZONING

DEREK ANTHONY

Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072



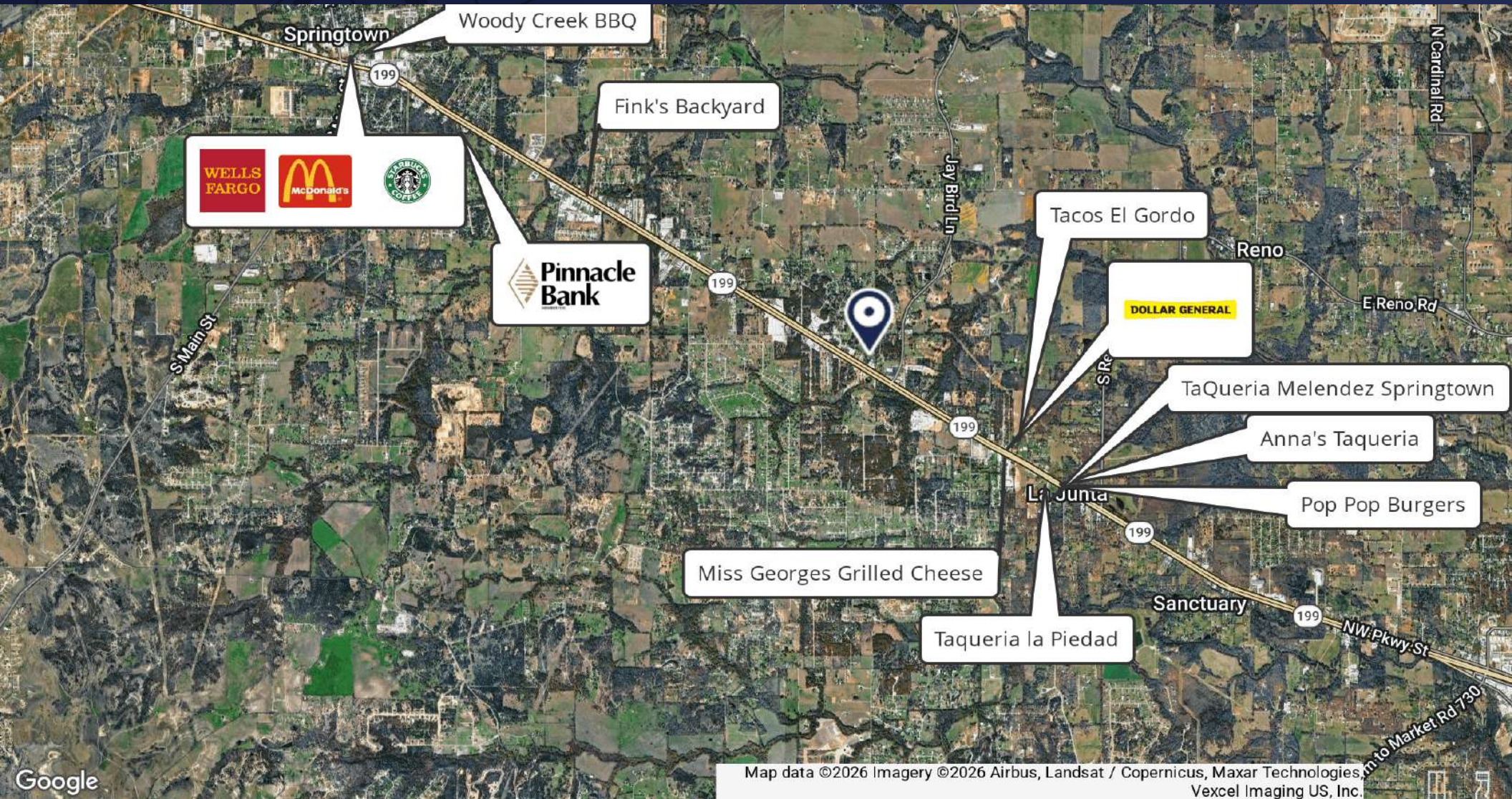
Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072

TRADE AREA

3433 E HIGHWAY 199 SPRINGTOWN, TX
LAND FOR SALE



DEREK ANTHONY

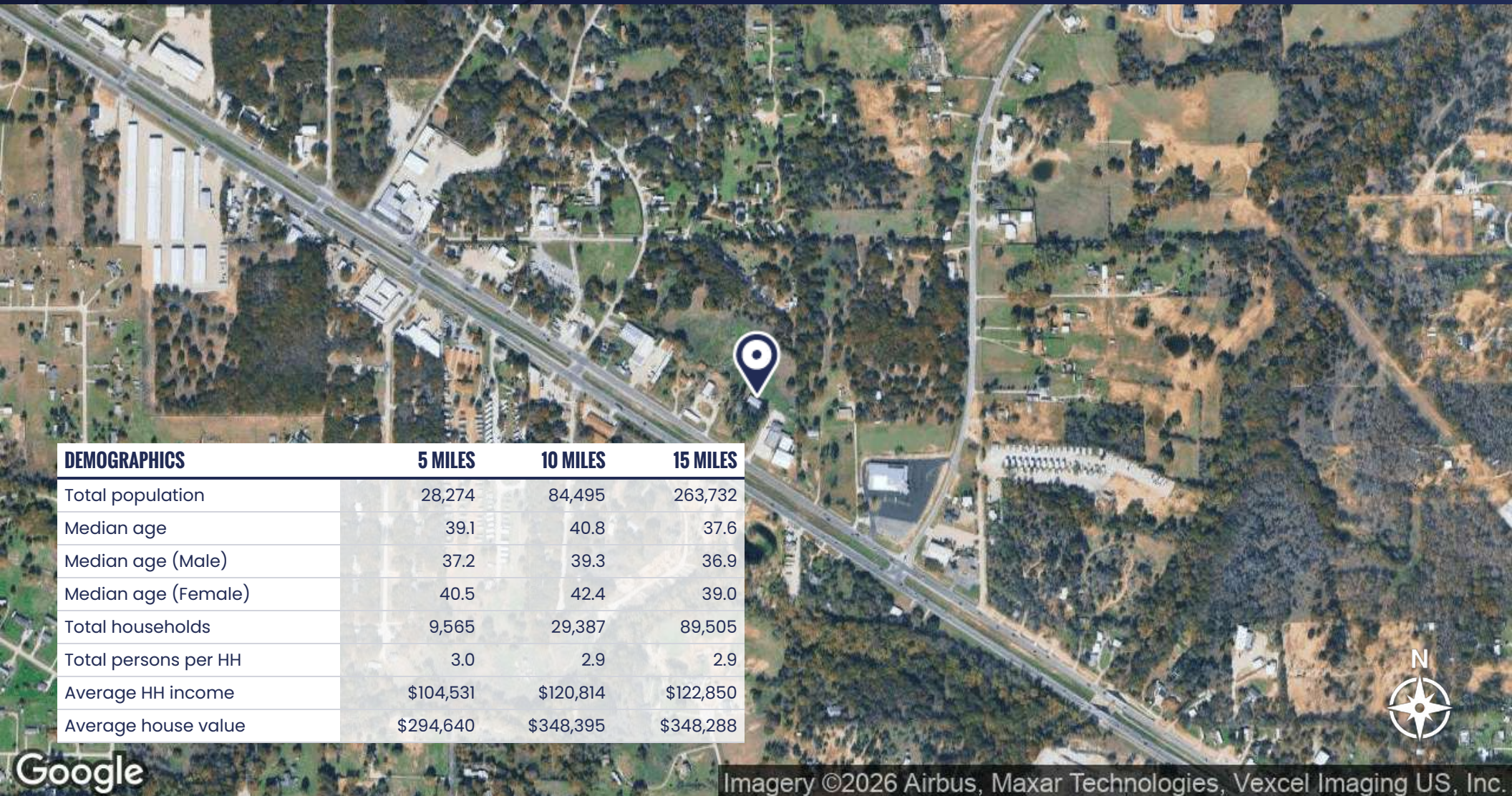
Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072

AERIAL MAP

3433 E HIGHWAY 199 SPRINGTOWN, TX
LAND FOR SALE



DEREK ANTHONY

Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072

METAL BUILDING PHOTOS - 3200 SF

3433 E HIGHWAY 199 SPRINGTOWN, TX
LAND FOR SALE



DEREK ANTHONY

Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072

6
HOME/OFFICE PHOTOS - 2480 SF

**3433 E HIGHWAY 199 SPRINGTOWN, TX
LAND FOR SALE**



DEREK ANTHONY
Partner
817.991.5072
derek@waypoint-red.com

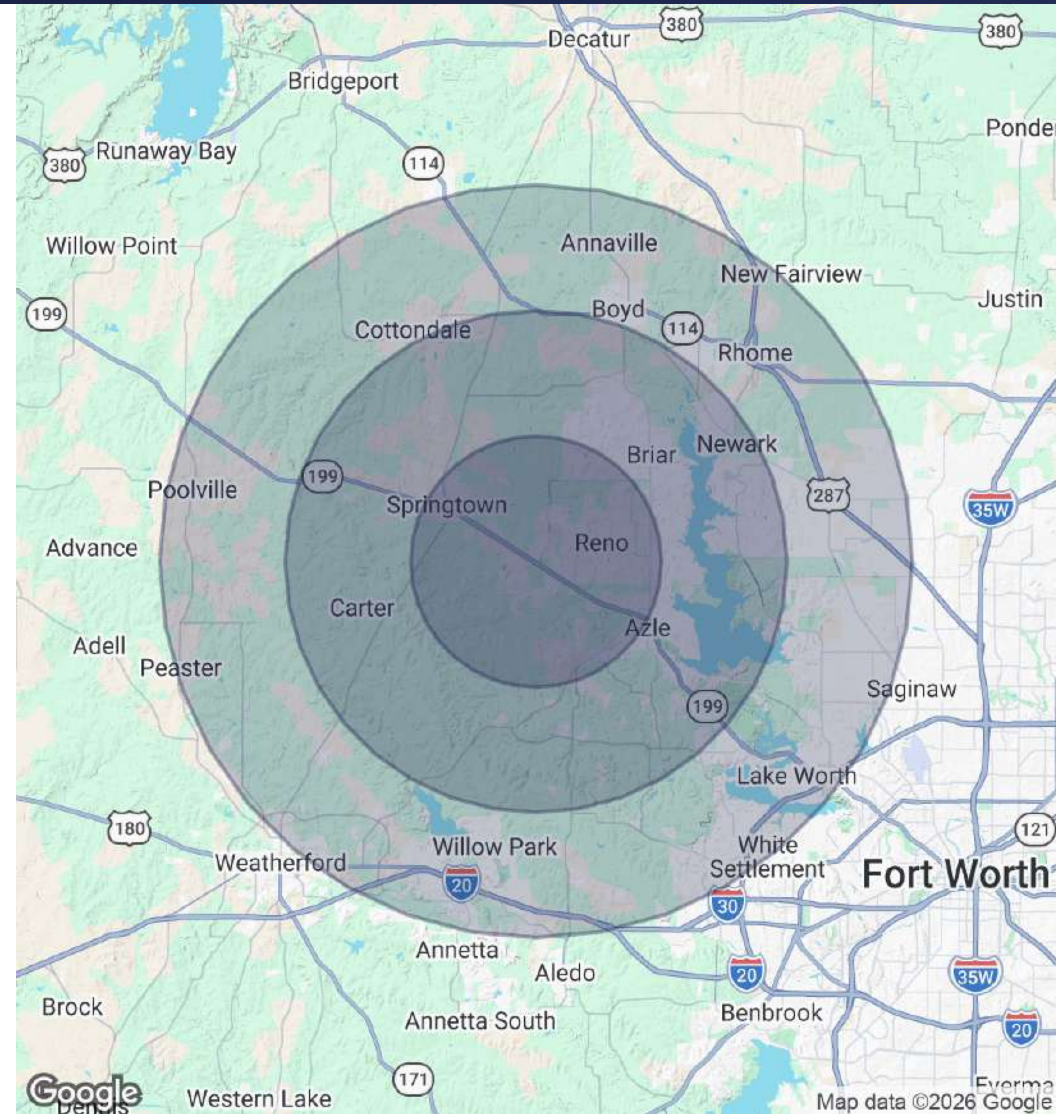
WAYPOINT REAL ESTATE ADVISORS
2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072

7 DEMOGRAPHICS MAP & REPORT

3433 E HIGHWAY 199 SPRINGTOWN, TX
LAND FOR SALE

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	28,274	84,495	263,732
Average Age	39.1	40.8	37.6
Average Age (Male)	37.2	39.3	36.9
Average Age (Female)	40.5	42.4	39.0
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	9,565	29,387	89,505
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$104,531	\$120,814	\$122,850
Average House Value	\$294,640	\$348,395	\$348,288
TRAFFIC COUNTS	5 MILES	10 MILES	15 MILES
Hwy 199 & Jay Bird Ln	24,148/day		

2023 American Community Survey (ACS)



DEREK ANTHONY

Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072

PROPERTY DETAILS

3433 E HIGHWAY 199 SPRINGTOWN, TX
LAND FOR SALE

Sale Price

\$975,000

LOCATION INFORMATION

Building Name	4.33 AC For Sale with Home Office & Metal Bldg
Street Address	3433 E Highway 199
City, State, Zip	Springtown, TX 76082
County	Parker
Market	Dallas/Fort Worth
Sub-market	Springtown
Cross-Streets	Hwy 199 & Jay Bird Ln
Side of the Street	East
Signal Intersection	No
Road Type	Highway
Market Type	Medium
Nearest Highway	Hwy 199 (Jacksboro Hwy)
Nearest Airport	Meacham Airport (Fort Worth)

BUILDING INFORMATION

Building Size Home/Office	2,480 SF
Building Size Metal Bldg	3,200 SF
Year Built	1992
Number of Lots	2

PROPERTY INFORMATION

Property Type	Hwy 199 (Jacksboro Highway)
Property Subtype	No Limits
Zoning	NONE - Unincorporated
Lot Size	4.33 Acres
Lot Frontage	279 ft
Lot Depth	768 ft
Frontage	Hwy 199 (Jacksboro Highway)
Traffic Count	24148
Home/Office HVAC	Yes: 1 Unit - 5 Ton
Traffic Count Frontage	279
Amenities	County Water, Septic, Electric, internet, Phone, Cable w/Home Office (2480 SF) and Metal Building (40' x 80') with 2 restrooms (non-climate controlled). Has two curb cuts in place to property off of service road of Hwy 199 in Springtown/Parker County.
Clear Height (Metal Bldg)	13'
Environmental Issues	None that seller is aware of
Topography	Flat

UTILITIES & AMENITIES

Gas / Propane	No
Water (County)	Yes
Electric, Telephone, Cable, Internet	Yes

DEREK ANTHONY

Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072

ADDITIONAL PHOTOS

3433 E HIGHWAY 199 SPRINGTOWN, TX
LAND FOR SALE



DEREK ANTHONY

Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072

DEREK ANTHONY BIO

3433 E HIGHWAY 199 SPRINGTOWN, TX
LAND FOR SALE



DEREK ANTHONY

Partner

derek@waypoint-red.com

Direct: **817.991.5072**

TX #677154-B

PROFESSIONAL BACKGROUND

At Waypoint, as a licensed Broker (#677154-B) Derek focuses on landlord and tenant representation, development advisory, and investment brokerage. Known for combining market data with practical business insight, he helps clients make informed real estate decisions aligned with long-term growth objectives. His work spans retail, land, office, flex, and specialty real estate assets throughout the DFW region and beyond.

Derek's success is rooted in relationship-driven brokerage. He emphasizes understanding each client's operational goals and translating them into real estate strategies that create measurable value. His entrepreneurial mindset and hands-on execution style have made him a trusted advisor to business owners, developers, and investors alike.

Throughout his career, Derek has completed more than \$150 million in transactions and earned multiple industry recognitions, including D CEO Power Broker honors and Top CRE Broker distinctions in Fort Worth.

In addition to brokerage and development work, Derek hosts the commercial real estate podcast Rated "R" – Real Estate Uncensored, where he shares industry insights and interviews professionals across the real estate ecosystem.

Waypoint Real Estate Advisors

2920 Alta Mere Drive
Fort Worth, TX 76116
817.991.5072

DEREK ANTHONY

Partner
817.991.5072
derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive
Fort Worth, TX 76116
waypoint-red.com | 817.991.5072

IABS & CONTACT INFORMATION

3433 E HIGHWAY 199 SPRINGTOWN, TX
LAND FOR SALE



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Waypoint Real Estate Advisors, LLC.	9015127-BB	jake@waypoint-red.com	817-505-5894
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jake McCoy	702534-B	jake@waypoint-red.com	817-505-5894
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Derek Anthony	677154-B	derek@waypoint-red.com	817-991-5072
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2



WAYPOINT CURRENT LISTINGS



WAYPOINT REAL ESTATE WEB PAGE



FOLLOW US ON LINKEDIN



DEREK ANTHONY'S LINKEDIN



DEREK ANTHONY | PARTNER

(817) 991-5072

DEREK@WAYPOINT-RED.COM

DEREK ANTHONY

Partner

817.991.5072

derek@waypoint-red.com

WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive

Fort Worth, TX 76116

waypoint-red.com | 817.991.5072

WAYPOINT REAL ESTATE ADVISORS

2920 ALTA MERE DRIVE, FORT WORTH, TX 76116
WAYPOINT-RED.COM 817.991.5072

FOR MORE INFORMATION

DEREK ANTHONY PARTNER 817.991.5072
DEREK@WAYPOINT-RED.COM



The Gem of the
Star State

Shop