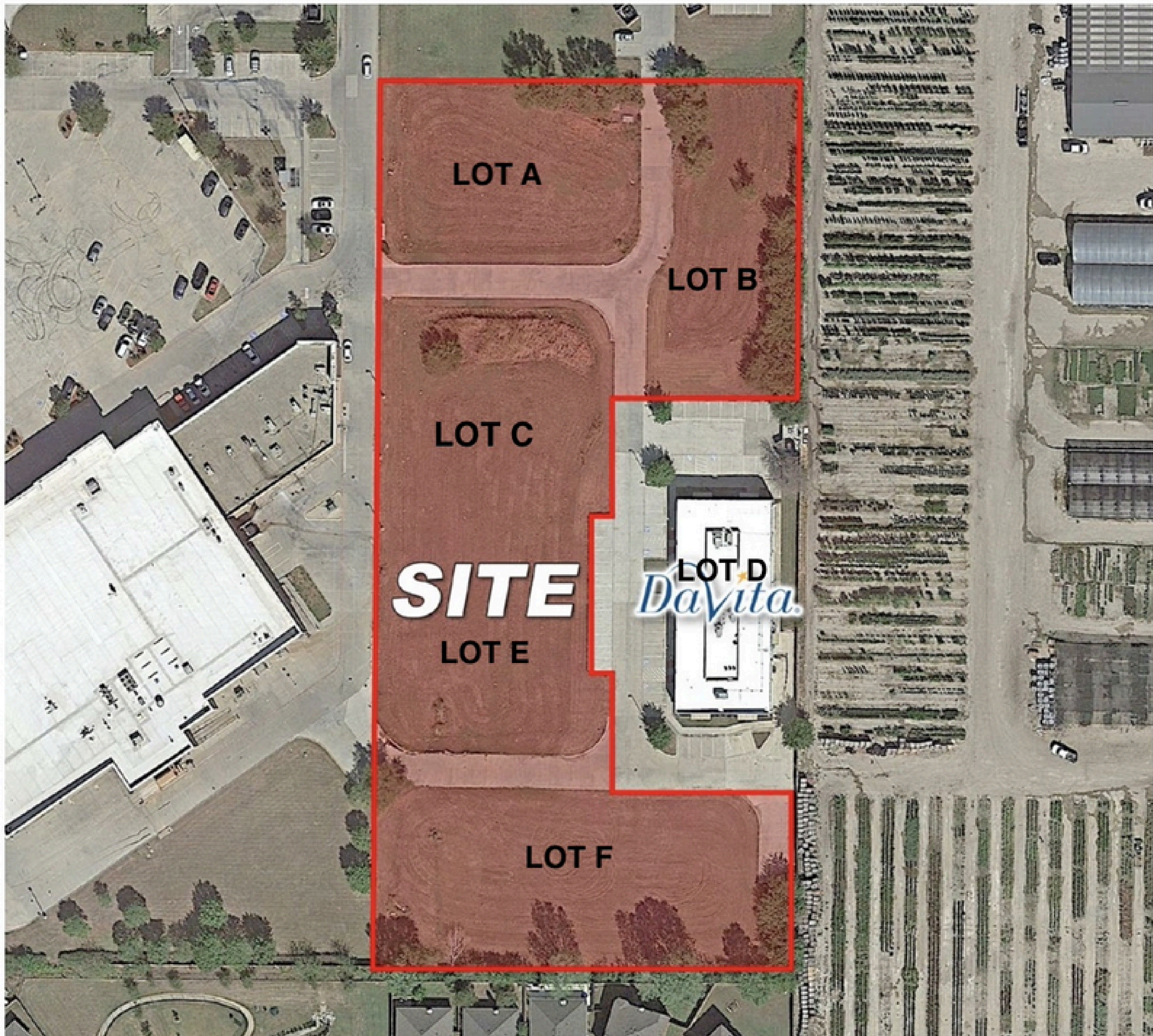


# FOR SALE

## COMMERCIAL DEVELOPMENT



**TEXAS RANCH BROKERS, LLC**

313 S Main Street

Burnet Tx 78611

*CONTACT: PATRICK BOYKIN*

[WWW.TXRANCHBROKERS.COM](http://WWW.TXRANCHBROKERS.COM)

512-965-6100



# 10700 VICTORIA ASH DR FORT WORTH, TX 76244

## SITE



### PROPERTY FACTS

PRICE	\$1,250,000
SALE TYPE	INVESTMENT
SALE CONDITION	BUILD TO SUIT
NO. LOTS FOR SALE	5
PROPERTY TYPE	LAND
PROPERTY SUBTYPE	COMMERCIAL
APPROXIMATELY OF LOT ACRES	2.64+/-



**10700 VICTORIA ASH DR  
FORT WORTH, TX 76244**

# PHOTOS



**CALL: *Patrick Boykin 512-965-6100***



**10700 VICTORIA ASH DR  
FORT WORTH, TX 76244**

# PHOTOS



**CALL: *Patrick Boykin 512-965-6100***



**10700 VICTORIA ASH DR  
FORT WORTH, TX 76244**

# PHOTOS



**CALL: *Patrick Boykin 512-965-6100***



# 10700 VICTORIA ASH DR FORT WORTH, TX 76244

## DESCRIPTION

Five (5) Build-to-suit lots available for purchase within a Condo Association. Lots are located at 10700 Victoria Ash Drive near Golden Triangle Blvd & North Beach Street intersection. Zoned Intensive Commercial. The Golden Triangle Blvd is one of the busiest corridors in North Fort Worth. Property is located just off the Golden Triangle Blvd, tucked away from the hustle and bustle but very close to national and local businesses, including Taco Bell, Waffle House, Kwik Kar, Walgreens, and the Fort Worth Public Library. Also, the Texas Health hospital is only 1.5 miles from property. Perfect lots for professional use or medical office development.

This property presents a blank canvas for development. With its Intensive Commercial zoning, the property affords investors the freedom to actualize their pad site vision.

- Infrastructure in place—Utilities, curbs and driveways.
- 1.5 miles from Texas Health Resources Alliance Hospital, a 50 bed hospital.
- One of the fastest growing suburban areas in DFW and home to 240 companies, 28,000+ employees and 7300+ single family homes.

Total Acreage - 3.16

Total Lots within Condo Association - 6

Total lots available for sale - 5

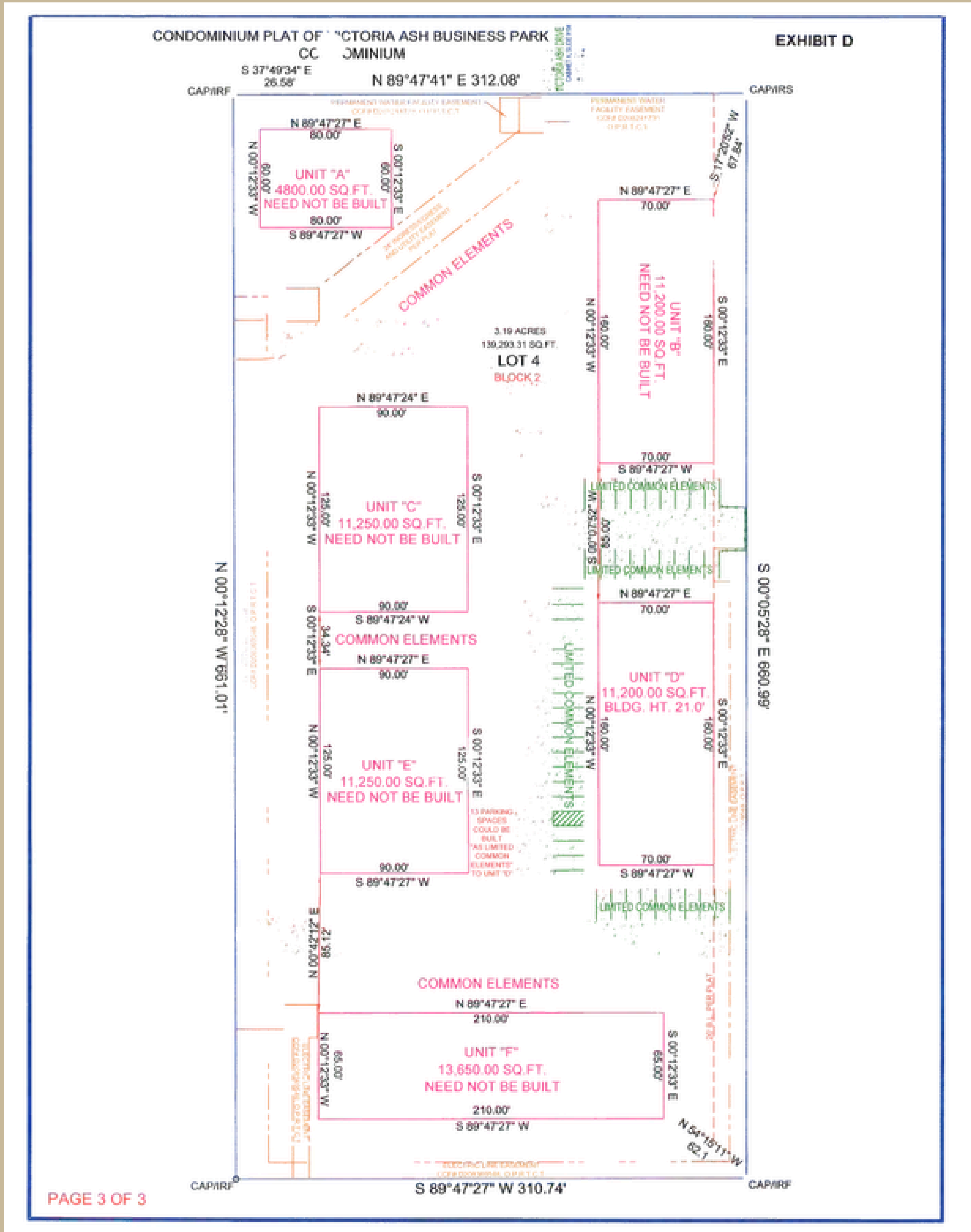
<u>Lot</u>	<u>Platted Sq ft</u>
A	4,800
B	11,200
C	11,250
E	11,250
F	13,650
<b>Total</b>	<b>52,150</b>

**CALL:** *Patrick Boykin 512-965-6100*



# 10700 VICTORIA ASH DR FORT WORTH, TX 76244

## PLAT

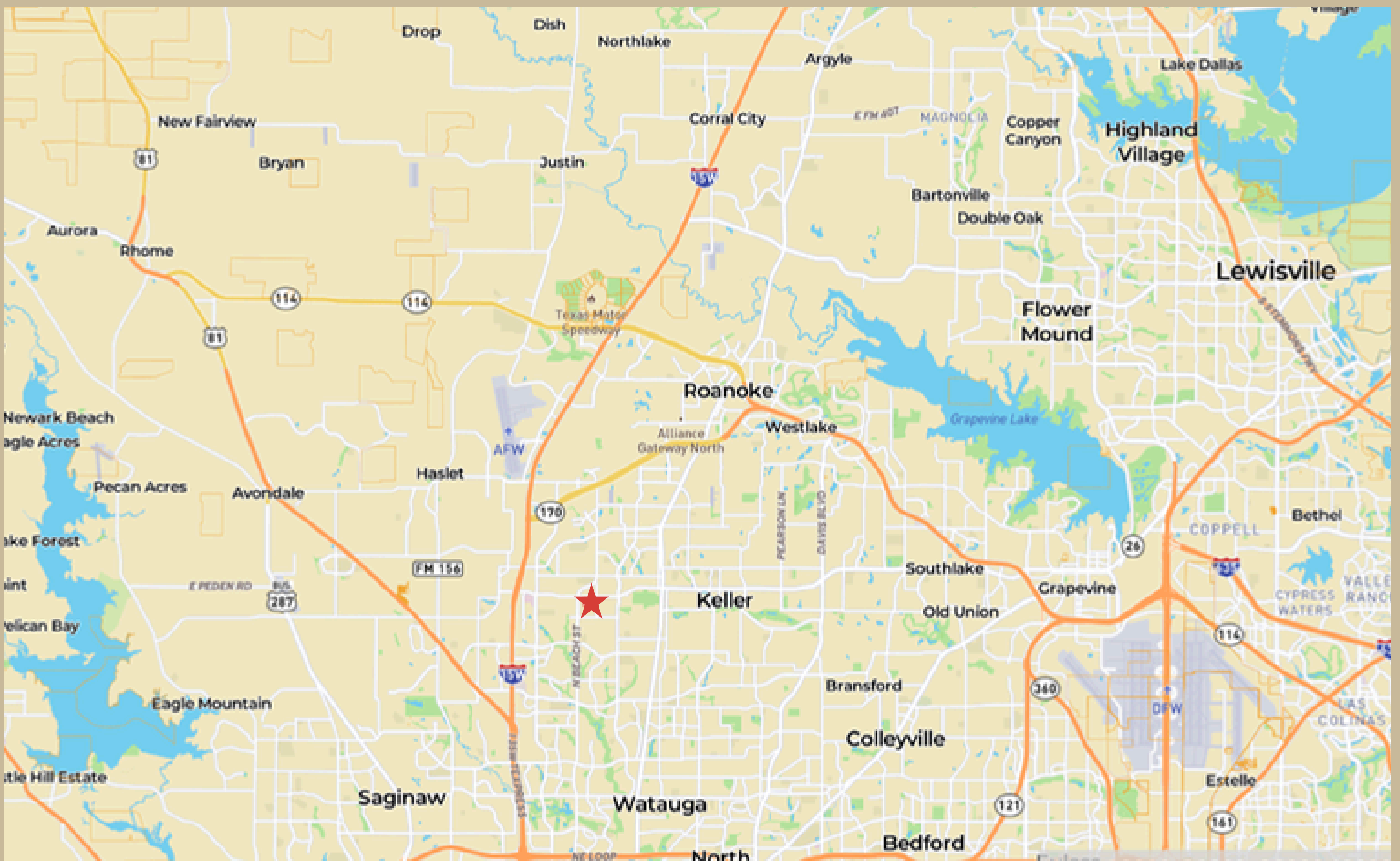


CALL: Patrick Boykin 512-965-6100



# 10700 VICTORIA ASH DR FORT WORTH, TX 76244

## MAP



**CALL:** *Patrick Boykin 512-965-6100*



**10700 VICTORIA ASH DR  
FORT WORTH, TX 76244**

# TRANSPORTATION

TRANSIT/SUBWAY	TRAVEL MINUTES	MILES
Mercantile Center Station	17	8.2
Iorn Horse Station	18	9.2
Smithfield Station	19	9.4
North Side Station	18	12.5
<b>Commuter Rail</b>		
Trinity Lakes Station	23	13.9
Fort Worth	21	15.2
Fort Worth Intermadal Transit Center	21	15.2
Texas Pacific (T&P)	23	15.6
Bell Station	28	16.9
<b>Airport</b>		
Dallas-Fort Worth International/ DFW	29	18
Dallas Love Field	47	31.7

**CALL: *Patrick Boykin 512-965-6100***



# TEXAS RANCH BROKERS, LLC

313 S Main Street

Burnet, TX 78611

2-10-2025



## 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:
  - 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.

<u>Texas Ranch Brokers, LLC</u>	<u>9003375</u>	<u>info@txranchbrokers.com</u>	<u>(512)756-7718</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Michael (Mike) Bacon</u>	<u>273134</u>	<u>mike@txranchbrokers.com</u>	<u>(512)940-8800</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Patrick Boykin</u>	<u>724284</u>	<u>patrick@txranchbrokers.com</u>	<u>(512)965-6100</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

Texas Ranch Brokers LLC, P.O. Box 1338 Burnet TX 78611  
Mike Bacon Drew Colvin

Phone: 5127567718 Fax:  
www.trec.com

IABS 1-1  
8015 FORMS

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201