



Building 2

736 N Fielder Rd, Arlington, TX 76012



Bruce Henderson

Keller Williams Realty- Lonestar DFW
701 Highlander Blvd, Suite 400, Arlington, TX 76015
Bruce@KWCommercial.com
(817) 795-2500



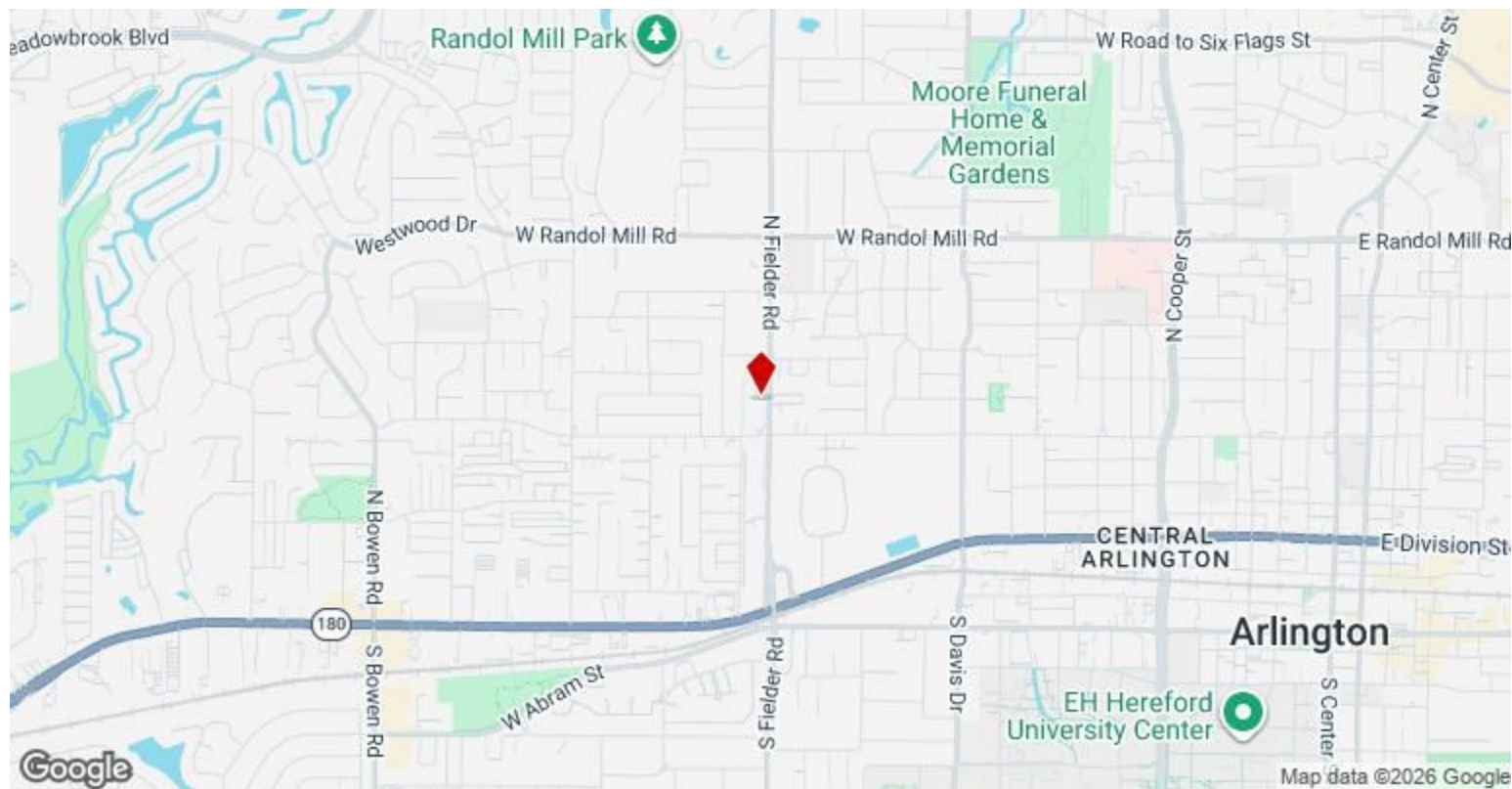
Building 2

\$1,200,000

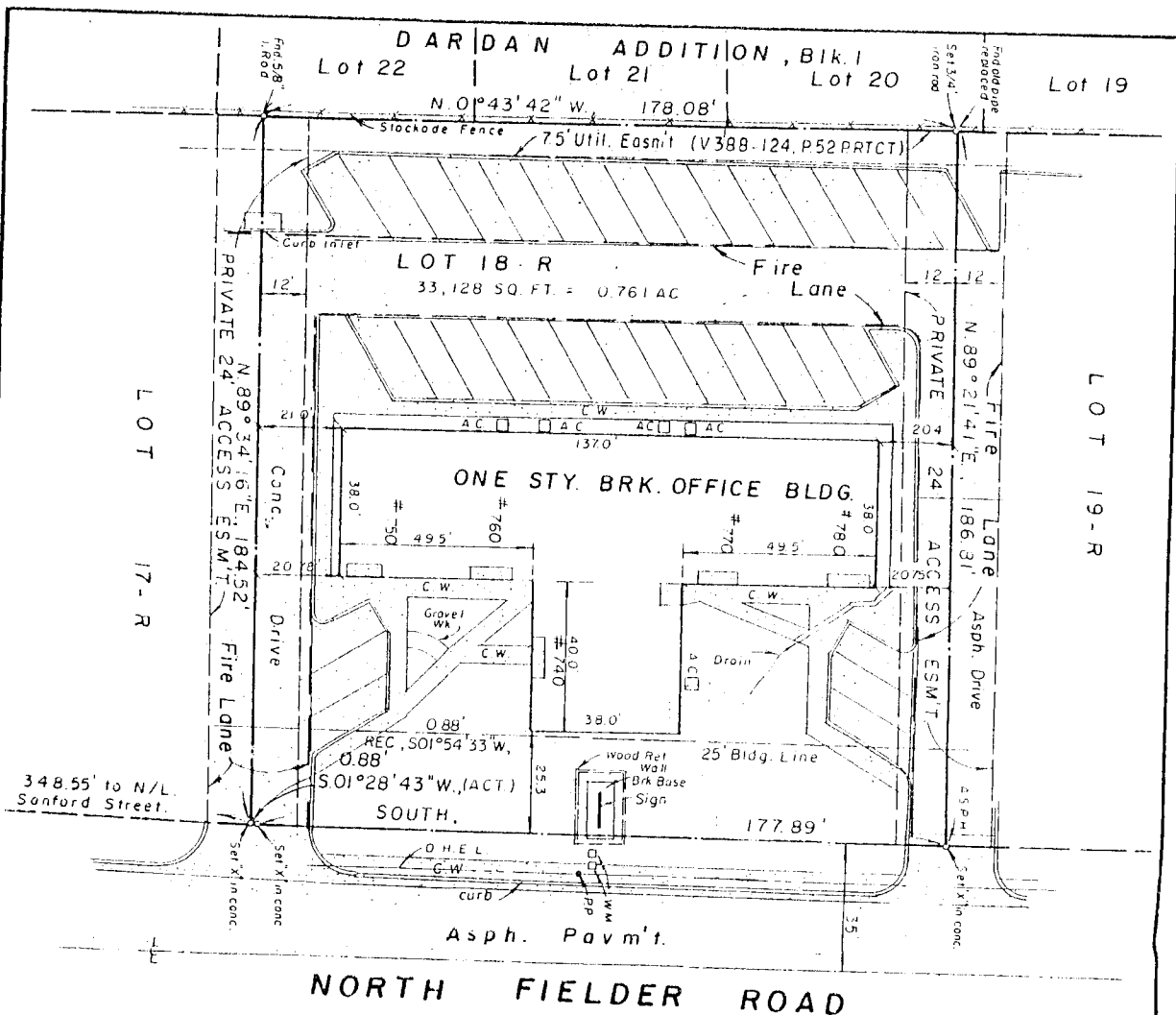
There are 5 suites and 4 are currently leased....



Price:	\$1,200,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.76 AC
Gross Building Area:	6,942 SF
Rentable Building Area:	6,942 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1981
Tenancy:	Multi
Parking Ratio:	3.89/1,000 SF
Zoning Description:	Commercial
APN / Parcel ID:	03297349



736 N Fielder Rd, Arlington, TX 76012



The undersigned have reviewed and received a copy of this survey.

Date _____

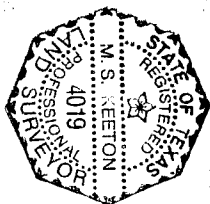
LEGAL DESCRIPTION

LOT 18-R, OF REVISED PLAT OF LOTS 17-R, 18-R AND 19-R, OF THE W. W. WARNELL ADDITION, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 398-126, PAGE 12, PLAT RECORDS, TARRANT COUNTY, TEXAS.

NOTE: I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ARLINGTON, TEXAS, ZONE X, COMMUNITY-PANEL NUMBER 485454 0164, SUFFIX G, EFFECTIVE DATE: JANUARY 5, 1993; AND IT APPEARS THAT NO PART OF THE SUBJECT PROPERTY LIES IN ANY SPECIAL FLOOD HAZARD.

NOTE: THERE IS INGRESS TO AND EGRESS FROM THIS SUBJECT PROPERTY PROVIDED BY NORTH FIELDER ROAD R.O.W., THE SAME BEING A DEDICATED PUBLIC RIGHT-OF-WAY MAINTAINED BY THE CITY OF ARLINGTON.

Note: Agreement and Easmt' for U.G. Elec. Ser. Lateral for LOT 18-R. V. 7329, P. 1071, DRICT.



SURVEYOR'S CERTIFICATE
I, M.S. Keeton, a Registered Professional Land Surveyor, do hereby certify that the foregoing plat was compiled from an accurate survey of the ground under my personal supervision, and there are no encroachments, conflicts or protests except as shown.

Registered Professional Land Surveyor

W.W. WARNELL ADDITION
REVISED PLAT

SURVEY PLAT	
LOT 18-R	
ARLINGTON, TEXAS	
KEETON SURVEYING COMPANY	
4. B. KEETON	
REGISTERED PROFESSIONAL LAND SURVEYOR	
2007 DALWORTH STREET	
DALLAS, TEXAS 75201	
PHONE: 121-0410	FAX: 121-0410
DATE: 9-14-93	Scale: 1" = 20 FT.
FILE NO. L-401-29	

Property Photos



Property Photos



Property Photos



Building Photo



Building Photo