

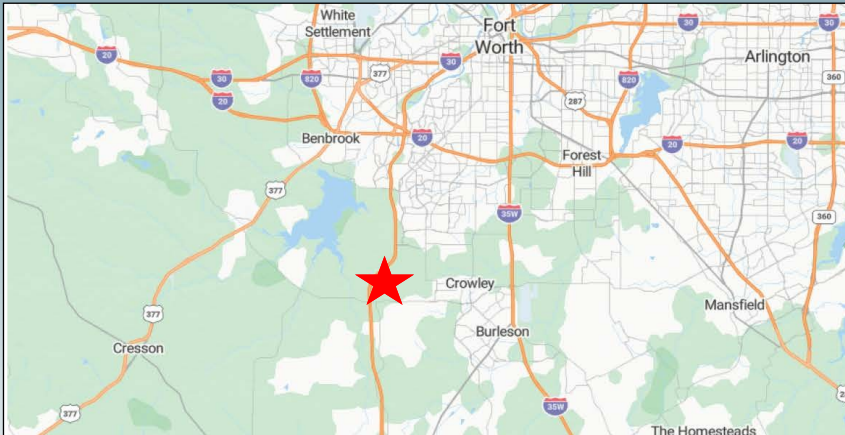
# 13.5 Acres (+/- 7.2 Ac. Net) - For Sale

NEC of FM 1187 & Chisholm Trail Pkwy.

Ft. Worth ETJ

## PROPERTY INFORMATION:

- **Size:** 13.5 Acres Total  
Approx. 7.2 Acres Net of Floodplain
- **Zoning:** No zoning restrictions (ETJ)
- **Utilities:** Well and Septic required.  
Rock Creek Ranch development (currently underway) will bring city utilities closer to the property.
- **Road Frontage:** Chisholm Trail - 750'  
FM 1187 - 925'
- **Traffic Counts:** Chisholm Trail - 24,331 vpd ('23)  
FM 1187 - 12,000 vpd ('23)
- **School District:** Crowley ISD
- 3,800 Homes planned just to the north in Rock Creek Ranch
- Approx. 10 minute drive to Downtown Ft. Worth
- Strong residential growth to the north, east and south
- 1/2 Mile south of Tarleton State Campus



**LOCATION DESCRIPTION:** Property is located at the northeast corner of FM 1187 and Chisholm Trail Pkwy. in the Fort Worth ETJ.

### DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
Population	11,500	84,000	356,000
Avg. Household Income	\$125,244	\$107,000	\$80,000

**Matt Patterson**

**817-944-3524**

[mpatterson@pattersoncommercial.com](mailto:mpatterson@pattersoncommercial.com)



**KNOWLEDGE. EXPERIENCE. RESULTS.**

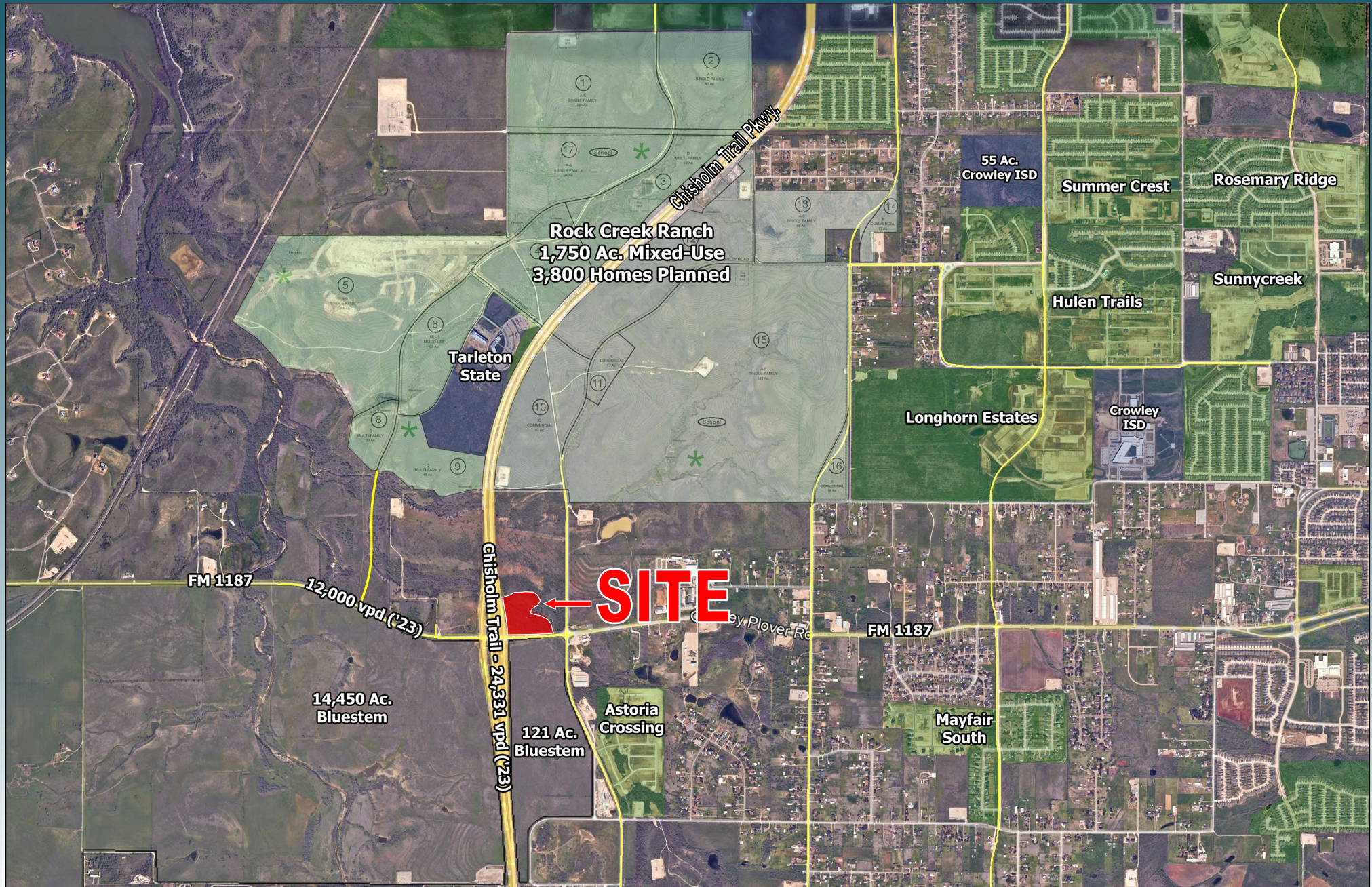
P.O. Box 471516  
Fort Worth, Texas 76147  
(817) 877-0422  
Fax (817) 877-0115

Information furnished from sources deemed reliable but not guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

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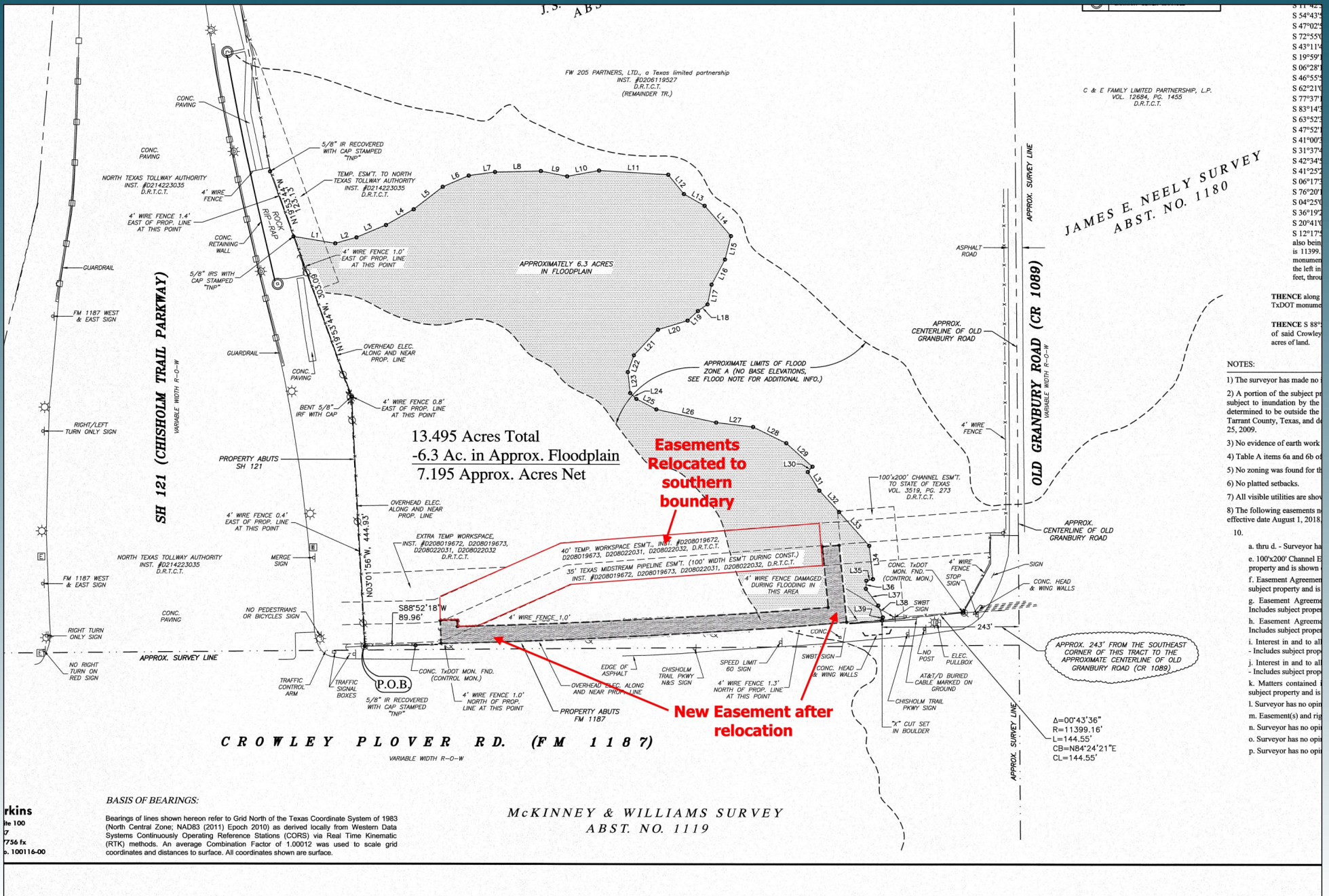
Ft. Worth ETJ



# 13.5 Acres (+/- 7.2 Ac. Net) - For Sale

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Ft. Worth ETJ



13.495 Acres Total  
 -6.3 Ac. in Approx. Floodplain  
 7.195 Approx. Acres Net

**Easements Relocated to southern boundary**

**New Easement after relocation**

JAMES E. NEELY SURVEY  
 ABST. NO. 1180

McKINNEY & WILLIAMS SURVEY  
 ABST. NO. 1119

**BASIS OF BEARINGS:**  
 Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone, NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) methods. An average Combination Factor of 1.00012 was used to scale grid coordinates and distances to surface. All coordinates shown are surface.

- NOTES:**
- 1) The surveyor has made no...
  - 2) A portion of the subject pr...
  - 3) No evidence of earth work...
  - 4) Table A items 6a and 6b of...
  - 5) No zoning was found for th...
  - 6) No platted setbacks.
  - 7) All visible utilities are show...
  - 8) The following easements n...
  - 9) ...
  - 10) ...

rkins  
 he 100  
 7  
 756 fx  
 p. 100116-00

S 11°42'  
 S 54°43'  
 S 47°02'  
 S 72°55'  
 S 43°11'  
 S 19°59'  
 S 06°28'  
 S 46°55'  
 S 62°21'  
 S 77°37'  
 S 83°14'  
 S 63°52'  
 S 47°52'  
 S 41°00'  
 S 31°37'  
 S 42°34'  
 S 41°25'  
 S 06°17'  
 S 76°20'  
 S 04°25'  
 S 36°19'  
 S 20°41'  
 S 12°17'  
 also bein  
 is 11399.  
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 the left in  
 feet, thro

THENCE along  
 TxDOT monume  
 THENCE S 88°  
 of said Crowley  
 acres of land.

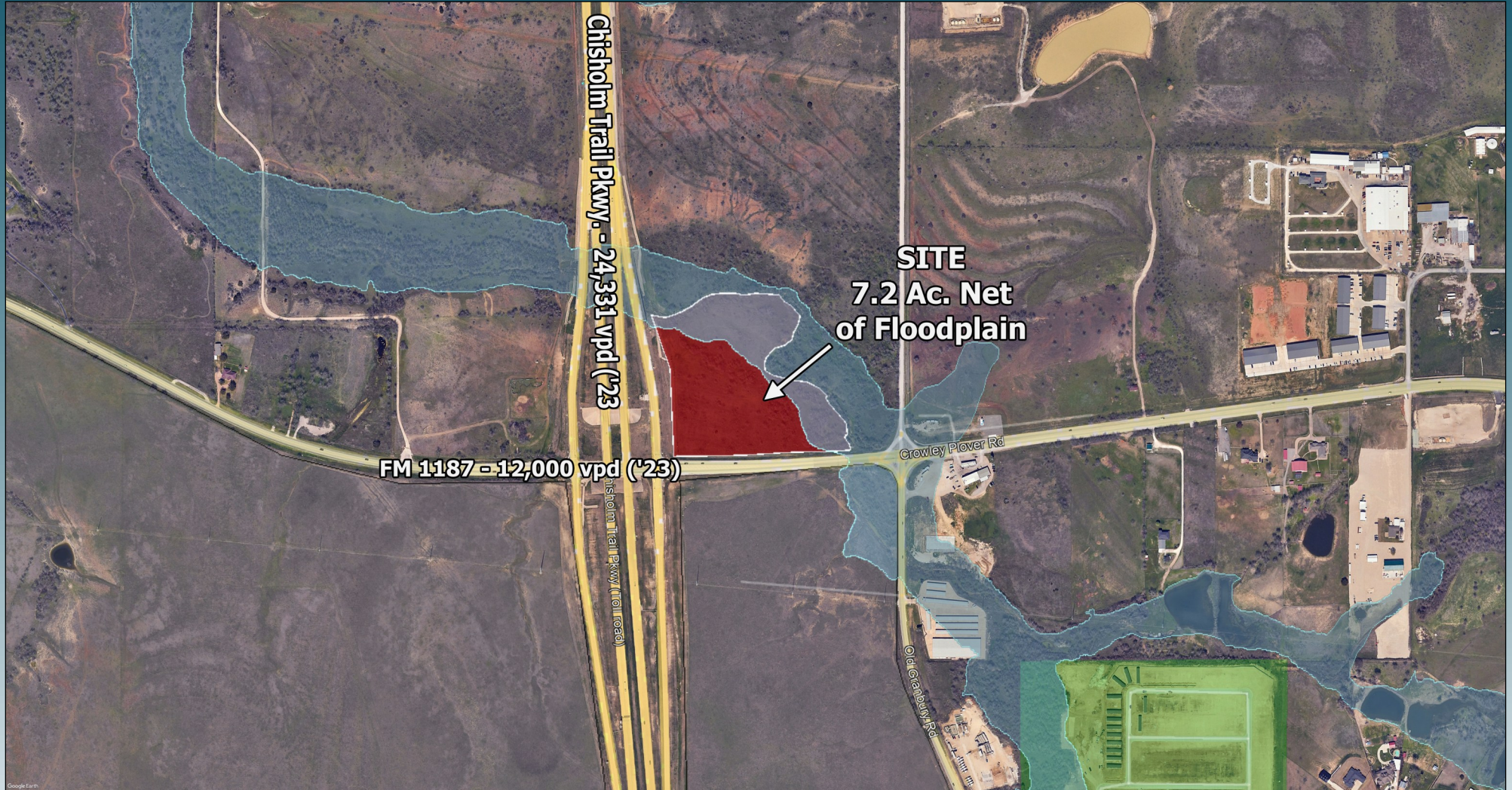
APPROX. 243' FROM THE SOUTHEAST  
 CORNER OF THIS TRACT TO THE  
 APPROXIMATE CENTERLINE OF OLD  
 GRANBURY ROAD (CR 1089)

Δ=00°43'36"  
 R=11399.16'  
 L=144.55'  
 CB=NB4°24'21"E  
 CL=144.55'

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# 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.

**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.

**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.

**Patterson & Associates**

551241

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Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_