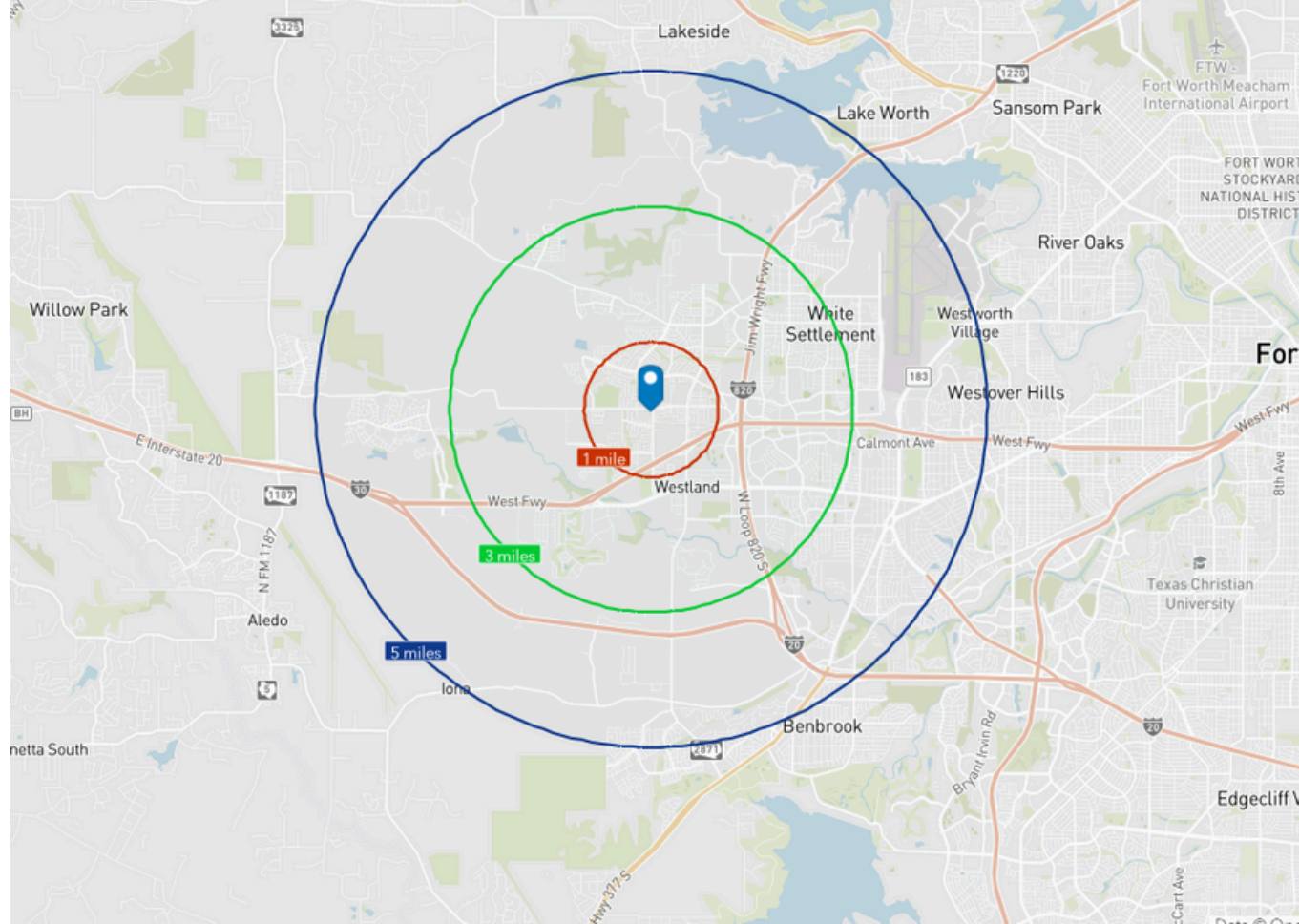


# For Sale

10211 Old Weatherford Rd | Fort Worth, TX 76108

## Property Highlights

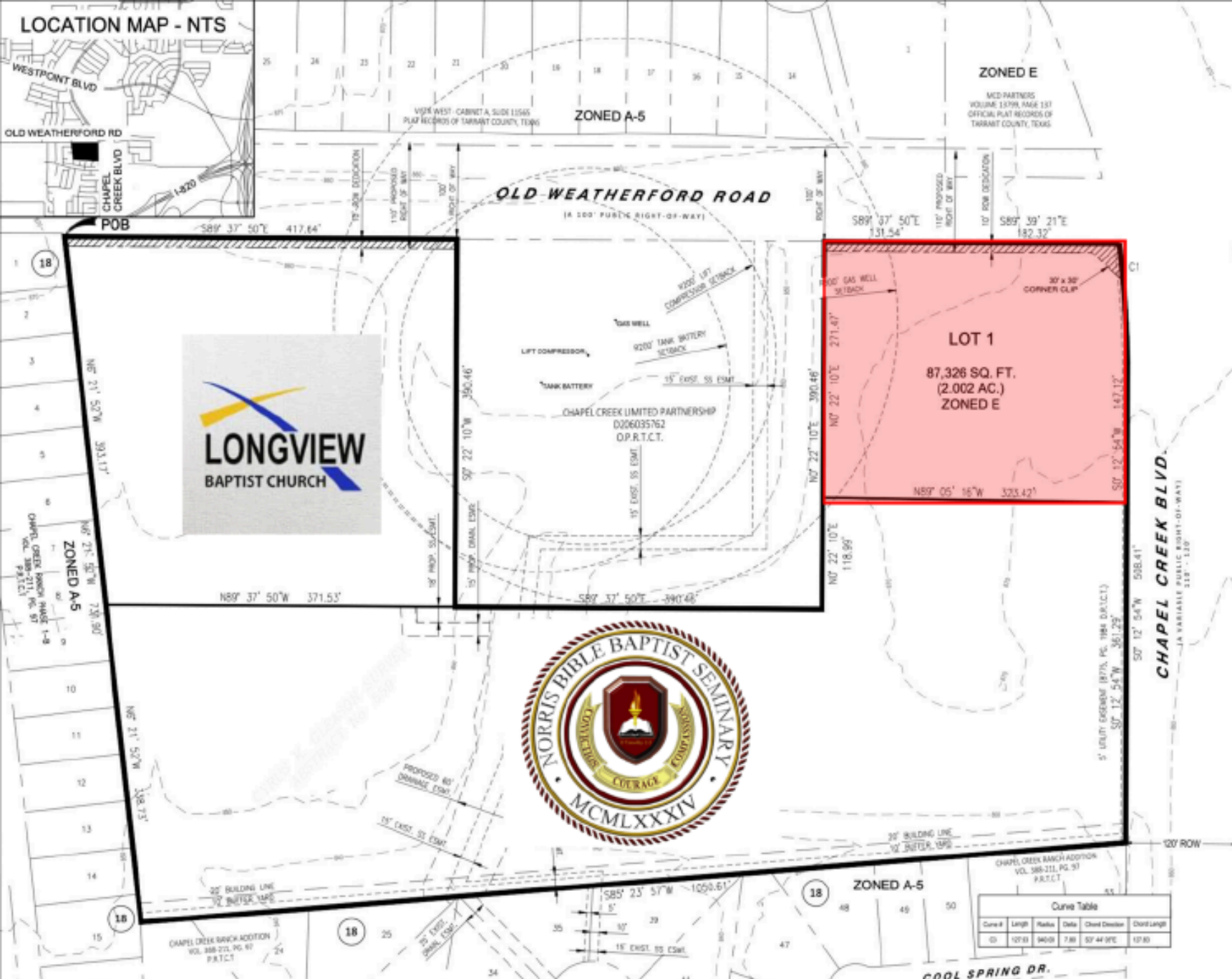
- +/- 2 Acres Available
- For Sale or Lease
- Pricing: Contact Broker
- Zoned "E" Commercial
- Utilities to Site



## Demographics

	1 mile	3 miles	5 miles
<b>Estimated population</b>	11,525	60,340	104,421
<b>Est. Average HH income</b>	\$103,458	\$87,685	\$100,860
<b>Traffic counts</b>	Chapel Creek Blvd: +/- 7,770 VPD	I-820: +/- 116,394 VPD	I-30: +/- 106,627 VPD

LOCATION MAP - NTS



NOTE:  
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.  
INTERNAL CONNECTIVITY INDEX IS GREATER THAN 1.4.  
WHENEVER LOT 1 OR LOT 3 FINAL PLATS, THE DEVELOPER OR LAND OWNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE 2 SOUTHERN LANES OF OLD WEATHERFORD ROAD FROM THE WESTERN EDGE OF LOT 1 TO THE INTERSECTION OF CHAPEL CREEK BOULEVARD BASED ON THE RESULTS OF A ROUGH PROPORTIONALITY CALCULATION OF LOTS 1 AND 3 AND COMPARISONS TO THE ROADWAY COST.

PP-23-012  
PRELIMINARY PLAT OF  
OLD WEATHERFORD RD. COMMERCIAL  
SITE  
LOT 1-3, BLOCK A  
SHEET 1 OF 2

A 13.5665 ACRES ADDITION TO THE CITY  
OF FORT WORTH, TARRANT COUNTY,  
TEXAS  
10211 OLD WEATHERFORD ROAD  
GLEASONS, CYRUS SURVEY Abstract 559 Tract 3G

DATE OF PREPARATION:  
APRIL 2023  
OWNER:


Bourke Harvey  
Westland Texas Investments, LLC  
3905 Nanna Ave.  
Fort Worth, Texas 76107  
817-846-5044  
bourke@wtpinvestments.com

PREPARED BY:

**B:B**  
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TSPSLS Form 844, #10194146

Survey

**JLL** SEE A BRIGHTER WAY

 SEE A BRIGHTER WAY

# Thank you

## About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$19.4 billion, operations in over 80 countries and a global workforce of more than 100,000 as of March 31, 2022. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](https://jll.com).

## Tracy Gray

Executive Vice President

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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.*

11-2-2015



## 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:
  - 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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tracy Gray	696889	tracy.gray@jll.com	+1 817 629 0176
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date