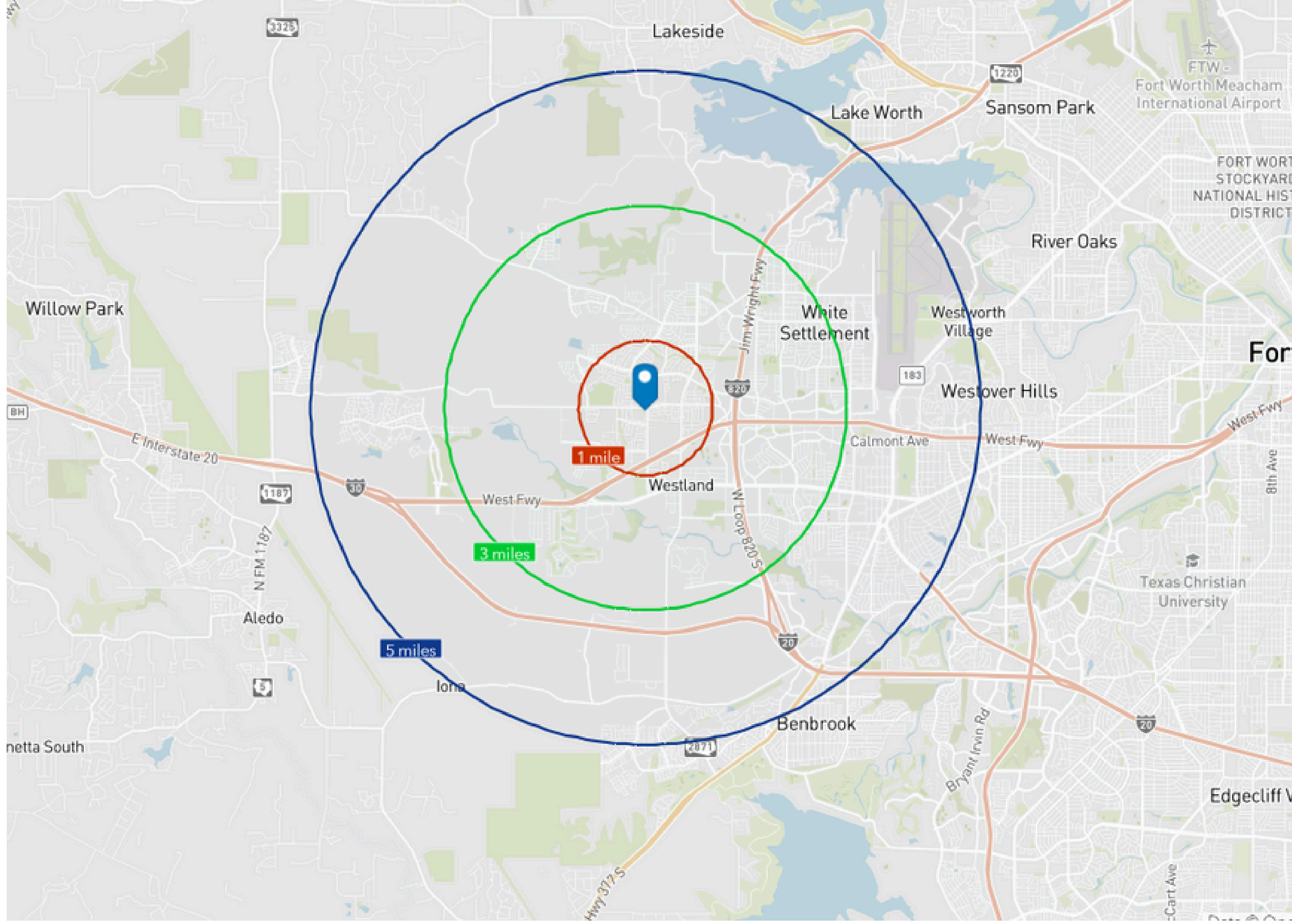
For Sale

10211 Old Weatherford Rd | Fort Worth, TX 76108

JLL SEE A BRIGHTER WAY

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

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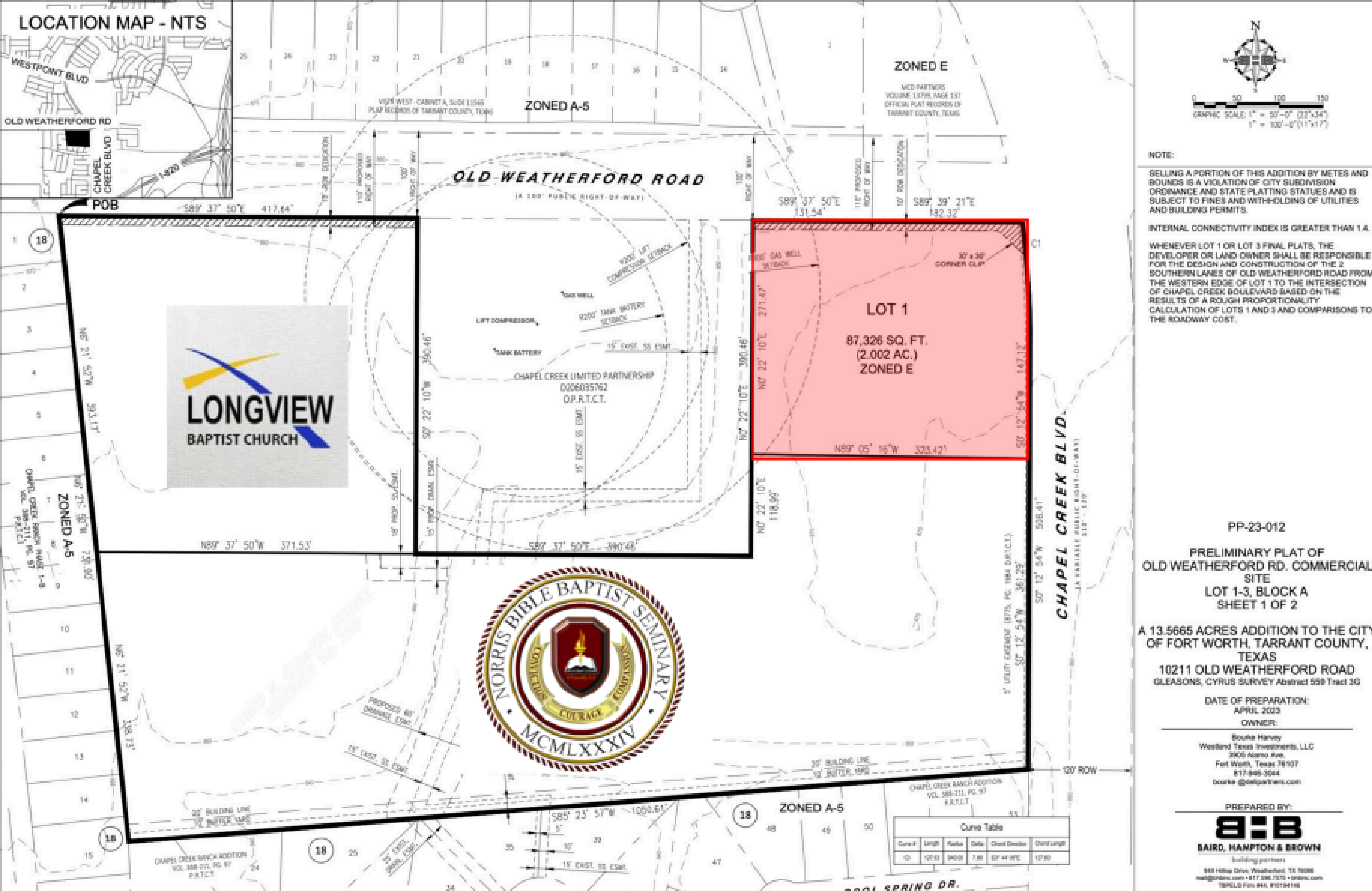
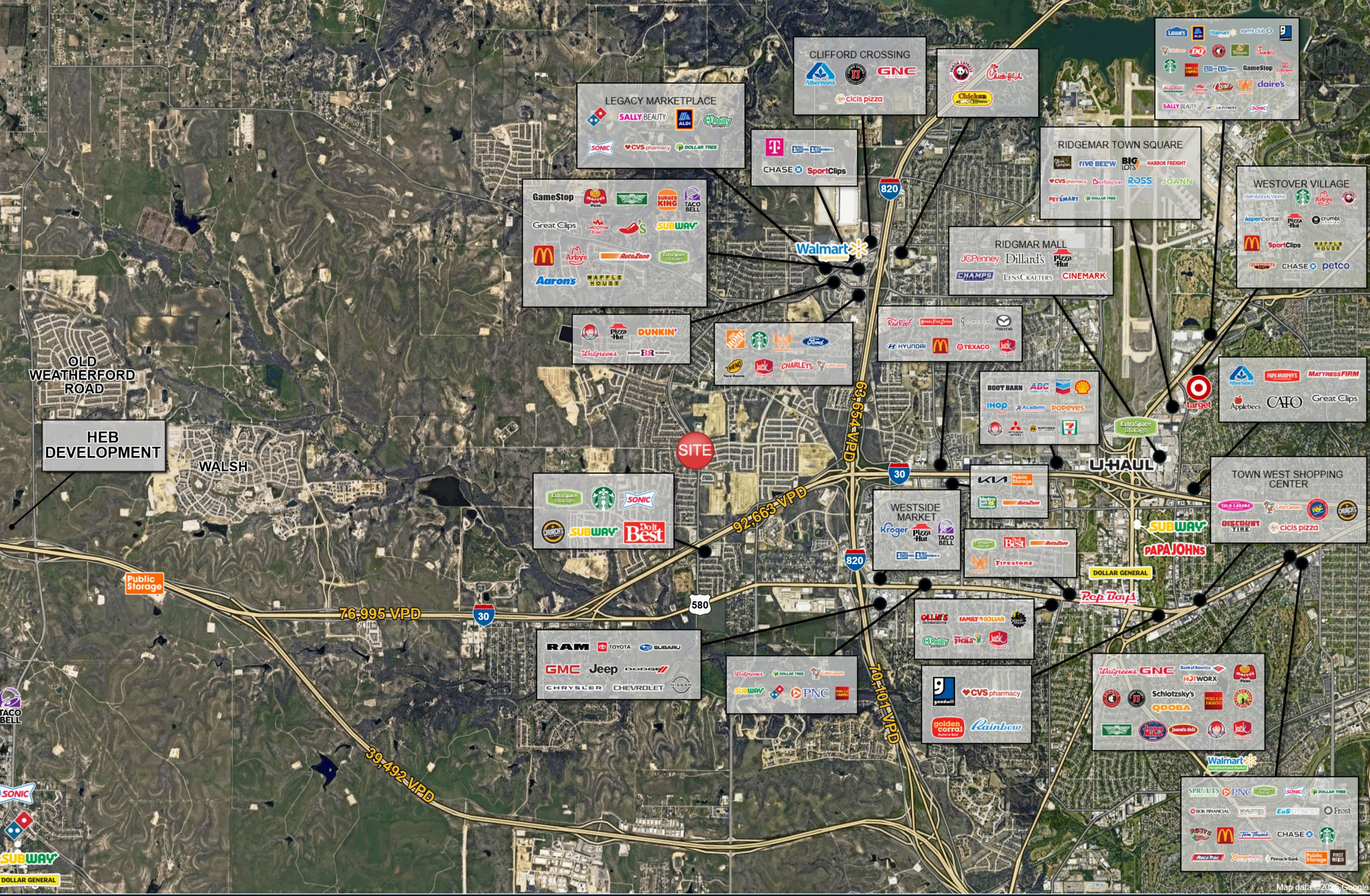

LOCATION MAP - NTS
WESTPOINT BLVD
OLD WEATHERFORD RD
CHAPEL CREEK BLVD
I-820
POB
OLD WEATHERFORD ROAD
ZONED A-5
ZONED E
LONGVIEW
BAPTIST CHURCH
CHAPEL CREEK LIMITED PARTNERSHIP
D206035762
O.P.R.T.C.T.
LOT 1
87,326 SQ. FT.
(2.002 AC.)
ZONED E
30' x 30' CORNER CLIP
GAS WELL
LIFT COMPRESSOR
TANK BATTERY
S89° 37' 50"E 417.64'
S89° 37' 50"E 131.54'
S89° 39' 21"E 182.32'
N89° 05' 16"W 323.42'
N89° 37' 50"W 371.53'
S89° 37' 50"E 390.48'
S85° 23' 57"W 1050.61'
NORRIS BIBLE BAPTIST SEMINARY
CONVICTION COURAGE COMPASSION
MCMLXXXIV
CHAPEL CREEK BLVD.
COOL SPRING DR.
120' ROW
Curve Table
NOTE:
SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUES 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:
PREPARED BY:
BAIRD, HAMPTON & BROWN

Survey



Aerial

SEE A BRIGHTER WAY

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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.

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TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

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N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date