10211 OLD WEATHERFORD RD

Fort Worth, TX 76108

LEVEL COMMERCIAL REALTY

Tracy Gray
Managing Partner
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+1 817.629.0176

PROPERTY HIGHLIGHTS

LOT ACREAGE

+/- 2 ACRES

PRICING:

Contact Broker

- +/- 2 AC of Land on the Hard Corner of Old Weatherford Rd & Chapel Creek
- Located North of Interstate 30 just 1 mile West from Loop 820
- Close Proximity to the Future Specs, UTA West Campus, and HEB
- Zoned “E” Commercial
- Utilities to Site

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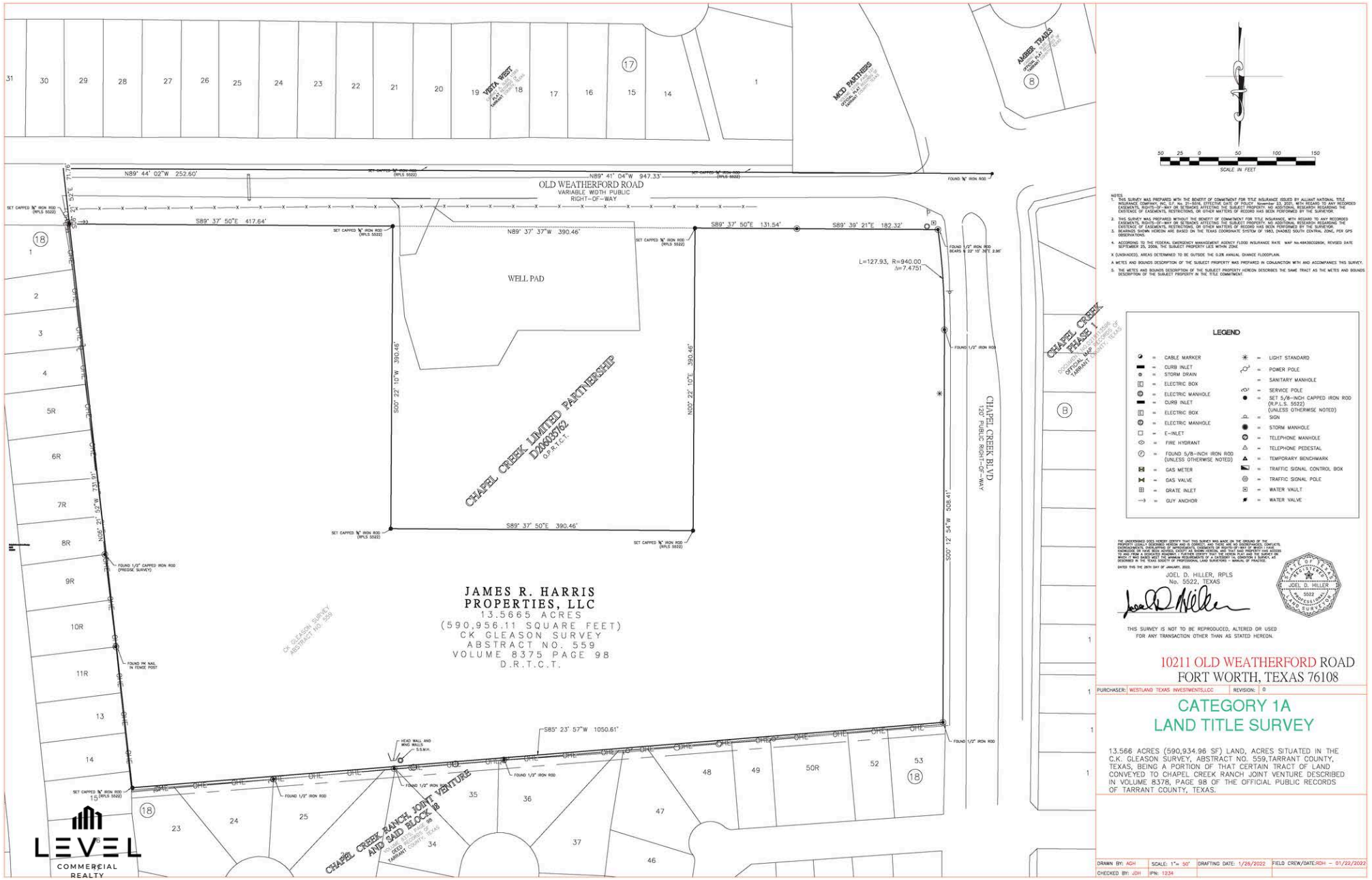
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population	3,169	22,550	39,173
Est. Average HH Income	$99,438	$77,018	$86,746
Traffic Counts	Chapel Creek Blvd: +/- 7,489 VPD	I-30: +/- 106,627 VPD	

SURVEY



NOTES:

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC. G.F. No. 21-5016, EFFECTIVE DATE OF POLICY: November 23, 2021. WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
3. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP No.48439C0280K, REVISED DATE SEPTEMBER 25, 2009, THE SUBJECT PROPERTY LIES WITHIN ZONE

X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

A METES AND BOUNDS DESCRIPTION OF THE SUBJECT PROPERTY WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY.

5. THE METES AND BOUNDS DESCRIPTION OF THE SUBJECT PROPERTY HEREON DESCRIBES THE SAME TRACT AS THE METES AND BOUNDS DESCRIPTION OF THE SUBJECT PROPERTY IN THE TITLE COMMITMENT.

LEGEND

= CABLE MARKER	= LIGHT STANDARD
= CURB INLET	= POWER POLE
= STORM DRAIN	= SANITARY MANHOLE
= ELECTRIC BOX	= SERVICE POLE
= ELECTRIC MANHOLE	= SET 5/8-INCH CAPPED IRON ROD (R.P.L.S. 5522) (UNLESS OTHERWISE NOTED)
= CURB INLET	= SIGN
= ELECTRIC BOX	= STORM MANHOLE
= ELECTRIC MANHOLE	= TELEPHONE MANHOLE
= E-INLET	= TELEPHONE PEDESTAL
= FIRE HYDRANT	= TEMPORARY BENCHMARK
= FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)	= TRAFFIC SIGNAL CONTROL BOX
= GAS METER	= TRAFFIC SIGNAL POLE
= GAS VALVE	= WATER VAULT
= GRATE INLET	= WATER VALVE
= GUY ANCHOR	

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT; AND THERE ARE NO DISCREPANCIES, CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, EXCEPT AS SHOWN HEREON; AND THAT SAID TRACT HAS ACCESS TO AND FROM A DEDICATED ROADWAY OR STREET. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE RULES WHICH IT WAS BASED MEET THE MINIMUM REQUIREMENTS OF A CATEGORY 1A CONDITION II SURVEY AS DESCRIBED IN THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS - MANUAL OF PRACTICE.

DATED THIS THE 26TH DAY OF JANUARY, 2022.

JOEL D. HILLER, RPLS
No. 5522, TEXAS

THIS SURVEY IS NOT TO BE REPRODUCED, ALTERED OR USED FOR ANY TRANSACTION OTHER THAN AS STATED HEREON.

10211 OLD WEATHERFORD ROAD
FORT WORTH, TEXAS 76108

PURCHASER: WESTLAND TEXAS INVESTMENTS,LLC | REVISION: 0

CATEGORY 1A
LAND TITLE SURVEY

13.566 ACRES (590,934.96 SF) LAND, ACRES SITUATED IN THE C.K. GLEASON SURVEY, ABSTRACT NO. 559,TARRANT COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO CHAPEL CREEK RANCH JOINT VENTURE DESCRIBED IN VOLUME 8378, PAGE 98 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

DRAWN BY: AGH | SCALE: 1"= 50' | DRAFTING DATE: 1/26/2022 | FIELD CREW/DATE:RDH – 01/22/2022
CHECKED BY: JDH | IPN: 1234

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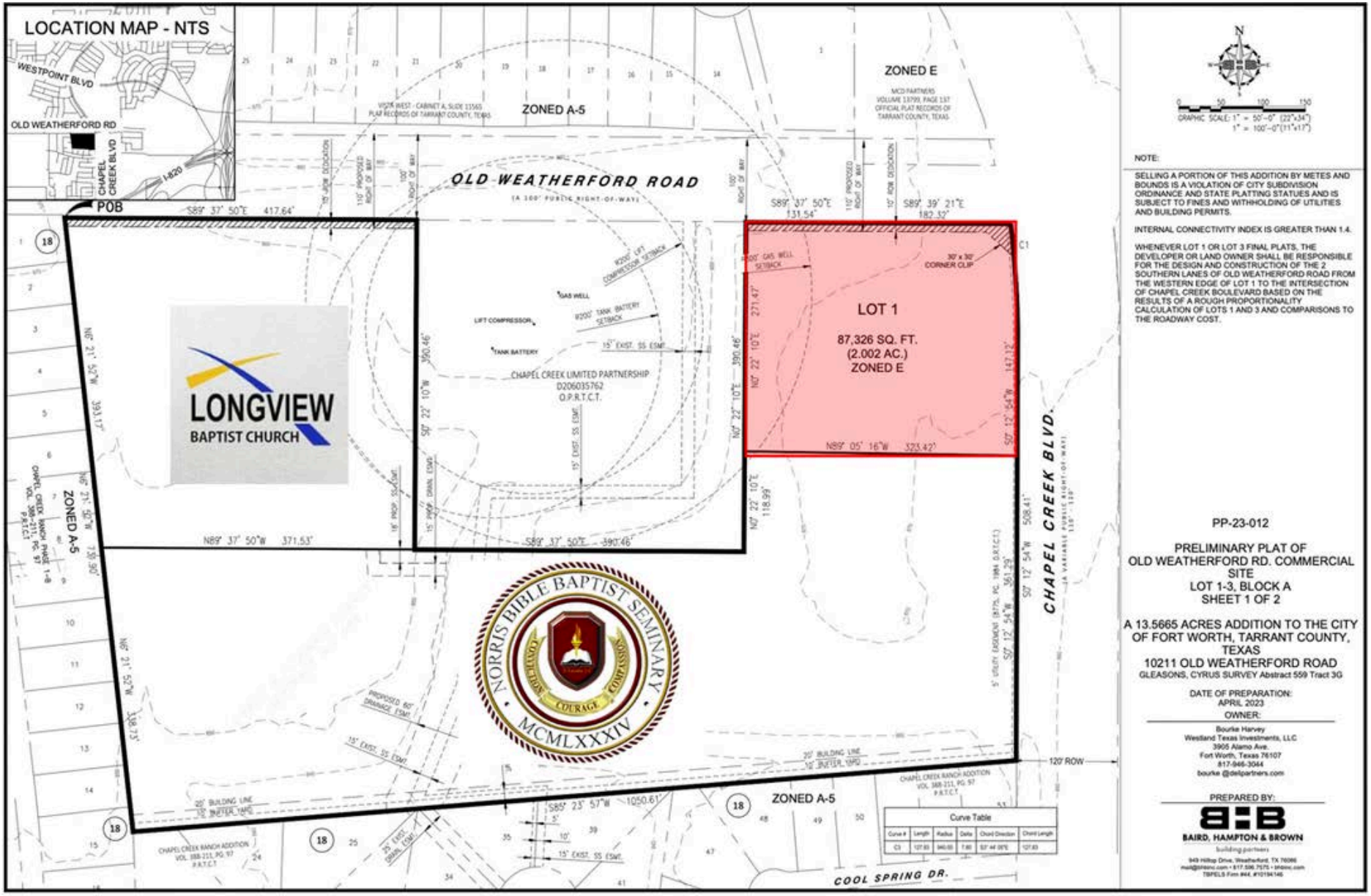
PRELIMINARY PLAT



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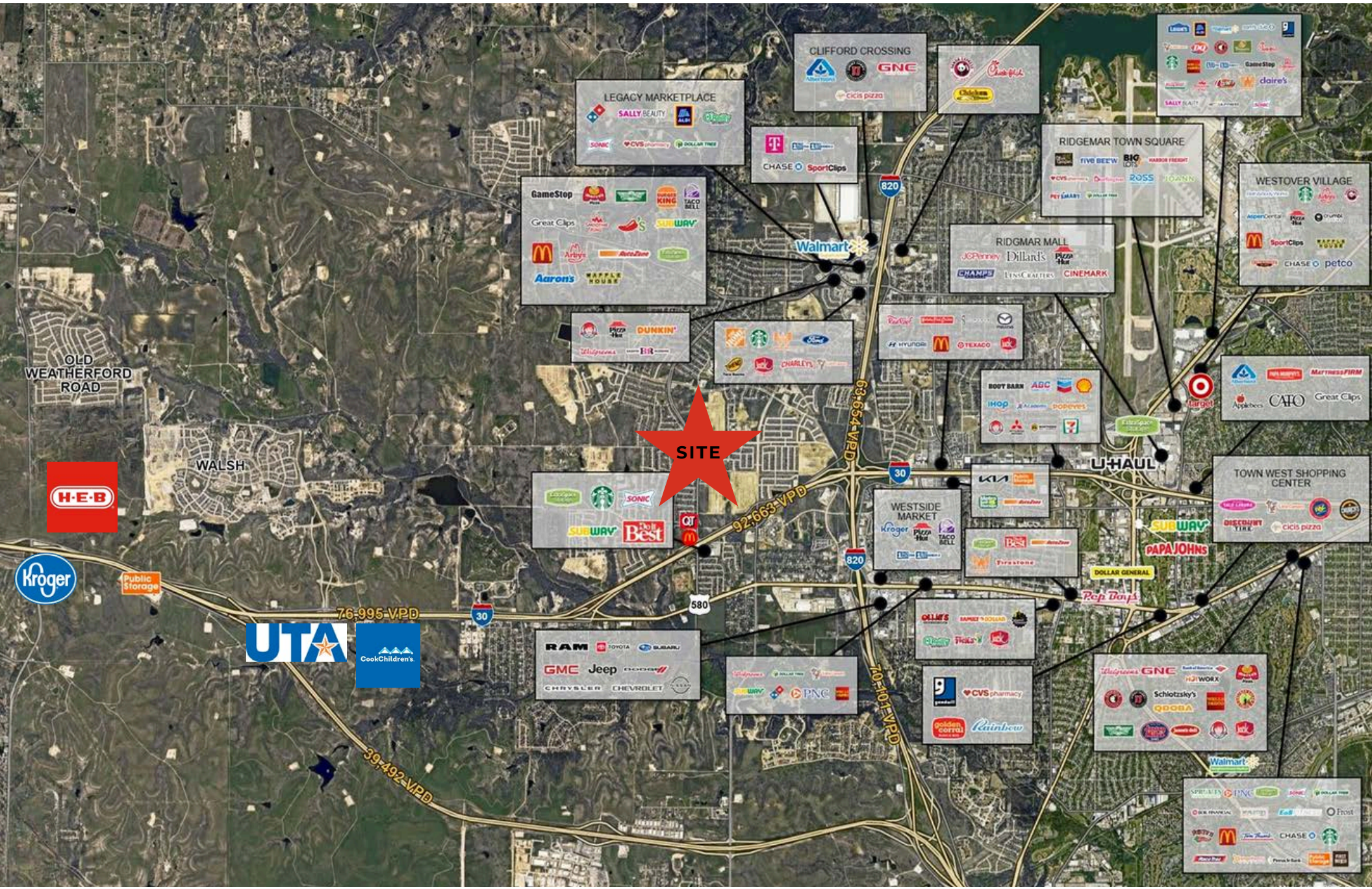
PROPERTY PHOTOS

AERIAL


CLIFFORD CROSSING
LEGACY MARKETPLACE
RIDGMAR TOWN SQUARE
RIDGMAR MALL
WESTOVER VILLAGE
TOWN WEST SHOPPING CENTER
WESTSIDE MARKET
Walmart
SITE
OLD WEATHERFORD ROAD
WALSH
U-HAUL
63,654 VPD
92,663 VPD
76,995 VPD
39,492 VPD
70,101 VPD
820
30
580

11-03-2025

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.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

John Hill	0627718	john@barnetthill.com	325-721-4428
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Tracy Gray	696889	tgray@levelcommercial.net	817-629-0176
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____