



Price: \$10,500,000 MLS Number: 14508599

Sq.Ft: +/- 1,263,240 Property Type: Commerial Land

Kim Heilman



Engel & Völkers Dallas Southlake 0611352 Real Estate Advisor 1111 E Southlake Blvd Suite 460 Southlake, TX 76092 +1 214-864-8190 Kim.Heilman@engelvoelkers.com KimHeilman.evrealestate.com

1500 / 1700 E Bonds Ranch Rd Ft. Worth, TX 76131



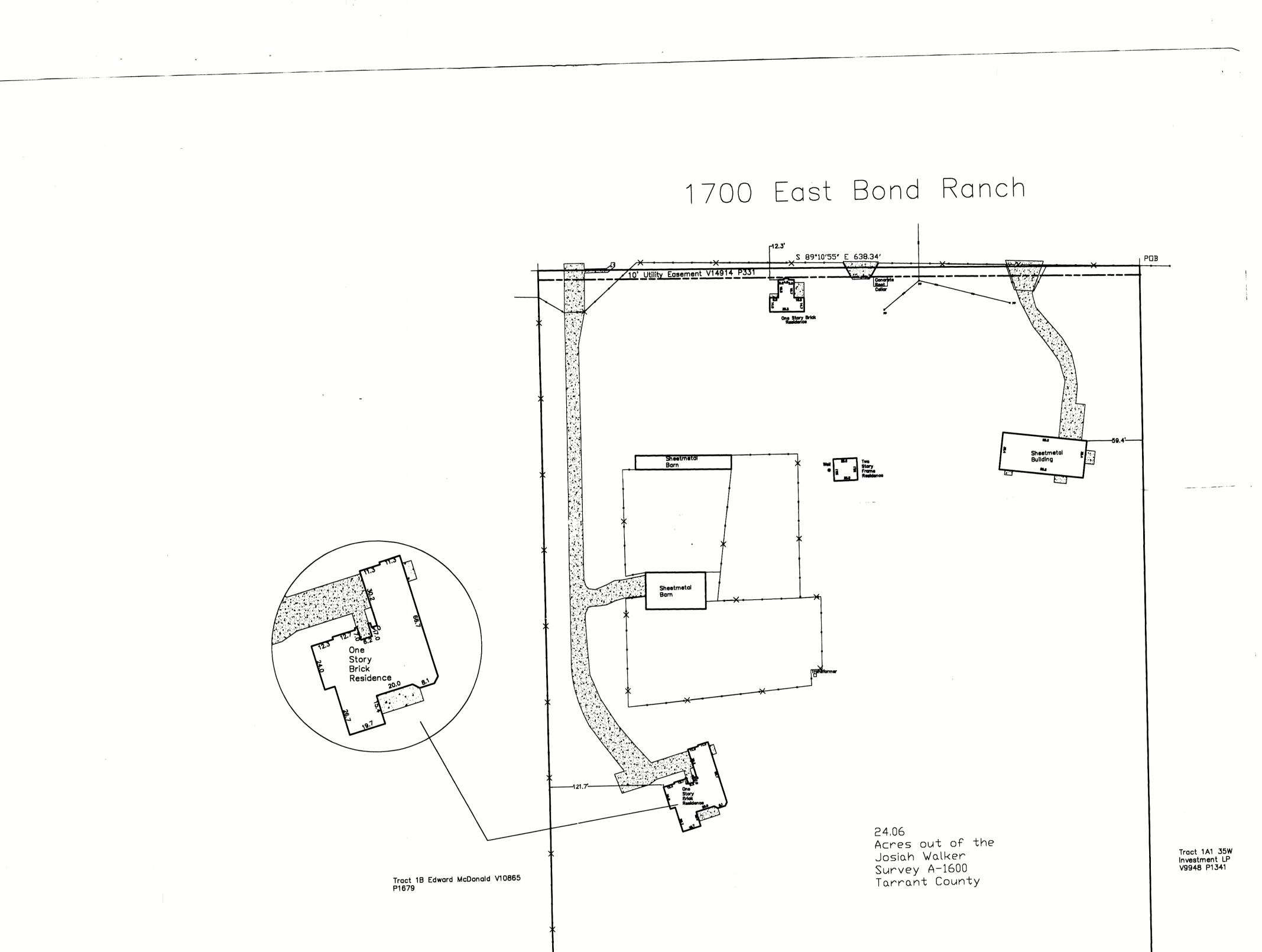
Excellent Development opportunity for your next Commercial project. Property is approx. 29 Acres with 630 ft of road frontage on E. Bonds Ranch Rd, which is scheduled to be widened to a 4 lane Divided road per the City of Ft. Worth. This will allow for easier access and great visibility. Multiple uses for this property, Zoned for Commercial Light Industrial, but current uses are Residential, Commercial, & AG. Property has a 3600 sqft Warehouse, 2400 sqft Home, several Green Houses, a pond, and 1 Well that's 1000 ft deep. Property is located only minutes to I-35 and Hwy 287, both offer quick access to downtown Ft Worth, Denton, Alliance Airport, and only 23 miles to DFW Airport!

Area Demographics

Traffic Count VPD

Population	22,165	Bonds Ranch Rd.	12,470
Median Home Value	\$259,343		,
Avg HH Income	\$106,572	156/Blue Mound Rd	12,783
	<i>Ş</i> 100,572	Hwy 287	41,072

"C" Medium Density "D" High Density "UR" Urban Residential	Multifamily dwelling units at a maximum density of 24 dwelling units / acre with design standards Multifamily dwelling units at a maximum density of 32 dwelling units / acre with design standards Higher density, residential only, form-based development for mixed-use growth centers and urban villages, to provide multi family land use in transitional areas between mixed use and one- and two-family. Height range 2-3 stories with available height bonus to 4 stories.
"MU-1" Low Intensity Mixed-Use	<u>Mixed-Use/Form Based</u> Higher density, mixed-use, pedestrian-oriented development for designated mixed-use growth centers and urban villages, so as to concentrate a variety of housing types among neighborhood-serving commercial and institutional uses. MU-1 is encouraged in the central city. Maximum height 3-5 stories with available height bonus. Subject to review by Urban Design Commission.
"MU-2" High Intensity Mixed-Use	Higher density, mixed-use, pedestrian-oriented development for designated mixed-use growth centers and urban villages, so as to concentrate a variety of housing types among commercial, institutional, and select light industrial uses. Maximum height 5-10 stories with available height bonus not to exceed 10 stories. Subject to review by Urban Design Commission.
"CB" Camp Bowie	High density, mixed-use, pedestrian-oriented development for designated area along Camp Bowie Blvd. corridor south of I-30 to SW Loop 820. Subject to review by Urban Design Commission.
"NS" Near Southside	High density, mixed-use, pedestrian-oriented development for designated area south of Downtown. Subject to review by Urban Design Commission. Bars and Light Industrial uses prohibited in NS/T4R.
"PI" Panther Island	High density, mixed-use, pedestrian-oriented development for designated area north of Downtown. Subject to review by Urban Design Commission.
"TL" Trinity Lakes	High density, mixed-use, pedestrian-oriented development for designated area at East 820 and Trinity Blvd. Subject to review by Urban Design Commission.
"BU" Berry University	High density, mixed-use and higher density residential, pedestrian-oriented development for designated area on Berry from University to Cleburne Rd. Subject to review by Urban Design Commission.
	Commercial
<u>Low Intensity</u> "ER" Neighborhood Commercial Restricted	
"ER" Neighborhood	Commercial Beauty/barber shops, bookstores, drug stores, studios, offices, public and civic uses and
"ER" Neighborhood Commercial Restricted "E" Neighborhood	Commercial Beauty/barber shops, bookstores, drug stores, studios, offices, public and civic uses and health care. Alcohol sales prohibited. Maximum 35 ft. height. All uses permitted in "ER", plus retail sales, banks, restaurants, gasoline sales, bakeries, and
 "ER" Neighborhood Commercial Restricted "E" Neighborhood Commercial Moderate Intensity "FR" General Commercial Restricted "F" General Commercial 	Commercial Beauty/barber shops, bookstores, drug stores, studios, offices, public and civic uses and health care. Alcohol sales prohibited. Maximum 35 ft. height. All uses permitted in "ER", plus retail sales, banks, restaurants, gasoline sales, bakeries, and alcohol sales for off premise consumption and as part of food service. Maximum 45 ft. height. All uses permitted in "E", plus theaters, auto sales & repair, hotels, health care facilities, commercial and business clubs, bowling alleys, large retail stores, home improvement centers. Alcohol sales
"ER" Neighborhood Commercial Restricted "E" Neighborhood Commercial Moderate Intensity "FR" General Commercial Restricted	Commercial Beauty/barber shops, bookstores, drug stores, studios, offices, public and civic uses and health care. Alcohol sales prohibited. Maximum 35 ft. height. All uses permitted in "ER", plus retail sales, banks, restaurants, gasoline sales, bakeries, and alcohol sales for off premise consumption and as part of food service. Maximum 45 ft. height. All uses permitted in "E", plus theaters, auto sales & repair, hotels, health care facilities, commercial and business clubs, bowling alleys, large retail stores, home improvement centers. Alcohol sales prohibited. Maximum 45 ft. height. All uses permitted in "FR", plus amusement e.g. nightclubs, bars, skating rinks, etc. Alcohol sales and
 "ER" Neighborhood Commercial Restricted "E" Neighborhood Commercial Moderate Intensity "FR" General Commercial Restricted "F" General Commercial High Intensity 	Commercial Beauty/barber shops, bookstores, drug stores, studios, offices, public and civic uses and health care. Alcohol sales prohibited. Maximum 35 ft. height. All uses permitted in "ER", plus retail sales, banks, restaurants, gasoline sales, bakeries, and alcohol sales for off premise consumption and as part of food service. Maximum 45 ft. height. All uses permitted in "E", plus theaters, auto sales & repair, hotels, health care facilities, commercial and business clubs, bowling alleys, large retail stores, home improvement centers. Alcohol sales prohibited. Maximum 45 ft. height. All uses permitted in "FR", plus amusement e.g. nightclubs, bars, skating rinks, etc. Alcohol sales and on-premises consumption permitted in "F" thru "K" districts. Maximum 45 ft. height.
 "ER" Neighborhood Commercial Restricted "E" Neighborhood Commercial Moderate Intensity "FR" General Commercial Restricted "F" General Commercial High Intensity "G" Intensive Commercial 	Commercial Beauty/barber shops, bookstores, drug stores, studios, offices, public and civic uses and health care. Alcohol sales prohibited. Maximum 35 ft. height. All uses permitted in "ER", plus retail sales, banks, restaurants, gasoline sales, bakeries, and alcohol sales for off premise consumption and as part of food service. Maximum 45 ft. height. All uses permitted in "E", plus theaters, auto sales & repair, hotels, health care facilities, commercial and business clubs, bowling alleys, large retail stores, home improvement centers. Alcohol sales prohibited. Maximum 45 ft. height. All uses permitted in "FR", plus amusement e.g. nightclubs, bars, skating rinks, etc. Alcohol sales and on-premises consumption permitted in "F" thru "K" districts. Maximum 45 ft. height. All uses permitted in "FR", plus amusement e.g. nightclubs, bars, skating rinks, etc. Alcohol sales and on-premises consumption permitted in "F" thru "K" districts. Maximum 45 ft. height. All uses permitted in "F" with maximum 12-story/120 ft. height. All uses permitted in "G", plus multifamily residential, printing/publishing. No height restrictions and
 "ER" Neighborhood Commercial Restricted "E" Neighborhood Commercial Moderate Intensity "FR" General Commercial Restricted "F" General Commercial High Intensity "G" Intensive Commercial "H" Central Business 	 Commercial Beauty/barber shops, bookstores, drug stores, studios, offices, public and civic uses and health care. Alcohol sales prohibited. Maximum 35 ft. height. All uses permitted in "ER", plus retail sales, banks, restaurants, gasoline sales, bakeries, and alcohol sales for off premise consumption and as part of food service. Maximum 45 ft. height. All uses permitted in "E", plus theaters, auto sales & repair, hotels, health care facilities, commercial and business clubs, bowling alleys, large retail stores, home improvement centers. Alcohol sales prohibited. Maximum 45 ft. height. All uses permitted in "FR", plus amusement e.g. nightclubs, bars, skating rinks, etc. Alcohol sales and on-premises consumption permitted in "F" thru "K" districts. Maximum 45 ft. height. All uses permitted in "F" with maximum 12-story/120 ft. height. All uses permitted in "G", plus multifamily residential, printing/publishing. No height restrictions and permissive area regulations. Restricted to designated Central Business District. DUDD overlay. Industrial All uses permitted in "G", plus food processing, animal hospitals and outdoor kennels, trans. terminals,



Pond

3

00.18/34

ADDRESS: 1700 East Bond Ranch

ADDRESS: 1700 East Bond Ranch PROPERTY DESCRIPTION: The following described tract or parcel of land situated in the JOSIAH WALKER SURVEY, A-1600, Tarrant County, Texas and being a portion of a tract as recorded on Page 405 of Volume 4726 in the Tarrant County Deed Records and being more particularly described as follows; BEGINNING at a set 5/8 inch iron rod at the Northwest corner of a 26.844 acre tract as recorded on Page 1341 of Volume 9948 in the Tarrant County Deed Records and being in the South line of County Road No. 4005 (Hicks Road) and also being South 0 degrees 10 minutes 40 seconds West a distance of 20.0 feet and North 89 degrees 13 minutes West a distance of 706.55 feet from the Northeast corner of said Josiah Walker Survey; THENCE South 0 degrees 10 minutes 39 seconds West a distance of 1653.49 feet to a found 5/8 inch iron rod at the Southwest corner of said 26.844 acre tract; THENCE North 88 degrees 37 minutes 32 seconds West a distance of 631.85 feet to a found 5/8 inch iron rod at the Southwest corner of a 34.92 acre tract as recorded on Page 1679 of Volume 10865 in the Tarrant County Deed Records; THENCE North 0 degrees 04 minutes 51 seconds East a distance of 1647.42 feet to found 5/8 inch iron rod at the Northeast corner of said 34.92 acre tract and being in the South line of said County Road No. 4005 (Hicks Road); THENCE South 89 degrees 10 minutes 55 seconds East a long the South line of said County Road No. 4005 (Hicks Road) a distance of 638.34 feet to the PLACE DF BEGINNING and containing 24.06 acres or 1,048,050 square feet of land. NOTE: According to the FIRM Flood Insurance Rate Map #48439C0165 H, dated August 2,

NOTE: According to the FIRM Flood Insurance Rate Map #48439C0165 H, dated August 2, 1995, for Tarrant County, this property is NOT in the 100 year flood area and IS in Zone X. Zone X is defined by the Map Legend as: Areas determined to be outside 500-year floodelain floodplain.

RES

9-30-02

I, Randy S. Gregory, Registered Professional Land Surveyor, hereby certify to Seller(s), Purchaser(s) (or borrowers), Lender(s), SafeCo Title Company,, and its Underwriter that this survey was made on the ground under my supervision and (i) correctly shows the boundary lines and dimensions and area of land indicated hereon and (ii) correctly shows boundary lines and dimensions and area of land indicated hereon and (i) correctly shows the location of all buildings, structures and other improvements and visible items on the subject property, and (iii) correctly shows the location of all alleys, streets, roads, rights-of-way, easements and other matters of record which affect the subject property according to the legal description in such easements and other matters (with instrument volume and page number indicated). The undersigned further certifies that except as shown hereon, there are no visible discrepancies, conflicts, shortages in area. except as shown hereon, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights-of-way, and the subject property has accept of and from a dedicated roadway.

Randy Gregory R.P.L.S. #4921

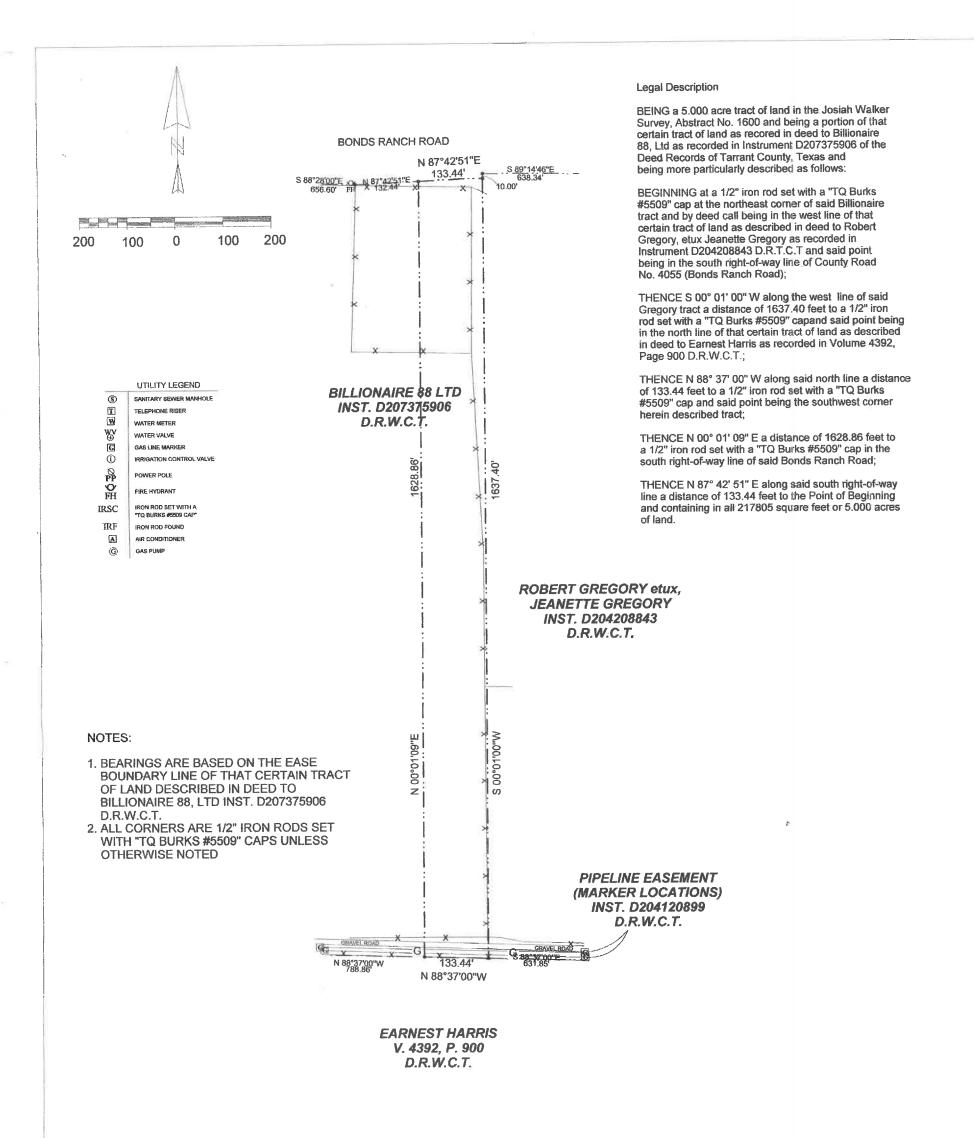
September 25, 2001 Scale 1'=60' GF# 129305 Survey # 100859 Purchaser: Ben Gregory transferable. (c) 2001 Randy Gregory Surveying. All rights

Randy Gregory Surveying 7704 Precinct Line Road Hurst, Texas 76054

817 656-0610 817 577-9436 FAX

Tract 3 Earnest Harris V4392 P900

N 88°37′32″ 🖌 631.85′



SURVEYORS CERTIFICATE

The plat shown hereon is a representation of the property as determined by an actual on the ground survey: the lines and dimensions of said property being indicated by the plat. The undersigned has no knowledge of or has been advised of any known or apparent intrusions, conflicts, easements, or protrusions except as shown.

The word certify as used in various forms herein is understood to be an expression of Professional opinion by the surveyor based on his best knowledge, information, and belief.

70 m 4/23/10

Tommy Q. Burks Registered Professional Land Surveyor No. 5509 Burks Land Surveying 600 S. Main / PO Box 603 Rhome, Tx 76078 Metro & Fax 817/638-2242 E-Mail: blsurvey@embarqmail.com



TITLE SURVEY OF THE 5.000 ACRES IN THE JOSIAH WALKER BRUSH SURVEY, ABSTRACT NO. 1600 SITUATED IN THE TARRANT COUNTY, TEXAS PREPARED BY: BURKS LAND SURVEYING P. 0. BURKS LAND SURVEYING P. 0. BURKS LAND SURVEYING METROFAX 817638-2242 E-MAIL: blurvey@embagnal.com

APRIL 2010



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:
 - 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
 - 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.

Engel & Voelkers Dallas Licensed Broker /Broker Firm Name or Primary Assumed Business Name	0592779 License No.	roxann.taylor@evusa.com Email	817-416-2700 Phone
Roxann Taylor Designated Broker of Firm	0464877 License No.	roxann.taylor@evusa.com Email	817-312-7100 Phone
Kim Heilman Licensed Supervisor of Sales Agent/ Associate	0611352 License No.	kim.heilman@evrealestate.com Email	214-864-8190 Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ter	nant/Seller/Landlo	ord Initials Date	

Information available at www.trec.texas.gov