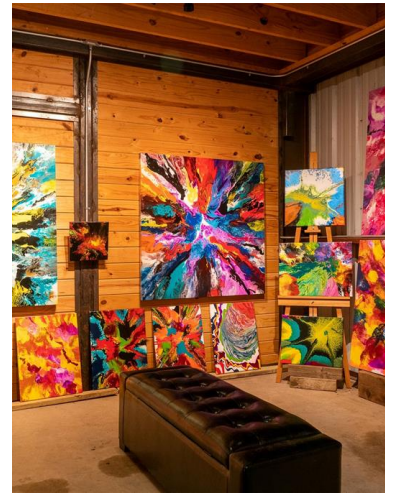


1700 E Bonds Ranch Road Fort Worth, TX 76131



**Price:** \$10,500,000

**MLS Number:** 14508599

**Sq.Ft:** +/- 1,263,240

**Property Type:** Commercial Land

**Kim Heilman**



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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**

Population	22,165
Median Home Value	\$259,343
Avg HH Income	\$106,572

**Traffic Count VPD**

Bonds Ranch Rd.	12,470
156/Blue Mound Rd	12,783
Hwy 287	41,072

“C” Medium Density	Multifamily dwelling units at a maximum density of <b>24 dwelling units / acre</b> with design standards
“D” High Density	Multifamily dwelling units at a maximum density of <b>32 dwelling units / acre</b> with design standards
“UR” Urban Residential	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.
<b><u>Mixed-Use/Form Based</u></b>	
“MU-1” Low 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 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. <b><u>Bars and Light Industrial uses prohibited in NS/T4R.</u></b>
“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**

#### **Low Intensity**

“ER” Neighborhood Commercial Restricted	Beauty/barber shops, bookstores, drug stores, studios, offices, public and civic uses and health care. <b><u>Alcohol sales prohibited.</u></b> Maximum 35 ft. height.
“E” Neighborhood Commercial	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.

#### **Moderate Intensity**

“FR” General Commercial Restricted	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. <b><u>Alcohol sales prohibited.</u></b> Maximum 45 ft. height.
“F” General Commercial	All uses permitted in “FR”, plus amusement e.g. nightclubs, bars, skating rinks, etc. <b><u>Alcohol sales and on-premises consumption permitted</u></b> in “F” thru “K” districts. Maximum 45 ft. height.

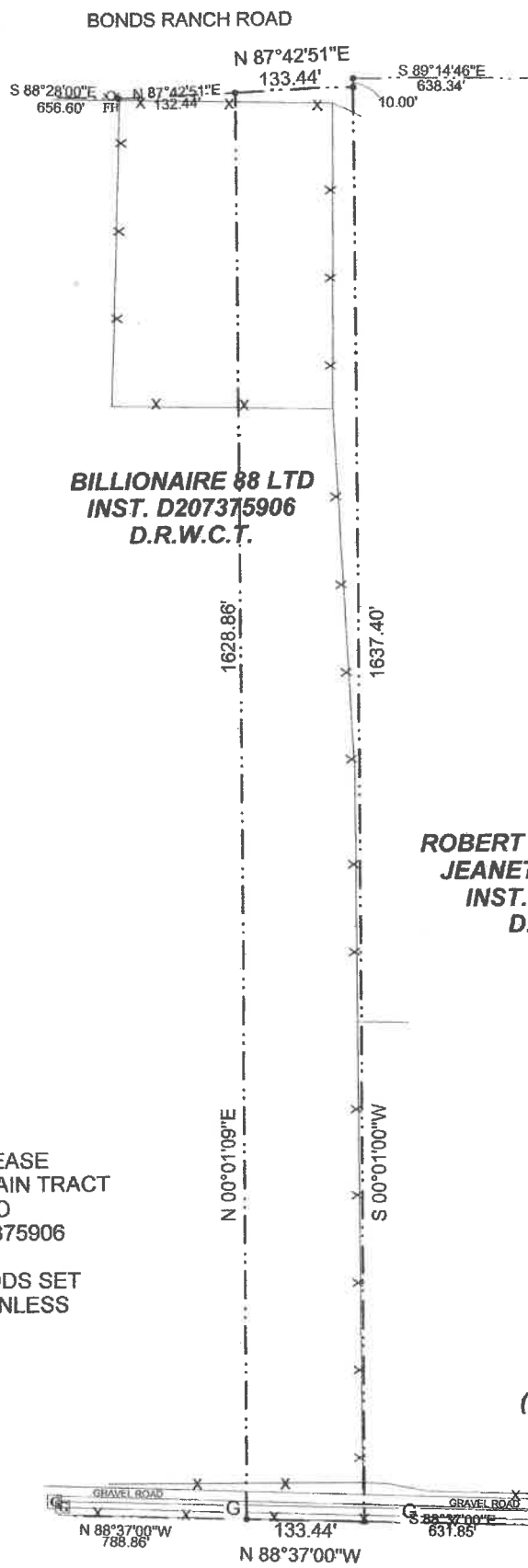
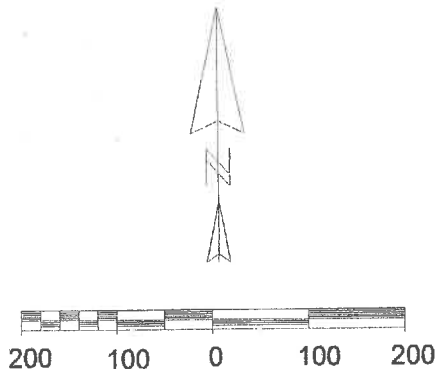
#### **High Intensity**

“G” Intensive Commercial	All uses permitted in “F” with maximum 12-story/120 ft. height.
“H” Central Business	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**

“I” Light Industrial	All uses permitted in “G”, plus food processing, animal hospitals and outdoor kennels, trans. terminals, temp. batch plant, warehousing, outside sales/storage, printing and light manuf. Max. 55 ft. height.
“J” Medium Industrial	All uses permitted in “I”, plus breweries, cement products, power plants, grain elevators, poultry slaughtering, and light manufacturing. Max. 120 ft. height.
“K” Heavy Industrial	All uses permitted in “J”, plus heavy industrial uses incl. metal fabrication, asphalt mixing plants, machine shops, soap manufacturing, stock yards, permanent batch plants, welding shops, etc. Max. 120 ft. height.





UTILITY LEGEND

Ⓢ	SANITARY SEWER MANHOLE
Ⓣ	TELEPHONE RISER
Ⓦ	WATER METER
ⓌⓋ	WATER VALVE
ⓖ	GAS LINE MARKER
Ⓡ	IRRIGATION CONTROL VALVE
Ⓟ	POWER POLE
Ⓧ	FIRE HYDRANT
IRSC	IRON ROD SET WITH A "TQ BURKS #5509 CAP"
IRF	IRON ROD FOUND
A	AIR CONDITIONER
ⓐ	GAS PUMP

**BILLIONAIRE 88 LTD  
INST. D207375906  
D.R.W.C.T.**

**ROBERT GREGORY etux,  
JEANETTE GREGORY  
INST. D204208843  
D.R.W.C.T.**

**PIPELINE EASEMENT  
(MARKER LOCATIONS)  
INST. D204120899  
D.R.W.C.T.**

**EARNEST HARRIS  
V. 4392, P. 900  
D.R.W.C.T.**

**Legal Description**

BEING a 5.000 acre tract of land in the Josiah Walker Survey, Abstract No. 1600 and being a portion of that certain tract of land as recored in deed to Billionaire 88, Ltd as recored in Instrument D207375906 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with a "TQ Burks #5509" cap at the northeast corner of said Billionaire tract and by deed call being in the west line of that certain tract of land as described in deed to Robert Gregory, etux Jeanette Gregory as recored in Instrument D204208843 D.R.T.C.T and said point being in the south right-of-way line of County Road No. 4055 (Bonds Ranch Road);

THENCE S 00° 01' 00" W along the west line of said Gregory tract a distance of 1637.40 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap and said point being in the north line of that certain tract of land as described in deed to Earnest Harris as recored in Volume 4392, Page 900 D.R.W.C.T.;

THENCE N 88° 37' 00" W along said north line a distance of 133.44 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap and said point being the southwest corner herein described tract;

THENCE N 00° 01' 09" E a distance of 1628.86 feet to a 1/2" iron rod set with a "TQ Burks #5509" cap in the south right-of-way line of said Bonds Ranch Road;

THENCE N 87° 42' 51" E along said south right-of-way line a distance of 133.44 feet to the Point of Beginning and containing in all 217805 square feet or 5.000 acres of land.

**NOTES:**

1. BEARINGS ARE BASED ON THE EASE BOUNDARY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO BILLIONAIRE 88, LTD INST. D207375906 D.R.W.C.T.
2. ALL CORNERS ARE 1/2" IRON RODS SET WITH "TQ BURKS #5509" CAPS UNLESS OTHERWISE NOTED

**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.

*Tommy Q. Burks* 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. O. BOX 603  
600 S. MAIN, SUITE 300  
RHOMB, TEXAS 76078  
METRO/FAX 817/638-2242  
E-MAIL: blsurvey@embarqmail.com  
APRIL 2010

