Ritter & Associates
Commercial Real Estate

For Sale

Industrial Warehouse
7356 Rendon Bloodworth Road (FM 1187)
Tarrant County, Texas

For information contact:

Mark Sullivan
ms@ritterrealty.com

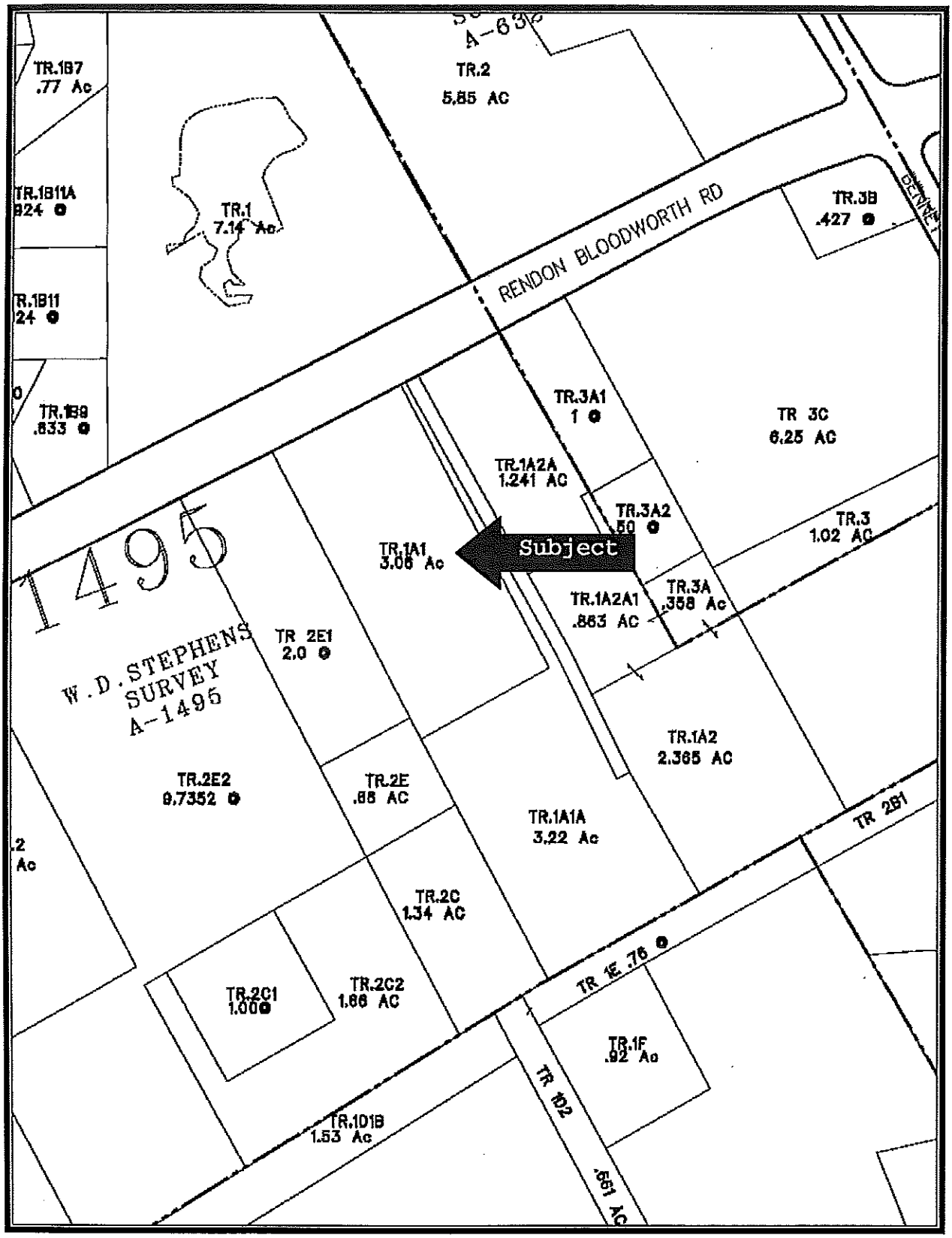
RITTER & ASSOCIATES COMMERCIAL REAL ESTATE

1703 Fountainview Dr.
Suite 103
Mansfield, TX 76063

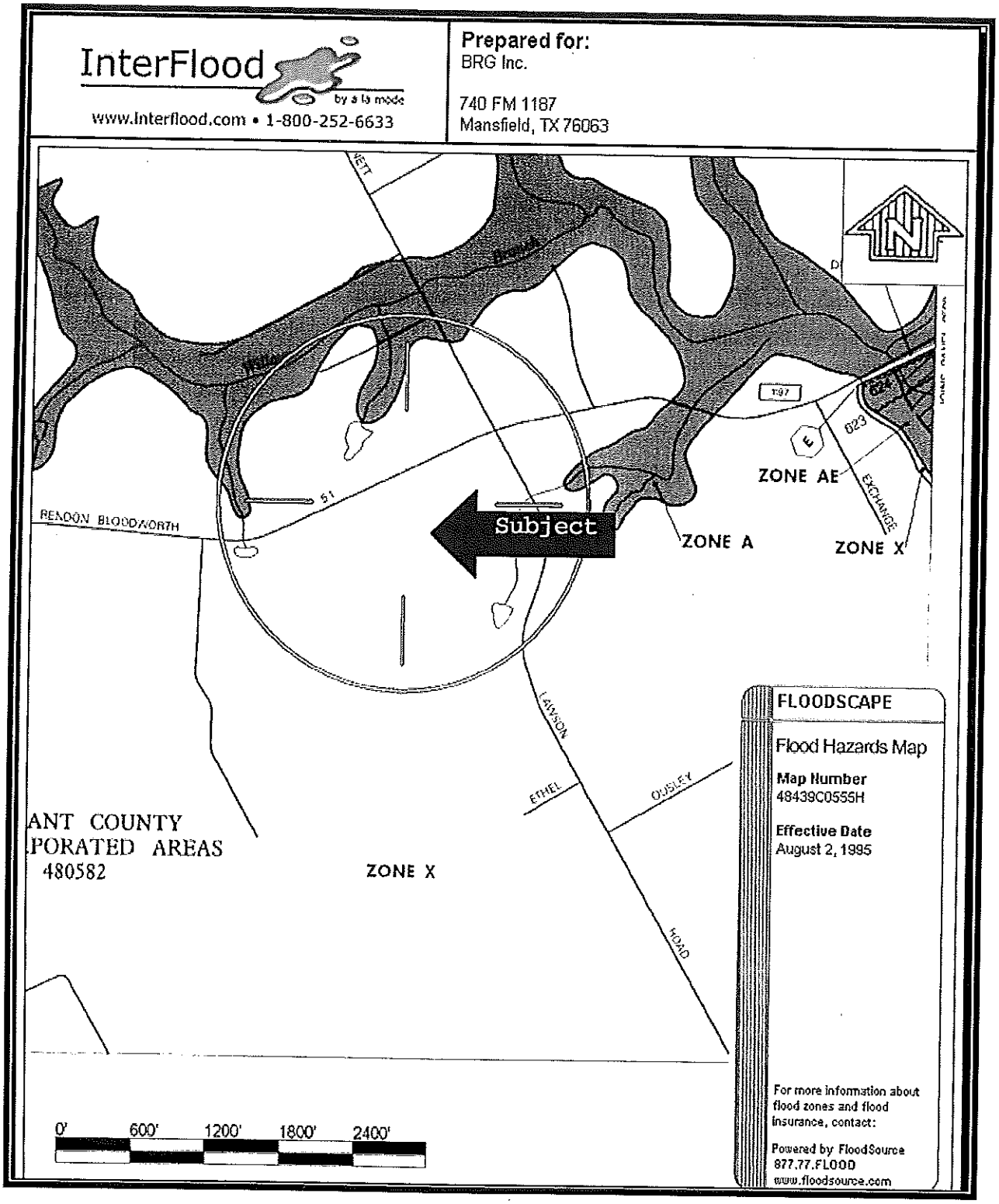
Phone: (817) 473-9393
Fax: (817) 473-8861
www.ritterrealty.com

- **Location:** Located along the South side of Rendon Bloodworth Rd. (FM 1187 just West of Bennett Lawson Rd. and just West of the city of Mansfield in Tarrant County). Tarrant Appraisal District records the address as 7370 Rendon Bloodworth Road. However, the address assigned to the property is 7356 Rendon Bloodworth Road.
- **Land Area:** 3.06 Acres
- **Zoning:** None- located in unincorporated area of County
- **Utilities:** Water - Well
  Sewer- Septic System
  Electric- 3 Phase electric service to building
- **Improvements:** 12,000 SF Metal building with a approx. 700 SF office
  3 Oversized grade level overhead doors
  21' to 26' Clear height
  6 Ton crane
  600 SF (20' x 30') Metal storage building
- **Sales Price:** $985,000.00

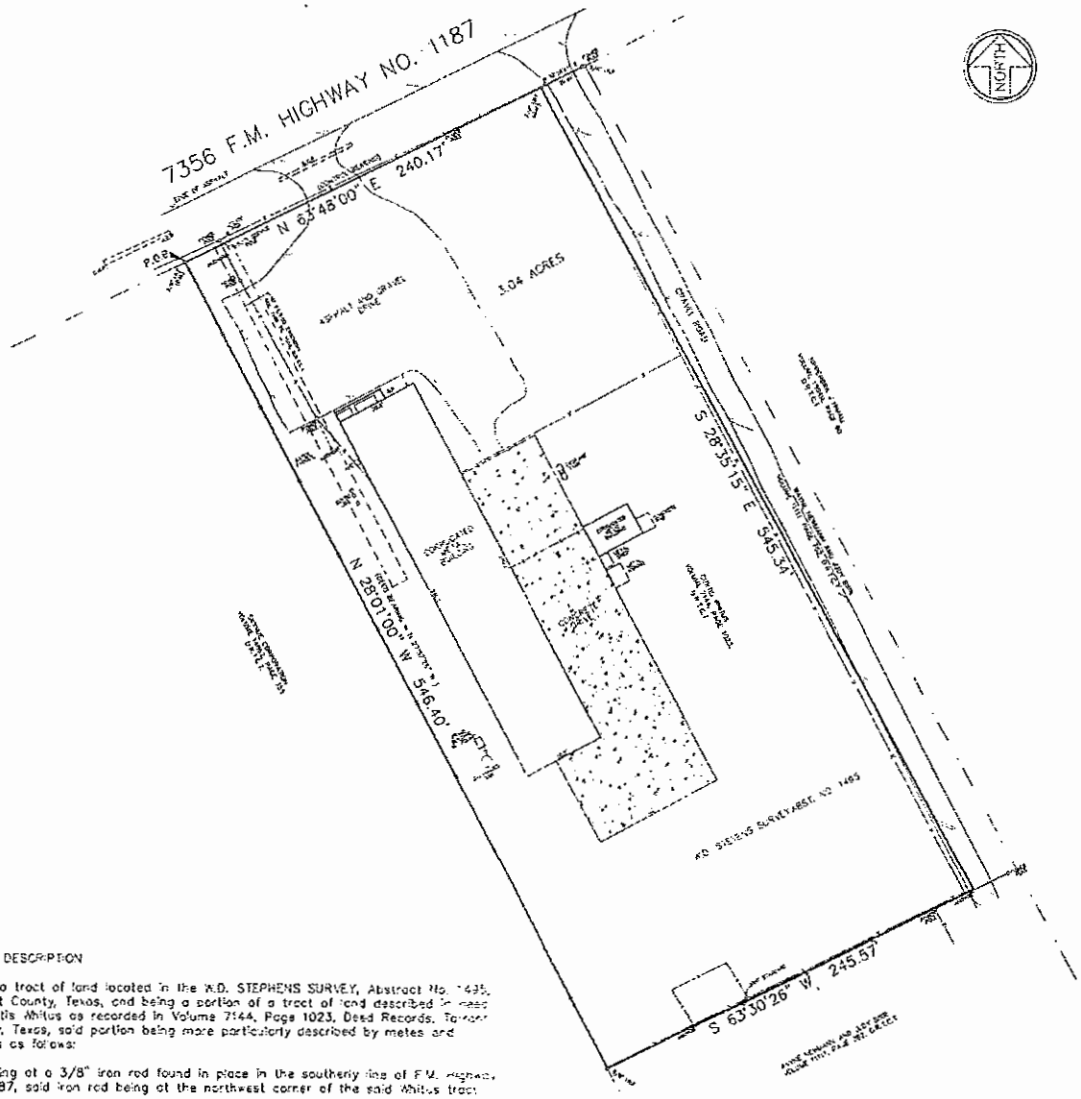
The information contained herein was obtained from sources believed reliable, however, Ritter and Associates makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is subjected to errors, omissions, change of price prior to sale or lease, or withdrawal without notice.


TR.1B7
.77 Ac
TR.1B11A
.924
TR.1B11
24
TR.1B9
.833
TR.1
7.14 Ac
TR.2
5.85 AC
RENDON BLOODWORTH RD
TR.3B
.427
TR.3A1
1
TR 3C
6.25 AC
TR.1A2A
1.241 AC
TR.3A2
.50
TR.3
1.02 AC
Subject
TR.1A1
3.06 Ac
TR.1A2A1
.863 AC
TR.3A
.358 Ac
1495
W.D.STEPHENS
SURVEY
A-1495
TR 2E1
2.0
TR.1A2
2.365 AC
TR.2E2
9.7352
TR.2E
.88 AC
TR.1A1A
3.22 Ac
TR 291
TR.2C
1.34 AC
TR 1E .76
TR.2C1
1.00
TR.2C2
1.66 AC
TR.1F
.92 Ac
TR.1D1B
1.53 Ac
TR 102
.661 AC

Plat Map


InterFlood
by a lg mode
www.interflood.com • 1-800-252-6633
Prepared for:
BRG Inc.
740 FM 1187
Mansfield, TX 76063
Subject
ZONE AE
ZONE A
ZONE X
ZONE X
ANT COUNTY
PORATED AREAS
480582
REDDON BLOODWORTH
LAWSON
ETHEL
OUSLEY
ROAD
EXCHANGE
0'
600'
1200'
1800'
2400'
FLOODSCAPE
Flood Hazards Map
Map Number
48439C0555H
Effective Date
August 2, 1995
For more information about flood zones and flood insurance, contact:
Powered by FloodSource
877.77.FLOOD
www.floodsource.com

Flood Map



LEGAL DESCRIPTION

Being a tract of land located in the W.D. STEPHENS SURVEY, Abstract No. 1435, Tarrant County, Texas, and being a portion of a tract of land described by deed to Curtis Whitus as recorded in Volume 7144, Page 1023, Deed Records, Tarrant County, Texas, said portion being more particularly described by metes and bounds as follows:

Beginning at a 3/8" iron rod found in place in the southerly line of F.M. Highway No. 1187, said iron rod being at the northwest corner of the said Whitus tract;

THENCE North 63 degrees 48 minutes 00 seconds East along the southerly line of said F.M. Highway No. 1187 a distance of 240.17 feet to a 5/8" iron rod found in place at the most northerly northwest corner of a tract of land described in deed to Wayne Newmann and Judy Birr as recorded in Volume [illegible], Page 762, Deed Records, Tarrant County, Texas;

THENCE South 28 degrees 35 minutes 15 seconds East, 545.34 feet to a point at an "ell" corner of the aforesaid Newmann and Birr tract;

THENCE South 63 degrees 30 minutes 26 seconds West, 245.57 feet to a 5/8" iron rod found in place at the most westerly northwest corner of the aforesaid Newmann and Birr tract, said iron rod being in the west line of the aforementioned Whitus tract;

THENCE North 28 degrees 01 minute 00 seconds West, 546.40 feet to the Place of Beginning and containing 3.04 acres of land, more or less.

GEODATA SURVEYING, INC.

P.O. BOX 13556
ARLINGTON, TEXAS
76094-0556
PHONE 817-261-2878

LAND SURVEYING
TOPOGRAPHIC
MAPPING

SCALE 1"=50'

LEGEND

O IRON ROD
—X—X— FENCE LINE
—E—E— OVERHEAD UTILITY LINE

THIS PROPERTY IS LOCATED IN ZONE "X" AS DELINEATED AND GRAPHICALLY SCALED FROM THE F.I.R.M. COMMUNITY/PANEL NO. 485454 0555 H DATED AUG. 2, 1995 LOCALIZED FLOODING NOT DETERMINED.

NOTE: BEARINGS BASED ON PLAT UNLESS OTHERWISE NOTED

STATE OF TEXAS
GLENN W. MILLER
4223
REGISTERED
LAND SURVEYOR

I hereby certify this to be a true and correct representation of a survey made on the ground by me or under my supervision on the date shown and there are no visible encroachments or protrusions except as shown.

GLENN W. MILLER, R.P.L.S.-STATE OF TEXAS NO.4223

4-23-04
DATE

11-2-2015

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;
  - 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.

Ritter and Associates Real Estate LLC	9002899	ds@ritterrealty.com	817-473-9393
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dana Lynn Sullivan	301635	ds@ritterrealty.com	817-473-9393
Designated Broker of Firm	License No.	Email	Phone
Mark C. Sullivan	331699	ms@ritterrealty.com	817-473-9393
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

IABS 1-0

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