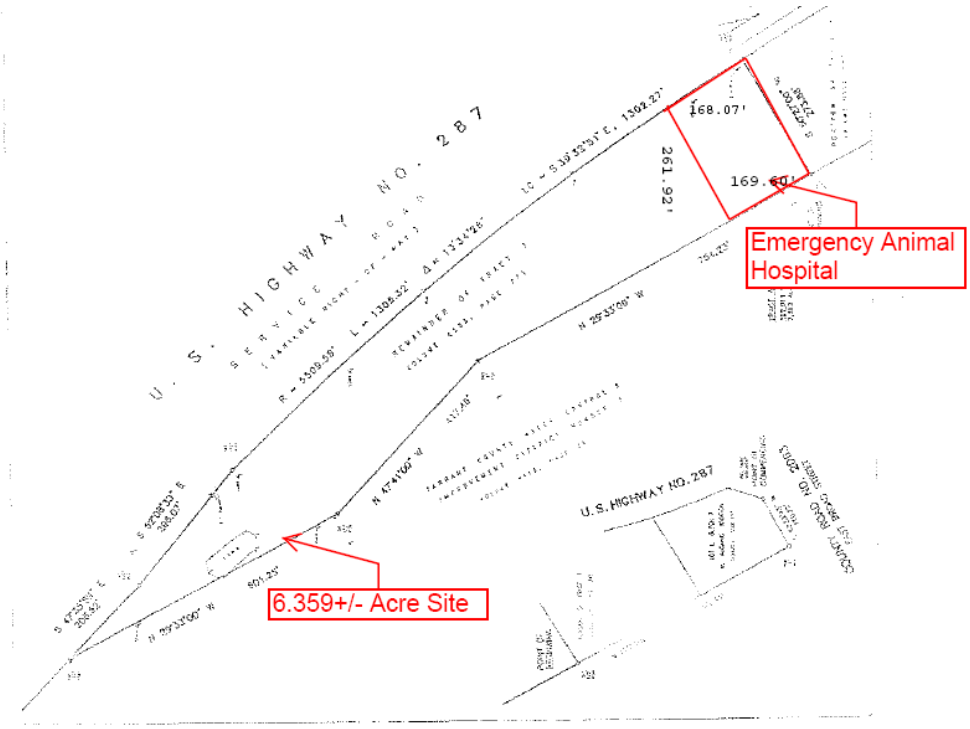
For Sale-Commercial Land

6.359+/- Acres-N. Highway 287
Mansfield, Texas



Location: Westside of Highway 287 Frontage Road just north of the intersection of E. Broad Street and Highway 287

Size: 6.359 Acres

Utilities: Water, Sewer, Gas Available

Zoning: C-2-City of Mansfield

Sales Price: $12.00 per square foot

Remarks: Excellent visibility; Will divide; High traffic area; Seller to retain minerals

Contact: Tom Ritter (Owner-Broker) (817) 473-9393 x 1 – email at tr@ritterrealty.com or Mark Sullivan (817) 473-9393 x 2 – email at ms@ritterrealty.com

Ritter and Associates

1703 Fountainview Dr., Suite 103, Mansfield, Texas 76063

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 submitted to errors, omissions, change of price prior to sale or lease, or withdrawal without notice.

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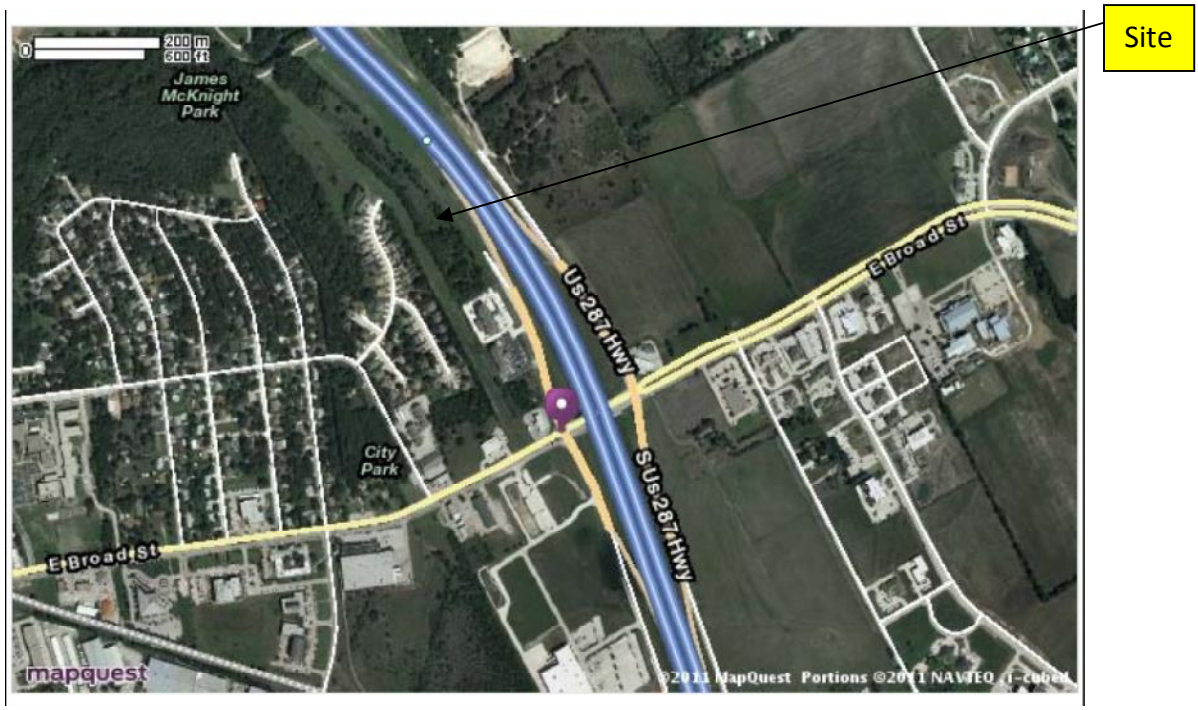
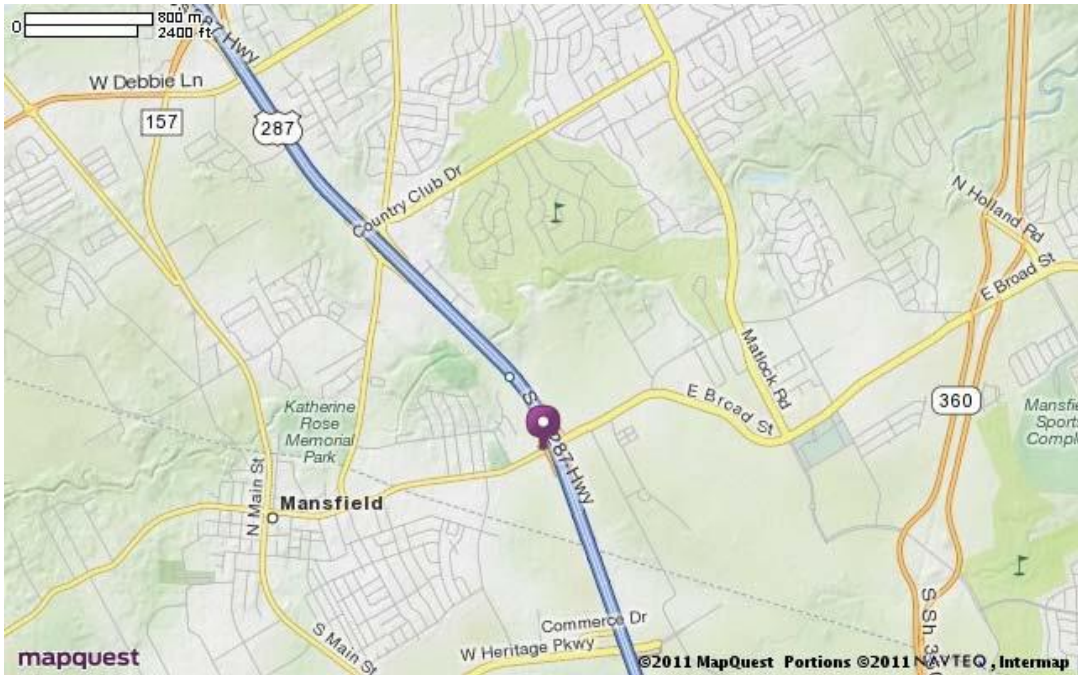
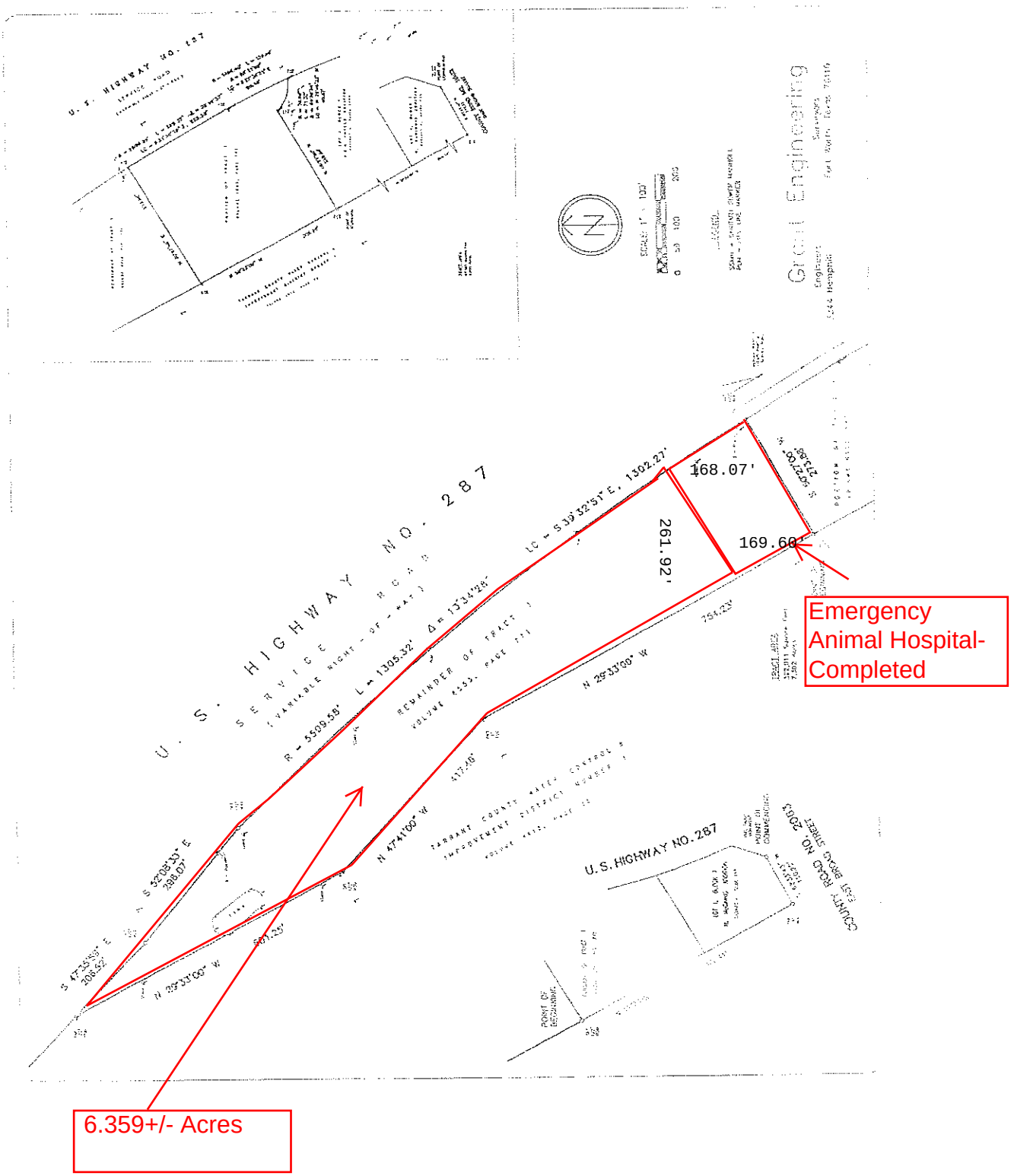
N. Highway 287-Mansfield, Texas



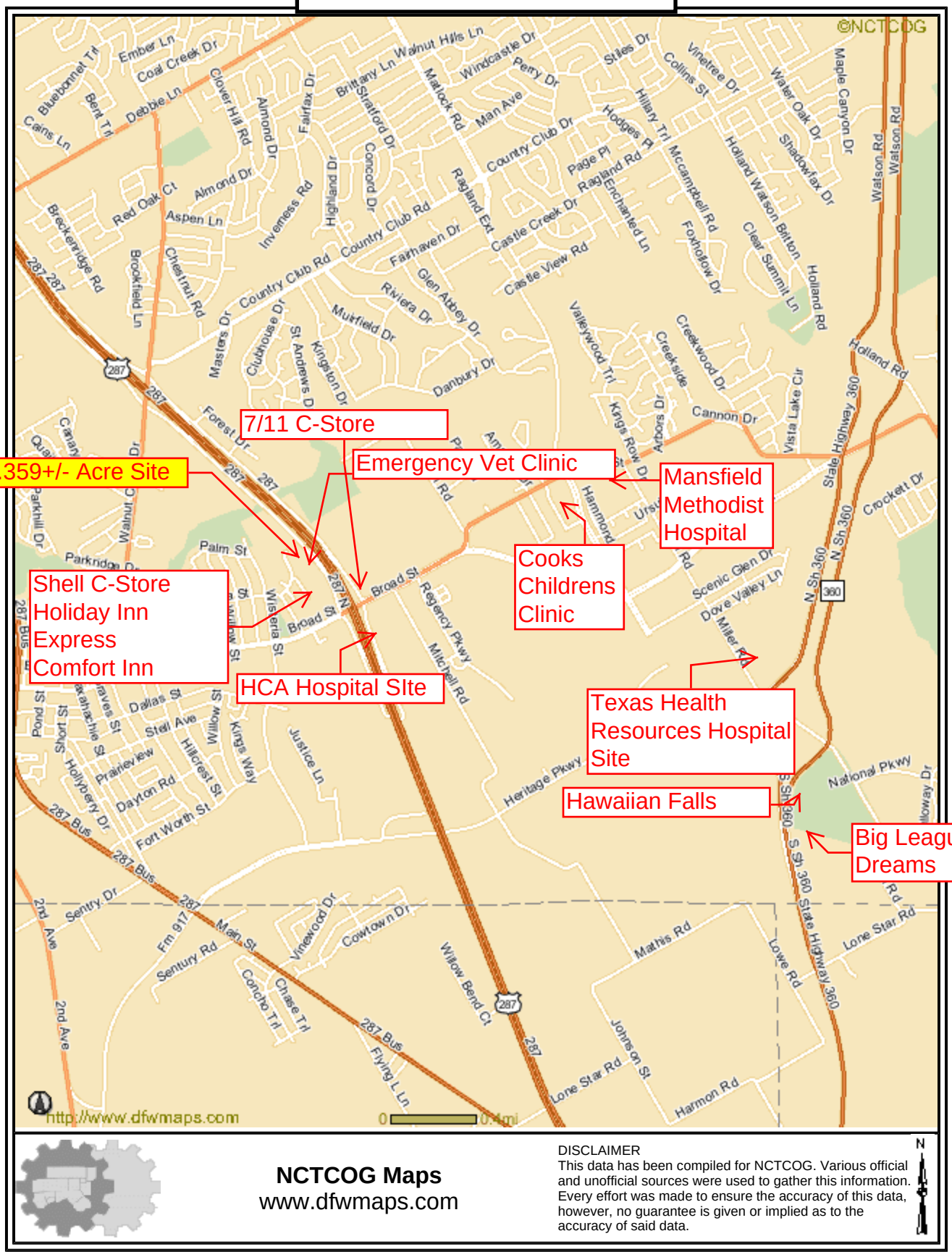
Aerial Map



Location Map


U. S. HIGHWAY NO. 287
SERVICE ROAD
(VARIABLE RIGHT-OF-WAY)
R = 5509.58' L = 1305.32' Δ = 13°34'28"
LC = S 39°32'51" E, 1302.27'
REMAINDER OF TRACT
VOLUME 4553, PAGE 771
168.07'
261.92'
169.60'
Emergency Animal Hospital-Completed
N 29°33'00" W
N 47°41'00" W
S 52°08'33" E
398.07'
S 47°35'59" E
208.52'
N 29°33'00" W
501.25'
TARRANT COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NUMBER 1
U.S. HIGHWAY NO. 287
COUNTY ROAD NO. 2061
EAST BROAD STREET
POINT OF BEGINNING
Grant Engineering
6.359+/- Acres

LOCATION MAP



NCTCOG Maps
www.dfwmaps.com

DISCLAIMER
This data has been compiled for NCTCOG. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;
(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,
you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

EQUAL HOUSING OPPORTUNITY

Ritter and Associates Real Estate 1703 Fountainview Dr Ste 103, Mansfield TX 76063
Phone: 8174739393 Fax: 8174738861 Ritter and Associates

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