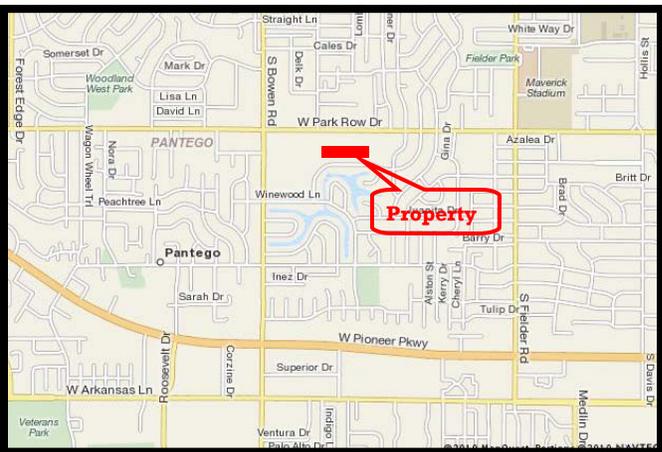
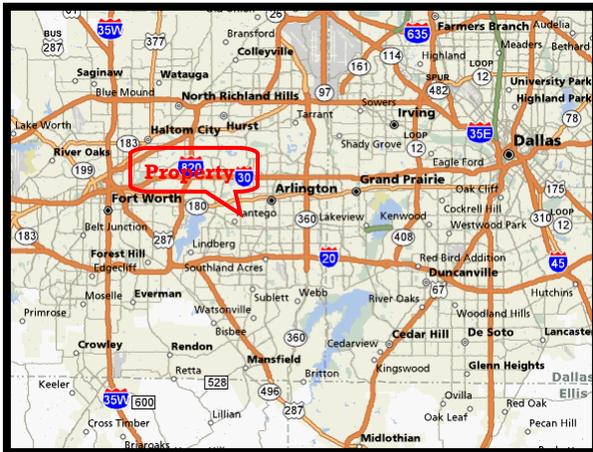




BURGDORF REALTY GROUP

Commercial "Back Land" Site For Sale 2200 block of West Park Row Drive, Pantego (Arlington) 3.634 Acres, All or Part, & More Land Possible

- Great demographics in stable West Arlington location.
- Two access points for West Park Row Drive, one also has signage rights.
- Level, clean, platted, ready to develop for flex, minis, office, special purpose, etc..



See Following Pages for More Property Details
Contact: Wayne Burgdorf, Broker at 817-467-6483 x203

BURGDORF REALTY GROUP - PROPERTY FOR SALE

PROPERTY HIGHLIGHTS

Commercial “Back Land” Site For Sale **2200 block of West Park Row Drive, Pantego (Arlington)** **3.634 Acres, All or Part, & More Land Possible**

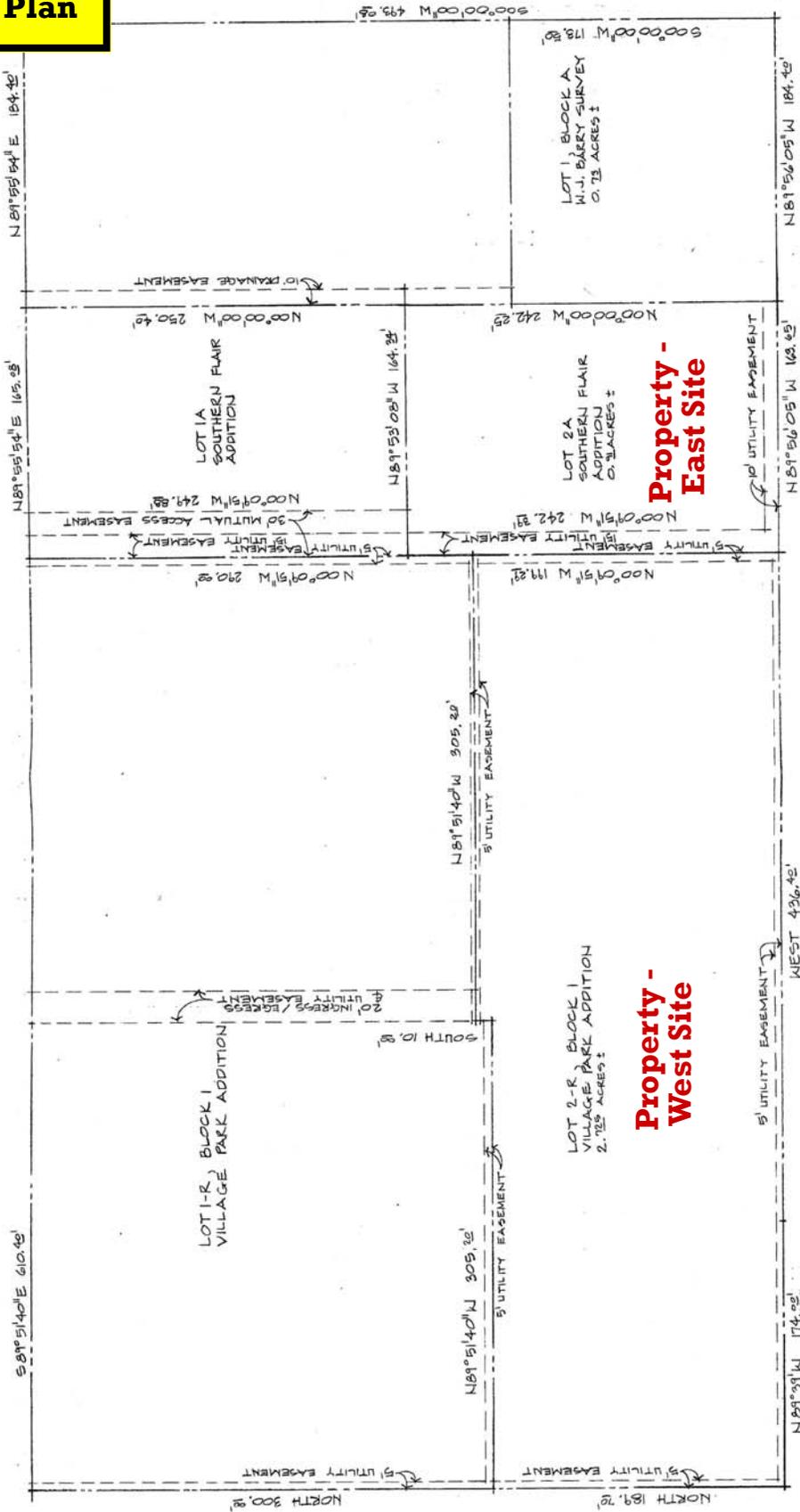
- Location:** 2214 & 2220 West Park Row Drive, Town of Pantego, Tarrant County, Texas, 76013, mapsco 82S. This is between Bowen and Fielder Road in the popular west Arlington area.
- Street/Access:** West Park Row Drive is a major four-lane east/west artery. The property does not have street frontage, but has access by easement via two different platted access easements - one across the Village Park Shopping Center, and one across Southern Flair Photography.
- Size/Shape:** The property is comprised of two platted sites totaling ± 3.634 acres. The sites can be sold individually or together. The 2214 West Park Row site contains 0.91 acres, and the 2220 West Park Row site contains 2.725 acres. Both sites have useable shapes per the maps herein.
- Terrain:** Both sites are generally level with no trees.
- Zoning:** The current zoning is a SUP for the current owner allowing an outdoor soccer field, two office/warehouse buildings, and an indoor soccer building. The SUP will terminate if not developed by the current owner. Prior to the SUP, the western site had a “C-3” Commercial base zoning and the eastern site has a “C-2” Commercial base zoning district. The city is open for a zoning request allowing commercial and business uses.
- Easements:** Typical perimeter easements exist, as can be seen on the Seller’s Site Plan included herein. The western site has a 20’ ingress/egress easement out to West Park Row Drive, and the eastern site has a 30’ mutual access easement out to West Park Row Drive. The Seller believes this latter easement includes sign rights on West Park Row Drive, but that is subject to buyer verification.
- Utilities:** City water and city sewer lines are present adjacent to both sites. A buyer is responsible for verifying any existing utility lines are available and satisfactory for their specific use.
- Improvements:** None.
- Other:** There is no ag exemption on the property, so no rollbacks will be charged upon development. No mineral rights will convey. Another 0.73 acres behind Braum’s may be available from Braum’s.
- Pricing:** Whole 3.634 acres: \$269,900, or \$1.71/sf
Eastern 0.91 acres: \$99,900, or \$2.52/sf
Western 2.725 acres: \$199,900, or \$1.68/sf
- Contact:** **Wayne Burgdorf of Burgdorf Realty Group, LP**
Phone: 817-467-6483 x203
E-mail: Wayne@1404mayfield.com



Any physical or financial information contained herein was obtained from sources believed to be reliable; however, the broker makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price, change of conditions, prior sale or lease, or withdrawal without notice. Any potential buyer is responsible for full verification of information on this property.

Seller's Site Plan

WEST PARK ROW



Property - East Site

Property - West Site

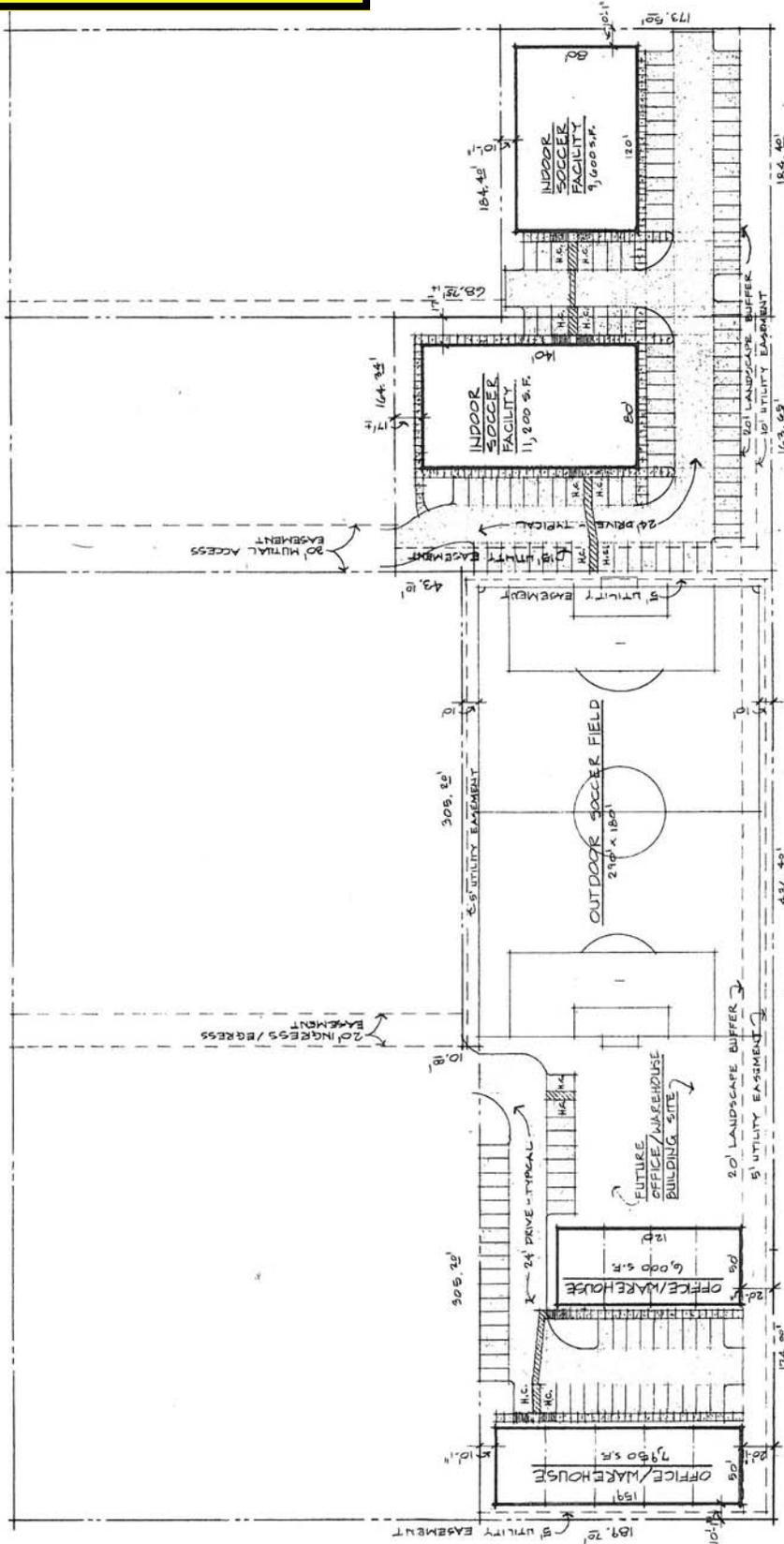
SITE PLAN

EC. 11 = 40' DR. BY S.L.R.H. 10-3-05 10-6-05



Seller's Site Plan for Current SUP

WEST PARK ROW



PRELIMINARY SITE DEVELOPMENT PLAN

SC. 11-40 - PR. BY S.L.R.H. - 10-6-08



INFORMATION ABOUT BROKERAGE SERVICES

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

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 owners agent. A broker who acts as a subagent represents the owner In cooperation with the listing broker. A broker who acts as a buyers 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 owners 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 buyers agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyers 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 buyers agent anything the owner would not want the buyer to know because a buyers 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 brokers 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 brokers 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.

The Real Estate Licensee asks that you acknowledge receipt of the above information about brokerage services for the licensee's records.

Buyer, Seller, Tenant, or Landlord

Date