

For Sale

Office/Retail Building



- Property is located at the south side of West Park Row Drive between Bowen Road and Park Springs Boulevard.
- The single story building is approximately 7,966 square feet.
- Land area is approximately 28,400 square feet.
- Built in 1981.
- Prior to the current single owner occupant the building was previously a multi-tenant building. There are 13 separate electric meters with 13 HVAC units.
- Approximately 58 concrete (some brick) parking spaces.
- Full kitchen
- The property is suitable for owner occupant or multi-tenant office investment.
- **ALL SQUARE FOOTAGE FIGURES ARE TO BE INDEPENDENTLY VERIFIED BY THE PURCHASER/TENANT PRIOR TO MAKING AN OFFER TO PURCHASE/LEASE THIS PROPERTY.**

**3214 W. Park Row
Pantego (Arlington) Texas 76013
Building is approximately 7,966 Square Feet**



**Zoning C-2 Commercial
Town of Pantego**

For Additional Information Contact:

David Keal

Aubrey Keal Commercial Real Estate LLC.

325 South Mesquite Street, Suite 102

Arlington, Texas 76010

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Email kealreal@flash.net

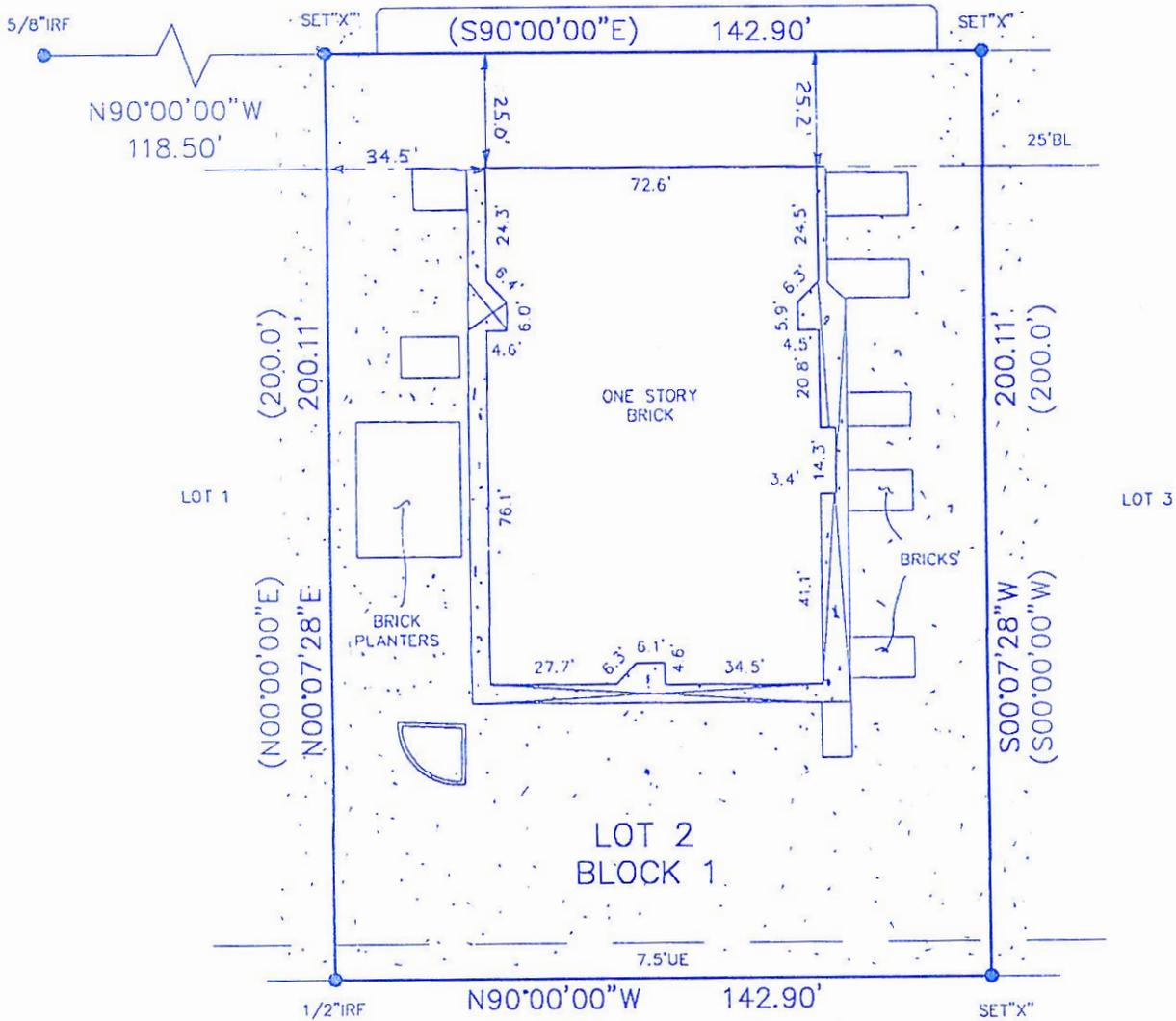
Aubrey Keal Commercial Real Estate, LLC. • Brokerage • Leasing • Management

The information contained herein was obtained from sources believed reliable; however, Aubrey Keal Commercial Real Estate LLC./Aubrey Keal/David Keal makes no guarantees, warranties, or representations as to the completeness and 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. **It is your responsibility to independently verify the accuracy of any information concerning this property.**

LEGEND OF ABBREVIATIONS AND SYMBOLS

- | | | | |
|---|---------------------------------|---|-------------------------------------|
| B.C. = Brick Column | I.R.F. = Iron Rod Found | ● = Utility Pole | □ = Concrete |
| B.D.S.F. = Bois D'Arc stake found | I.R.S. = Iron Rod Set | W.M. = Water Meter | ⊗ = Covered porch, Entrance or Deck |
| BLDG. = Structure with a Permanent Foundation | L.S.T. = Landscape Timber | W.W. = Wing Wall | ▨ = Wood Deck |
| B.L. = Building Line | M.E. = Maintenance Easement | X.T.R.W. = Cross Tie Retaining Wall | ▧ = Brick |
| D.E. = Drainage Easement | P.A.E. = Public Access Easement | O.H.E.S. = Overhead Electric Service Line | () = Record Data |
| D/W = Driveway | P.O.B. = Point of Beginning | = Wood Fence | |
| E.T. = Electric Transformer | R.O.W. = Right of Way | ⊗ ⊗ = Wire Fence | |
| F.P. = Fence Post | R.W. = Retaining Wall | ○ ○ = Chain-link Fence | |
| GR. = Gravel | S.E. = Sewer Easement | —○— = Guy Wire & Anchor | |
| I.P.F. = Iron Pipe Found | S/W = Sidewalk | | |
| | U.E. = Utility Easement | | |

WEST PARK ROW DRIVE



VOL. 388-85
P. 27

Texas Electric Service Company Agreement recorded in Volume 7137, Page 1248, DRTCT, provides electric service to the house.

Borrower:

Address: 3214 W. Park Row Drive

G.F. No.: 261498ABL

Job No.: 101in16

This lot is shown as being located in Zone X by Flood Insurance Rate Map No. 48439C0431J, dated 8-23-00. It is not shown as being in a Special Flood Hazard Area Inundated by 100-Year Flood.

SURVEYOR'S CERTIFICATION

I, Jeffrey W. Herron Registered Professional Land Surveyor, do hereby certify that the map shown hereon: (1) accurately represents the property as determined by an on-the-ground survey made under my direction on January 29, 2001

and (a) shows the boundary lines and dimensions indicated hereon, (b) shows the location of all visible buildings, structures and other major improvements on the subject property, and (c) shows the easements of record affecting the subject property according to the legal description of such easements (with instrument, volume and page number indicated); (2) except as shown, there are no visible (a) easements, rights-of-way or party walls (b) evidence of protrusions on adjoining premises, streets or alley by any of said buildings, structures or other improvements, and (c) evidence of encroachment on the subject property by buildings, structures, or other improvements or rights-of-way situated in the adjoining premises, and (3) the subject property abuts a public roadway.

Jeffrey W. Herron, R.P.L.S.
State of Texas, #5379

LEGAL DESCRIPTION

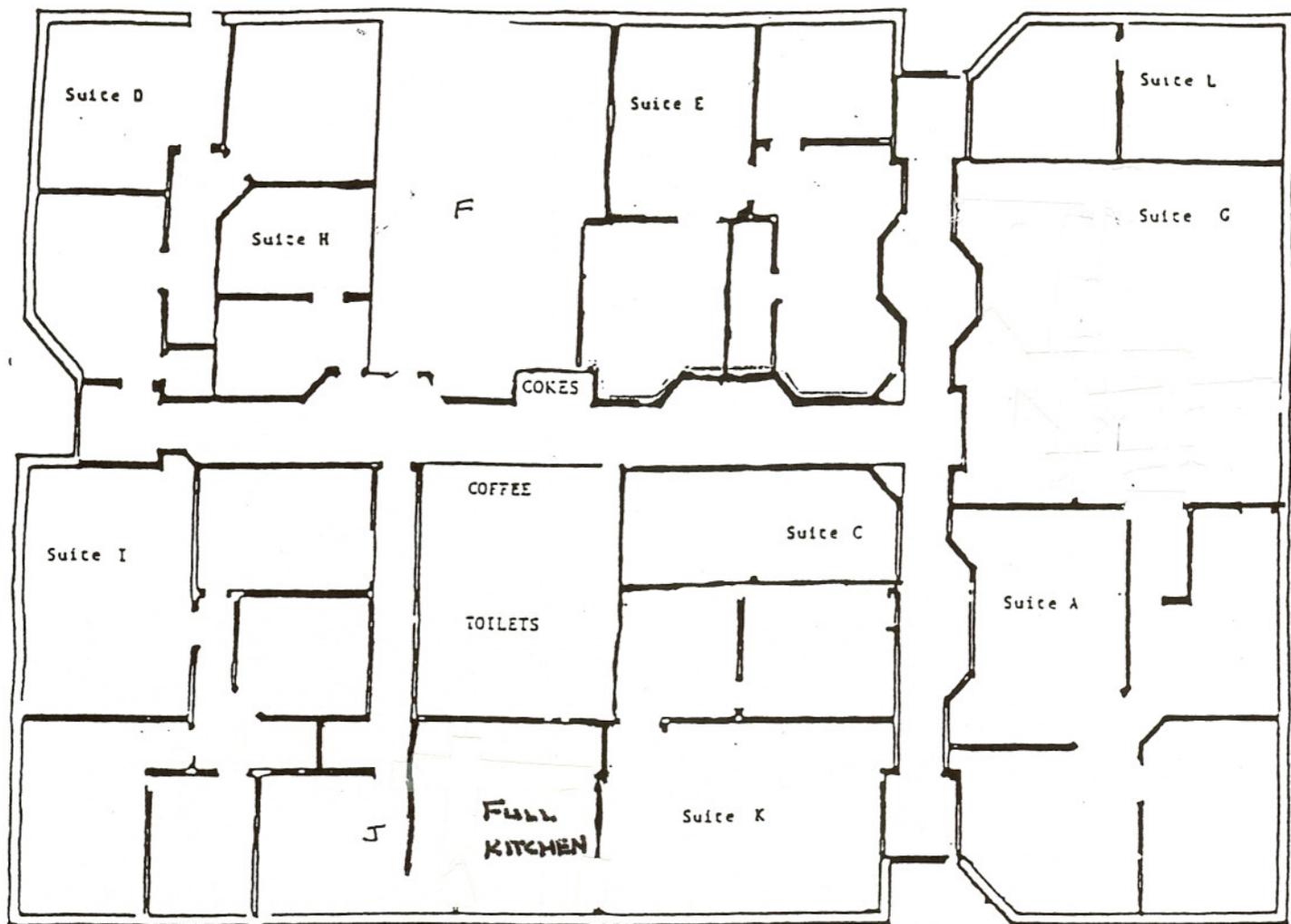
Lot 2, Block 1, of PARK ROW WEST, an Addition to the City of Pantego, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-137, Page 6, of the Plat Records of Tarrant County, Texas.

A.L.S. LAND SURVEYING

Scale: 1" = 40'

Dwn. By: J.H.

Revisions



3214 WEST PARK ROW DRIVE
ARLINGTON, TEXAS



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 , 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

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