



**MARINE CREEK PKWY & LONGHORN RD
FORT WORTH, TX 76179**

RANGE
REALTY ADVISORS

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PROPERTY OVERVIEW



LOCATION

Marine Creek Pkwy & Longhorn Dr
Fort Worth, TX 76179



ACREAGE

Gross: ± 21.64
Net: ± 21.64



ZONING

Commercial



FUTURE LAND USE

BTR & Retail



UTILITIES

Water: To Site
Sewer: To Site



ISD

Eagle Mountain Saginaw ISD



VPD

Marine Creek Pkwy: $\pm 17,089$
Longhorn Rd: $\pm 10,842$



UTILITY MAP



LEGEND
 WY WATER VALVE
 WM WATER METER
 M MANHOLE
 FV FLOOD FILL
 LS LIGHT STANDARDS
 SI SIGN/PHONE SIGN
 F FENCE
 DME DRAINAGE ELEVATION
 LEM LEMMA/LEAKY MANHOLE
 P PUMP
 R RAILROAD
 R.C.T. REAL RECORD TARRANT COUNTY TEXAS

DRILL SITE CASINGMENT RECORDED IN DOCUMENT NO. 0204229410 R.L.T.C.T.
 DOES NOT APPEAR TO AFFECT SUBJECT TRACT.

Field notes for:

Part of the A. F. ALBRIGHT SURVEY, Abstract No. 1849 situated in Tarrant County, Texas, embracing a portion of the 23730/1000 acre tract described in the deed to Morgan Four Corners, Ltd. recorded in Document No. 0204229410 of the Real Records of Tarrant County, Texas and described by metes and bounds as follows:

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (2011). All 5/8" capped iron set rods for in this description are marked "Brookes Baker Surveyors".

Beginning of a marked "Y" set on concrete for the southwest corner of said 22-150/1000 acre tract, for the intersection of the north line of Long Horn Drive, and the east line of Marine Creek Parkway.

Thence north 01 degree-04 minutes-57 seconds west, along the west line of said 22-150/1000 acre tract, for the east line of said Marine Creek Parkway, 1735-73/100 feet to a 5/8" capped iron set rod for the southeast corner of the 0-419/1000 of an acre tract described in the deed to the City of Fort Worth recorded in Document No. 0216147770 of the said Real Records, for the intersection of the east line of said Marine Creek Parkway, and the south line of Cromwell Marine Creek Road, at the beginning of a curve to the right having a radius of 180/500 feet.

Thence northeasterly and southeasterly, along the south line of said 0-419/1000 acre tract, for the south line of said Cromwell Marine Creek Road, the following:

along a curve to the right on arc length of 5-35/100 feet to a 5/8" capped iron set rod at its end, and the beginning of a curve to the right having a radius of 128-00/100 feet, the long chord of said 5-35/100 feet arc is north 71 degree-15 minutes-14 seconds east 5-35/100 feet;
 along said curve to the right on arc length of 11-12/100 feet to a 5/8" capped iron set rod at its end, the long chord of said 11-12/100 feet arc is north 68 degree-18 minutes-58 seconds east 11-12/100 feet;
 Thence north 84 degree-44 minutes-57 seconds east 58-75/100 feet to a 5/8" capped iron set rod at the beginning of a curve to the right having a radius of 890-00/100 feet;
 along said curve to the right on arc length of 104-84/100 feet to a 5/8" capped iron set rod found marked Gensere & Assoc. at its end, the long chord of said 104-84/100 feet arc is south 83 degree-20 minutes-27 seconds east 104-84/100 feet;

Thence north 70 degree-10 minutes-32 seconds east 252-68/100 feet to a 5/8" capped iron set rod found marked Gensere & Assoc. at the beginning of a curve to the left having a radius of 526-30/100 feet;
 along said curve to the left on arc length of 102-10/100 feet to a 5/8" capped iron set rod at its end, and the beginning of a curve to the right having a radius of 484-00/100 feet, the long chord of said 102-10/100 feet arc is south 80 degree-18 minutes-48 seconds east 102-10/100 feet;

along said curve to the right on arc length of 48-33/100 feet to a 5/8" capped iron set rod at its end, the long chord of said 48-33/100 feet arc is south 32 degree-08 minutes-22 seconds east 80-75/100 feet;
 Thence south 89 degree-18 minutes-48 seconds east 52-83/100 feet to a 5/8" capped iron set rod found marked Gensere & Assoc. at its end, the long chord of said 52-83/100 feet arc is south 29 degree-50 minutes-28 seconds east 52-83/100 feet;

Thence northeasterly, along the westerly line of said 22-150/1000 acre tract, for the westerly line of said Old Decatur Road, the following:

south 29 degree-40 minutes-19 seconds east 881-21/100 feet to a 5/8" capped iron set rod at the beginning of a curve to the left having a radius of 1138-30/100 feet;
 along said curve to the left on arc length of 180-75/100 feet to a 5/8" capped iron set rod found marked "Carter & Burgess" at its end, and the beginning of a curve to the right having a radius of 1080-00/100 feet, the long chord of said 180-75/100 feet arc is south 32 degree-08 minutes-22 seconds east 80-75/100 feet;

along said curve to the right on arc length of 90-77/100 feet to a 5/8" capped iron set rod at its end, the long chord of said 90-77/100 feet arc is south 32 degree-08 minutes-22 seconds east 80-75/100 feet;
 Thence south 29 degree-40 minutes-19 seconds east 208-50/100 feet to a 5/8" capped iron set rod for the most southerly corner of the 0-419/1000 of an acre tract described in the deed to the City of Safford recorded in Document No. 020849254 of the said Real Records.

Thence south 24 degree-48 minutes-30 seconds west, along the northerly line of said 0-419/1000 of an acre tract, 98-00/100 feet to a 5/8" capped iron set rod for the southeasterly corner of said 0-419/1000 of an acre tract, in the south line of said 22-150/1000 acre tract, for the south line of said Long Horn Drive.

Thence south 88 degree-32 minutes-58 seconds west, along the south line of said 22-150/1000 acre tract, for the north line of said Long Horn Drive, 5079-65/100 feet to the place of beginning and continuing 21-640/1000 acres.

Sketch showing part of the A.F. ALBRIGHT SURVEY, Abstract No. 1849 situated in Tarrant County, Texas.

We marked the corners as shown hereon.
 The location of the improvements relative to the Tract lines is as shown hereon.

The visible conditions along the Tract lines are as shown hereon.

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (2011). The lengths shown hereon are horizontal ground lengths.

Surveyed on the ground February 12, 2020.
 BROOKES BAKER SURVEYORS

Alan W. Hickey

ALL UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM EXISTING AVAILABLE RECORDS OBTAINED FROM THE CITY OF FORT WORTH AND UTILITY COMPANIES. BROOKES BAKER SURVEYORS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SUCH RECORDS AND DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES SHOWN ARE LOCATED PRECISELY AS SHOWN.

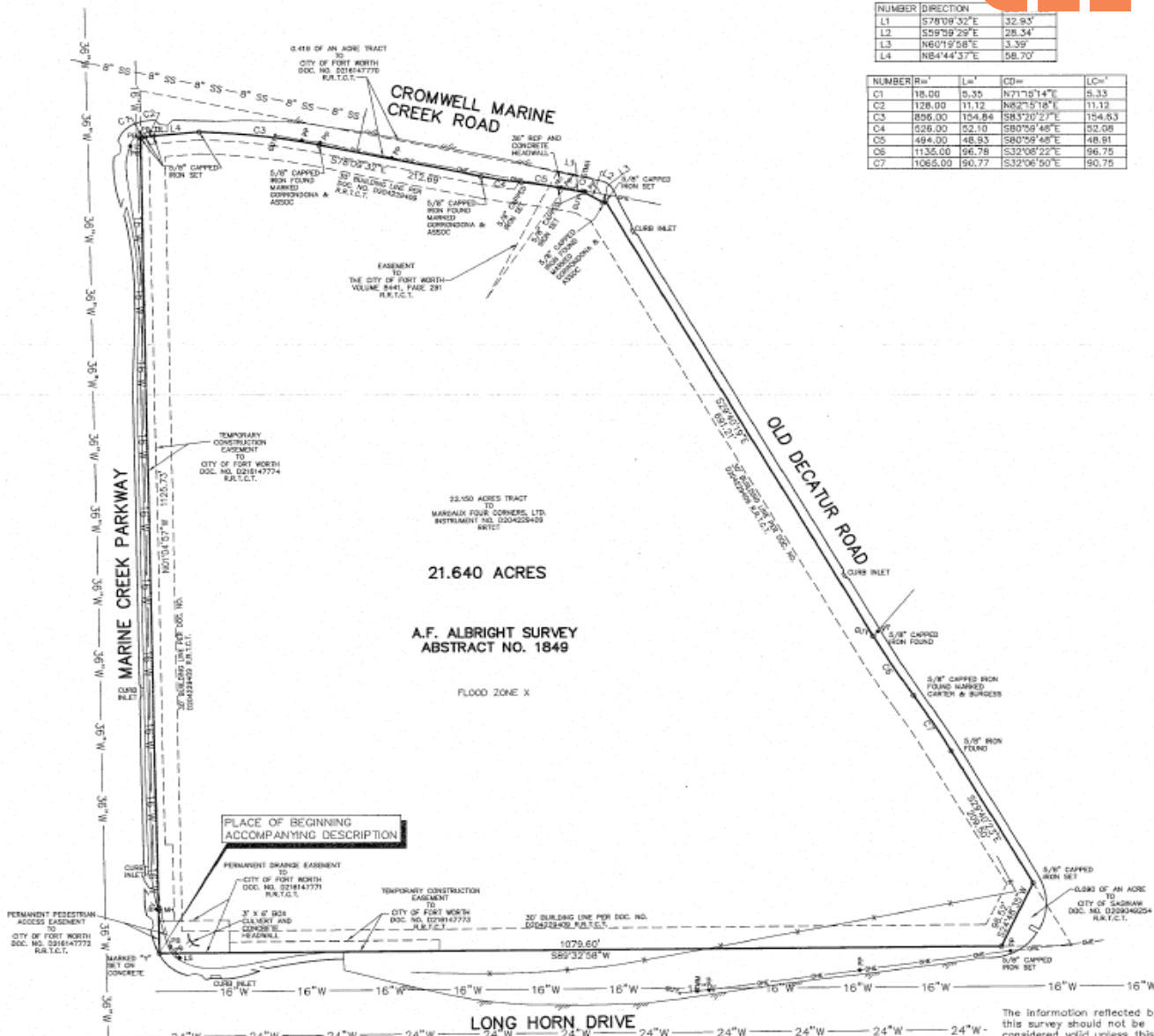
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY TEXAS AND INCORPORATED AREAS MAP NO. 4843000608, EFFECTIVE DATE SEPTEMBER 25, 2009 IT APPEARS THAT NO PART OF THE SUBJECT PROPERTY LIES WITHIN ZONE A, THE 100 YEAR FLOOD PLAIN.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS AND OTHER MATTERS THAT AFFECT THIS TRACT THAT ARE NOT SHOWN HEREON.



GRAPHIC SCALE IN FEET
 FILE NAME: D0809VALBRIGHT.DWG
 DRAWN BY: BSC

AMENDED FEBRUARY 21, 2020 TO SHOW APPROXIMATE LOCATION OF WATER AND SEWER LINES.

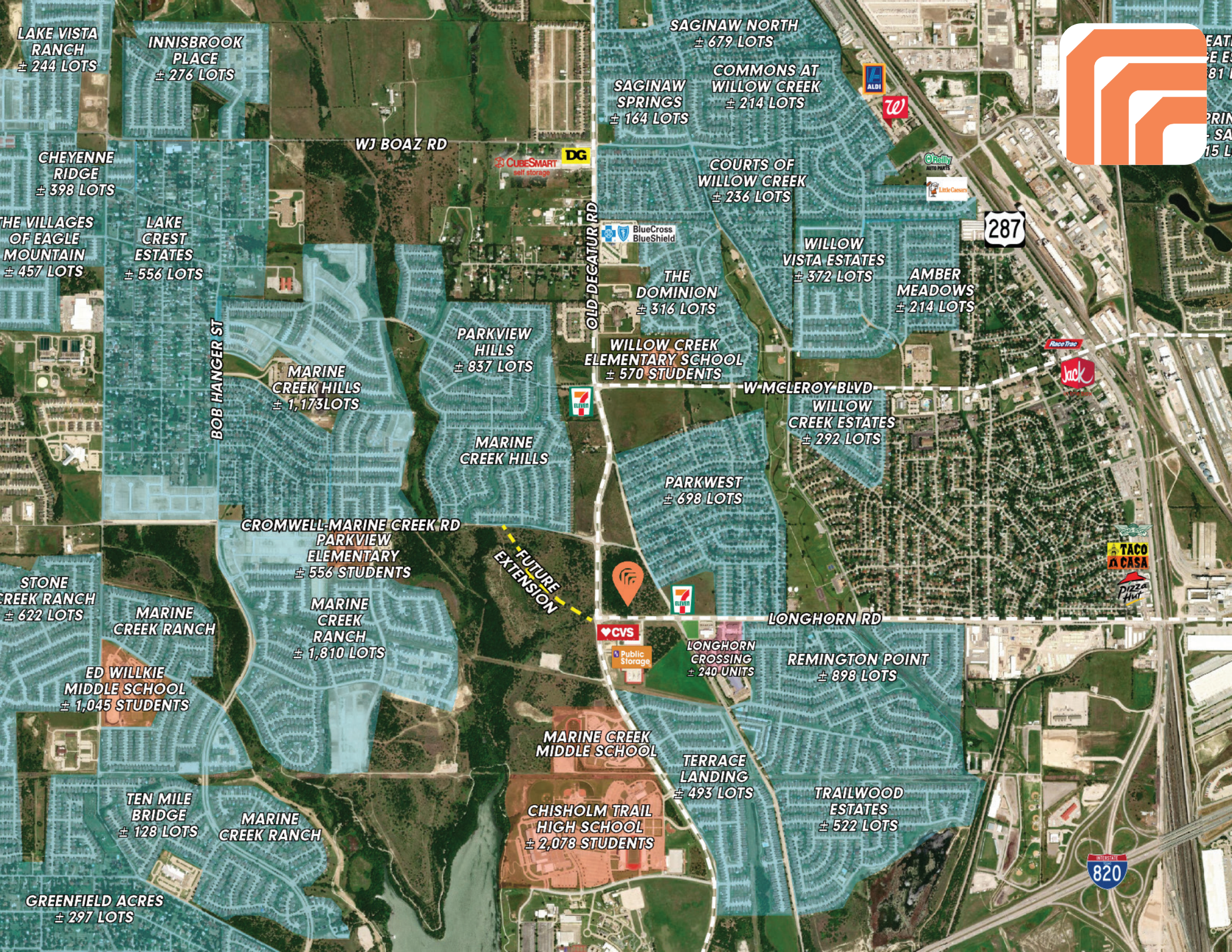


NUMBER	DIRECTION	LC'	CD'
L1	S78°09'32"E	32.93'	
L2	S59°59'29"E	28.34'	
L3	N60°19'58"E	3.39'	
L4	N84°44'37"E	58.70'	

NUMBER	Rm'	Lm'	LCm'	LCm'
C1	18.00	9.35	N71°15'14"E	9.33
C2	128.00	11.12	N82°15'18"E	11.12
C3	856.00	154.84	S83°20'27"E	154.63
C4	526.00	52.10	S80°59'48"E	52.08
C5	484.00	48.53	S80°59'48"E	48.51
C6	1136.00	96.78	S32°08'22"E	96.75
C7	1065.00	90.77	S32°06'50"E	90.75

The information reflected by this survey should not be considered valid unless this print of said survey bears an original signature and seal of Registered Professional Land Surveyor, BROOKES BAKER SURVEYORS, P.C.

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MARKET OVERVIEW



SUMMARY

FORT WORTH, TEXAS, IS A SUBURBAN CITY LOCATED IN TARRANT COUNTY WITHIN THE DALLAS-FORT WORTH METROPOLITAN AREA. THE CITY HAS SEEN SIGNIFICANT ECONOMIC DEVELOPMENT WITH A MIX OF RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL AREAS CONTRIBUTING TO ITS GROWTH. ONGOING RESIDENTIAL AND COMMERCIAL DEVELOPMENTS CONTRIBUTE TO THE CITY'S GROWTH AND CONTINUE TO POSITIVELY IMPACT THE REAL ESTATE LANDSCAPE.

DEMOGRAPHICS

MILE RADIUS	1 MILE	3 MILE	5 MILE
2023 POPULATION	14,085	78,019	192,249
2028 POPULATION	14,441	81,060	198,685
POP. GROWTH 2023-2028	0.5%	0.8%	0.7%
2023 TOTAL HOUSEHOLDS	4,467	25,684	61,578
MEDIAN HOUSE HOLDS INCOME	\$77,945	\$80,329	\$72,356
2023 TOTAL BUSINESSES	53	1,398	4,057
2023 TOTAL EMPLOYMENT	436	11,955	37,696



THIS INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT RANGE REALTY ADVISORS, LLC HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. RANGE REALTY ADVISORS, LLC MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR ANY ERROR, OMISSION OR INACCURACY. THE INFORMATION IS SUBJECT TO POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS ARE REQUIRED TO CONDUCT THEIR OWN INVESTIGATION.

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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Range Realty Advisors, LLC	9008180	info@rangerealtyadvisors.com	214-416-8222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dillon Cook	650315	dcook@rangerealtyadvisors.com	214-416-8223
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Trent Gilley	528843	tgilley@rangerealtyadvisors.com	817-819-8826
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

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