

Weatherford Land For Sale +/- 6.556 Acres

112 Cleburne Ave, Weatherford, TX 76086



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LANCARTE
COMMERCIAL

Property Features



Location: 112 Cleburne Ave., Weatherford, TX 76086

Sale Price: 6.55 AC (approx. 283,140 SF) at \$4.75 PSF

Total Land Area: +/- 6.556 Acres (Approx. 283,140 SF)

Utilities: City Water and City Sewer Near

Zoning: "C" Commercial



Location Highlights



- Located In Weatherford's Primary Retail Corridor
- Surrounded By Many National, Regional and Local Retailers
 - Area Retailers: Spec's Wine, Spirits & Finer Foods, Slim Chickens, Raising Cane's Chicken Fingers, Aldi, Goodwill Store, David's Western Store, Jiffy Lube, Schlotzsky's, State Farm Insurance, Tractor Supply, Walmart, First National Bank, Foot Works Performing Arts Center, Autozone Auto Parts, Braum's Ice Cream, Blue Stripe Oil & Lube, EECU Credit Union
- Subject Property Sits Set Back from Heavily Trafficked Main St.
- High Traffic Counts on Main St - 27,241 VPD
- Stoplight Intersection at Cleburne Ave. and Main St.
- Great Sight Lines to The Subject Property
- Easy Access to Interstate 20
- Property has "C" Zoning to Allow for Variety of Uses



Photos

RETAILERS



RELENTLESSLY PURSUING WHAT MATTERS.



Photos

TRAFFIC COUNTS



Photos



RELENTLESSLY PURSUING WHAT MATTERS.



Survey

112 CLEBURNE AVENUE
6.556 ACRES SITUATED IN AND BEING A PORTION OF BLOCKS 12 AND 13 AND PORTIONS OF PLATTED STREETS (ABANDONED), SEMINARY HEIGHTS ADDITION, AN ADDITION TO THE CITY OF WEATHERFORD, RECORDED IN VOLUME 34, PAGE 641, DEED RECORDS, PARKER COUNTY, TEXAS

Surveyor is not responsible for locations of Underground utilities. Contact 811 for locations of all underground utilities/gas lines before digging, trenching, excavation or building.

NOTE:
ONLY RESTRICTIONS AND EASEMENTS LISTED ON TITLE COMMITMENT No. 2025-288519-RU ISSUED DECEMBER 06, 2019 WERE EXAMINED FOR THIS SURVEY.

NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 45387 C 0385 F. EFFECTIVE DATE: APRIL 05, 2019. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE SYSTEM, NORTH CENTRAL ZONE, NAD 83

LEGAL DESCRIPTION

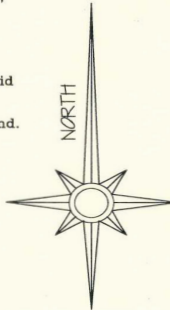
6.556 acres situated in and being a portion of Blocks 12 and 13 and portions of platted streets (abandoned), SEMINARY HEIGHTS ADDITION, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Volume 34, Page 641, Deed Records, Parker County, Texas and being all that certain lot, tract or parcel of land described by deed to James L. Piland recorded in Volume 681, Page 431, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found (iron rods found are $\frac{1}{4}$ " unless noted) at the northeast corner of said 6.556 acre tract in the west line of Cleburne Avenue, as it exists, said iron being N 88°55'56" E, 10.3 feet from the southeast corner of Lot 5R, Block 1, Weatherford Hill Top Addition, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet E, Slide 199, Plat Records, Parker County, Texas;

THENCE with the line of said Cleburne Avenue the following courses and distances;
S 00°46'24" E, 384.83 feet to a nail set;
S 47°39'52" W, 178.48 feet to an iron rod set;
S 88°49'20" W, 452.98 feet to an iron rod set at the southeast corner of a tract of land described by deed to Clark Petersen, Jr. recorded in Doc No. 201305258, Official Records, Parker County, Texas;
THENCE N 00°02'41" W, passing the northeast corner of said Clark Petersen, Jr. tract and the southeast corner of a tract of land described by deed to Roger Barker recorded in Volume 2021, Page 868, Official Records, Parker County, Texas, 455.49 feet to an iron rod found at the southeast corner of Lot 1, Block 1, Richard Ward Residence Addition, an addition to the City of Weatherford, Parker County, Texas, according to the plat recorded in Plat Cabinet D, Slide 5, Plat Records, Parker County, Texas;
THENCE with the line of said Lot 1 (D-5) the following courses and distances;
N 01°44'46" E, 49.37 feet to an iron rod set, (iron rods set are $\frac{1}{4}$ " with cap Harlan 2074);
N 89°16'12" E, 222.76 feet to an iron rod set at the southwest corner of said Lot 5R, said Weatherford Hill Top Addition;
THENCE N 88°55'56" E, with the south line of said Lot 5R passing its southeast corner, 355.80 feet to the POINT OF BEGINNING and containing 6.556 acres of land.

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON AND SUBSTANTIALLY CONFORMS WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS

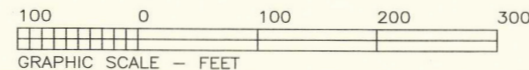
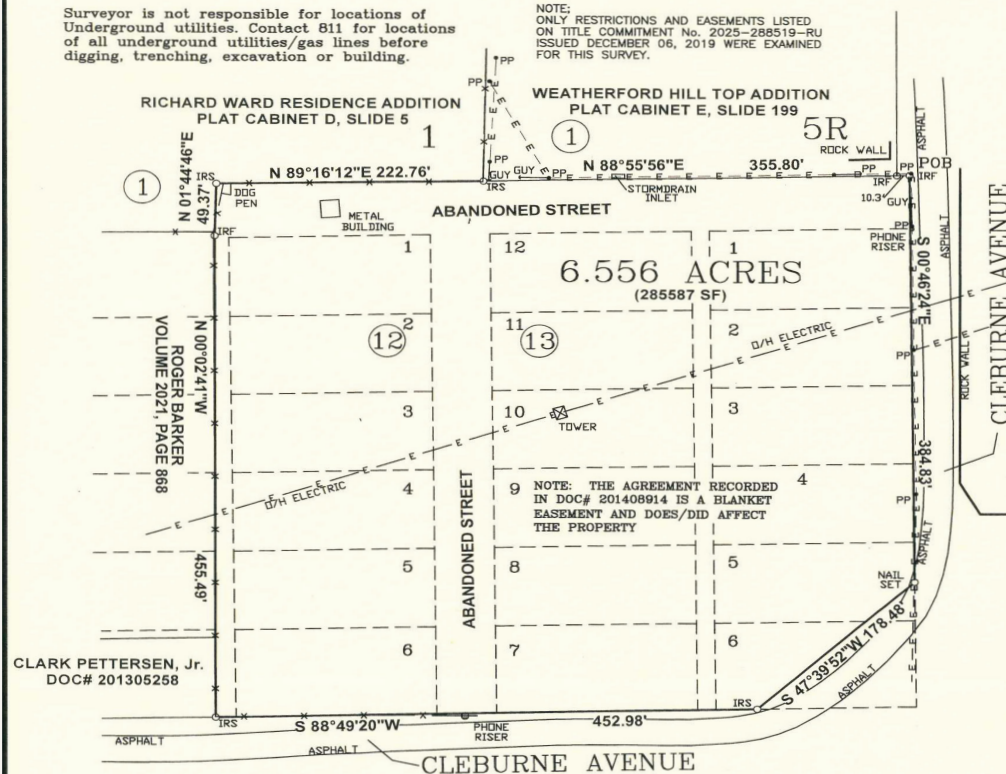
DAVID HARLAN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2074
DECEMBER 03, 2019



SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.
106 EUREKA STREET
WEATHERFORD, TX 76086
METRO(817)596-9700-(817)599-0880
FAX: METRO(817) 341-2833
FIRM #10088500 harlanland@yahoo.com

19328



IRF 1/2" IRON ROD UNLESS NOTED
IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")

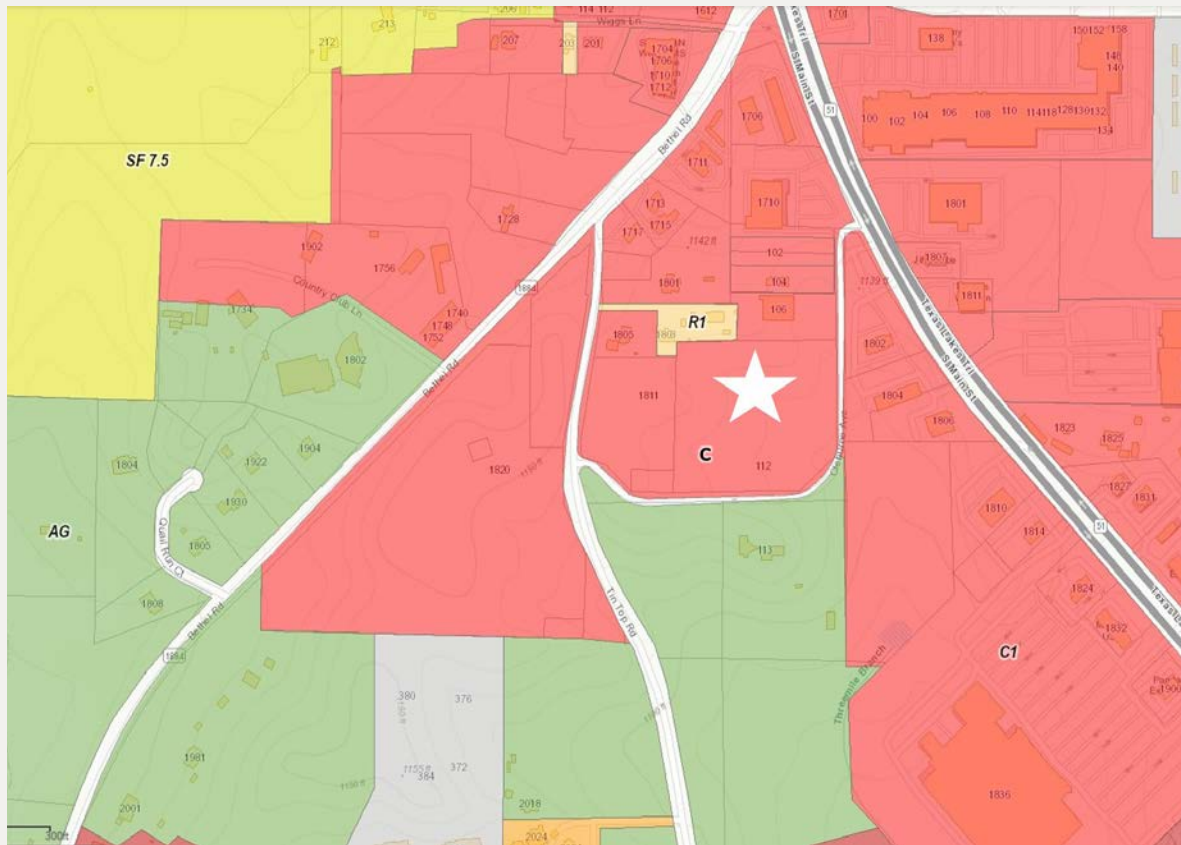
RELENTLESSLY PURSUING WHAT MATTERS.



Utility Easement Map

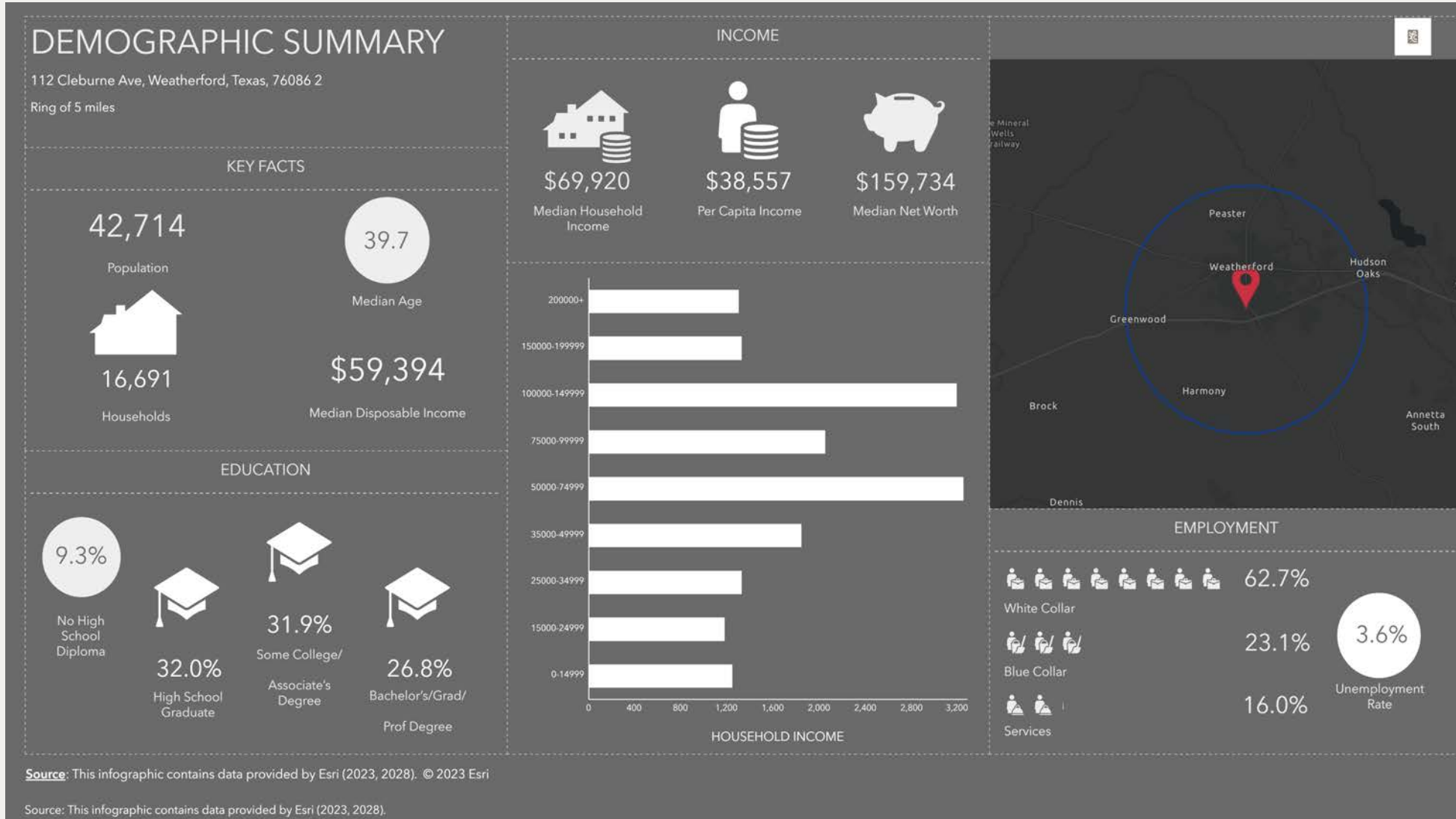


Zoning Map



The C, commercial district is established to accommodate the “heavier than retail sales and service uses” such as automobile sales and building material sales yards. Generally, the C, commercial district, is near highways, major thoroughfares, or railroad locations. Care is required in locating the C, commercial district, in close proximity to residential areas because of the heavier nature of the uses and the vehicular traffic which they tend to generate.

Demographics



Disclaimer

LanCarte Commercial Real Estate, LLC (including its affiliates, subsidiaries, related parties, successors, and assigns, hereinafter referred to singly and collectively as “LanCarte Commercial”) has been engaged as the exclusive listing representative (the “Representative”) by the Seller for the sale of 112 Cleburne Ave., Weatherford, Texas 76086 (the “Property”).

The Property is being offered for sale in an “as-is, where-is” condition and the Seller or the Representative make no representations or warranties as the accuracy of the information contained in this Investment Offering. The enclosed materials included highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither of enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with LanCarte Commercial as a “Registered Potential Investor” or as “Buyer’s Representative” for an identified “Registered Potential Investor”. The use of this Investment Offering and the information proved herein is subject to terms, provisions and limitations of the confidentiality agreement furnished by the Agent prior to delivery of this Investment Offering.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. They contain selected information regarding the Property and do not purport to be all inclusive or to contain all of the information which a prospective investor may need to conduct its due diligence. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Representative or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. All financial projections are based on assumptions and no assurances can be made that the results will be achieved. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, nor do they constitute legal analysis of such documents. Neither the Representative or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The Seller and the Representative each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Investment Offering is made subject to omissions, corrections or errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Representative is not authorized to make any representations or agreements on behalf of the Seller.

The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to the Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Representative or the Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Representative; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Representative or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to LanCarte Commercial.

The Seller will be responsible for any commission due to the Representative in connection with a sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer’s Representative must provide a registration signed by the prospective investor acknowledging said agent’s authority to act on its behalf.



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