

**FOR SALE**  
**1125 MINERAL SPRINGS RD**  
**Arlington, TX**



**Land Area:** 4.004 Acres  
**Zoning:** IM Industrial Manufacturing  
**Utilities:** Sewer: Septic  
Water: Well-City water and sewer available see attached map  
**Improvements:** 8,000 SF (80' x 100') Metal Building-office area partially constructed,  
2 grade level overhead doors, 1 sliding grade level door, 3 shop heaters,  
6-foot chain link security fence  
Possible driveway cut permissible to Mineral Springs Road  
**Price:** \$695,000.00.  
**Contact:** Mark Sullivan-Office (817) 473-9393 x 2 – email at [ms@ritterrealty.com](mailto: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.

LOT 4  
388-106 / 34

(DEED - 374.62')  
S 89° 32' 42" E - 373.72'  
349.32" P.P.

FND. CAPPED  
5/8" IR  
MARKED SEMPCO  
0.24' SOUTH OF  
BOUNDARY LINE

IN CONC. DI

**MATTHEW MAISE SURVEY**  
ABST. NO. 1001

**TAX TRACT 2M1**  
GRANTEE:  
A.S.P.I.R.E.  
LEARNING ORGANIZATIONS  
D214132749  
DRICT  
4.004 ACRES  
(174,427 SQ. FT.)

25' INGRESS-EGRESS ESMT.  
5713 / 222  
DRICT  
(ALSO KNOWN AS  
COPRIG LANE)

3.0' X 410.0'  
TESCO ESMT.  
4772 / 10  
DRICT

6.0' X 8.6'  
WOOD WELLHOUSE  
ON CONC.



ROUGH GRAVEL

ROUGH GRAVEL

ROUGH GRAVEL

P.O.B  
FND. 5/8" IR

ADJACENT CONCRETE

7B  
85

FND. 3/8" IR  
5.0' P.P.

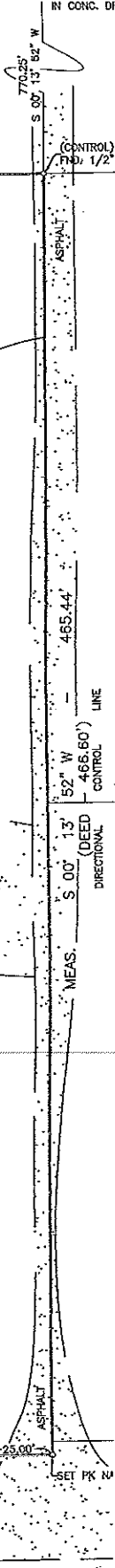
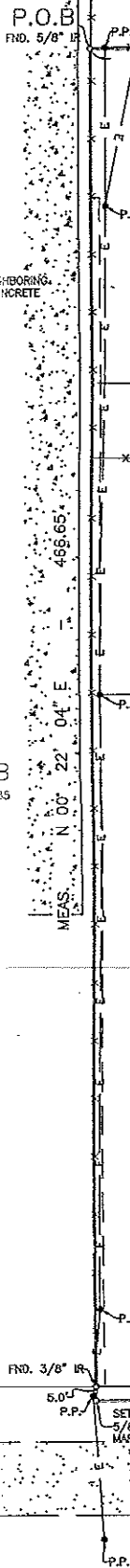
SET CAPPED  
5/8" IR  
MARKED PROLINE

MEAS. N 89° 43' 49" W - 374.83'  
(DEED - 374.63')

**1125 MINERAL SPRINGS ROAD**  
(VARIABLE WIDTH R.O.W.)

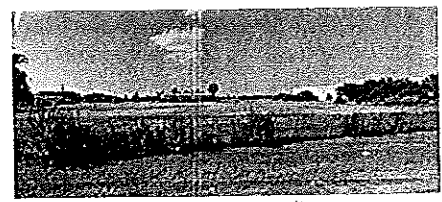
SET CAPPED  
5/8" IR  
MARKED PROLINE

SET PK M



**PROLINE**  
SURVEYING LTD.  
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PRICE CAN BE UPDATED FOR DISCOUNTED PRICE

SCALE: 1" = 40'



	BOUNDARY LINE
	BUILDING
	OVERHEAD UTILITIES
	FENCE
	BRICK
	WOOD DECK
	CONCRETE

STATE 1



- Table of Contents
- Label Manager
- Valve Exercise Program
  - Critical Customers
  - Healthcare Facility
  - Water
    - Water Storage
    - Water Fitting
    - Water Valve
      - Gate Valves
      - Air Vac/Air Release
      - Blowoff
      - Service
      - Pressure Plane/Transfer Valves
    - Water Fire Hydrant
      - Private
      - Public
    - AMI Meters
    - Water Well
    - Abandoned/Removed
    - Transmission Mains
    - Water Line
      - Public
      - Private
    - Reclaimed Water
  - Sewer
    - Sewer Lift Station
    - Sewer Cleanout
    - Sewer Manhole
    - Sewer Fitting
    - Abandoned/Removed
    - Sewer Line/Flow Direction
      - Sanitary Flow Direction
    - Sewer Line
      - Public
      - Private
  - Storm
    - Storm Manhole
    - Storm Outfall
    - Storm Inlet







## 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.*

**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.

Ritter and Associates Real Estate LLC	9002899	ds@ritterrealty.com	817-473-9393
<b>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Dana Lynn Sullivan	301635	ds@ritterrealty.com	817-473-9393
<b>Designated Broker of Firm</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Mark C. Sullivan	331699	ms@ritterrealty.com	817-473-9393
<b>Licensed Supervisor of Sales Agent/ Associate</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Mark C. Sullivan	331699	ms@ritterrealty.com	817-473-9393
<b>Sales Agent/Associate's Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date