

Ritter & Associates

Commercial Real Estate

For Sale
2363 & 2401
N. U.S. Highway 287
Mansfield, Texas

For information contact:

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**RITTER
ASSOCIATES
COMMERCIAL
REAL ESTATE**

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Suite 103
Mansfield, TX 76063

Phone: (817) 473-9393

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www.ritterrealty.com



- **Location:** Located on the frontage road of U.S. Highway 287 in North Mansfield just a few miles South of Interstate 20.
- **Improvements:** 2363 HWY 287-12,000 SF 2 story tilt wall office building constructed in 1983 currently occupied by multiple tenants with short lease terms for buyer flexibility however most tenants have occupied for several years.
2401 HWY 287- VACANT 34,200 SF 2 story metal office/warehouse building, 100% HVAC, 1 grade level overhead door constructed in 1983.
- **Land Area:** 8.452 acres
- **Zoning:** C-2 Commerical
- **Remarks:** Seller is flexible and will consider selling one or both buildings.
- **Sale Price:** \$3,575,000.00

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 subjected to errors, omissions, change of price prior to sale or lease, or withdrawal without notice.

N. U.S. HWY. 287

Sally Fuhrer, Portland Lockwood
Tel 1507, Pg. 295, D.R.T.,

[illegible]Newbury Limited Partnership
 1401 N. 20th St., D.R. 7, C.T.

8.482 Acres

J. NATHANSON
Vol. 508-162, Pgs. 94
P.R.T.C.T.

550207015, 1947, C.T.

THE WOODLARK
Cabin, N. Kilauea Pt.
Hilltop

Long Beach
The Woodlands
Vero Beach
FREETOWN

TABLE 1. List of the 1000 SNPs that were genotyped in the study. The SNPs were selected by the following criteria: (1) SNPs that were polymorphic in the HapMap database (http://www.hapmap.org/), (2) SNPs that were polymorphic in the HapMap database and were also polymorphic in the HapMap database, (3) SNPs that were polymorphic in the HapMap database and were also polymorphic in the HapMap database, (4) SNPs that were polymorphic in the HapMap database and were also polymorphic in the HapMap database, (5) SNPs that were polymorphic in the HapMap database and were also polymorphic in the HapMap database, (6) SNPs that were polymorphic in the HapMap database and were also polymorphic in the HapMap database, (7) SNPs that were polymorphic in the HapMap database and were also polymorphic in the HapMap database, (8) SNPs that were polymorphic in the HapMap database and were also polymorphic in the HapMap database, (9) SNPs that were polymorphic in the HapMap database and were also polymorphic in the HapMap database, (10) SNPs that were polymorphic in the HapMap database and were also polymorphic in the HapMap database.

Lot 4 B
W. 1/4 Sec 36, T. 1 N., R. 1 E., S. 10. 12

The drawing shows a rectangular plot of land with several boundary lines. A dashed line runs diagonally from the top left towards the center. A solid line runs diagonally from the top right towards the center. A horizontal line runs across the middle. A vertical line runs down the right side. A line runs diagonally from the bottom left towards the center. The text 'Lot 4 B' and 'W. 1/4 Sec 36, T. 1 N., R. 1 E., S. 10. 12' is written in the bottom left corner.

N57°59'W 4208'

1-1
1-2
1-3

Lad B/A
The Woodlands
VA 226166, Pg. 58
POLLCT

8.482 Acres on
Boundary S

REVUE
[the
ed N- 084

The undersigned hereby certifies that the information furnished herein is true and correct.

Signature _____

Printed Name _____

Address _____

City _____

State _____

Zip _____



Notary Public for the State of Tennessee

My Comm. Expires _____

My Comm. No. _____

10

本

- PARKING CO
- 140 Regular
- 2 Handicap
- 1-2 Total Sp

REPORTED

No. X-A-980
Barnes died at
east Texas, about
September
Carmichael was
about fifteen

FLOOD NO.
Based more at
Rocky Mts. Co.
2001 Berlin

[illegible]

PRELIMINARY

**ARTHUR
AND SURVEYING**
P.O. Box 100, Louisville, KY 40201
(502) 581-1171 • FAX (502) 581-1172
JANUARY 1992 • \$4.00 • 16 PAGES

1

8.482 Acres out of the
William Lynn Survey, Abstract No. 984
City of Mansfield
Tarrant County, Texas

REC'D / 1000N 144 / C.M. DATE: 04/12/2014 SCALE: 104 A/C NO. A-2710195561

RY

ARTHUR
LAND SURVEYING[illegible]

None. This survey was prepared without the benefit of a title search, therefore no search of recording documents was performed on subject property.

[illegible]

PARKING COUNT:
 • 140 Regular Spaces
 • 2 Handicap Spaces
 • 152 Total Spaces

1771 1801

1000

[illegible][illegible]

•A52, a distance of 479.75 feet to 172
98 in the east line of Lot 34, of the
in the east recorded in Volume 284-289.

Lexus and Intel, a Division of 2002

[illegible]



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

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dana Lynn Sullivan	301635	ds@ritterrealty.com	817-473-9393
Designated Broker of Firm	License No.	Email	Phone
Dana Lynn Sullivan	301635	ds@ritterrealty.com	817-473-9393
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mark C. Sullivan	331699	ms@ritterrealty.com	817-473-9393
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date