

Ritter & Associates

Commercial Real Estate

For Lease

12728 E. FM 917
Mansfield, Texas 76063

For information contact:

Mark Sullivan
ms@ritterrealty.com

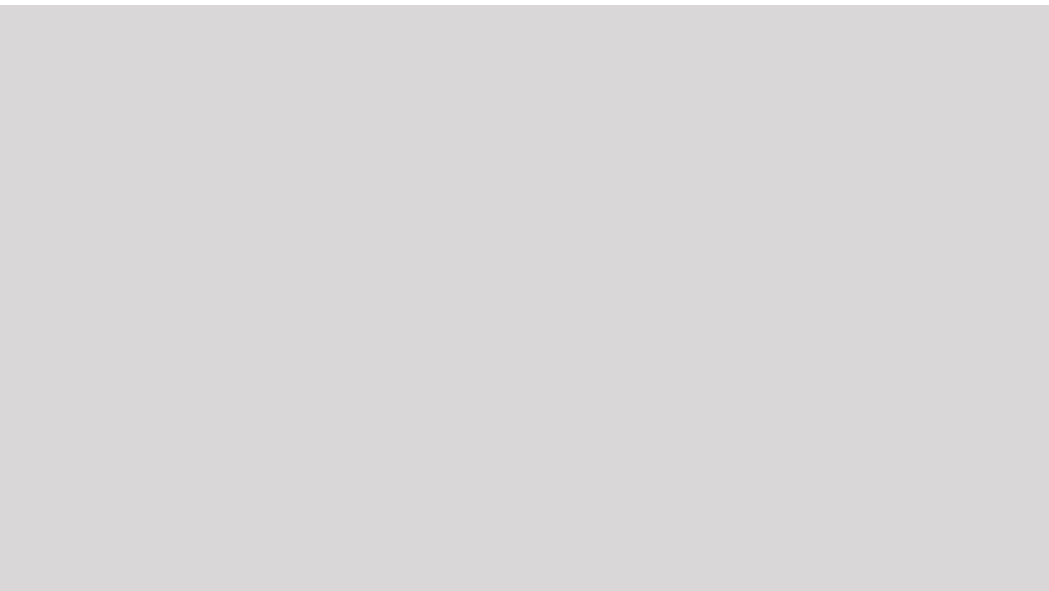
**RITTER &
ASSOCIATES
COMMERCIAL
REAL ESTATE**

1000 N Walnut Creek
Suite C-120
Mansfield, TX 76063

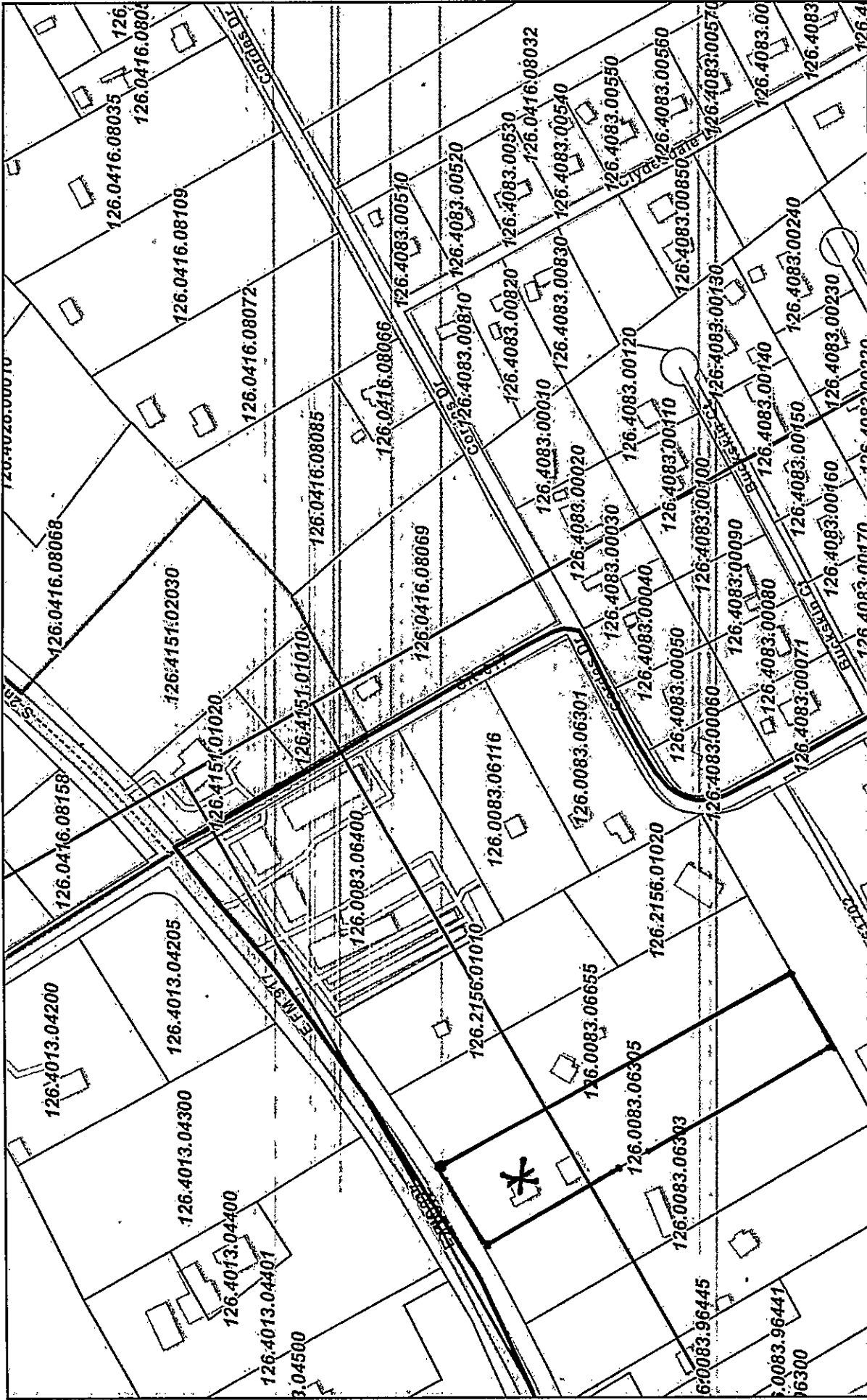
Phone: (817) 473-9393
Cell: (817) 528-4406
Fax: (817) 473-8861
www.ritterrealty.com



- **Location:** 3.4 miles West of U.S. Hwy 287 at 12728 E. FM 917, Johnson County. Just outside the city limits of Mansfield.
- **No zoning or occupancy permits required.**
- **1500 SF metal insulated building, 2 grade level 10' doors with drive thru capability, 110-220 electric. Has water but no sewer.**
- **Yard space 4.35 acres**
- **Lease rate shall be determined based on a tenants need for yard space. See agent.**




Johnson CAD Web Map



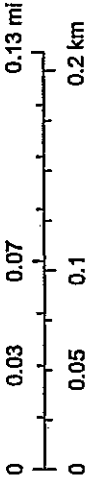
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Abstracts  City Limits

Parcels  Flood Hazard Area

School Districts  X - Area of Minimal Flood Hazard

1:4,514



Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, Johnson Central Appraisal District, BIS Consulting - www.bisconsulting.com
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

→ **How does the speed of a cell depend on its size?**

[illegible]

THENCE BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11, THENCE NORTH 30 DEGREES 30 MINUTES 45 SECONDS WEST, WITH THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT AND THE NORTHEAST LINE OF SAID TRACT, A DISTANCE OF 66.41 FEET TO A POINT FROM WHICH A RED COT STAKED THE "OLD SURVEY" SET FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID BEING THE WEST CORNER OF SAID TRACT; THENCE BY THE SOUTHWEST CORNER OF SAID TRACT, A DISTANCE OF 100 FEET TO A POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 100 FEET, CROSSING SAID BEARING TRACT, A DISTANCE OF 14.65

FEET, ABOUT WHICH A 1 INCH HIGH BICO POUND BEARS 200 POUNDS, A DISTANCE OF 15.6 FEET; THENCE IN A NORTHEASTERLY DIRECTION, NORTH SAYS CURVE AND THE SOUTH WEST CORNER LINE OF SAID E. 1/4, 1/4 TO BARRETT ROAD 97', AIR AND LENGTH OF TRAILER FROM THE POINT OF BEGINNING, AND CONTAINING 4.36 ACRES OR 193.57 SQUARE FEET OF LAND, PLUS OR MINUS.

LOT 1, BLOCK 1
WINBERG ADDITION
VOL 11, PG. 164
P.R.J.C.T.

AC HOMES, INC.,
KAS CORPORATION
C. NO. 2014-21703
O.P.R.J.C.T.

COLORADO RAILROAD ABST. NO. 33
 BUFFALO BRIDGE COMPANY'S AND
 KEY

**JAMES L. LEWIS and wife,
DORIS LEWIS
VOL. 755, PG. 185
D.R.J.C.T.
4.350 ACRES / 189,477 SQ.FT.**

1317 DEVELOPMENT LLC,
A TEXAS LIMITED
LIABILITY COMPANY
"TRACT 2"
DOC. NO. 2022-35501
O.P.R.J.C.T.

917 DEVELOPMENT LLC,
A TEXAS LIMITED
LIABILITY COMPANY
"TRACT 1"
DOC. NO. 2022-35501
O.P.R.J.C.T.

N30°00'46"W 643.73'

N30°08'48"W 946.04'

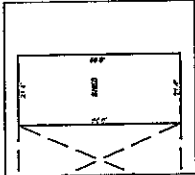
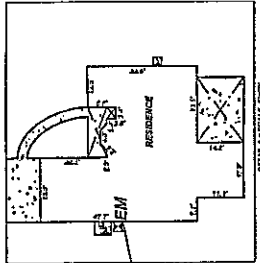
S30°10'22"E 952.01'

12728 E. FARM TO
MARKET ROAD 917

PER SURVEY

0°08'35"W 200.00'
KEVIN E. CLOSE AND
LANNA CLOSE,
a married couple
DOC. NO. 2019-16483
O.P.R.I.C.T.

LOT 2, BLOCK 1
WINBERG ADDITION
VOL 11, PG. 164
P.R.L.C.T.

[illegible][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.

Ritter and Associates Real Estate LLC	9002899	ds@ritterrealty.com	817-473-9393
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