

**For Sale or Lease  
Office/Warehouse  
1836 Lone Star Road**

Mansfield, Johnson County, Texas



<b>Location:</b>	1836 Lone Star Road-located just south of U. S. Highway 287 outside the city limits of Mansfield; Excellent access and visibility
<b>Zoning:</b>	None; unincorporated portion of Johnson County
<b>Land Area:</b>	1.722 Acres
<b>Improvements:</b>	22,408 SF Total Building Coverage (see attached Improvement Description)
<b>Lease Rate:</b>	\$4.15 SF per month-tenant pays utilities
<b>Sales Price:</b>	\$750,000.00
<b>Contact:</b>	Mark Sullivan-Office (817) 473-9393 x 2 – email at <a href="mailto:ms@ritterrealty.com">ms@ritterrealty.com</a>

**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.

**1836 Lone Star Road Photo Page**





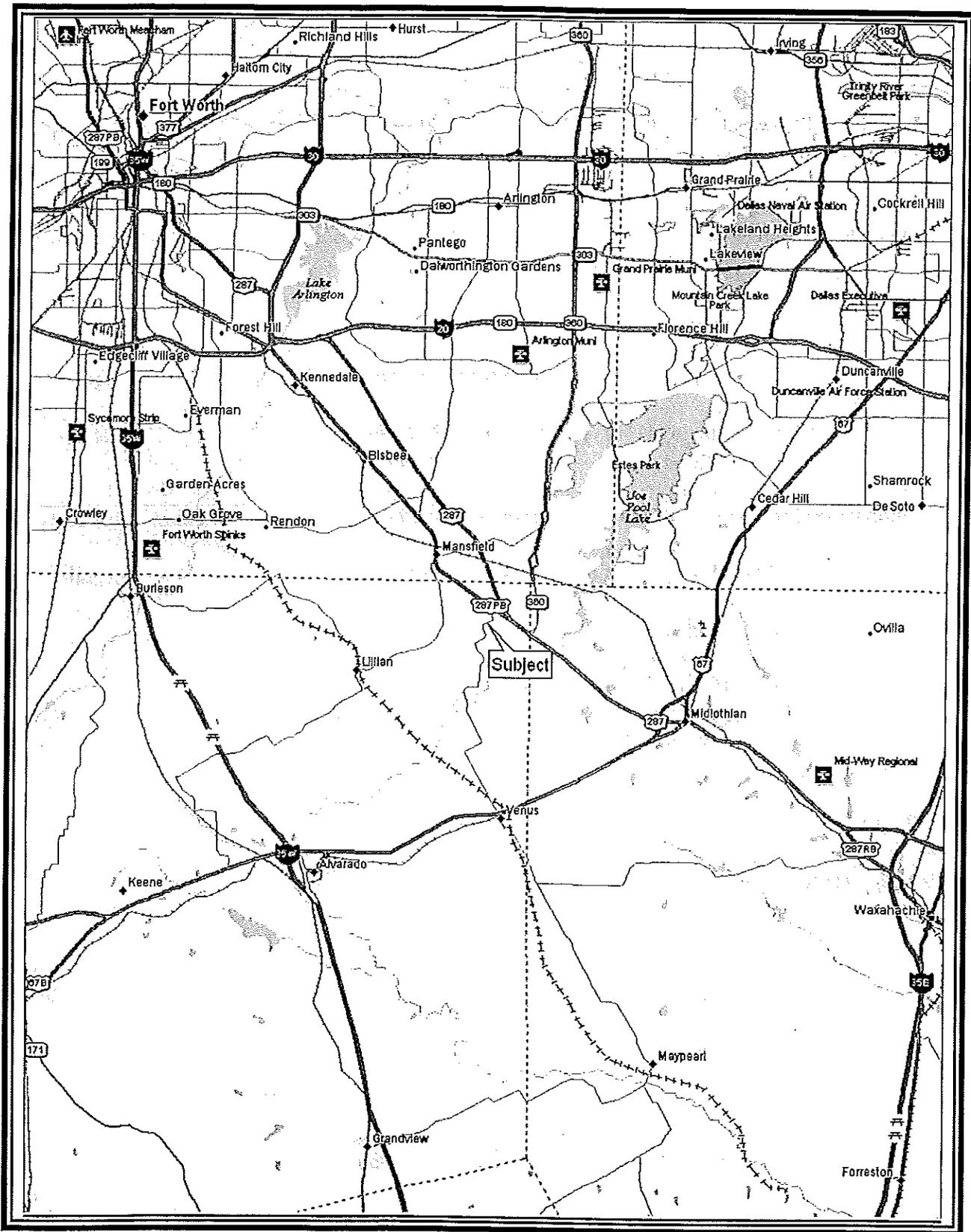
1836 Lone Star Rd, Mansfield, TX 76063, USA

© 2014 Google

Google earth

1995

Imagery Date: 4/10/2013 32°31'42.61" N 97°06'42.83" W elev 620 ft eye alt 1133 ft



NEIGHBORHOOD MAP

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## SITE DESCRIPTION

- Size:** The site contains approximately 1.7220 acres or 75,010 square feet.
- Frontage:** The site has adequate frontage along the south side of Lone Star Road. Lone Star Road is a two-lane asphalt-paved, roadway with open bar ditch drainage.
- Accessibility:** Access to the site is via curb cuts along the south side of Lone Star Road. Overall, access is considered good.
- Configuration:** The majority of the site is basically rectangular in shape.
- Zoning:** None; unincorporated portion of Johnson County.
- Easements:** The subject does not appear to have any adverse easements or encroachments.
- Deed Restrictions:** The subject does not appear to have any adverse deed restrictions.
- Utilities:** Water and sewer service is provided by private well and septic systems. According to county officials, these utilities are sufficient for the development in the area. In addition, the county provides fire and police protection along with garbage pick up. TXU Electric provides electric service via an overhead line. TXU Gas provides natural gas to the area. Local telephone service is provided by Southwestern Bell. At the present time, all utilities appear to be sufficient for area development patterns.
- Flood Plain:** According to the Federal Emergency Management Agency Flood Insurance Rate Maps for Johnson County (Community Panel No. 48251C0075G - Map Date: 01/06/1993), the subject site is not located within a designated floodplain area. The subject site appears to be well drained.
- Topography:** Topographic elevations were not provided; however, the site is basically at street grade of Lone Star Road. Drainage appears to be adequate.
- Soil Conditions:** No soils study was provided. Soils are moderately well suited for urban uses and, based on the surrounding land uses, soil conditions do not appear to be a major limitation to development.
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## IMPROVEMENT DESCRIPTION

The subject site is improved with a one-story, metal, office warehouse facility constructed in 2001/2012.

Please refer to the following building sketch for the drawing of the building. The square footage of the improvements is based on physical measurements taken at the time of inspection. The following is a general summary of the subject's construction features:

### General and Construction Data

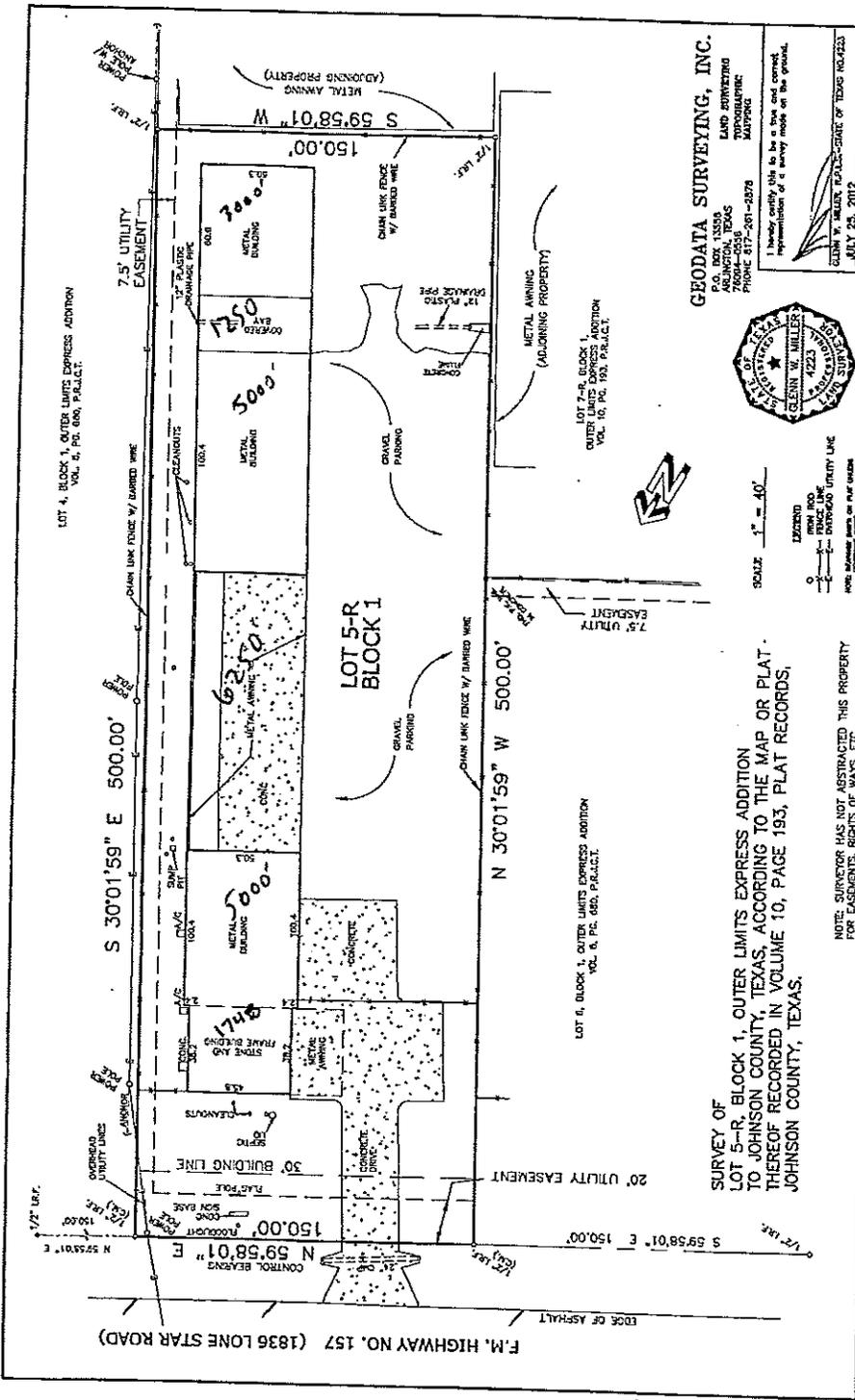
<b>Gross Leaseable Area:</b>	14,862 s.f.
<b>Year of Construction:</b>	2001/2012
<b>Quality of Construction:</b>	Average.
<b>Condition of Improvements:</b>	Average.
<b>Office Area:</b>	2,948 SF (20%)
<b>Warehouse Area:</b>	11,914 SF (78%)
<b>Land to Building Ratio:</b>	3.35:1 (based on total building coverage of 22,408 s.f. {Includes Metal Awning & Covered Bay})
<b>Clear Height:</b>	16'
<b>Sprinklered:</b>	No.
<b>Parking:</b>	Concrete and heavy crushed gravel base.
<b>Land Area:</b>	1.7220 acres or 75,010 square feet.
<b>Foundation:</b>	Reinforced concrete slab.
<b>Exterior Walls:</b>	Metal.
<b>Roof Structure:</b>	Pitched metal roof.
<b>Plumbing and Electrical:</b>	All fixtures are standard and assumed to be in compliance with city and national codes.

### Interior Detail

#### **Office Area:**

<b>Floor Covering:</b>	Carpet, tile and concrete.
<b>Walls:</b>	Painted drywall
<b>Ceilings:</b>	Suspended ceiling.
<b>Windows:</b>	Fixed pane glass
<b>Personnel Doors:</b>	Fixed pane glass/hollow core wood doors
<b>Lighting:</b>	Florescent lighting
<b>Rest Rooms:</b>	Adequate, assumed per city code.
<b>Heating and Cooling:</b>	HVAC

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**GEODATA SURVEYING, INC.**  
 P.O. BOX 13350  
 ARLINGTON, TEXAS 76010  
 PHONE 817-291-3878  
 FAX 817-291-3879  
 www.geodata.com

I hereby certify this to be a true and correct representation of a survey made on the ground.  
 GLENN W. MILLER, SURVEYOR  
 JULY 25, 2012

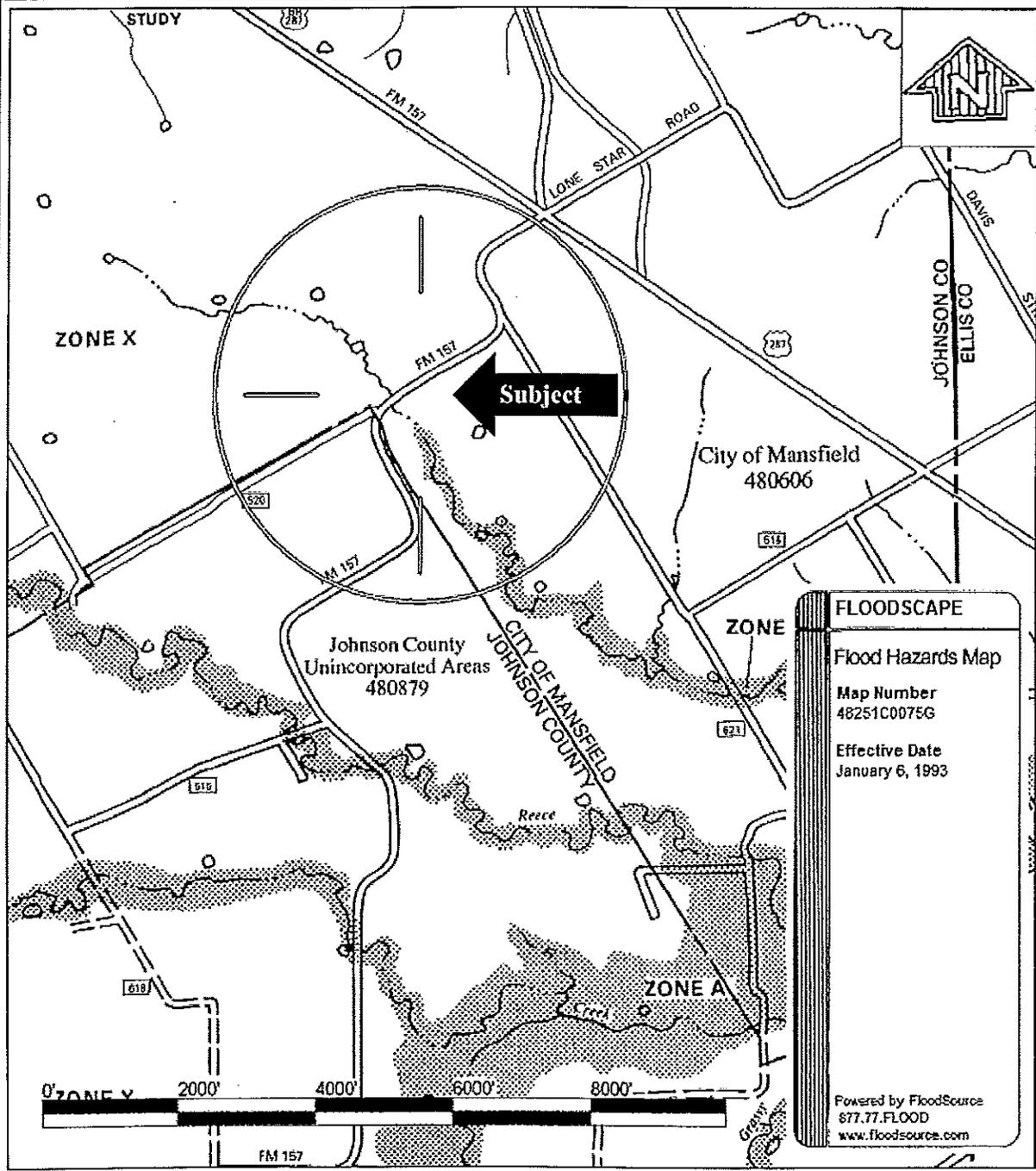


SCALE 1" = 40'  
 LEGEND:  
 CHAIN LINK FENCE  
 METAL AWNING  
 METAL BUILDING  
 GRAVEL PARKING  
 CONCRETE DRIVE  
 7.5' UTILITY EASEMENT  
 20' UTILITY EASEMENT  
 30' BUILDING LINE

SURVEY OF  
 LOT 5-R, BLOCK 1, OUTER LIMITS EXPRESS ADDITION  
 TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT  
 THEREOF RECORDED IN VOLUME 10, PAGE 193, PLAT RECORDS,  
 JOHNSON COUNTY, TEXAS.

NOTE: SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY  
 FOR EASEMENTS, RIGHTS OF WAYS, ETC.

# SURVEY



**FLOODSCAPE**  
Flood Hazards Map  
Map Number  
48251C0075G  
Effective Date  
January 6, 1993

Powered by FloodSource  
877.77.FLOOD  
www.floodsource.com

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**FLOOD PLAIN MAP**



# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you**, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 , 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

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 Phone: 817.473.9393 Fax: 817.473.8861 Tom Ritter

Mansfield