

# FOR SALE OR LEASE

FT. WORTH INDUSTRIAL BUILDING  
140 COIN STREET | FT. WORTH, TX 76140



- Affordable, small industrial building
- Easy access to I-35W
- Clear span building

Property Type	Industrial
Year Built	1980
Building Size	± 4,000 SF
Lot Size	± 0.24 acres
Sale Price	\$349,500
Lease Rate	\$7.50/SF NNN



**CHASE TRAUGHBER**  
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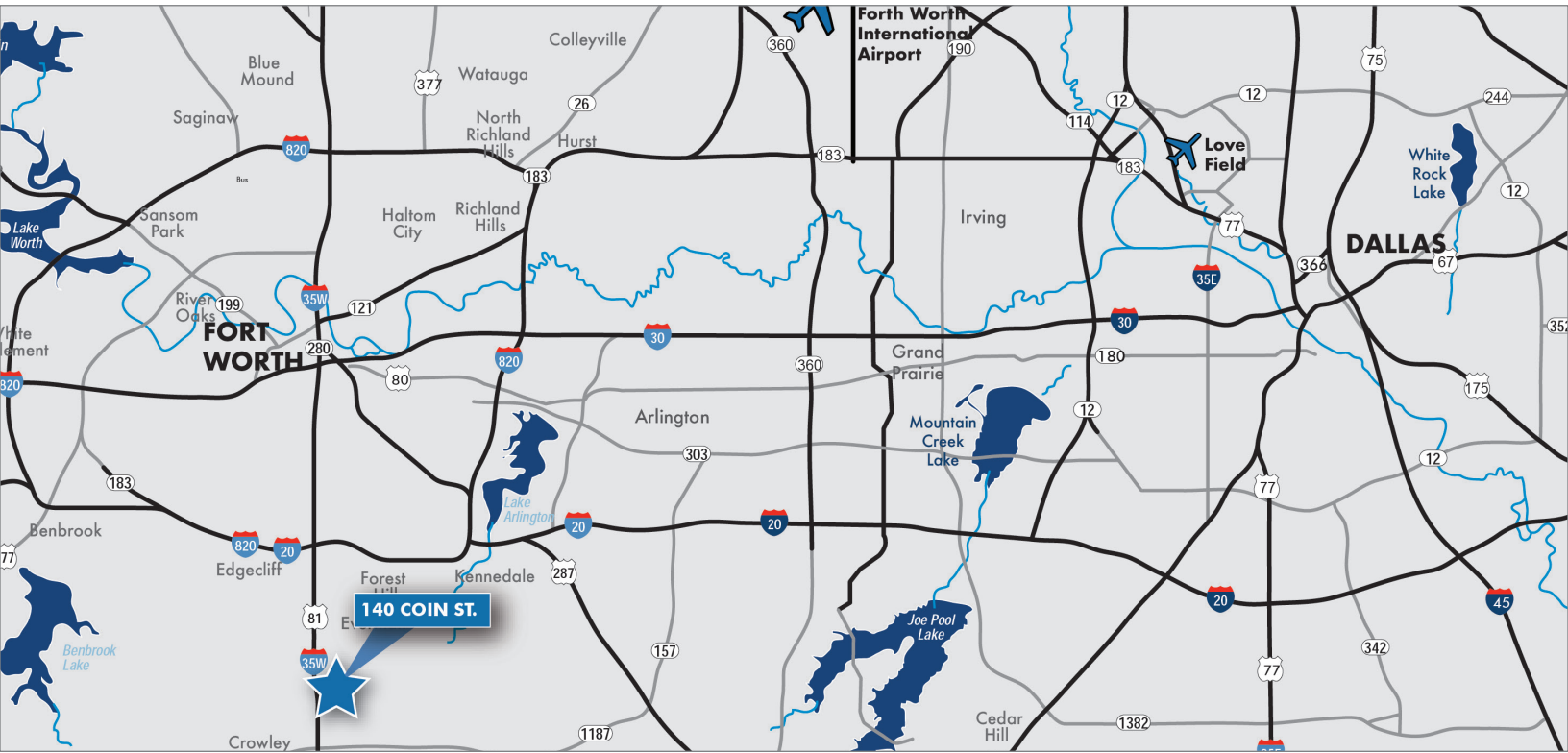
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212 South Elm Street | Denton, Texas 76201 | 940.891.2947 | axisrealty.biz

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## Property Summary

Zoning	I-Light Industrial
Potential Uses	Auto part supply, auto repair, body shop, vehicle sales, machine shop, furniture/cabinet shop, light manufacturing, welding shop, plus many other uses
Available	Immediately
Land Area	± 10,454 SF (0.24 acres)
Ceiling Height	10'-12'
Property Taxes	\$6,000 (2019)
Parking	Not striped; approximately 9 spaces
Overhead Doors	Two 10'x10'
Current Use	Motorcycle sales/service
Office	Dividing walls built; see floor plan



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Boundaries shown are approximate and subject to buyer verification.



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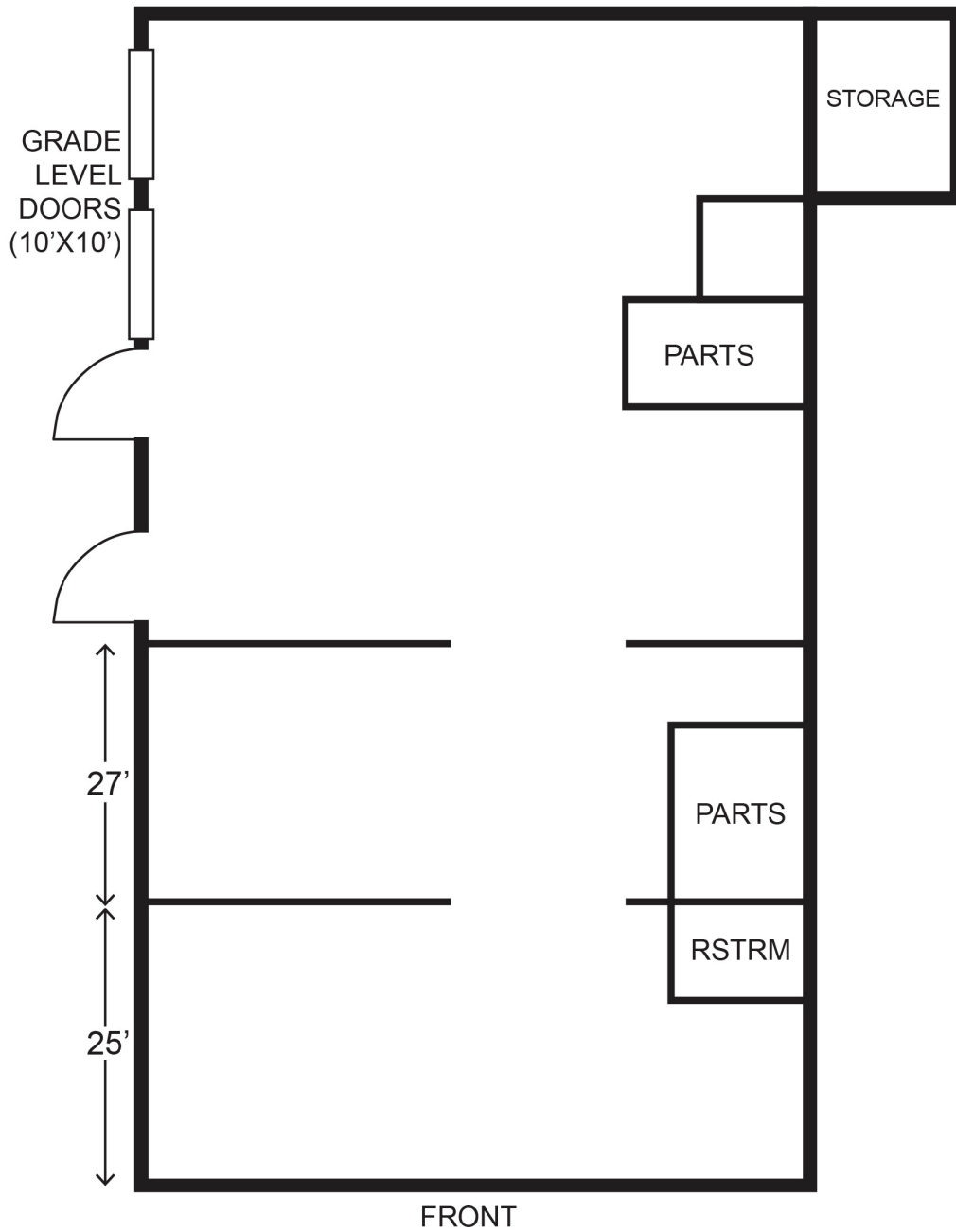
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[ NOT TO SCALE. ALL MEASUREMENTS ARE APPROXIMATE. ]



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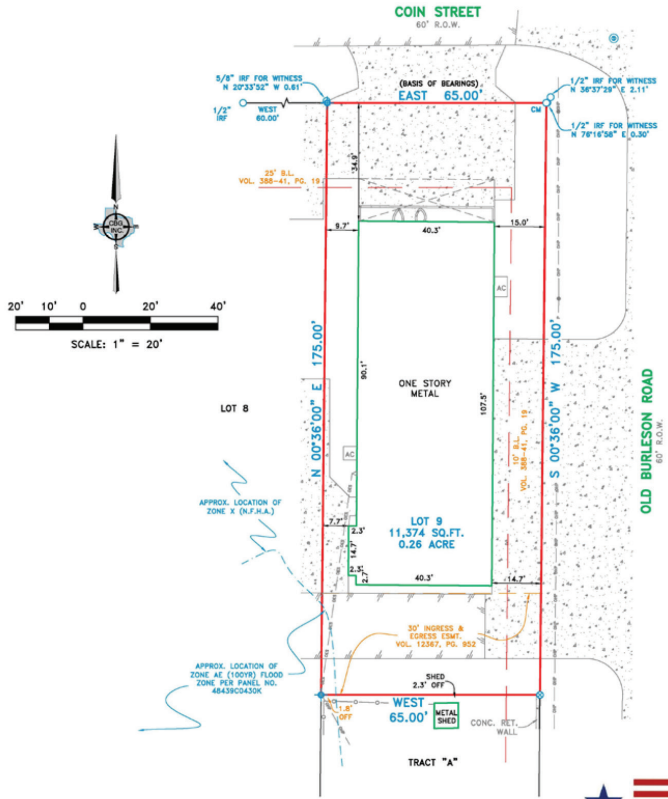
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# FT. WORTH INDUSTRIAL BUILDING 140 COIN STREET | FT. WORTH, TX 76140

### 140 Coin Street

Being Lot 9, Block 2 of Cook Industrial Addition, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-41, Page 19, Map Records, Tarrant County, Texas.



### SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Republic Title of Texas, Inc. in connection with the transaction described in GF# 1003-211850-RTT. The undersigned Registered Professional Land Surveyor (Bryan Connolly) hereby certifies to William Winberg, Dana Winberg, Republic Title of Texas, Inc. and First American Title Insurance Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 140 Coin Street described in Instrument No. 0215204069, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and plotted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is located in Zone X (N.F.H.A.) and is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development, EXCEPT AS SHOWN (Flood Insurance Rate Map Community Panel No. 48439C0430K, with a date of 09/25/2009) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that William Winberg, Dana Winberg, Republic Title of Texas, Inc. and First American Title Insurance Company are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 20th day of January, 2017.

*Bryan Connolly*  
Bryan Connolly  
Registered Professional Land Surveyor No. 5513



NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN VOL. 388-41, PG. 19; VOL. 12387, PG. 849

NOTES: Bearings, easements and building lines are by recorded plat unless otherwise noted.

DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
□	FENCE POST CORNER
⊗	"* FOUND / SET
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
⊕	POWER POLE
—	ASPHALT PAVING
—	GRAVEL/POCKET ROAD OR DRIVE
—	POOL EQUIPMENT
■	BRICK COLUMN
—	A/C - AIR CONDITIONING
—	PIPE WORK
—	COVERED WALKWAY OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" IRON SPIRAL
—	SLAB SIDE METAL
—	IRON FENCE
—	PIPE FENCE
—	CONCRETE FOUNDATION

**C.B.G. Surveying, Inc.**  
12025 Shiloh Rd, Suite 230  
Dallas, Texas 75228  
P 214-349-9485 F 214-349-2216  
Firm No. 1016800  
www.cbgsurveying.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=20'	01/20/17	1700384	SEE CERT	MC

**CATEGORY 1A, CONDITION II SURVEY**

LOT 9, BLOCK 2, COOK INDUSTRIAL ADDITION  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
140 COIN STREET



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# 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.*

11-2-2015



**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.

Axis Realty Group	570358	alex@axisrealty.biz	940-891-2947
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Alex Payne	468927	alex@axisrealty.biz	940-891-2947
Designated Broker of Firm	License No.	Email	Phone
Chase Traugher	675426	chase@axisrealty.biz	972-515-0045
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Andrus	656647	brad@axisrealty.biz	940-368-3588
Sales Agent/Associate’s Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date