

+/- 1.46 ACRE PAD SITE FOR SALE | LEASE | BUILD TO SUIT TEXAS SPEEDWAY CENTRE

SEQ OF I-35W & HIGHWAY 114 | NORTHLAKE, TEXAS 76262



LESTER DAY 817.259.3506 lester.day@transwestern.com



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LESTER DAY 817.259.3506 lester.day@transwestern.com 777 Main St., Ste. 1100 Fort Worth, Texas 76102 817.877.4433 transwestern.com

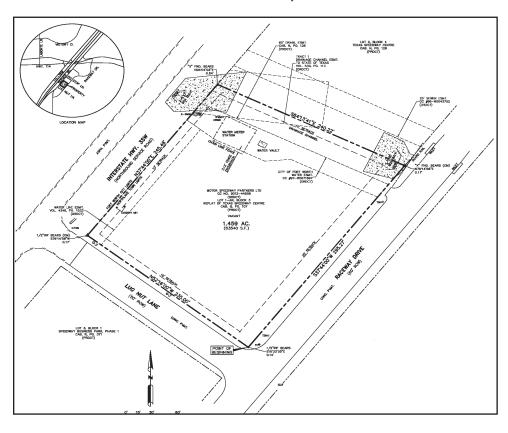
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# **TEXAS SPEEDWAY CENTRE**

SEQ OF I-35W & HIGHWAY 114 | NORTHLAKE, TEXAS 76262

777 Main Street Suite 1100 Fort Worth, Texas 76102 T 817.877.4433 F 817.870.2826 transwestern.com

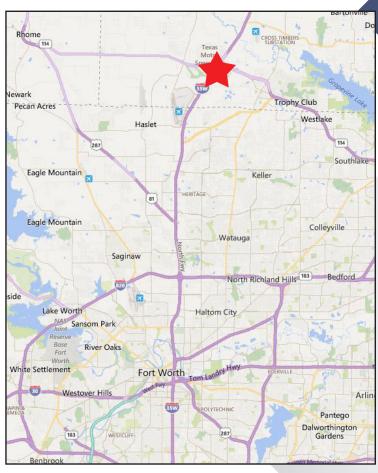


**PRICE:** \$1,300,000.00

# **PROPERTY INFORMATION:**

- Zoned "Mixed Use PD" Retail/Restaurant/Commercial
- Fully developed pad site, platted
- Located in the SEQ of I-35 & SH 114 at the corner of Lugnut Drive on Service Road
- See proposed city public parking site





DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
2017 Population	17,689	58,842	306,924
2017 Households	6,486	20,194	102,378
Daytime Population	19,503	55,605	243,217
2017 Average HH Income	\$93,357	\$105,464	\$129,889
Employed/Work at Home	12,659	32,802	104,364



# **Information About Brokerage Services**

Texas law requires all real estate licensees 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 coincidental 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.

Lester Day	318879	lester.day@transwestern.com	(817) 877-4433
Licensed Broker /Broker Firm Name o	r License No.	Email	Phone
Primary Assumed Business Name			
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Sales Agent/Associate's Name	License No.	Email	Phone
-	Buver/Tenant/Seller/Landlord Initia	als Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

**IABS 1-0**