

## Land For Sale

# Prime Southlake Blvd. Land

807 E. Southlake Blvd., Southlake, TX 76092



Price:	\$1,543,898
Lot Size:	134,252 SF
Property Type:	Land
Property Sub-type:	Commercial/Other (land)
Zoning Description:	Currently Unzoned, planned for Commercial / Office
Listing ID	18235689
Last Updated	3 days ago
<a href="#">Find Out More...</a>	

## 1 Lot Available

Lot 1	Price:	<b>\$1,543,898</b>
	Lot Size:	<b>134,252 SF</b>
	Price/SF:	\$11.50
	Lot Type:	Commercial/Other (land)
	APN / Parcel ID:	03980529
	Commission Split:	2.5%

## Highlights

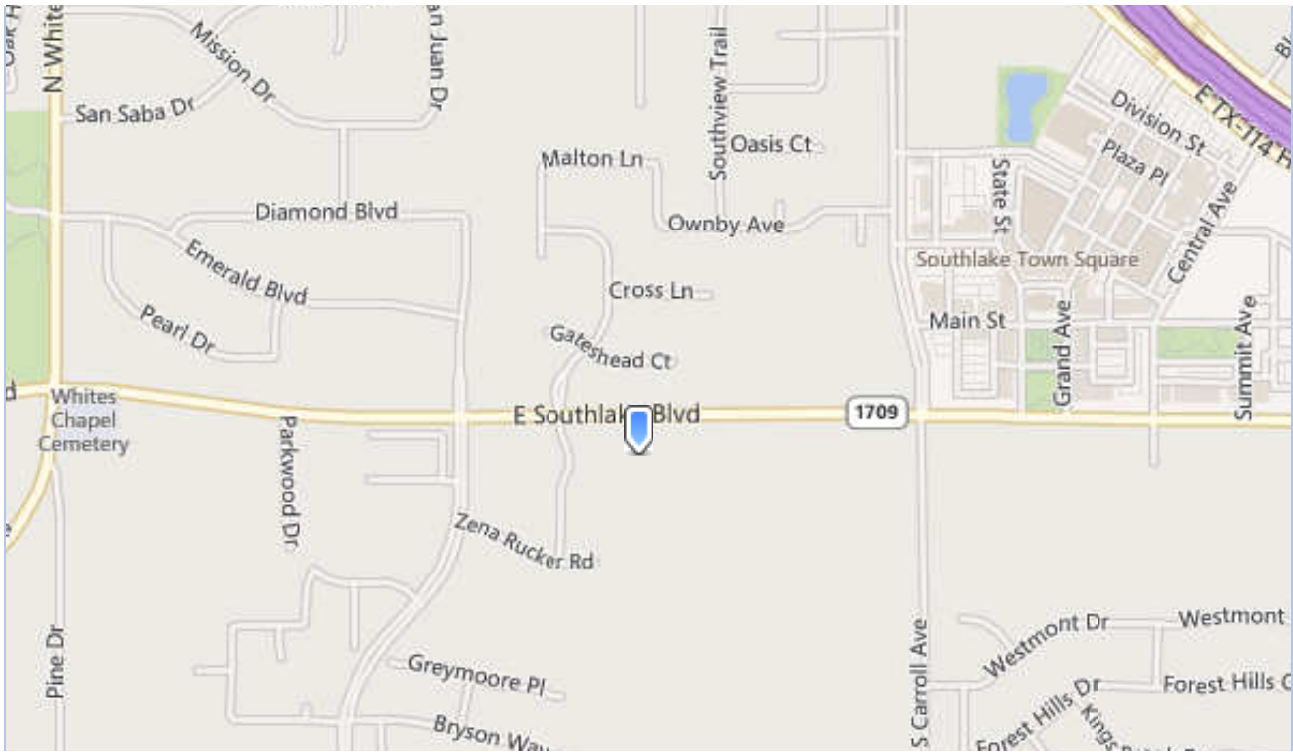
- Frontage on Southlake Blvd
- Frontage on extension of Zena Rucker Blvd.
- Potential seller leaseback of exisiting home

## Description

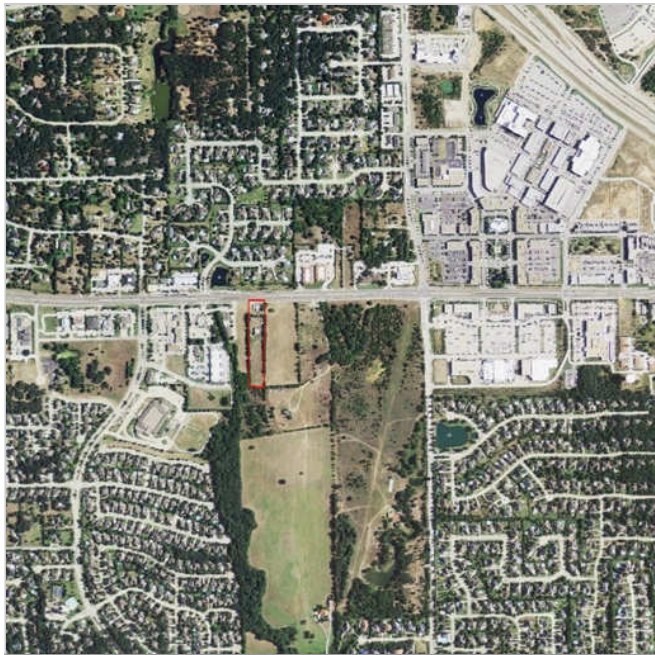
One of the last undeveloped tracts in Southlake. There is a home on the property, and the highest and best use is now for commercial / office uses. Property slopes down to the rear where future Zena Rucker Blvd. will be extended past the tract providing great access to Byron Nelson Pkwy, as well as the frontage and access on Southlake Blvd

This property front Southlake Blvd. and sites within some of the last undeveloped tracts in Southlake. just west of the Carroll and Southlake Blvd intersection.

**Map of 807 E. Southlake Blvd., Southlake, TX 76092 (Tarrant County)**



**Additional Photos**



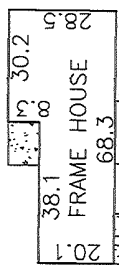
Prime Southlake Blvd. Land

S 89°53'42" E 807 EAST SOUTHLAKE BOULEVARD ( FM 1709 )  
N 89°52'30" E 161.06'

HILT NAIL IN CONC.

1 1/2" IRON ROD FOUND NORTHWEST CORNER  
1 1/2" IRON ROD FOUND N.E. CORNER  
1 1/2" IRON ROD FOUND NORTHEAST CORNER

ZELDA OFFICES  
LOT 1, BLOCK A  
INSTRUMENT NO. 0213159371  
PLAT RECORDS, TARRANT COUNTY,  
TEXAS



ZELDA PARTNERS  
INSTRUMENT NO. D212310146  
DEED RECORDS, TARRANT COUNTY, TEXAS

14 X 12  
METAL BLDG.

1 1/2" IRON ROD FOUND  
CONTROL MONUMENT

VIS. POLE GENERALLY  
ALONG PROPERTY LINE

40 X 48  
METAL BARN

12 X 60  
HORSE STALLS

3.088 ACRES  
134497.5 SQ. FT.

( NORTH 717.91 )  
S 01°29'35" W 849.66'

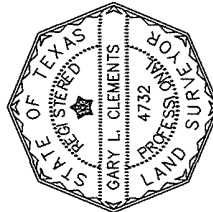
REMAINDER OF 'A' CALLED  
2.95 ACRE TRACT OF LAND  
WILLIAM W. RUCKER AND  
ZENA RUCKER  
VOL. 12069, PG. 1671  
DEED RECORDS, TARRANT COUNTY, TEXAS

P.O.B.  
5/8" IRON ROD FOUND  
SOUTHWEST CORNER  
CONTROL MONUMENT

CALLLED 4.2 ACRE TRACT OF LAND  
LANDLOCK, LLC.  
A TEXAS LIMITED LIABILITY COMPANY  
INSTRUMENT NO. D212307446  
DEED RECORDS, TARRANT COUNTY, TEXAS

N 89°16'38" E 361.60'  
1 1/2" IRON ROD FOUND  
SOUTHEAST CORNER

CALLLED 4.2259 ACRE TRACT OF LAND  
WILLIAM W. RUCKER AND ZENA RUCKER,  
TRUSTEES OF THE  
WILLIAM W. RUCKER AND ZENA RUCKER  
FAMILY TRUST



SURVEYOR CERTIFICATION

I hereby certify that this survey was made on  
the ground of the property legally described  
hereon and is correct, and that there  
are no discrepancies, conflicts, shortages in  
area, boundary line conflicts, encroachments,  
overlapping of improvements, easements  
or rights of way, except as shown hereon, and  
that said property has access to and from a  
dedicated roadway.

Surveyed on the ground JULY 5, 2013  
Gary L. Clements, R.P.L.S. No. 4732

FIELD NOTES

BEING A 3.088 ACRE TRACT OF LAND SITUATED IN  
THE D. W. KNIGHT SURVEY, ABSTRACT NO. 899,  
TARRANT COUNTY, TEXAS, AND BEING THE REMAINDER  
OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO  
BILLY W. HAYES AND CAROLYN J. HAYES AS RECORDED  
IN VOLUME 6551, PAGE 938, DEED RECORDS, TARRANT  
COUNTY, TEXAS, AND BEING MORE PARTICULARLY  
DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND AND  
BEING THE SOUTHWEST CORNER OF THE HAYES TRACT;  
THENCE NORTH ALONG THE WEST LINE OF THE SAID  
HAYES TRACT AND GENERALLY ALONG A FENCE, 717.91  
FEET TO A 1 1/2" IRON ROD FOUND;

THENCE N 03°48'31" E, WITH THE GENERAL LINE OF  
A FENCE, TO A 1 1/2" IRON ROD FOUND WITH CAP  
THE NORTHEAST CORNER OF SAID HAYES TRACT AND  
BEING IN THE SOUTH LINE OF SOUTHLAKE BOULEVARD;

THENCE N 89°52'30" E, ALONG THE SAID SOUTH LINE  
OF SOUTHLAKE BOULEVARD, 161.06 FEET TO A 1 1/2  
INCH IRON ROD (BENT) FOUND AND THE  
NORTHEAST CORNER OF THE SAID HAYES TRACT;

THENCE S 01°29'35" W, WITH THE GENERAL LINE OF  
A FENCE, 879.66 FEET TO A 1 1/2" IRON ROD  
FOUND AND THE SOUTHEAST CORNER OF THE HAYES  
TRACT;

THENCE S 88°00'00" W, WITH THE GENERAL LINE OF  
A FENCE, 147.88 FEET TO THE POINT OF BEGINNING  
AND CONTAINING 3.088 ACRES OF LAND MORE OR  
LESS.

ACCORDING TO FEMA/ U. S. DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT THIS PROPERTY DOES APPEAR TO BE IN THE 100  
YEAR FLOOD ZONE, ACCORDING TO COMMUNITY PANEL NUMBER  
48439C 0085 K, DATED SEPT. 25, 2009

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF  
A TITLE COMMITMENT AND IS SUBJECT TO ANY EASEMENTS,  
RIGHTS-OF-WAY OR ANY OTHER MATTERS OF RECORD THAT MAY  
AFFECT THE SUBJECT PROPERTY THAT  
A TITLE SEARCH MAY FIND.

GARY L. CLEMENTS

DRAWN glo	DATE 07/08/13	P.O. BOX 971 ALVARADO, TX 76009
APPROVED GLC	DATE	817-790-7628 817-228-0548
SCALE 1" = 100'	SHEET	PROJECT NO. 2013BILLY



**Approved by the Texas Real Estate Commission for Voluntary Use**  
*Texas law requires all real estate licensees to give the following information about  
 brokerage services to prospective buyers, tenants, sellers and landlords.*

# 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>)

TREC No. OP-K