

## 5682 ACTON HWY GRANBURY, TX

# FOR SALE COMMERCIAL BUILDING



Tim Clark | phone: 817-578-0609 | tim@clarkreg.com | www.clarkreg.com

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## PROPERTY INFORMATION

## **Property:**

**Great Investment Opportunity!** 

### Location:

Conveniently located close to Hwy 377

## Size:

0.186 acre Building approx. 2000 sf

## **Utilities:**

AMUD Water, AMUD Sewer

## **Zoning:**

Commercial

**Sales Price:** \$325,000

Available:

**Immediately** 

### **Comments:**

Commercial building in front with wide open spaces, residential lease house in the back of the property with extra area for parking. Buyer to verify square footage of buildings and year built.





## **PHOTOS**







## **PHOTOS**







## **PHOTOS**





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## **SURVEY**

#### TO ALL PARTIES INTERESTED IN PREMISES SURVEYED I, Lorry Turmon, Registered Professional Land Surveyor, do declare that an actual survey was made on the ground under my supervision, of the following described property located at 5680 Acton Highway, Granbury, Texas PROPERLY DESCRIPTION BEING a tract of land situated in the J. MINETTE SURVEY, Abstract No. 352, Hood County, Texas, being the same tract as conveyed to Sharon Kay Hodges and Jan Dale Marris, Volume 1421, Page 816, Real Records of Hood County, Texas and being described by metes BEGINNING at a found Highway Aluminum cap monument in the North line of F.M. Highway No. 4 (Acton Highway) and being N 01'42'10" \ 3.07 feet from the original Southeastern corner of sold Hodges tract; THENCE S 922'18" w along the new right-of-way line of sold highway, 99.97 feet to a set 1/2" iron for corner; THENCE N 01'16'34" w with the common line of a tract recorded in Valume 1784, Page 937, 100.62 feet to a found large wooded post THENCE N DT16'34" With the common line of a tract recorded in Volume 1784, Page 937, 100.62 feet to a found large wooded past and fence line for corner; which is feet loss as the feet loss as t This tract is subject to easements, restrictive covenants, subdivision restrictions and planning & zoning regulations of record, if any, and as an accurate and current title search may disclose. McQueen 0.403 Ac. Vol. 1665, Pg. 539 5/8" IPF N 87'30'15" E N 89'40'18" E 182.78 77.38 POWER \$ \$ D ONE STORY WOOD BUILDING Hodges Vol. 1421, Pg. 816 171.93 ROCK DRIVE 02.52'15" METAL SHED METAL CAR PORT Z B.Z PORCH S 86'09'28" W 107.46 Walton, Vol. ABA Mullen SNE Vol. 1784, Pg. 937 ROCK N 0176'34" NOTE: BEARINGS ARE BASED ON PLAT CALLS. POINT OF BEGINNING IPS 99.97 Tract 45 Highway ROW Vol. 1725, Pg. 375 3.07 Owner: Sharon Kay Hodges Buyer: Fred M. Wood F.M. Highway No. 4 (ACTON HIGHWAY) The undersigned does hereby declare that this survey was this day made on the ground of the property legally described hereon and that there conflicts, discrepancies, boundary line conflicts, discrepancies, boundary line conflicts, overlapping of improvements, visible essements or rights of way except as shown hereon, and that said property has access to and from a dedicated road except as shown hereon.

#### 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.



## CLARK Information About Brokerage Services

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:

- 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 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 or 512-485-3960.

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TREC No. OP-K





