

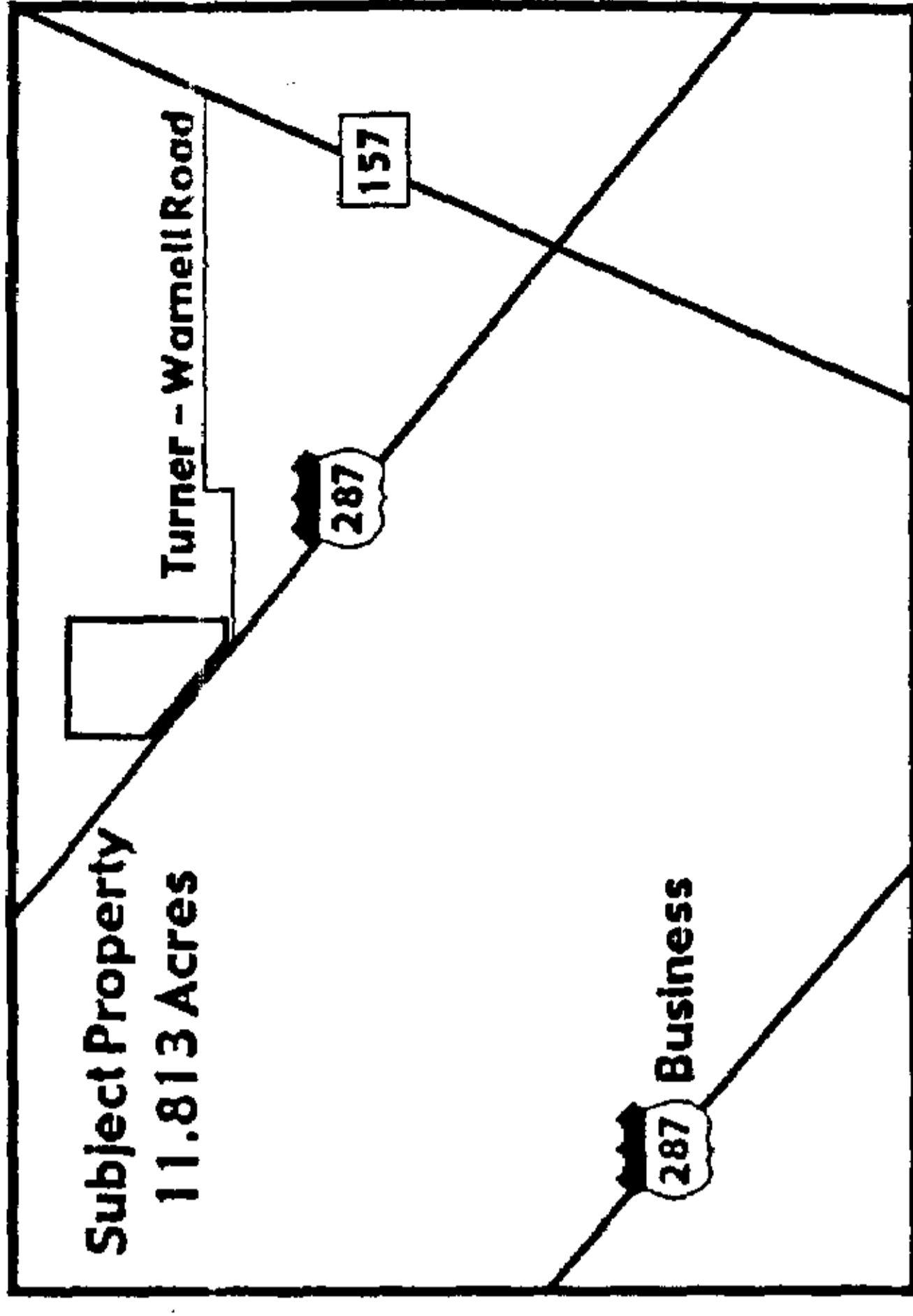
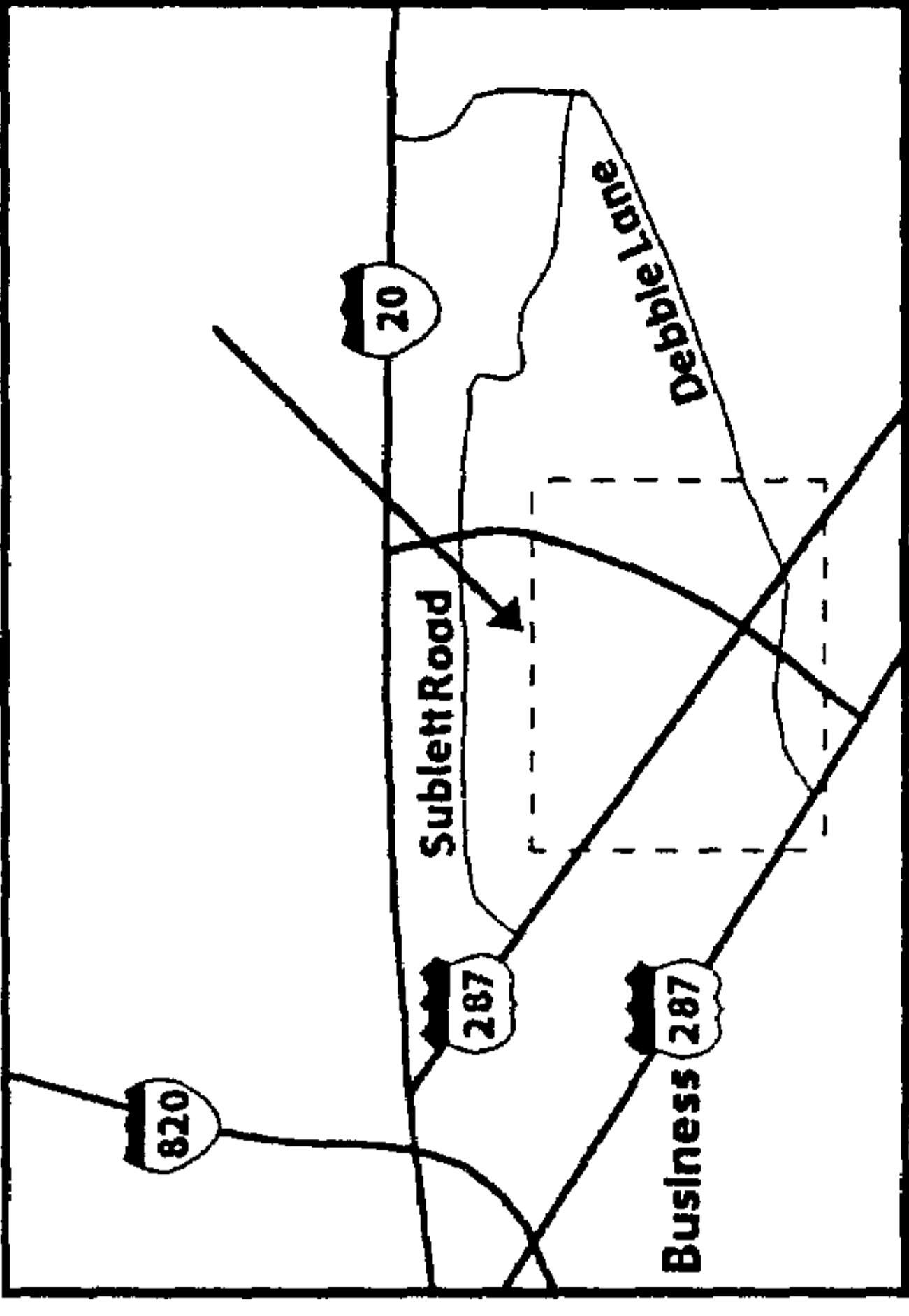
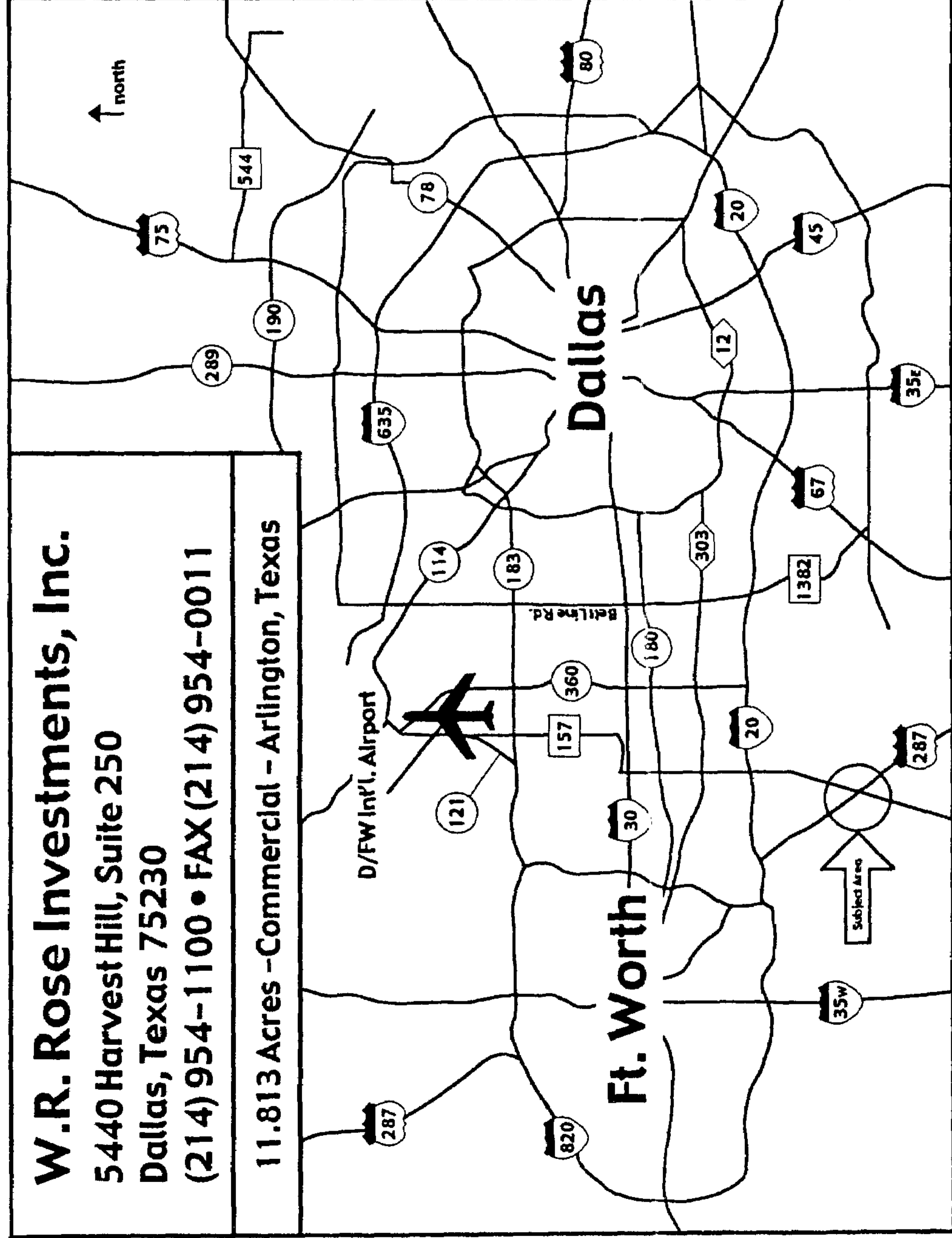
W.R. Rose Investments, Inc.

5440 Harvest Hill, Suite 250

Dallas, Texas 75230

(214) 954-1100 • FAX (214) 954-0011

11.813 Acres - Commercial - Arlington, Texas



SIZE

11.813 Acres or 514,574.28 square feet.

LOCATION

Northeast corner of Turner-Warnell Road and U.S. 287 in Arlington, Tarrant County, Texas.

TOPOGRAPHY

Approximately \$3,000 annually.

FRONTAGE

970 feet on U.S. 287
43.95 feet on Turner-Warnell Rd.

ZONING

Commercial • B-1 & LB

UTILITIES

Water - A 16" in Turner-Warnell Rd.

Sewer - Available at the property line.

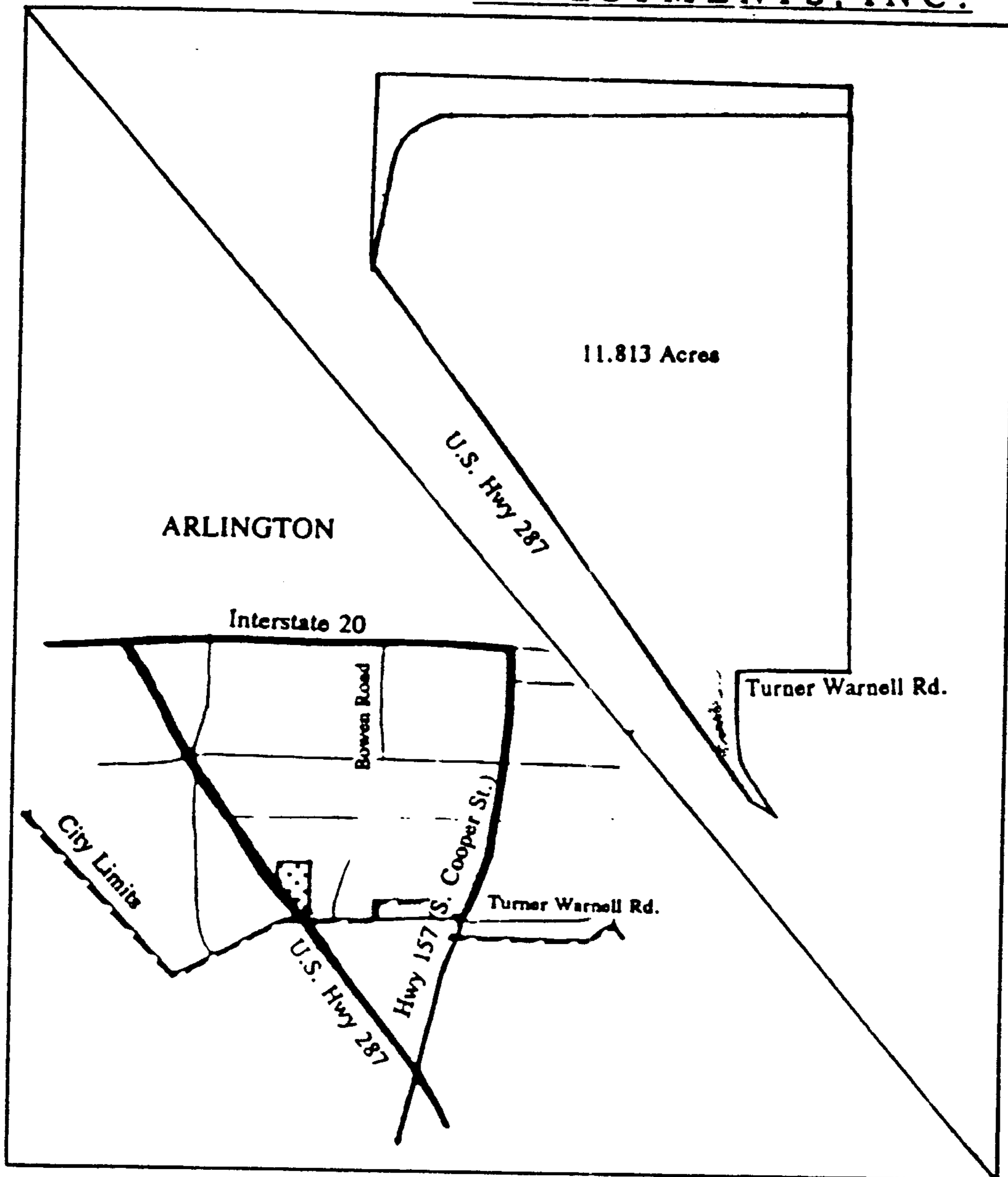
TOPOGRAPHY

Flat.

Telephone, Electricity, and Natural Gas are all available on the subject property.

ALL INFORMATION IS SUBJECT TO ERRORS, OMISSION OR CHANGES IN CONDITIONS, OR WITHDRAWAL WITHOUT NOTICE.

W.R. Rose
INVESTMENTS, INC.



SIZE

Gross 11.813 Acres

TOPOGRAPHY

Essentially flat

ZONING

Commercial (B-1 & LB)

UTILITIES

Sewer

Available at property line

Water

16" Line in Turner Warnell Rd

Electricity

Available at the property line

Natural Gas

Available at the property line

Telephone

Available at the property line

LOCATION

ARLINGTON, TARRANT COUNTY, TEXAS

Northeast corner of Turner-Warnell Road and U.S. 287
in Arlington, Texas

FRONTAGE

970 Feet of frontage on U.S. 287
43.95 Feet of frontage on Turner-Warnell Road

PRICE

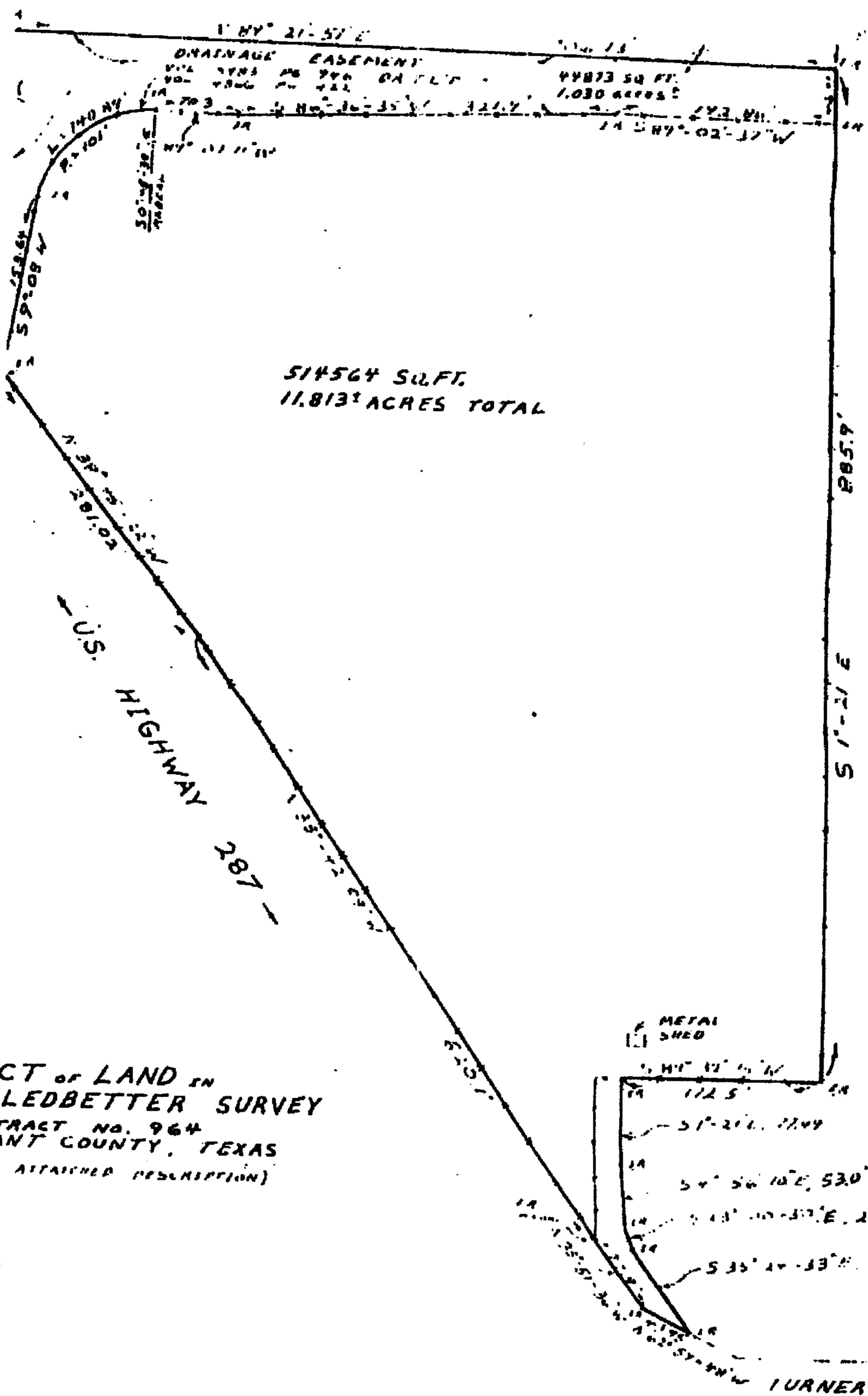
\$3.00 Per square foot
Terms Available

TAXES

Approximately \$3,000 annually

ALL INFORMATION IS SUBJECT TO ERRORS, OMISSIONS OR
CHANGES IN CONDITIONS, OR WITHDRAWAL WITHOUT NOTICE.

2902 CARLISLE • SUITE 100 • DALLAS, TEXAS 75204
(214) 954-1100 • FAX (214) 954-0011



TRACT of LAND IN
 LEDBETTER SURVEY
 STRACT NO. 964
 TARRANT COUNTY, TEXAS
 (ATTACHED DESCRIPTION)

Surveyed on the ground, under a
 supervision on

SURTIZ
 REGISTERED SURVEYOR
 N A H I I