

## NEC & SEC MEADOWVIEW RD. & WOODCREST ST. WEATHERFORD, TX | PARKER COUNTY | WEATHERFORD I.S.D | ± 145.65 ACRES FOR SALE

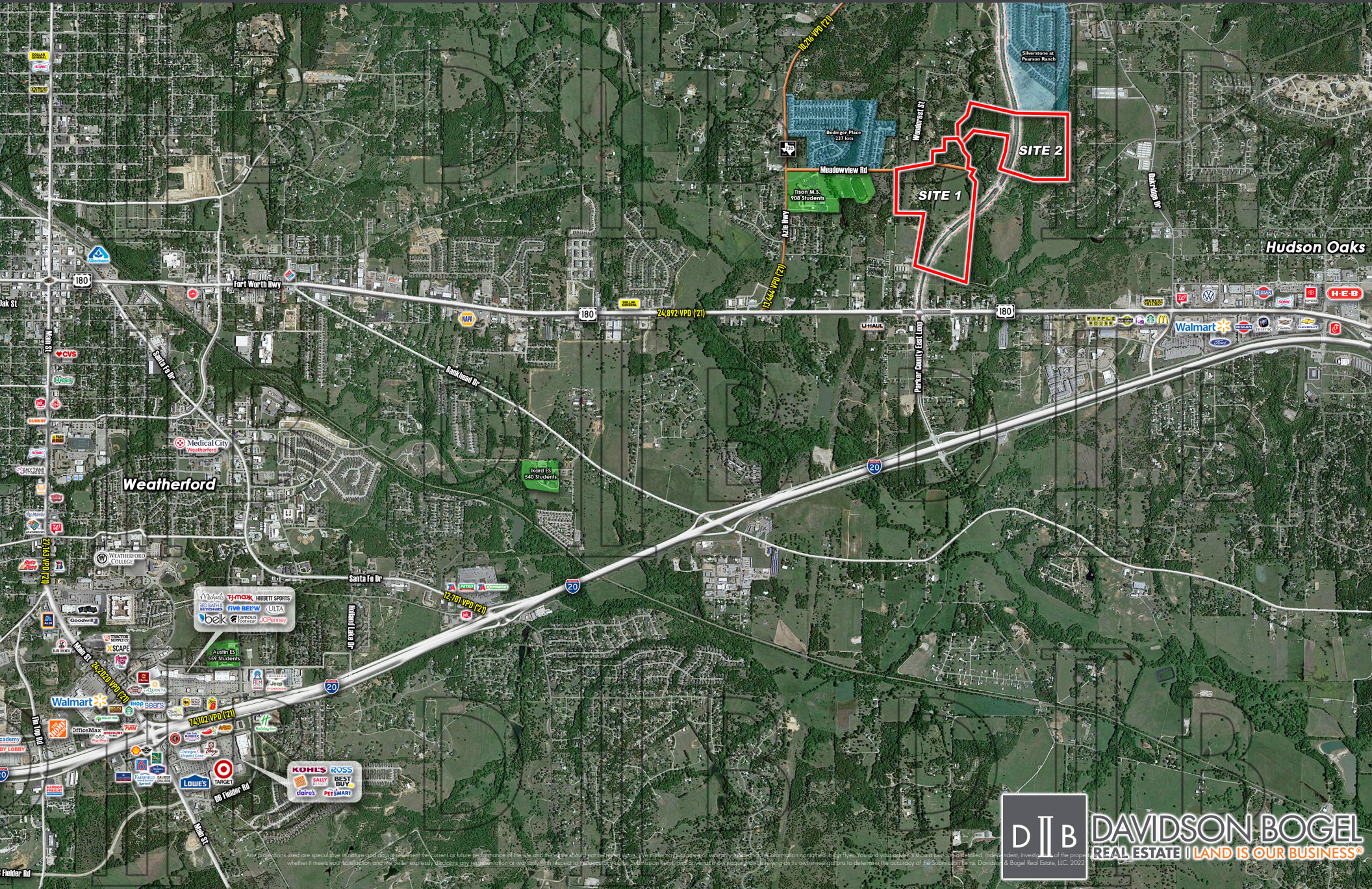
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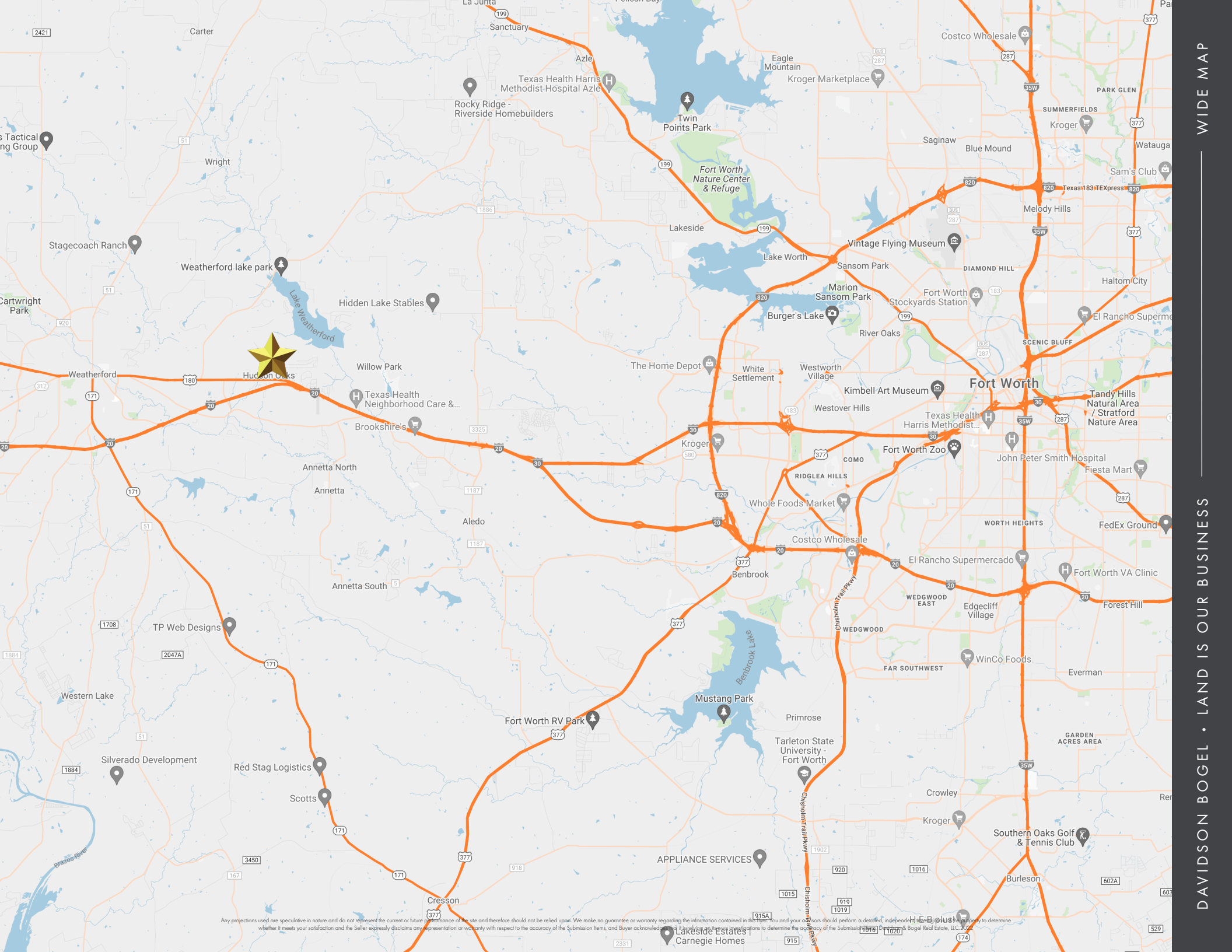


# NEC & SEC MEADOWVIEW RD. & WOODCREST ST.

## WIDE AERIAL

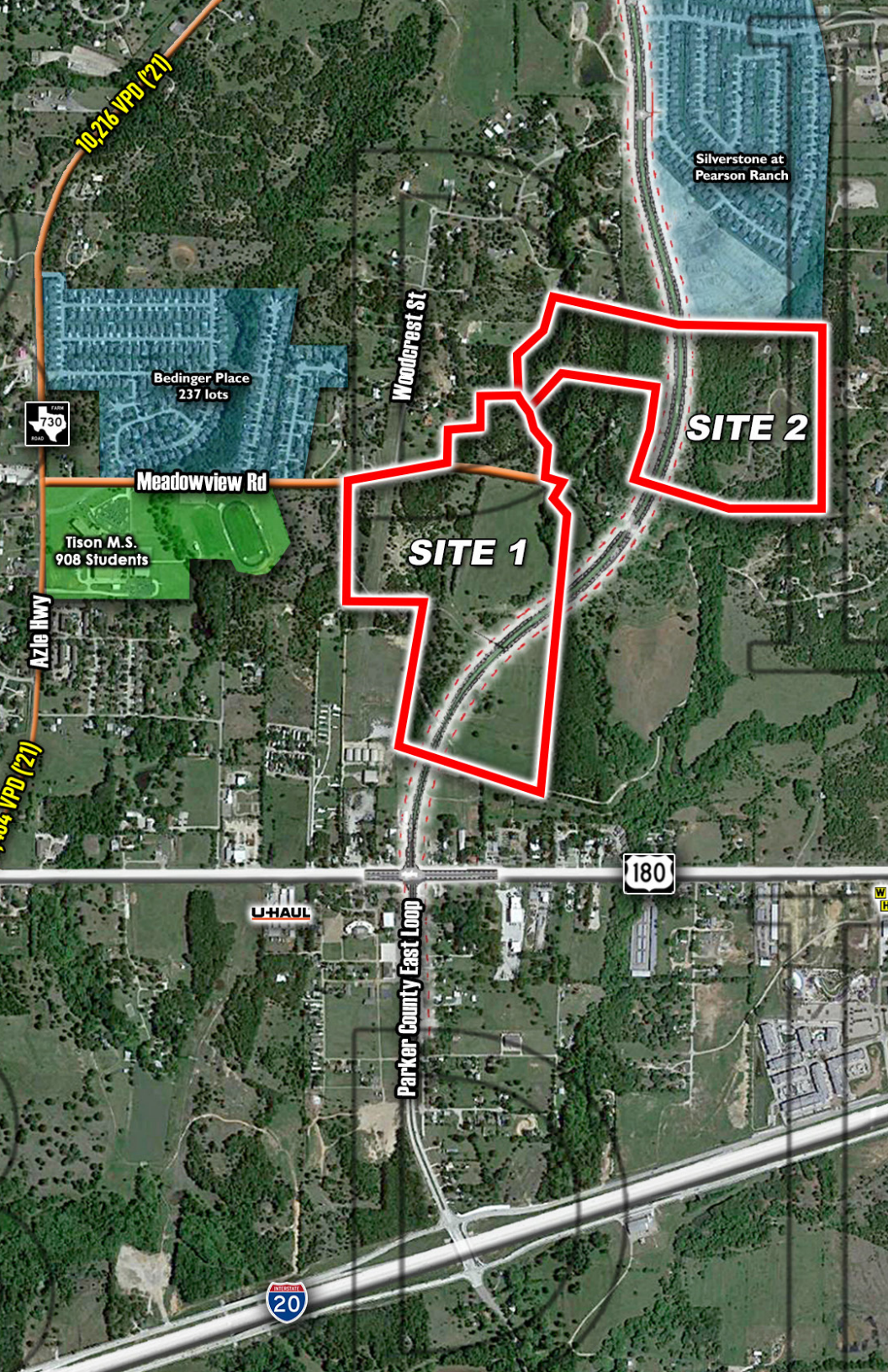






Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this map. You and your advisors should perform a detailed, independent due diligence to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is its sole responsibility to determine the accuracy of the Submission Items. Davidson Bogel Real Estate, LLC 2022





## PROPERTY INFORMATION



### SIZE:

SITE 1:  $\pm$  84.15 AC  
SITE 2:  $\pm$  61.50 AC  
TOTAL:  $\pm$  145.65 AC



### TRAFFIC COUNTS:

F.M. 730: 13,464 VPD ('21)  
Fort Worth Hwy.: 24,892 VPD ('21)



### ZONING:

AG



### UTILITIES:

Utilities to Site

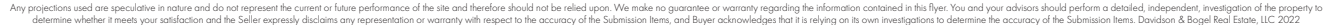
\* See utility map for more details

## DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2021 Population	2,595	9,158	19,510
% Proj Growth 2021-2026	1.6%	1.4%	1.3%
2021 Average HH Income	\$100,477	\$101,784	\$103,253
2021 Median HH Income	\$83,476	\$87,144	\$86,562

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Davidson & Bogel Real Estate, LLC 2022







# BYRON FARMSTEAD

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## HISTORICAL SIGNIFICANCE

These acres in Parker County come to the market with a heritage dating from the late 1800s. The land is now owned by the 4th generation of members of the Byron family who settled in a log cabin at the turn of the 20th century just north of what is now Meadowview Road. Charlie, originally a ventriloquist from England, was a circuit rider who wrote the familiar Country and Western song Diamonds in the Rough; his wife Ashley was a teacher who outlived him and set up a small school in their then-two room log cabin. The Byron's raised four children in the log cabin where their oldest child lived until just before her 100th birthday in the late 1990s. Another daughter, uninterested in the teaching career the other women in her family pursued, became a successful dairy farmer. The dairy operations were initially on the land now offered for sale—her success led her to expand her business elsewhere in Parker County. The son, Leonard, visited often and built the modern house at the end of the road upon his retirement in the 70s.

Another parcel of this land, south of Meadowview, was a beloved destination for the third child of Charlie and Ashley Byron; Ruth and her husband Dr. Sim Hulsey visited weekly from Fort Worth, enjoying what the family called “the little gray house” on the Stone Farm, named after a previous owner. This little gray house and a nearby windmill no longer exist, except in family memories.

Cattle, many named by the animal-loving family, have grazed on this land for many decades. The family enjoyed milk, butter, buttermilk and ice cream from the small herd of dairy cows that remained and ate eggs from the Bantam hens raised up at the barn (remnants of which remain on the historic farmstead north of Meadowview Road). The current generation, who does not reside in Texas, remember hot starry nights with ice cream made by their great-aunts from Parker County peaches and extraordinarily local cream as well as what seemed like long walks to the barn from the cabin to feed the chickens and give salt to the cows. Iris planted no later than the mid-1950s bloom each spring; their tubers have been given to friends and family for decades and a little bit of Parker County now blooms all over the country. The land under consideration has been cared for and loved for more than 100 years—the next chapters of the story could be yours to write.







TISON  
MIDDLE SCHOOL

Silverstone at  
Pearson Ranch

FUTURE PARKER COUNTY EAST LOOP

20,955 VPD

conoco

WAFFLE  
HOUSE

Schlitzsky's

urbanAir  
ADVENTURE PARK

First National Bank

U.S. 180

TACO  
BELL

AutoZone

GOLDEN  
CHICK

SUBWAY

BBVA

U.S. 180

20,955 VPD

O'Reilly AUTO PARTS

NOTHING bundt CAKES

Great Clips

Starbucks

McDonald's

ups

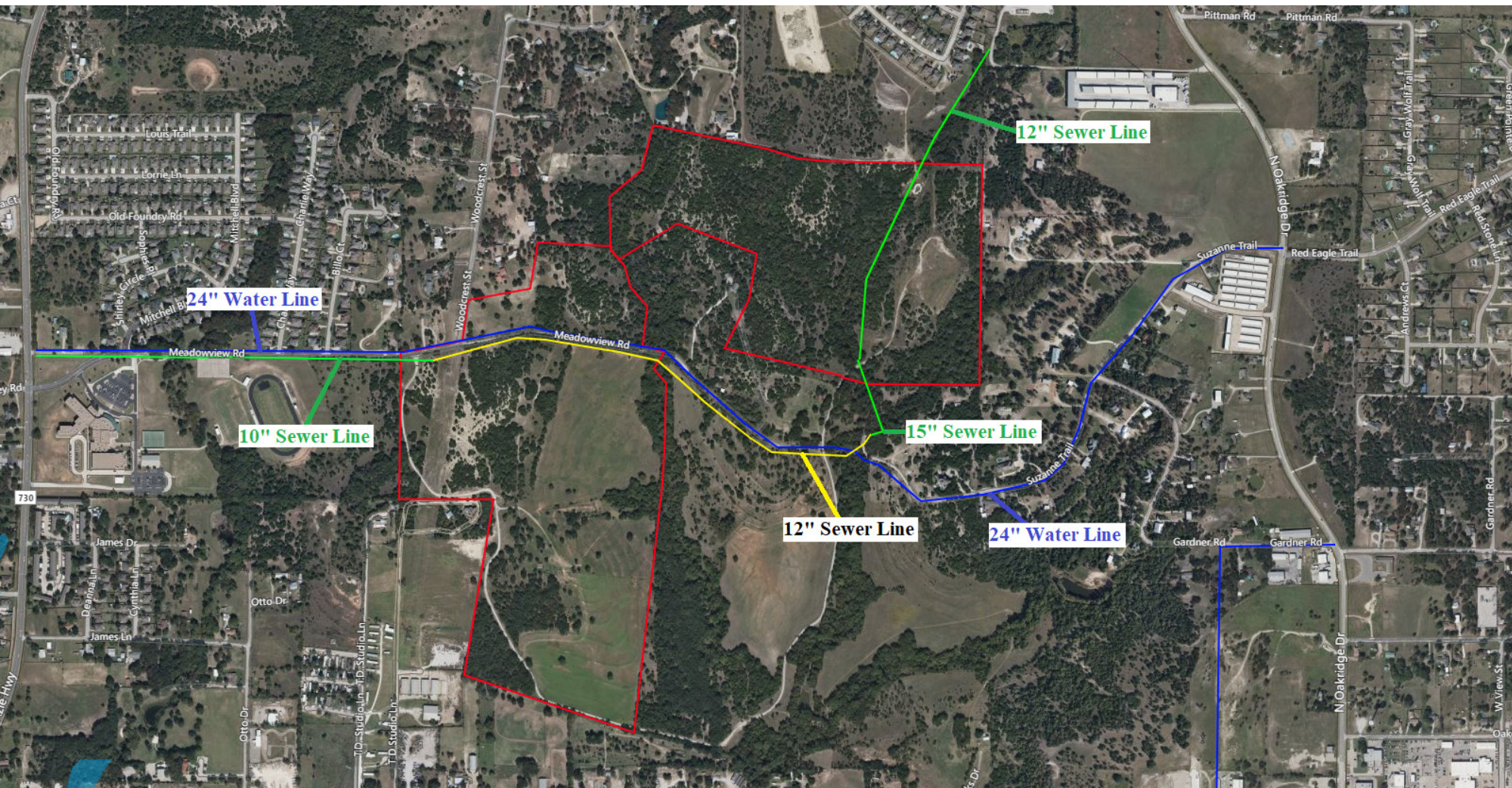
ANYTIME  
FITNESS

OAKRIDGE DR.

MURPHY  
USA

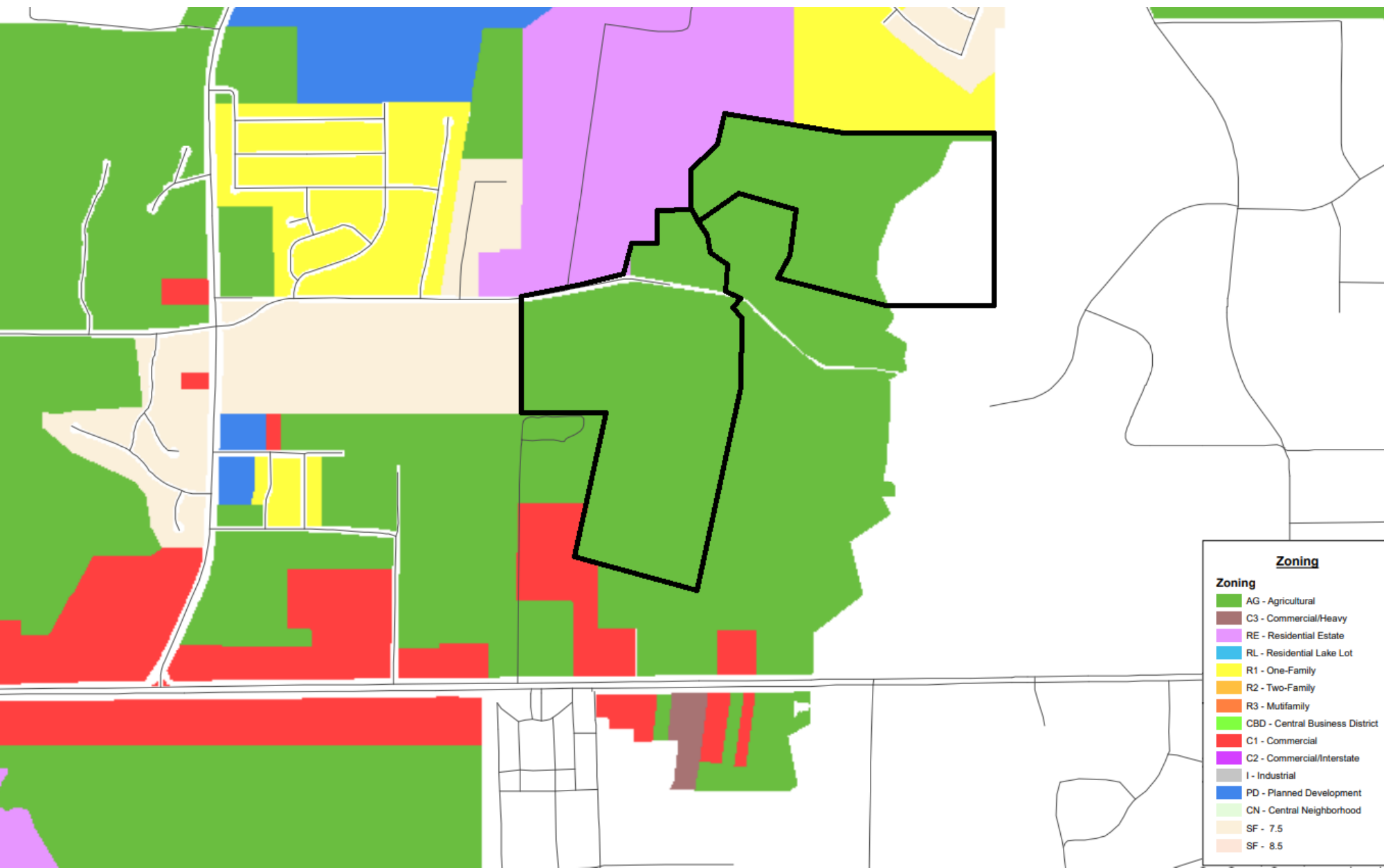
Walmart  
Save money. Live better.





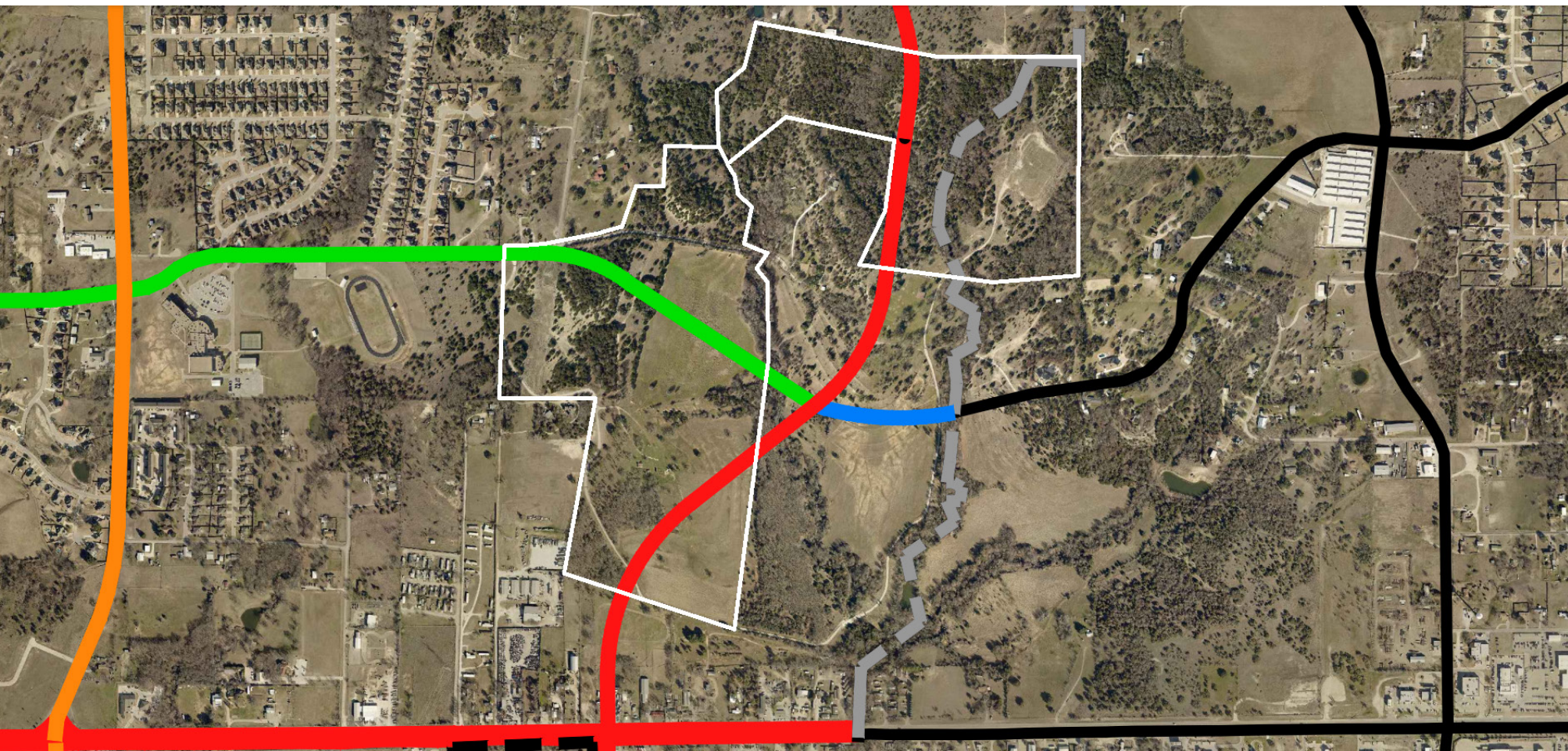
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# NEC & SEC MEADOWVIEW RD. & WOODCREST ST.

## DISCLAIMER

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. (01A TREC NO. OP-K)

### INFORMATION ABOUT BROKERAGE SERVICES:

Before 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; buyer: and
- (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.

**DAVIDSON BOGEL REAL ESTATE, LLC**  
LICENSED BROKER / BROKER FIRM NAME  
**MICHAEL EDWARD BOGEL II**  
DESIGNATED BROKER OF FIRM  
**GRANT BRODEUR**  
LICENSED SUPERVISOR OF SALES AGENT/  
ASSOCIATE  
**BOBBY KEARNS**  
SALES AGENT/ASSOCIATE'S NAME

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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.*

### 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bobby Kearns	0712210	bkearns@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date