



 **VENTURE**

**2700 MATLOCK RD FOR SALE**

214.378.1212

ARLINGTON, TX

AMANDA T. WELLES  
AWELLES@VENTUREDFW.COM

LOCATION

2700 MATLOCK RD

SIZE

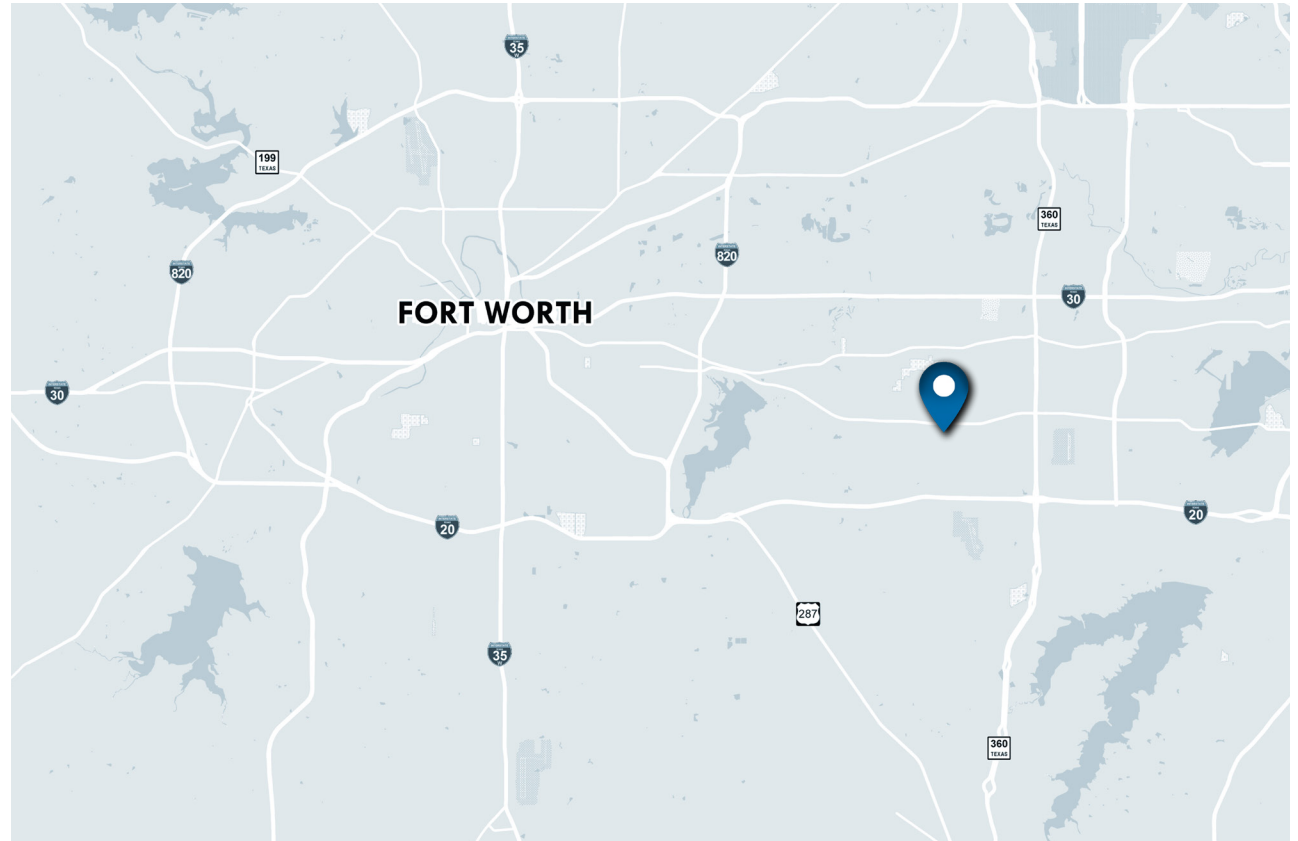
30,012 SF

TRAFFIC COUNTS

MATLOCK RD  
34,376 VPD

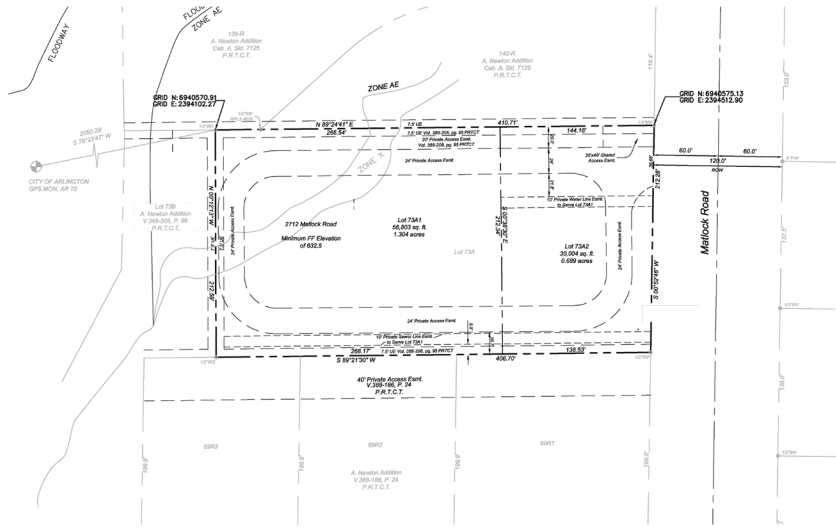
PROPERTY HIGHLIGHTS

- ★ ESTABLISHED MEDICAL BUSINESS PARK
- ★ BUILD READY - STREETS & CURBS IN PLACE



2020 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	20,855	143,869	354,026
EST. DAYTIME POPULATION	9,307	67,519	144,631
EST. AVG. HH INCOME	\$57,025	\$64,995	\$77,776



**NOTES:**

THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES, AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICANT FEES DUE.

THIS PLAT DOES NOT ALTER OR REMOVE DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

VISIBILITY TRIANGLES SHALL BE PROVIDED AT ALL PUBLIC OR PRIVATE STREET OR DRIVEWAY INTERSECTIONS IN ACCORDANCE WITH CURRENT CITY ORDINANCE. ALL LANDSCAPING NOTICINGS OVER 2 FEET IN HEIGHT AS MEASURED FROM THE TOP OF THE CURB) WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY ORDINANCE.

THE CITY OF ARLINGTON RESERVES THE RIGHT TO REQUIRE MINIMUM FINISH FLOOR ELEVATIONS ON ANY LOT CONTAINED WITHIN THIS ADDITION. THE MINIMUM ELEVATIONS SHOWN ARE BASED ON THE MOST CURRENT INFORMATION AVAILABLE AT THE TIME THE PLAT IS FILED AND MAY BE SUBJECT TO CHANGE. ADDITIONAL LOTS, OTHER THAN THOSE SHOWN, MAY ALSO BE SUBJECT TO MINIMUM FINISH FLOOR CRITERIA.

IMPROVEMENTS TO EXISTING STRUCTURES OR ANY NEW DEVELOPMENT ACTIVITY MAY REQUIRE COMPLIANCE WITH THE CITY'S FLOODPLAIN DEVELOPMENT REQUIREMENTS IN FORCE AT THE TIME OF THE DEVELOPMENT ACTIVITY IS INITIATED. THE CITY SHALL BE CONTACTED PRIOR TO PERMIT SUBMITTAL TO ESTABLISH SUBMITTAL REQUIREMENTS.

SUBJECT PROPERTY LIES WITHIN ZONE X (UN-SHADED AREA - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE X) (SHADED AREA - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), AND ZONE AE (BASE FLOOD ELEVATIONS DETERMINED, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AREA FLOOD INSURANCE RATE MAP OF TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO 48030255K, EFFECTIVE DATE: 09/25/2009. THE LOCATION OF THE BOUNDARIES OF SAID FLOOD ZONES IS GRAPHICALLY PLOTTED BASED ON SAID MAPS. IT IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND.

ALL IRON RODS SET (RS) ARE 1/2" IRON RODS CAPPED AND STAMPED "BEASLEY RPLS 4050"

UE - UTILITY EASEMENT.

**Statement for private access easement**

THE CITY OF ARLINGTON IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF THE PRIVATE ACCESS EASEMENTS AND ASSOCIATED IMPROVEMENTS, HEREIN REFERRED TO AS "IMPROVEMENTS," DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS PREDECESSORS, OR TO BE DEVELOPED AND CONSTRUCTED BY DEVELOPER OR HIS SUCCESSORS. DEVELOPER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ARLINGTON, ITS OFFICERS, EMPLOYEES, AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY OR EXPENSE AND ATTORNEY'S FEES FOR ANY NEGLIGENCE ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION OR USE OF THE IMPROVEMENTS, INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. DEVELOPERS WILL REQUIRE ANY NEIGHBORING INTEREST OF ALL OR PART OF THE PROPERTY, INCLUDING ANY PROPERTY OWNERS ASSOCIATION TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE IMPROVEMENTS. ALL OF THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. DEVELOPER SHALL IMPOSE THESE COVENANTS UPON LOTS) 73A1 and 73A2. ADJUTING, ADJACENT OR SERVED BY THE IMPROVEMENTS. THE COVENANTS SHALL INCLUDE THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID IMPROVEMENTS. ACCESS TO THE IMPROVEMENTS IS GRANTED TO THE CITY FOR ANY PURPOSE RELATED TO THE EXERCISE OF GOVERNMENTAL SERVICES OR FUNCTIONS, INCLUDING BUT NOT LIMITED TO, FIRE AND POLICE PROTECTION, INSPECTION AND CODE ENFORCEMENT.

Developer's/Owner's signature \_\_\_\_\_

Basis of Bearings: City of Arlington Monument AR 70.  
Directional Control Line  
Grid Scale Factor: 0.9998480

Note:  
IRP - Iron Rod Found.  
IRS - Iron Rod Set "BEASLEY RPLS 4050"  
CM - Control Monument

Approved by the City of Arlington Planning and Zoning Commission on \_\_\_\_\_, 2015.

Chairman - Planning and Zoning Commission \_\_\_\_\_  
Secretary - Planning and Zoning Commission \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF TARRANT:

WHEREAS, JVS PARTNERS, LP, acting by and through the undersigned, its duly authorized agent, is the sole owner of all that certain tract, parcel, or land located in the A. Newton Survey, Abstract No. 1161, City of Arlington, Tarrant County, Texas, according to the deed recorded in D205207212, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Being all of Lot 73A, A. Newton Addition, an addition to the City of Arlington, Tarrant County, Texas, as recorded in Volume 389-208, page 95, Plat Records, Tarrant County, Texas, and being 1.993 acres of land, being more particularly described as follows:

BEGINNING at a 1/2" IR Found at the Northeast corner of said Lot 73A, also being the Southeast corner of Lot 140R, A. Newton Addition as recorded in Cabinet A, slide 7125, Plat Records, Tarrant County, Texas, said corner also being on the West right-of-way of Matlock Road (150.00);

Thence South 00° 52' 46" West along the East line of said Lot 73A, also being the West right-of-way of Matlock Road a distance of 212.58' to a 1/2" IR Found at the Southeast corner of said tract also being the Northeast corner of Lot 61R1, A. Newton Addition, as recorded in Volume 388-186, page 24, Plat Records, Tarrant County, Texas;

Thence South 89° 21' 30" West along the South line of said Lot 73A, also being the North line of Lots 61R1, 61R2 and 61R3 of said A. Newton Addition a distance of 405.70' to a 1/2" IR set;

Thence North 00° 12' 31" West along the West line of said Lot 73A, also being the East line of Lot 73B, A. Newton Addition as recorded in Volume 389-208, page 95, Plat Records, Tarrant County, Texas, a distance of 212.58' to a 1/2" IR found;

Thence North 89° 24' 41" East along the North line of said Lot 73A, also being the South line of Lot 140R, A. Newton Addition as recorded in Cabinet A, slide 7125, Plat Records, Tarrant County, Texas, a distance of 410.71' to the POINT OF BEGINNING.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT JVS PARTNERS, LP, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as LOTS 73A1 and 73A2, A. NEWTON ADDITION, an Addition to the City of Arlington, Tarrant County, Texas, and do hereby dedicate to the public's use the streets and easements shown hereon.

WITNESS MY HAND at Arlington, Tarrant County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

JVS PARTNERS, LP  
by: \_\_\_\_\_  
Title: Partner

STATE OF TEXAS:  
COUNTY OF TARRANT:

BEFORE ME, the undersigned authority, on this day, personally appeared \_\_\_\_\_ of JVS PARTNERS, LP and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN MY HAND AND SEAL on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_

THIS is to certify that I, Herbert S. Beasley, a Registered Professional Land Surveyor of the State of Texas, have surveyed the above described property on the ground, and that all lot corners, angle points, and points of curve shall be set after construction and will be 1/2" iron rods capped and impressed "BEASLEY 4050"; iron that are damaged, disturbed, or not set on record are not original corners.

Herbert S. Beasley  
Registered Professional Land Surveyor  
Texas Registration No. 4050

THIS is to certify that I, William M. Smith, Jr., a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground by Herbert S. Beasley, a Registered Professional Land Surveyor of the State of Texas.

William M. Smith, Jr.  
Registered Professional Land Surveyor  
Texas Registration No. 4647

Basis of Bearings: City of Arlington Monument AR 70.  
Directional Control Line  
Grid Scale Factor: 0.9998480

**Replat**

**A. NEWTON ADDITION  
LOT 73A1 and 73A2**

an addition to the City of Arlington, Tarrant County, Texas being a Revision of Lot 73A, A. Newton Addition, an addition to the City of Arlington, Tarrant County, Texas according to the plat recorded in Volume 389-208, Page 95, Plat Records, Tarrant County, Texas and containing 1.993 Acres of land located in the A. Newton Survey, Abstract No. 1161, Tarrant County, Texas.

2 Lots  
February 2015

This plat filed in County Clerk's Document No. \_\_\_\_\_

**WMSA Partners, Ltd.**  
Engineers - Surveyors - Planners  
Firm Reg. No. F-9681

PH 817-903-1182 P.O. Box 699  
bud@wmsaonline.com Arlington, Texas 76004

**Owner:**  
JVS Partners, LP  
2712 Matlock Road  
Arlington, Texas 76015-2588  
817-468-5400





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**AMANDA T. WELLES**  
Senior Vice President  
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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

\*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



## 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

**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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Amanda Throckmorton Welles</b>	<b>649514</b>	<b>awelles@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date