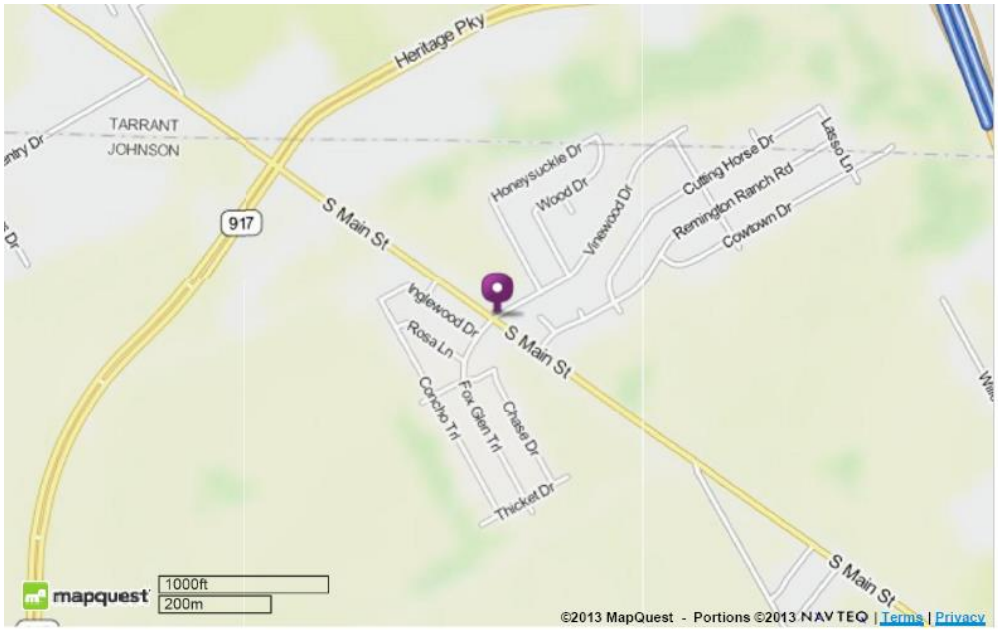
For Sale

7.880+/-Acres

1235 S. Main-Mansfield, TX 76063



Location: Property is located just south of the intersection of S. Main Street and Heritage Parkway in the City of Mansfield, Johnson County, Texas

Description: 1235 S. Main Street further described as Tract 8, Abstract 831, C. Treece Survey, Johnson County, Texas containing approximately 7.880 Acres (JCAD)

Sales Price: $1.00 Per Square Foot

Zoning: C-2 Commercial on western portion of property fronting S. Main Street with balance zoned PR (City of Mansfield)

Contact: Tom Ritter (Broker/Owner)-Office (817) 473-9393 Ext. 1
tr@ritterrealty.com

Ritter and Associates

1703 Fountainview Dr., Suite 103, Mansfield, Texas 76063

The information contained herein was obtained from sources believed reliable, however, Ritter and Associates makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is submitted to errors, omissions, change of price prior to sale or lease, or withdrawal without notice.

1235 S. Main Street
Zoning Map

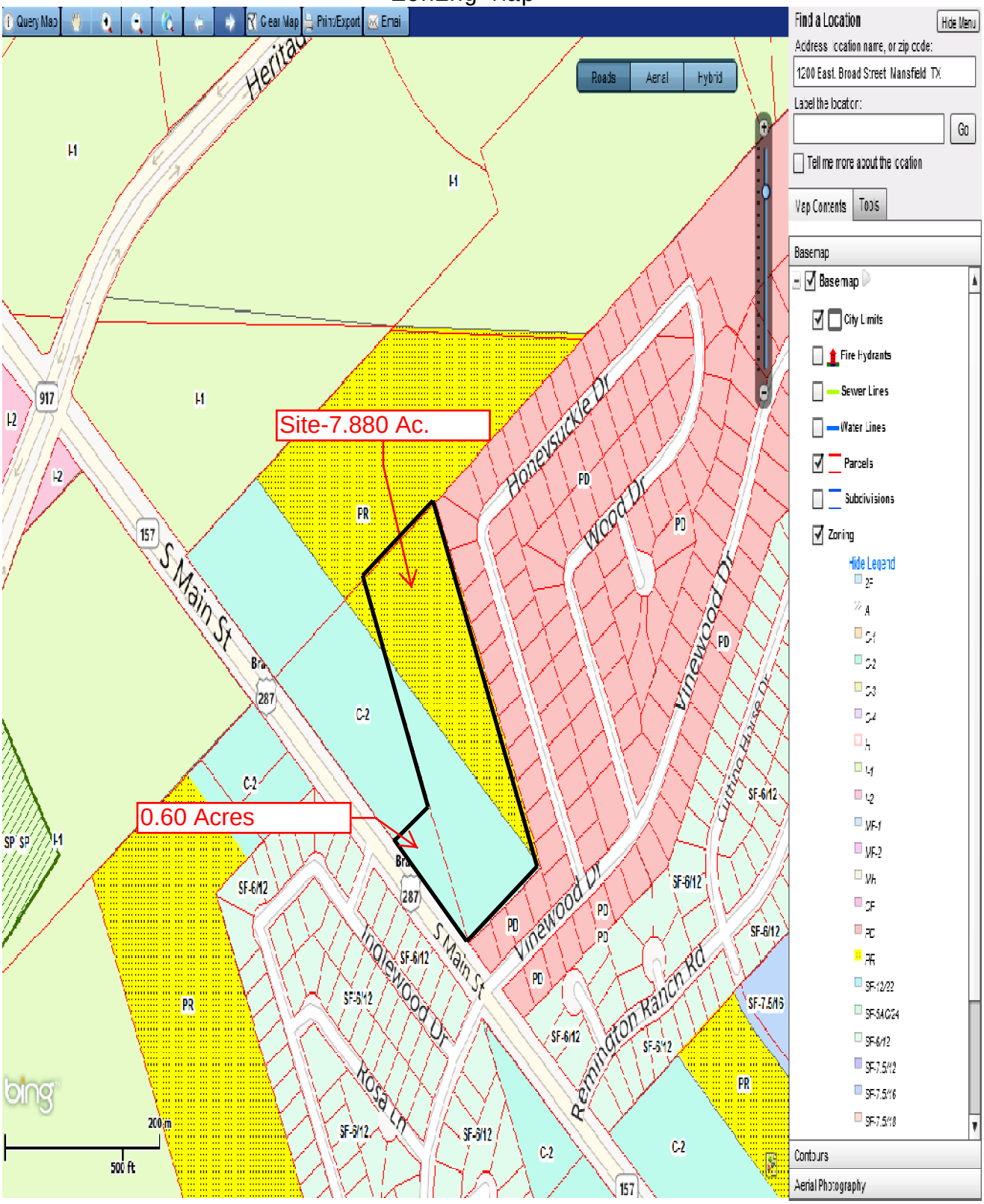
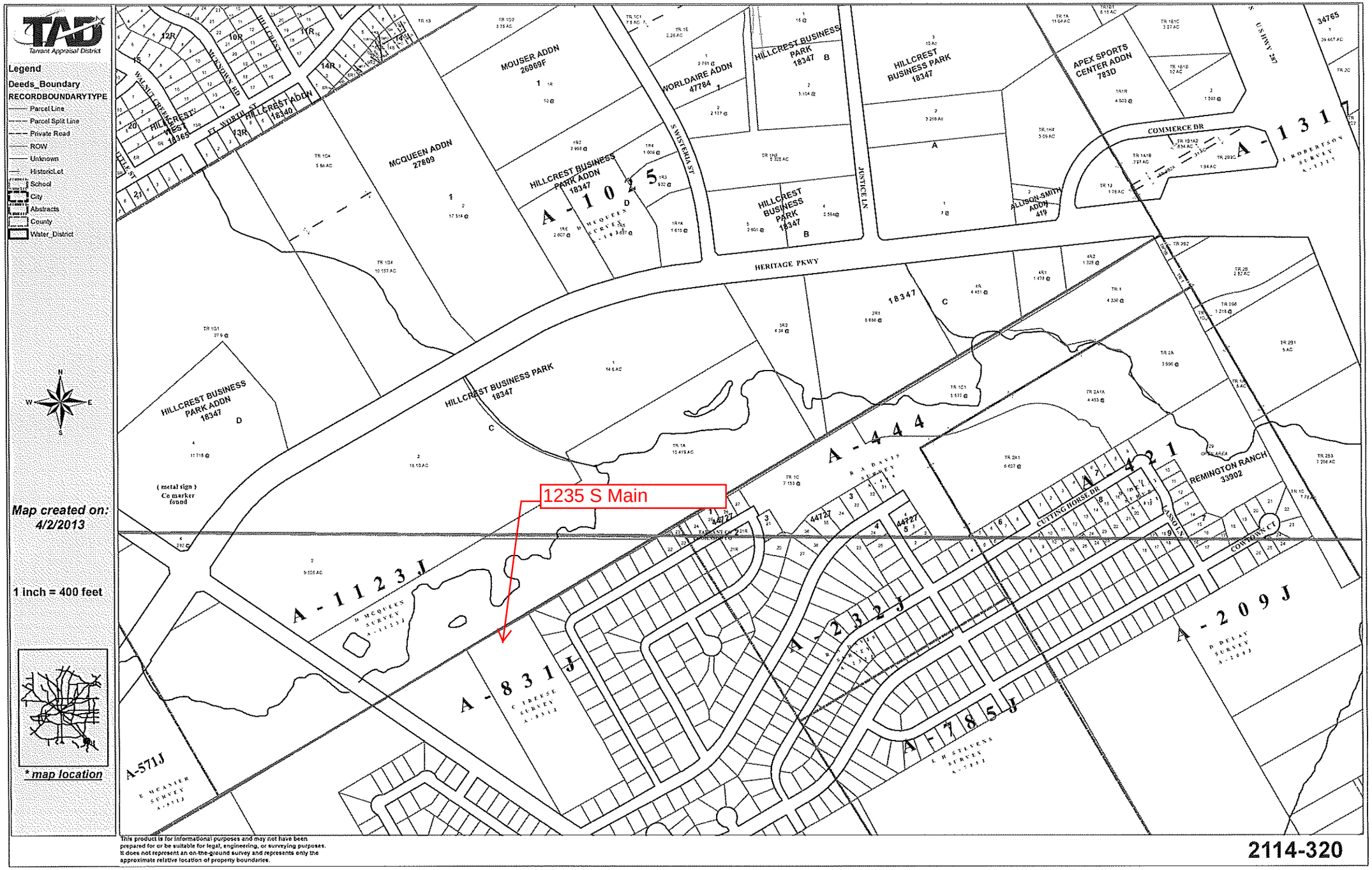


EXHIBIT "A"


Tarrant Appraisal District
Legend
Deeds_Boundary
RECORDBOUNDARYTYPE
Parcel Line
Parcel Split Line
Private Road
ROW
Unknown
HistoricLot
School
City
Abstracts
County
Water_District
Map created on:
4/2/2013
1 inch = 400 feet
* map location
1235 S Main
HILLCREST BUSINESS PARK 18347
HILLCREST BUSINESS PARK ADDN 18347
MOUSER ADDN 26969F
MCQUEEN ADDN 27809
WORLDAIRE ADDN 47784
HILLCREST ADDN 18340
APEX SPORTS CENTER ADDN 783D
ALLISON-SMITH ADDN 419
REMINGTON RANCH 33902
HERITAGE PKWY
COMMERCE DR
S WISTERIA ST
JUSTICE LN
CUTTING HORSE DR
COWTOWN CT
A-1317
A-1025
A-444
A-1123J
A-831J
A-232J
A-209J
A-785J
A-571J
A-421
(metal sign) Co marker found
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
2114-320

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

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;
(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 or 512-465-3960.

EQUAL HOUSING OPPORTUNITY

Ritter and Associates Real Estate 1703 Fountainview Dr Ste 103, Mansfield TX 76063
Phone: 8174739393 Fax: 8174738861 Ritter and Associates

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