



PANTHER

Real Estate Solutions

**FOR SALE/LEASE – 905 FLORENCE ST, 904 MACON ST
FORT WORTH, TX 76102
APPROX. 10,525 SF**



BUILDING: Approx. 10,525 SF

ZONING: H – Central Business

LEASE: \$22/SF NNN

TERM: 5 – 10 Years

PRICE: \$ 2,500,000

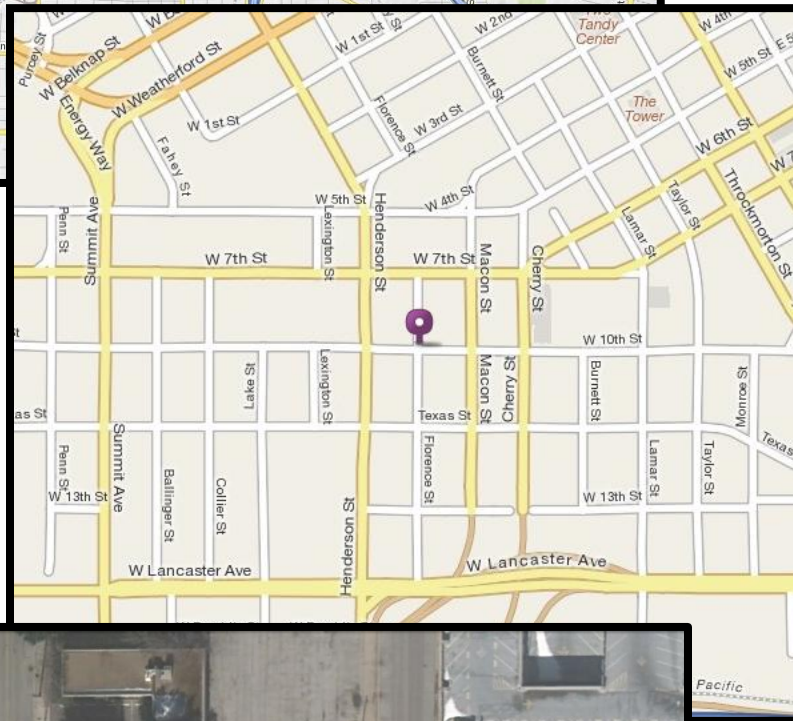
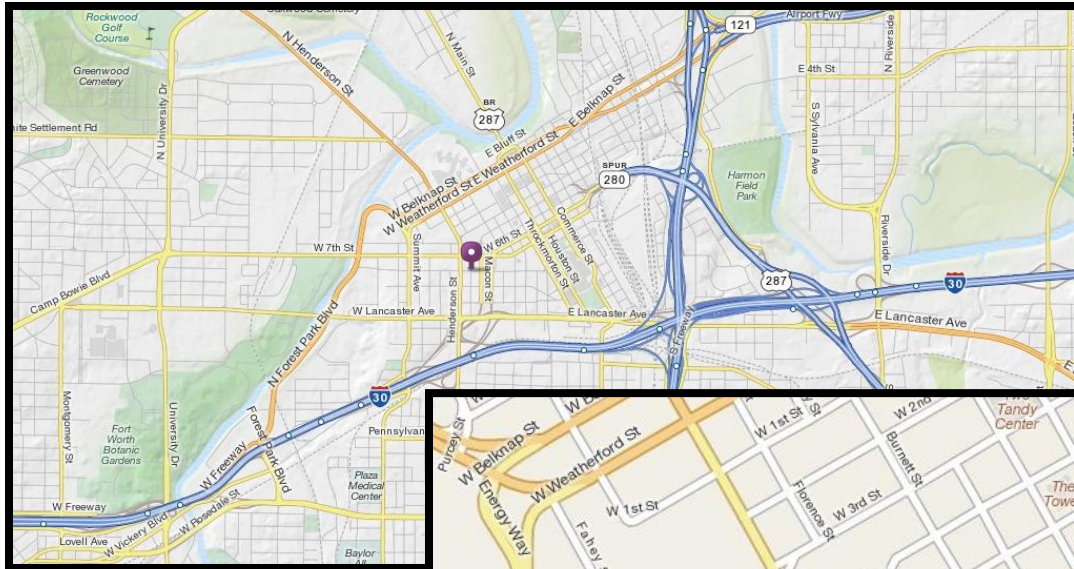
DEMOGRAPHICS

Income	1-mi.	3-mi.	5-mi.
2009 Median Household Income	\$26,481	\$33,814	\$33,690
2009 Per Capita Income	\$20,090	\$21,419	\$19,777
2009 Average Household Income	\$64,357	\$60,070	\$58,361

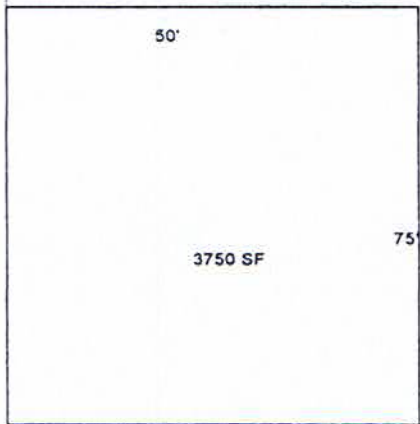


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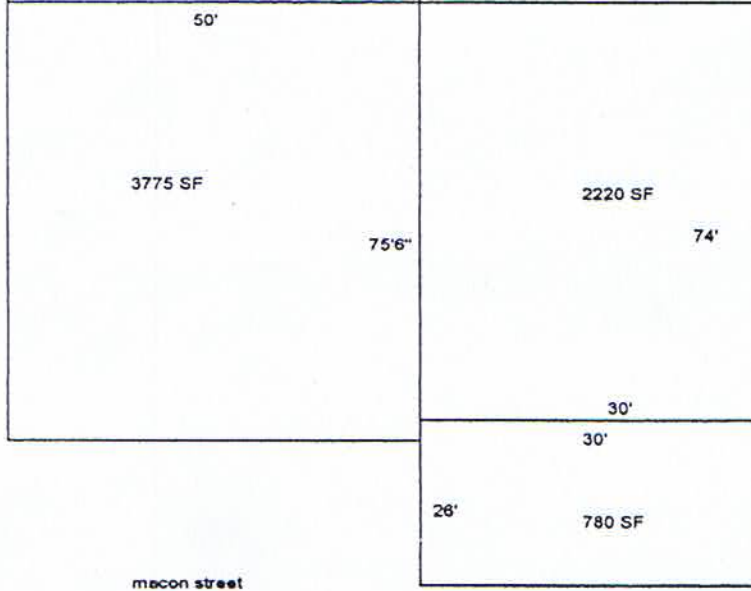


905



Florence Street

10 Th Street

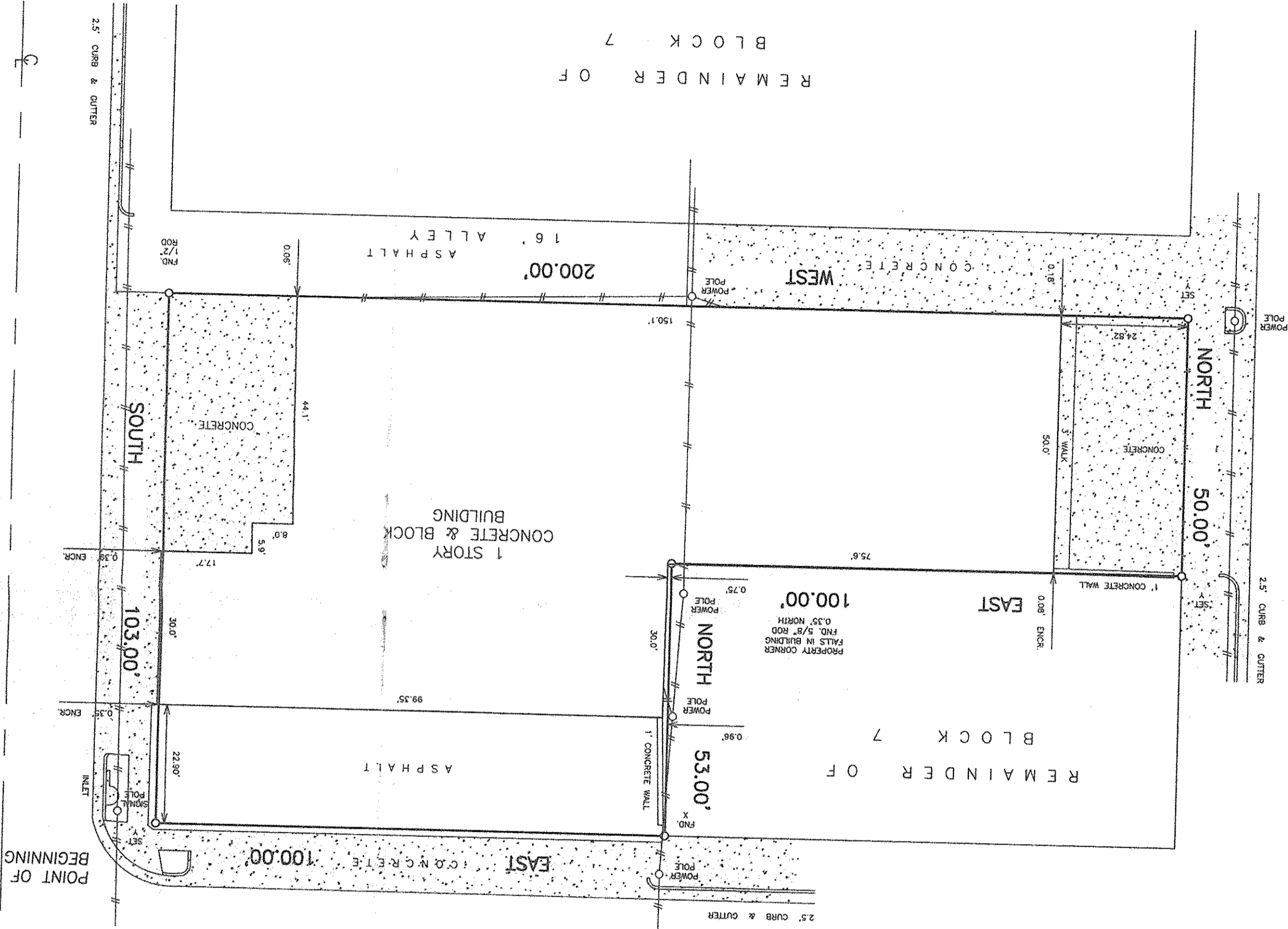


macon street

904

FLORENCE STREET

(60' R/W)



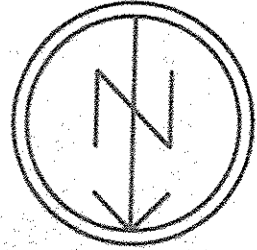
WEST TENTH STREET

(56' R/W)

MACON STREET

(60' R/W)

POINT OF BEGINNING



SCALE: 1" = 20'



LEGAL DESCRIPTION

All that certain lot, tract or parcel of land situated in the City of Fort Worth, Tarrant County, Texas, being a portion of Block 7, Jennings West Addition, (Plot unrecorded), and being more particularly described by metes and bounds as follows: BEGINNING at a set "Y" in concrete in the south right-of-way line of West Tenth Street, a 60 feet wide public street, and the west right-of-way line of Macon Street, a 60 feet wide public street, at the northeast corner of said Block 7; THENCE South along the west right-of-way line of Macon Street and the east line of said Block 7, 103.00 feet to a found 1/2" steel rod in the north line of a 16 feet wide alley; THENCE West along the north line of said alley and parallel with West Tenth Street, a 200.00 to a set "Y" in concrete in the east right-of-way line of Florence Street, a 60 feet wide public street and in the west line of said Block 7; THENCE North along the east right-of-way line of Florence Street and the west line of said Block 7, 50.00 feet to a set "Y" in concrete; THENCE East parallel with West Tenth Street, 100.00 feet to a point within the outer walls of a building, from which a found 5/8" steel rod bears North 0.35 degrees; THENCE North parallel with Florence Street, 53.00 feet to a found "X" in concrete in the south right-of-way line of West Tenth Street and the north line of said Block 7; THENCE East along the south right-of-way line of West Tenth Street and the north line of said Block 7, 100.00 feet to the Point of Beginning, and containing 0.3512 acres (15,300 square feet) of land, more or less.

Street Address 904 Macon Street & 905 Florence Street Fort Worth, Texas 76102

No part of the subject property lies within the 100-year flood plain according to the FEMA map with the following designation:
Zone X Community 480596 Panel 0405-J Eff. Date 8-23-00
I hereby certify that this sketch of survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction on the ground, and that there are no encroachments or protrusions, except as noted.
Date: June 1, 2006
Job No. 8860-06
F.B. 351 P. 55
GF No. 06R20235

JOHN A. GRANT, III

Registered Professional Land Surveyor 4151

TRACT AREA

15,300 Square Feet

0.3512 Acres

Grant Engineering, Inc.

Engineers

Surveyors

Fort Worth, Texas 76110-4014

Planners

817-923-3131

3244 Hemphill Street

3890



PANTHER Real Estate Solutions

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.



01A TREC No. OP-K