



14315 Day Road
Roanoke, Texas 76262

FOR SALE
± 10.02 Acres

NAI Robert Lynn / Industrial

FEATURES + LOCATION



Located at Alliance, Texas, the Nation's Premier Industrial Park



Close Proximity to I-35W



Full Tree Survey Conducted



Various Engineering Studies Available



Zoning: I - Light Industrial



DISTANCE TO:

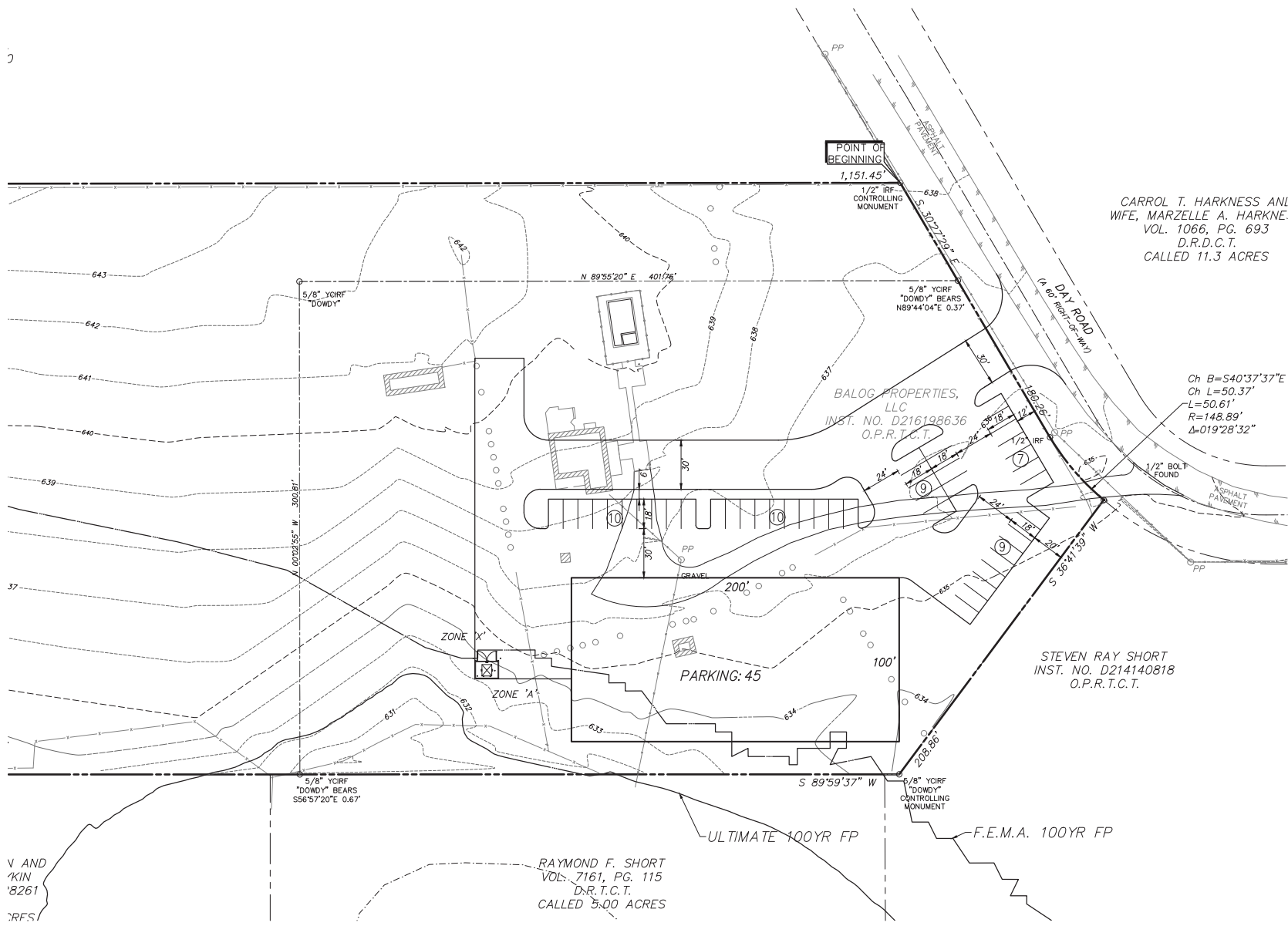
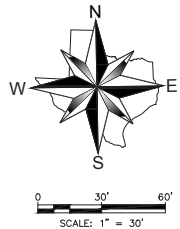
DFW International Airport	26 Miles
Downtown Fort Worth	19 Miles
Dallas Love Field	36 Miles
Downtown Dallas	39 Miles



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SAMPLE SITE PLAN



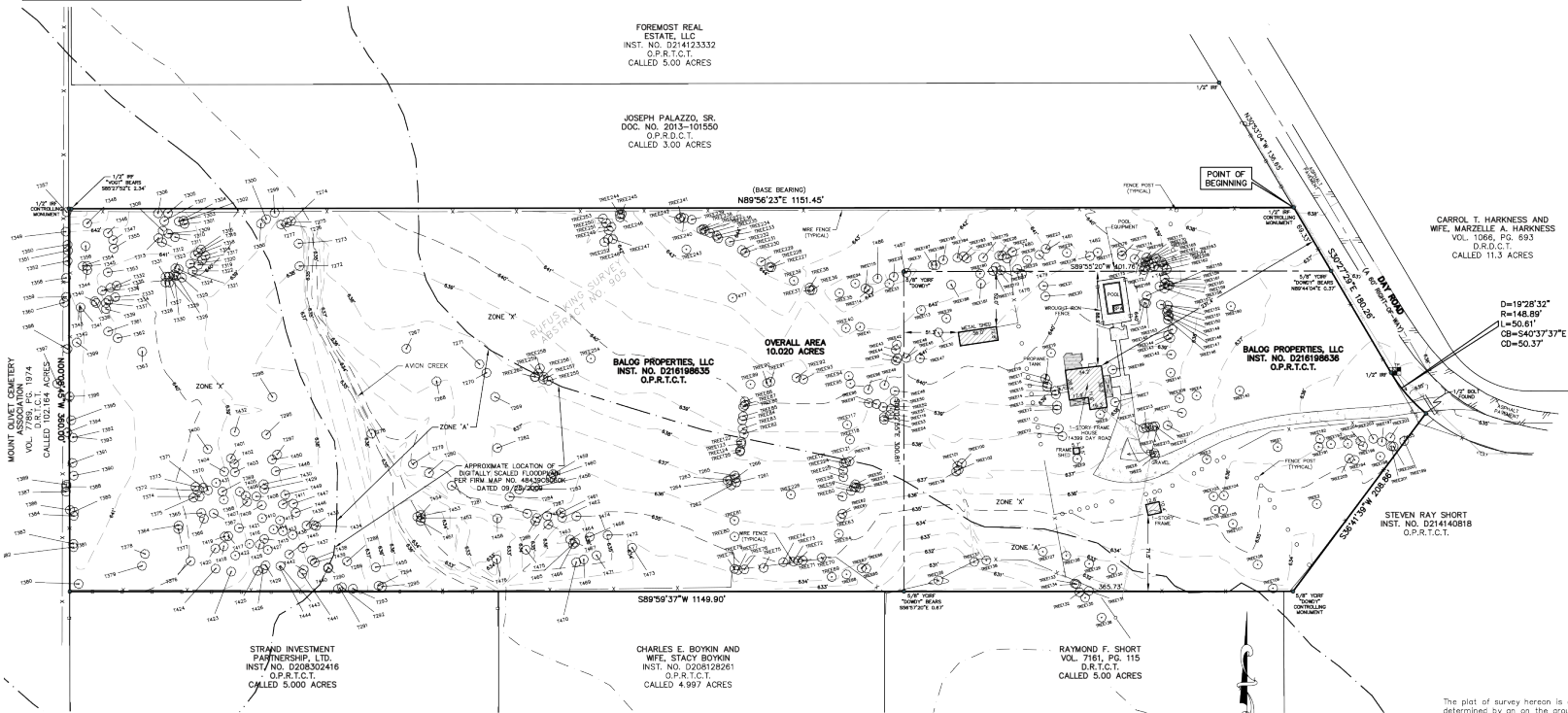
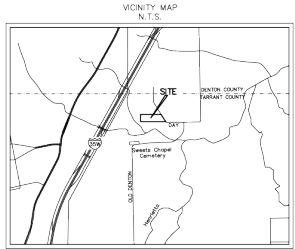
CARROL T. HARKNESS ANL
WIFE, MARZELLE A. HARKNE.
VOL. 1066, PG. 693
D.R.D.C.T.
CALLED 11.3 ACRES

Ch B=S40°37'37"E
Ch L=50.37'
L=50.61'
R=148.89'
Δ=019°28'32"

STEVEN RAY SHORT
INST. NO. D214140818
O.P.R.T.C.T.

RAYMOND F. SHORT
VOL. 7161, PG. 115
D.R.T.C.T.
CALLED 5.00 ACRES

V AND
KIN
'8261
R.F.S.



FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Tarrant County, a portion of the subject property does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/25/2009 Community Panel No. 48439/0060x subject lot is located in Zone A & X. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

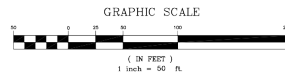
- NOTES:**
1. SW - Iron Rod Found
 2. Basis of Bearing - Based on the north line (North 89 deg. 56 min. 23 sec. East) of that certain tract of land to Balog Properties, LLC, by deed recorded in Instrument Number D216198635, Official Public Records, Tarrant County, Texas.
 3. This property has not been obstructed per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.

LEGEND	
	GAS METER
	FIRE HYDRANT
	WATER MANHOLE
	IRV CONTROL VALVE
	WATER METER
	TELEPHONE PEDESTAL
	FUEL PORT
	POWER POLE
	WATER VALVE
	DOWN GULLY
	S.S. MANHOLE
	CLEAN OUT
	STORM DRAIN MANHOLE
	TRANSFORMER PAD
	ELECTRIC METER
	VAULT
	HANDICAP SPACE
	SIGN
	LIGHT POLE
	TYPICAL FENCE
	CONCRETE
	BOLLARD
	COVERED AREA
	A/C PAD

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to charge any misprints or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

TOPOGRAPHIC SURVEY

14399 DAY ROAD
FORT WORTH, TEXAS 76262



The plot of survey hereon is a true, correct and accurate representation of the property as determined by an on the ground survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being indicated by the plot. There are no visible encroachments, conflicts, or protrusions except as shown.

PEROT FIELD / ALLIANCE AIRPORT



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AGENTS

Jeff Jackson, CCIM
 817.872.3910
 JJACKSON@NAIRL.COM

Todd Hubbard, SIOR
 817.872.3901
 THUBBARD@NAIRL.COM

Jordan Johnson
 817.872.3912
 JJOHNSON@NAIRL.COM

NAI Robert Lynn

1200 Summit Avenue, Suite 800
 Fort Worth, TX 76102
 817.885.8333 | nairl.com



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Robert Lynn Company dba NAI Robert Lynn	405391	mmiller@nairl.com	214-256-7100
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Miller, SIOR	393389	mmiller@nairl.com	214-256-7100
Designated Broker of Firm	License No.	Email	Phone
Todd Hubbard, SIOR	516283	thubbard@nairl.com	817-885-8333
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jeff Jackson, CCIM	674429	jjackson@nairl.com	817-885-8333
Sales Agent/Associate's Name	License No.	Email	Phone