

For Sale

905 Zion Hill
Weatherford, TX

Price Reduction:
\$1,595,000

Highlights

- Located in Parker County Submarket
- High Income/High Growth area
- Raw Acreage Ready to Develop
- Direct Access to Main Corridors

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Accelerating success.



Key Notes

- All Permits (Including Park Permits) are included in the Price
- Entry Road Concreted with Round About
- Estimated 96 Home Lots Available for Development
- High Growth Area with Retail & Restaurant Amenities
Located in Close Proximity

Price: \$1,595,000

- 39.61 AC
- \$0.92 PSF

Summary

905 Zion Hill Rd provides a unique location for residential development in a high-income area of Denton County. Surrounding area has great amenities for service-related businesses that cater to the rapidly growing population of Weatherford.

Location

Weatherford is located in the Dallas-Fort Worth Metroplex. Located on the West side of Tarrant County with a growing population, Weatherford provides a secluded community with access to city amenities. Weatherford is one of the fastest growing cities in the region located along the western edge of the DFW Metroplex. Weatherford is a dynamic community that has experienced explosive growth, offers a unique atmosphere, and easy accessibility to the urban centers in both Dallas and Fort Worth and to DFW Airport.

DFW continues to rapidly expand as Corporate Relocations from out of state continue moving in adding innovation for a vibrant quality of life for all who live here. The region's size and diversity means there is something for every person and every industry.

Property Overview

Site Description

Location	The subject property is located on the east side of Zion Hill Road, just north of Ric Williamson Memorial Highway in Weatherford, Texas. The address associated with the subject property is 905 Zion Hill Road, Weatherford, Texas 76088.
Site Description	Per the survey, the subject site totals 39.61 gross acres (1,734,559 SF). There is an access easement for an adjacent parcel which bisects the property. Drainage systems are adequate; site is irregular in shape with rolling topography. Additionally, the property displays some cleared land area and some area with natural vegetation and trees. According to the flood map included herein, the subject is not located within a flood plain.
Legal Description	Phase III = 55 Residential Lots and 1 HOA Lot & Phase IV = 43 Residential Lots
Preliminary Plat	Block 10 Lots 1 thru 9, Block 11 Lots 1 thru 23, Block 12 Lots 2 thru 7, Block 13 Lot 1, Block 14 Lots 1 thru 8, Block 15 Lots 1 thru 12, Block 16 Lots 1 thru 28, Block 17 Lots 1 thru 12

Improvements

General Description	The subject property displays a driveway which bisects the subject property. Additionally, there is a gas well site on the southwestern portion of the subject.
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Highest & Best Use

As Vacant	Future residential development
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Demographics

	1 Mile	3 Mile	5 Mile
Total Population	1,212	15,325	38,521
Growth Rate	34.2%	19.2%	49.7%
Median Home Value	\$326,991	\$209,764	\$246,518
Average Household Income	\$105,260	\$86,780	\$93,069

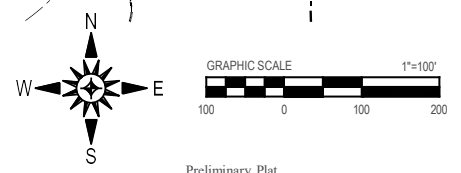
CHRISTOPHER HESLER
INSTRUMENT #201417523
O.P.R.P.C.T.



LINE TABLE		
LINE No.	LENGTH	BEARING
L1	50.16	N62°01'29"W
L2	57.70	S01°40'02"W
L3	60.08	S88°07'59"W
L4	50.01	S83°57'58"W
L5	69.46	S05°34'48"E
L6	35.22	S06°05'21"E
L7	11.76	S14°13'15"E
L8	50.00	S73°39'02"W
L9	35.40	S12°59'21"E
L10	97.92	S72°15'54"W
L11	92.06	N23°45'57"W
L12	85.54	N22°03'39"W
L13	85.07	N16°35'53"W
L14	84.97	N10°53'59"W
L15	84.99	N05°11'11"W
L16	93.46	N00°52'29"W
L17	97.90	N04°27'24"W
L18	97.89	N09°20'29"W
L19	85.61	N13°59'16"W
L20	50.12	N01°09'08"W
L21	133.75	N15°43'24"W
L22	11.22	N89°01'47"E

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	421.36	424.60	165.254°	S80°07'00"W	190.84

**UNIVERSITY HILLS
SUBDIVISION
CENTERLINE DATA**
STRAIGHT ϕ 6,434 LF
CURVED ϕ 6,433 LF
TOTAL ϕ 12,867 LF
TOTAL CURVILINEAR ϕ 50%



Block 10 Lots 1 thru 9, Block 11 Lots 1 thru 23, Block 12 Lots 2 thru 7,
Block 13 Lot 1, Block 14 Lots 1 thru 8, Block 15 Lots 1 thru 12,
Block 16 Lots 1 thru 28, Block 17 Lots 1 thru 12

**UNIVERSITY HILLS
PHASE III & PHASE IV**

An Addition to the City of Weatherford, Parker County, Texas
Being 39.61 acres situated in
TEXAS AND PACIFIC RAILWAY COMPANY SURVEY,
Abstract No. 1447

Weatherford, Parker County, Texas

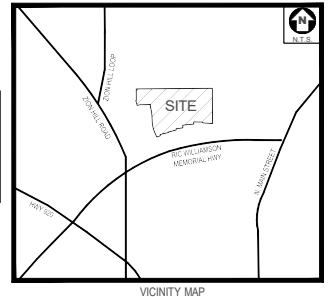
98 Single Family Residential Lots
1 HOA Lot

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com



OWNER:
UNIVERSITY HILLS
SUBDIVISION, LLC
3700 RUFFE SNOW DRIVE
NORTH RICHLAND HILLS, TX 76180
TARRANT COUNTY

FILED FOR RECORD
PARKER COUNTY, TEXAS PLAT RECORD
CABINET _____ SLIDE _____
DATE _____



STATE OF TEXAS ()

COUNTY OF PARKER (i)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That UNIVERSITY HILLS SUBDIVISION, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as UNIVERSITY HILLS, PHASE III and PHASE IV, in addition to the City of Weatherford, Texas and does hereby dedicated, in fee simple, to the public use forever, right-of-way, and other public improvements shown thereon. The easements, in shown are dedicated for the public use hereof, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be connected or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements. If approved by the City Council of the City of Weatherford in addition, utility easements may also be used for the retail use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Weatherford's use hereof. The City of Weatherford and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Weatherford and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This plat approval is subject to all planning ordinances, rules, regulations and resolutions of the City of Weatherford, Texas. Witness my hand this _____ day of _____, 2021.

BY: UNIVERSITY HILLS SUBDIVISION, LLC A TEXAS LIMITED LIABILITY COMPANY

By: _____

Name: _____

Title: _____

STATE OF TEXAS ()

COUNTY OF PARKER (i)

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ of UNIVERSITY HILLS SUBDIVISION, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed. Given under my hand and seal of office, this _____ day of _____, 2021.

Notary Public in and for the State of Texas

My Board Expires On: _____

GENERAL NOTES:

- 1. Owner hereby indemnifies the City of Weatherford against all claims for damages occasioned by the establishment of grading or alteration of natural contours to conform to grades established in the subdivision.
2. All drainage easements shown hereon shall be kept clear of fences, buildings, planting and other obstructions detrimental to the operation and maintenance of the drainage facility. Abutting property shall not be permitted to drain into said easement except by means of an approved drainage structure.
3. No part of the subject plot includes any lots of a prior subdivision limited by deed restriction to residential use of more than two residential units per lot.
4. Bearing are based on the Texas State Plane Coordinate System, Texas Central Zone 4203 (NAD 83).
5. Subject property does not lie within a FEMA designated flood plain or flood prone area.
6. NOTICE: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.
7. All portions of this plot lie within the corporate city limits of the City of Weatherford.
8. Visibility, access and maintenance easements: VAM (visibility, access and maintenance) easement(s) are hereby given and granted to the city, its successors and assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM easement. The city shall have the right but not the obligation to maintain any and all landscaping within the VAM easement. Should the city exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The city may withhold maintenance of the VAM easement at any time. The ultimate maintenance responsibility for the VAM easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM easement. The city shall also have the right but not the obligation to add any landscape improvements to the VAM easement, to erect any traffic control devices or signs on the VAM easement and to remove any obstruction thereon. The city, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM easement or any part thereof for the purpose and with all rights and privileges set forth herein.
9. All Lots within this plot shall include by reference a 10 foot utility easement along all front lot lines and a 5 foot utility and drainage easement along all rear and side lot lines.
10. Block 16, Lot 13 designated for storm water detention and shall be maintained by the University Hills HOA.
11. Existing zoning = Single Family R8.5
12. Subject tract reference: Instrument No. 202111300. Recorded on March, 22, 2021.
13. All lots in this subdivision are subject to the following building line setbacks: Front = 20 feet, Side = 5 feet, Back = 20 feet, Corner lot = +15 feet lot width (100' min. x 300' min.)
14. All residential street rights of way to be 50' per Weatherford standards and to be Public Right-of-Way. All collector street rights of way to be 60' per Weatherford City standards and to be public Right-of-Way.
15. Curvilinear centerline percentage: 50%
16. Deed Restrictions for the proposed phases shall be based upon the Deed Restrictions utilized for previous phases, which have been provided to the City. Updated Deed Restrictions shall be provided for Phase III and Phase IV prior to final platting.
17. Configuration of Block 16, Lot 12 and Lot 13 is preliminary and shall be adjusted per storm water detention design, prior to final platting.
18. Lots per Phase: Phase III = 55 residential lots and 1 HOA lot, Phase IV = 43 residential lots

STATE OF TEXAS ()

COUNTY OF PARKER (i)

NOW ALL MEN BY THESE PRESENTS:

That I, Charles F. Stark, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as 'set' were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Weatherford.

PRELIMINARY NOT TO BE RECORDED FOR ANY PURPOSES



Charles F. Stark, RP/LS Texas Registration No. 5084

STATE OF TEXAS ()

COUNTY OF PARKER (i)

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Charles F. Stark, Registered Public Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2021.

Notary Public in and for the State of Texas

My Board Expires On: _____

Preliminary Plat

Block 10 Lots 1 thru 9, Block 11 Lots 1 thru 23, Block 12 Lots 2 thru 7, Block 13 Lot 1, Block 14 Lots 1 thru 8, Block 15 Lots 1 thru 12, Block 16 Lots 1 thru 28, Block 17 Lots 1 thru 12

UNIVERSITY HILLS PHASE III & PHASE IV

An Addition to the City of Weatherford, Parker County, Texas

Being 39.61 acres situated in TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, Abstract No. 1447

Weatherford, Parker County, Texas

98 Single Family Residential Lots 1 HOA Lot

MARCH, 2022 PROJECT #449-9771 SHEET 2 of 2

COUNTY CLERK STAMP

6221 Southwest Boulevard, Suite 100 Fort Worth, Texas 76132 (O) 817.231.8100 (F) 817.231.8144 Texas Registered Survey Firm F-10998 www.barronstark.com

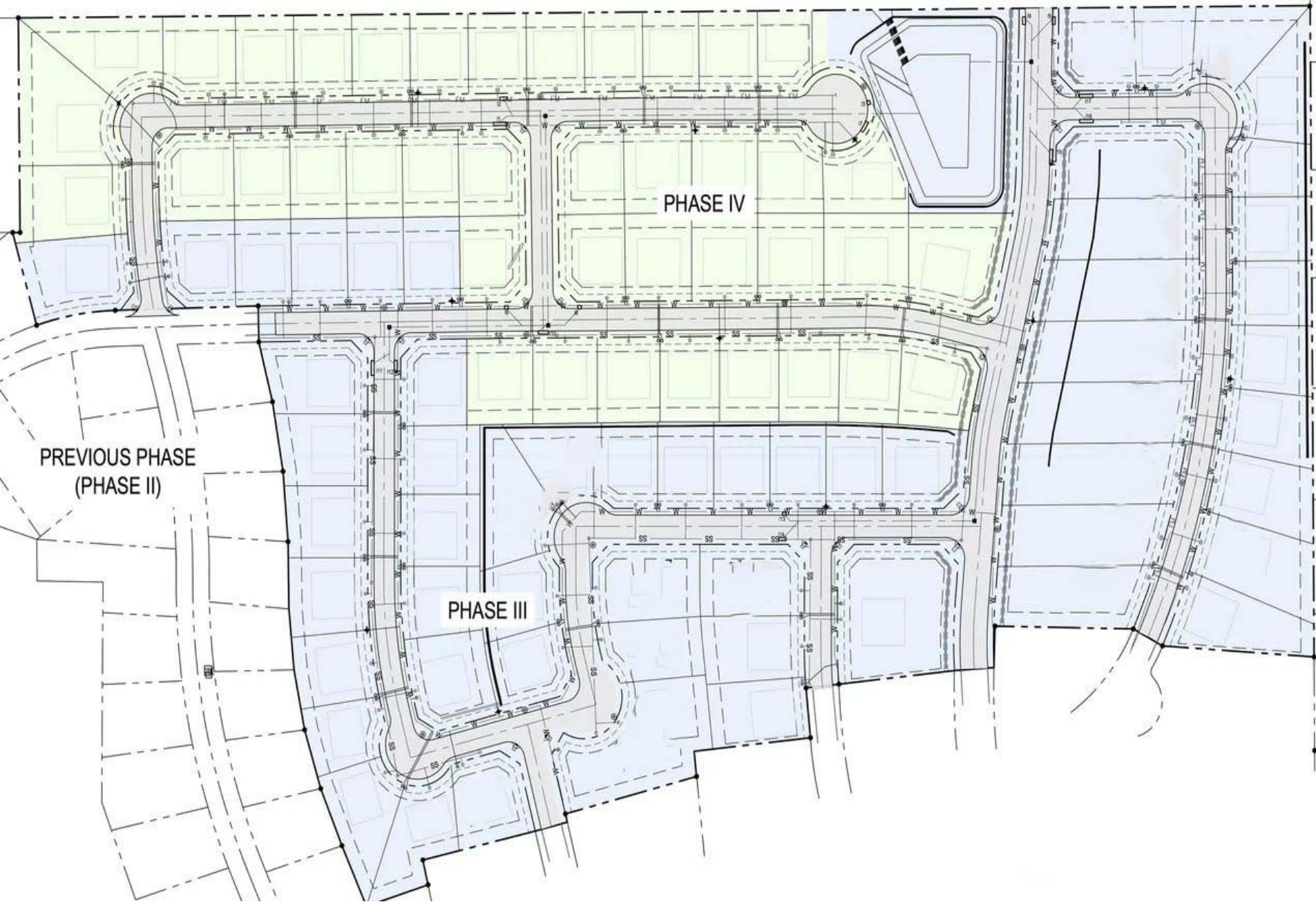


OWNER: UNIVERSITY HILLS SUBDIVISION, LLC 3700 RIFE SNOW DRIVE NORTH RICHLAND HILLS, TX 76180 TARRANT COUNTY

FILED FOR RECORD PARKER COUNTY, TEXAS PLAT RECORD

CABINET _____ SLIDE _____ DATE _____

UNIVERSITY HILLS SUBDIVISION, LLC, 6221 SW 6TH AVE, FORT WORTH, TX 76132 (817) 231-8100 (817) 231-8144



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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:
 - 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.

Colliers International North Texas, LLC	522575	DallasMarketing@colliers.com	214-692-1100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Taylor	474735	daniel.d.taylor@colliers.com	214-217-1254
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Michael Tran	669326	m.tran@colliers.com	817-840-0063
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date