



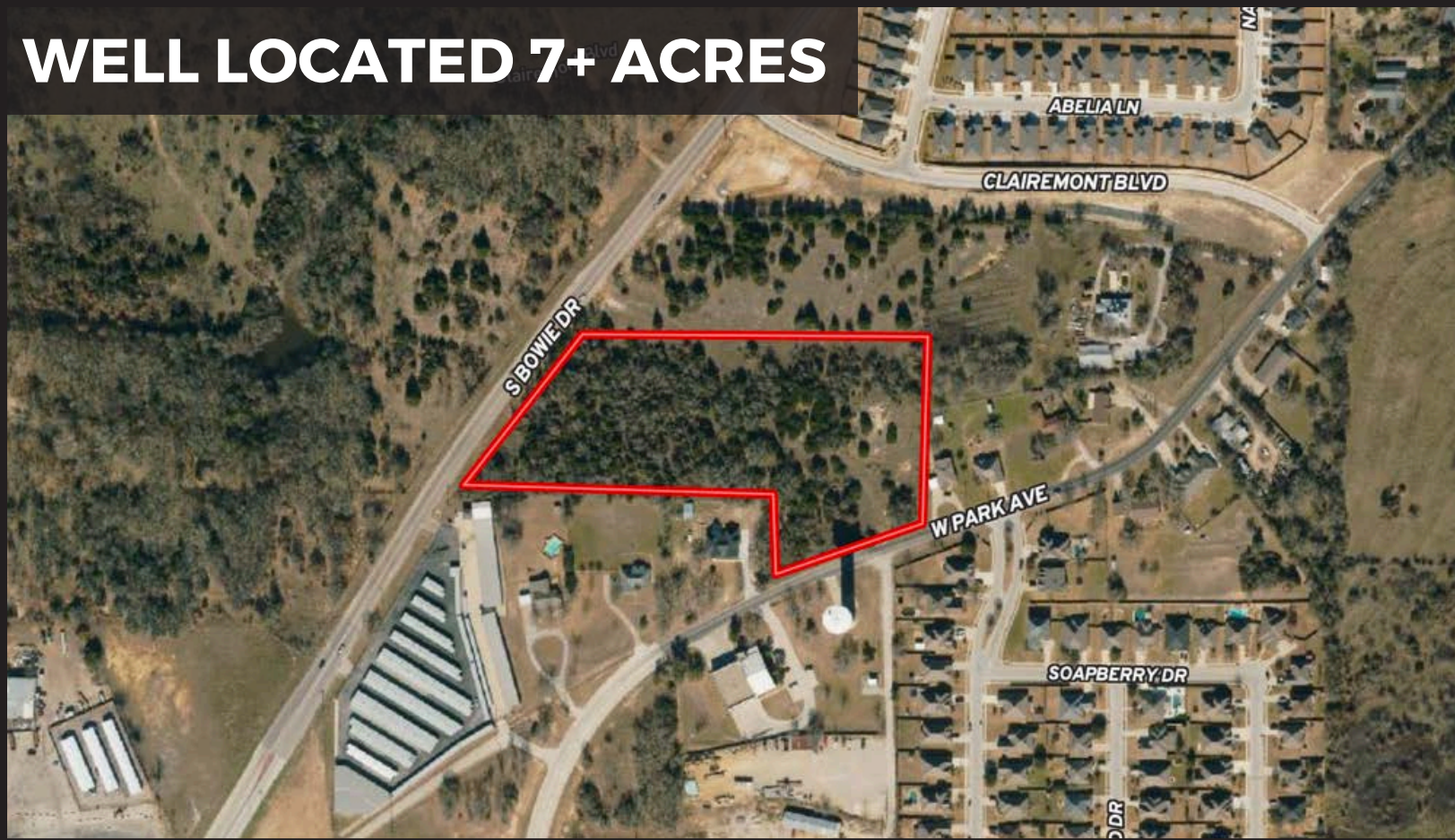
# CLARK

REAL ESTATE GROUP

## S BOWIE DRIVE

WEATHERFORD, TX 76086

### WELL LOCATED 7+ ACRES



#### PROPERTY INFORMATION:

- 7.641 ACRES
- ZONING: RESIDENTIAL 7.5
- RESIDENTIAL SUBDIVISION CLOSE TO TRACT
- MANY TREES

**SALE PRICE: \$575,000**



**TIM CLARK, CCIM**  
817.578.0609  
TIM@CLARKREG.COM

The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group 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.

# S BOWIE DRIVE WEATHERFORD, TX 76086

## AREA MAP



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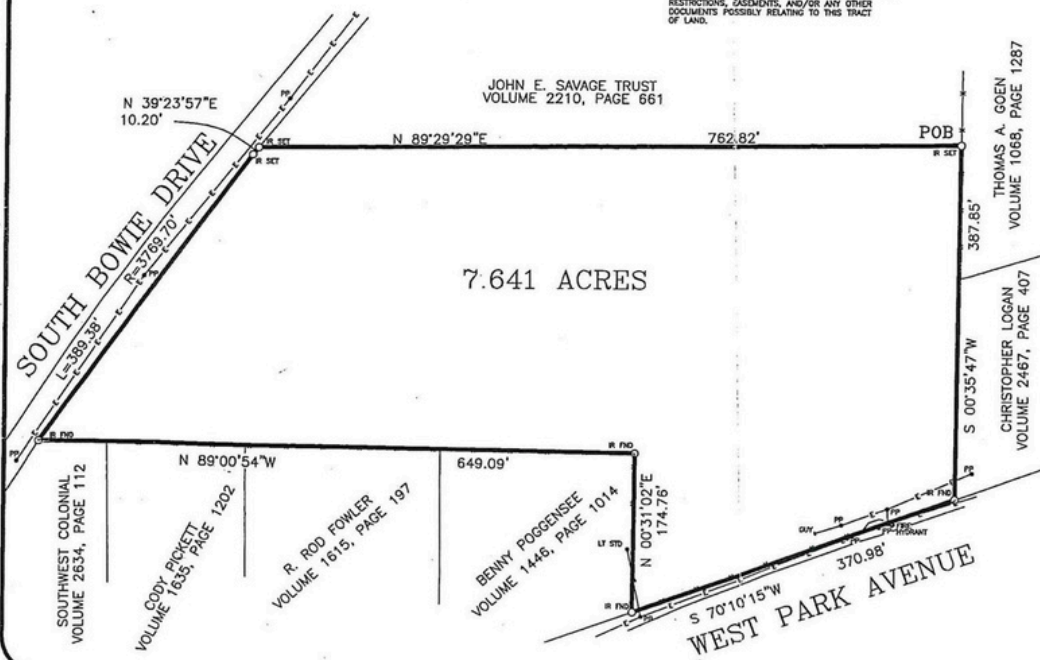
# S BOWIE DRIVE WEATHERFORD, TX 76086

## SURVEY

7.641 ACRES SITUATED IN AND BEING A PORTION OF  
THE J. A. YOEMAN SURVEY, ABSTRACT No. 1692,  
PARKER COUNTY, TEXAS

NOTE: ACCORDING TO THE U. S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT FEDERAL INSURANCE  
ADMINISTRATION FLOOD INSURANCE RATE MAP  
COMMUNITY PANEL NUMBER: 480222 0380 E  
EFFECTIVE DATE SEPTEMBER 26, 2002  
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR  
FLOOD HAZARD AREA.

NOTE:  
NO CURRENT TITLE REQUEST HAS BEEN MADE TO  
OUR OFFICE, AS OF THIS DATE, TO REVIEW BUILDING  
RESTRICTIONS, ASSESSMENTS, AND/OR ANY OTHER  
DOCUMENTS POSSIBLY RELATING TO THIS TRACT  
OF LAND.



### LEGAL DESCRIPTION

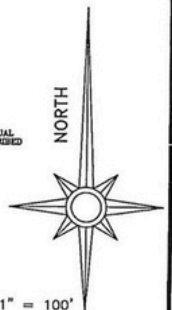
7.641 Acres situated in and being a portion of the J. A. YEOMAN SURVEY, ABSTRACT No. 1692, Parker County, Texas and being a portion of all that certain 56.52 Acre Lot, Tract or Parcel of land described by deed to The William and Karen Vincent, Jr. Family Limited Partnership, The William and Karen Vincent Revocable Trust, General Partner, Karen S. Vincent, Trustee recorded in Volume 2157, Page 1742, Real Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at an iron rod set, said iron being called by deed to be S 89°06'00" W, 270.0 feet; S 00°32'00" W, 270.0 feet and S 00°35'47" W, 265.0 feet from the southeast corner of the BBB & C R.R. COMPANY SURVEY, ABSTRACT No. 145, Parker County, Texas;  
THENCE S 00°35'47" W, 387.85 feet to an iron rod found in the north line of West Park Avenue, as it exist;  
THENCE S 70°10'15" W, with the north line of said West Park Avenue, 370.98 feet to an iron rod found;  
THENCE N 00°31'02" E, 174.76 feet to an iron rod found;  
THENCE N 89°00'54" W, 649.09 feet to an iron rod found in the east right of way line of South Bowie Drive in a non-tangent curve to the right with a radius of 3769.70 feet and whose chord bears N 36°26'24" E, 389.20;  
THENCE with the east right of way line of said South Bowie Drive the following courses and distances;

With said curve to the right through a central angle of 05°55'05" and a distance of 309.38 feet to an iron rod set;  
N 39°23'57" E, 10.20 feet to an iron rod set;  
THENCE N 89°29'29" E, 762.82 feet to the **POINT OF BEGINNING** and containing 7.641 acres of land.

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL  
ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED  
PROPERTY SHOWN HEREON.

DAVID HARLAN, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2074  
MARCH 11, 2009



SCALE: 1" = 100'

HARLAN LAND SURVEYING, INC.  
106 EUREKA STREET  
WEATHERFORD, TX 76086  
METRO(817)596-9700-(817)599-0880  
FAX: METRO(817) 341-2833

09050

## HOUSING MARKET CHARACTERISTICS

### WITHIN 5 MILES OF SITE



**\$294,978**

MEDIAN HOME VALUE

13% HIGHER THAN TEXAS  
AVERAGE WHICH IS  
\$255,469



**87**

HOUSING AFFORDABILITY  
INDEX



**25.5%**

PERCENT OF INCOME FOR  
MORTGAGE



AGE < 18 **8,892**

AGE 18-64 **23,088**

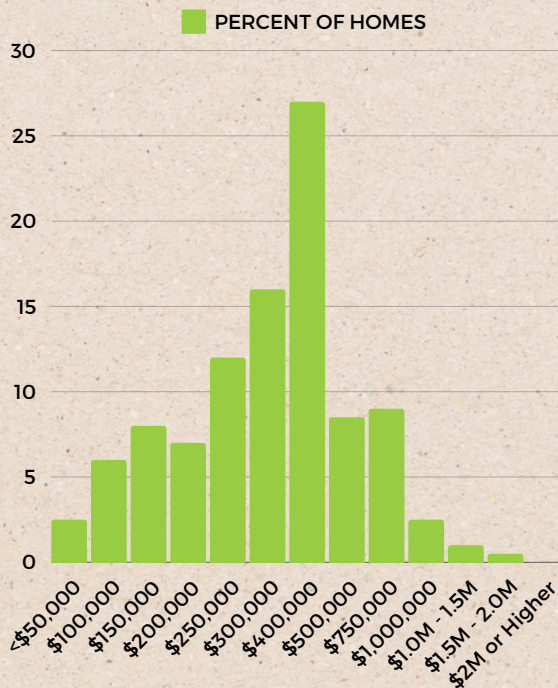
AGE 65+ **7,813**



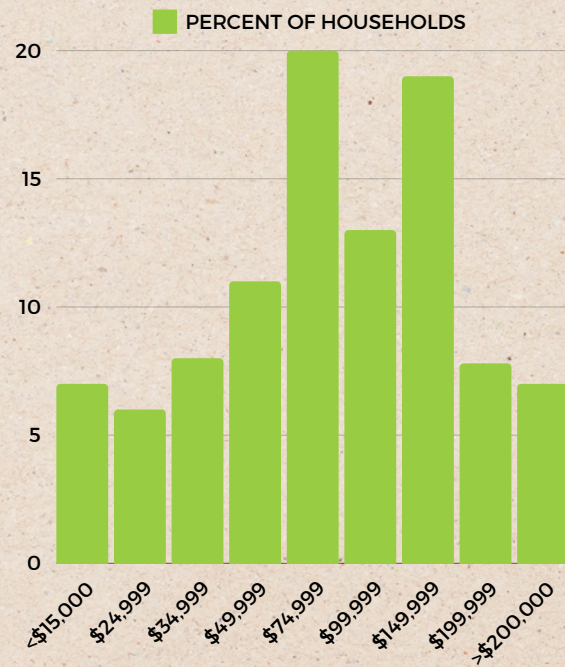
**2.48**

AVERAGE HH SIZE

### HOME VALUES



### HOUSEHOLD INCOME



# S BOWIE DRIVE WEATHERFORD, TX 76086

## DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
POPULATION	39,753	76,940	123,248
POPULATION GROWTH	2.51%	2.57%	3.41%
EMPLOYEES	20,444	27,085	35,167
MEDIAN HH INCOME	\$69,587	\$78,990	\$87,711

## LOCAL MARKET PROFILE WITHIN 15 MINUTES OF SITE



**171**  
RESTAURANTS



**119**  
HOSPITALS &  
HEALTHCARE FACILITIES



**98**  
SPIRITUAL  
CENTERS



**45**  
FOOD &  
BEVERAGE



**52**  
SCHOOLS &  
PLACES FOR EDUCATION



**7**  
PARKS &  
GARDENS



**30**  
AMUSEMENT  
DESTINATIONS



**1**  
LIBRARIES



**2**  
PLAYGROUNDS



# Information About Brokerage Services

Texas law requires all real estate licensees 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 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.

<b>CLARK REAL ESTATE GROUP</b>	<b>0590750</b>	<b>tim@clarkreg.com</b>	<b>(817)458-0402</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Clark Real Estate Group</b>	<b>590750</b>	<b>tim@clarkreg.com</b>	<b>(817)458-0402</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Tim Clark</b>	<b>0516005</b>	<b>tim@clarkreg.com</b>	<b>(817)578-0609</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Tim Clark</b>	<b>0516005</b>	<b>tim@clarkreg.com</b>	<b>(817)578-0609</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date