



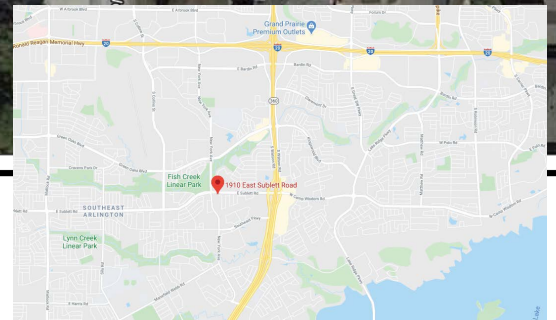
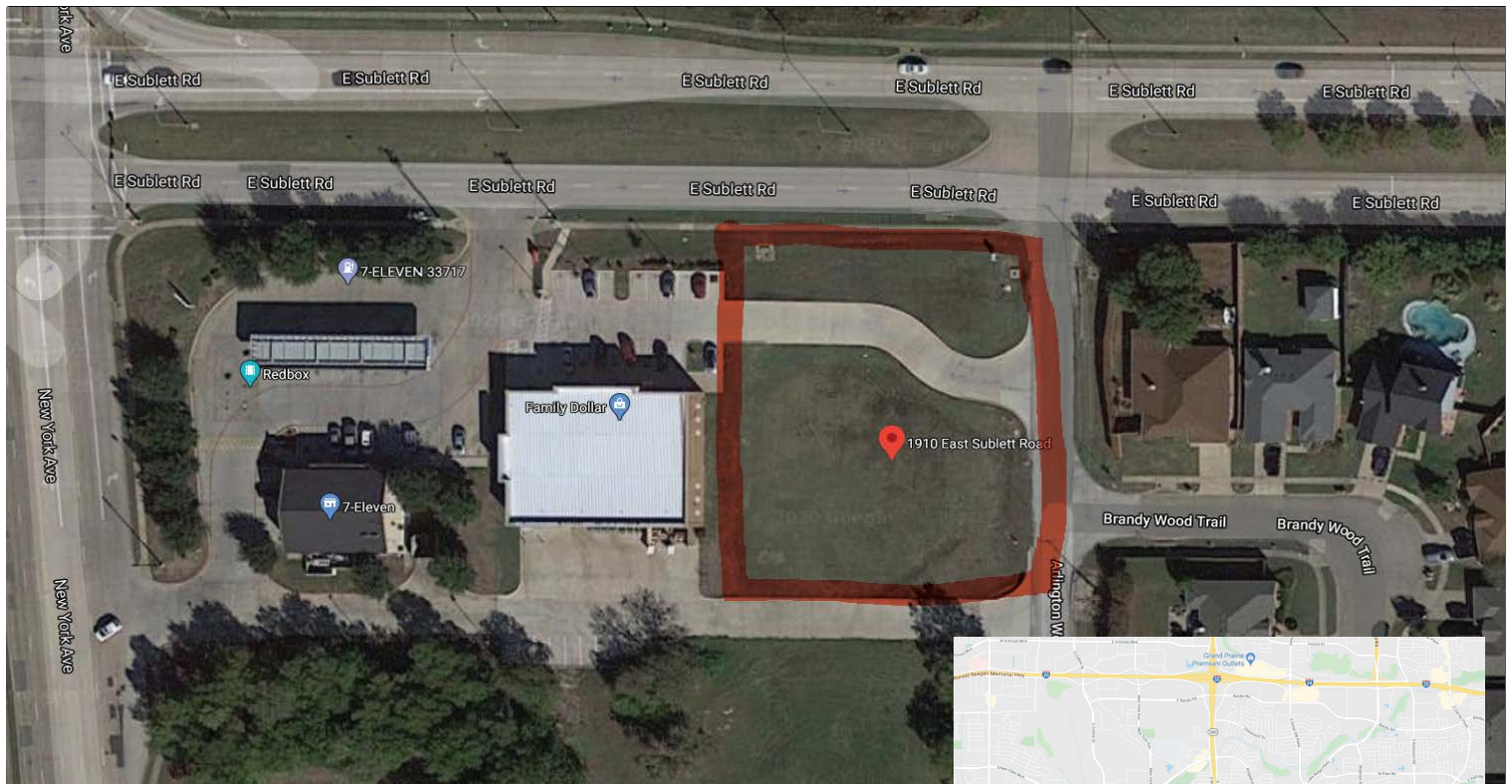
ANGMAR REALTY

A Commercial Real Estate Company

2301 Hwy 1187 • Suite 203 • Mansfield, TX 76063

For Sale

**.97 +/- acre—Prime Location—Zoned NC
1910 E Sublett Rd. Arlington, TX 76018**



Property Information:

- great commercial lot being .97+/- acre in high traffic area of South Arlington
- located @ the SE Corner of E. Sublett & Arlington Webb Rd. next to Family Dollar
- Excellent location for Neighborhood Commercial type retail or offices.
- Zoned NC - Neighborhood Commercial - all utilities to site
- Easy access to and from I-20 and Hwy 360.
- Nice level lot with all utilities in place.
- Asking \$390,000.00 (\$9.25psf).
- *does not include mineral rights.

Aaron Stalberger

Broker-VP of Operations

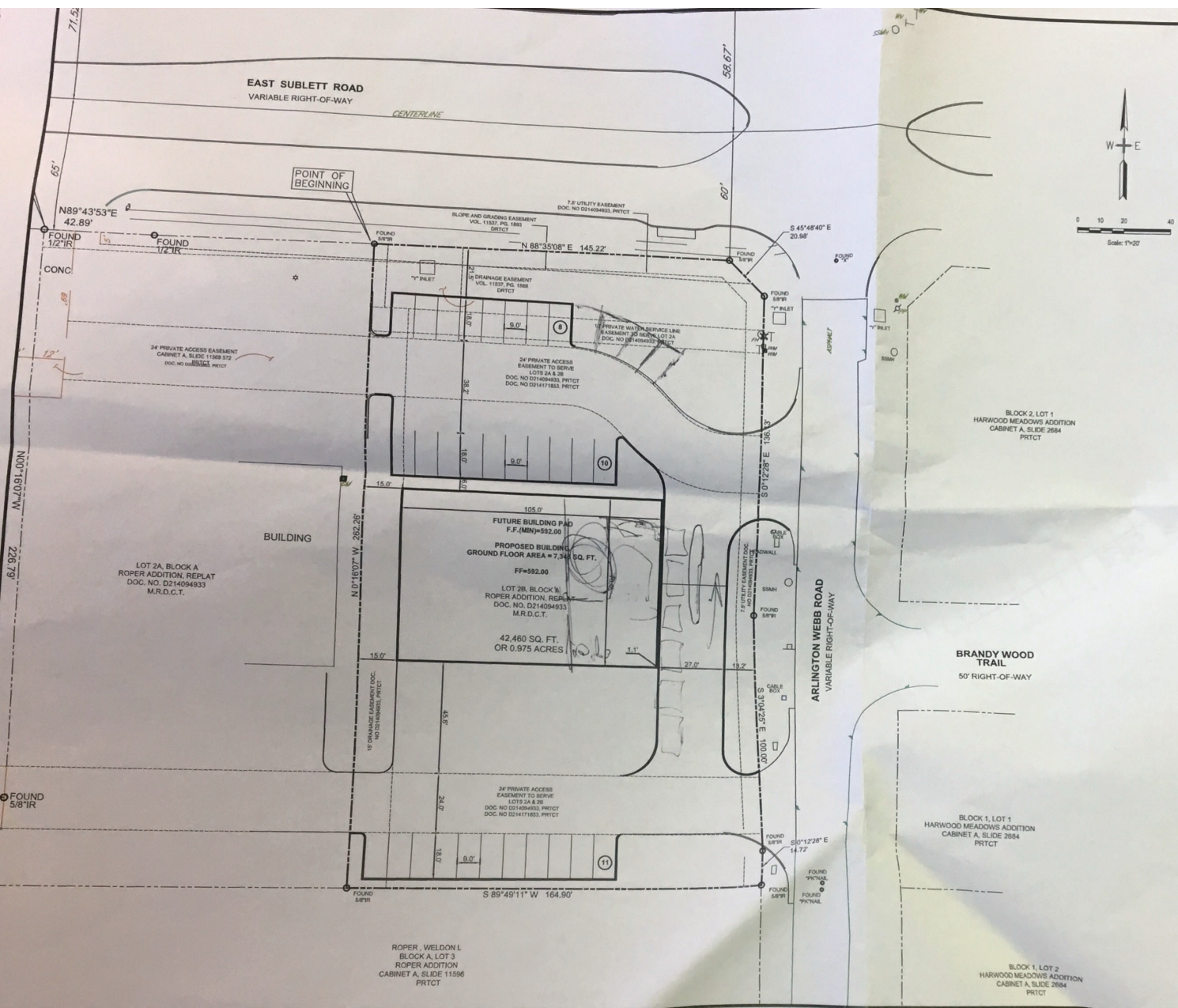
(817) 726-6454 cell

(817) 469-6739 office

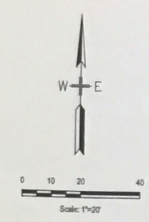
(817) 801-3486 fax

aaron@angmarcompanies.com

www.AngMarRealty.com



- GENERAL NOTES**
- PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF FORT WORTH SPECIFICATIONS AND ANY OTHER APPLICABLE ORDINANCES OR REGULATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE AN INSPECTION PRIOR TO CONSTRUCTION. ALL MEASUREMENTS, LOCATIONS, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED FOUNDATION PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE CITY OF ARLINGTON SPECIFICATIONS, STANDARDS AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 - IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THE PROJECT. CONTACT UTILITY COMPANIES FOR LINE LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND CONTRACTOR SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED BY THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF ARLINGTON ENGINEERING DEPARTMENT FOR REVIEW.
 - STRIPPING AND STORAGE DIMENSIONS ARE FROM FACE OF CURB.
 - ALL FIRE LINES, PARKING STRIPING, HANDICAP PARKING STRIPING AND STORAGE ARE TO BE IN ACCORDANCE WITH CITY OF ARLINGTON REQUIREMENTS.
 - THE SANITATION CONTAINER SCREENING WALLS WILL BE THE SAME COLOR, MATERIAL AND TEXTURE AS THE EXTERIOR WALLS OF THE PROPOSED BUILDING, INCLUDING A WHITE GATE, FRAMED AND PAINTED. SUBJECT TO REVIEW AND APPROVAL BY THE CITY PLANNER.
 - THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE, TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF FORT WORTH DESIGN SPECIFICATIONS, SUBJECT TO REVIEW AND APPROVAL BY THE SANITATION COORDINATOR.
 - THE PROPOSED LOTTING FOR THE SUBJECT PROPERTY SHALL BE IN CONFORMANCE WITH THE ZONING AND SIGN REGULATIONS AS SPECIFIED BY THE CITY OF ARLINGTON CODE OF ORDINANCES.
 - THE SITE SHALL CONFORM TO THE CITY OF ARLINGTON STORM WATER MANAGEMENT ORDINANCE.
 - ANY PAYMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR TO MEET OR EXCEED EXISTING CONDITIONS.
 - ALL OTHER NOTES UNLESS OTHERWISE NOTED ARE A PART.



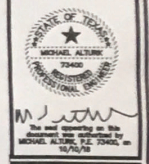
SITE AND DESIGN DATA

SITE SQ. FT.	42,480 S.F. OR 0.975 ACRES
EXISTING ZONING	"MC" MEDIAN-DENSITY COMMERCIAL
BUILDING SQ. FT.	7,348 S.F. (General Retail Use)
PARKING (GENERAL RETAIL USE)	32 SPACES (3 SPACES PER 1,000 SF OF GFA)
3 SPACES PER 1,000 GFA	
TOTAL SPACES REQUIRED	32 SPACES
PARKING PROVIDED	38 SPACES INCLUDING 3 HANDICAP SPACES
TOTAL STACKING SPACES REQUIRED	6 SPACES (INCLUDED FROM PICK-UP WINDOWS)
TOTAL STACKING SPACES PROVIDED	9 SPACES
BUILDING COVERAGE	7,348 S.F. OR 17.31% NONE
BUILDING HEIGHT	24 FT.
MAX. BUILDING HEIGHT	40 FT. - PER ORDINANCE
BUILDING SETBACKS	20 FEET ON SUBLETT ROAD 10 FEET ON ARLINGTON WEBB ROAD 20 FEET ON ADJACENT TO RESIDENTIAL

LEGEND

EXISTING		PROPOSED	
○	IRON ROD FOUND	▨	PROPOSED FINISH FLOOR
○	IRON ROD SET	▨	PROPOSED MATES
—	CONTROLLING MEASUREMENT	▨	PROPOSED FIRE HYDRANT
—	EXISTING CHAIN LINK FENCE	▨	PROPOSED WATER VALVE
—	EXISTING WOOD FENCE	▨	PROPOSED SANITARY SEWER
—	EXISTING ELECTRIC	▨	PROPOSED SLOPE BY SEWER MANHOLE
—	EXISTING WATER	▨	PROPOSED STORM SEWER
—	EXISTING SANITARY SEWER	▨	PROPOSED CURB INLET
—	EXISTING GAS LINE	▨	PROPOSED LIGHT POLE
—	EXISTING TELEPHONE LINE		
—	EXISTING STORM SEWER		
—	EXISTING CURB & GUTTER		
—	EXISTING PROPERTY LINE		
—	EXISTING EASEMENT		
—	EXISTING PINE HYDRANT		
—	EXISTING WATER VALVE		
—	EXISTING WATER METER		
—	EXISTING SANITARY SEWER CLEANOUT		
—	EXISTING SANITARY SEWER MANHOLE		
—	EXISTING LIGHT POLE		
—	EXISTING TELEPHONE RISER		

ADM ENGINEERING & CONSTRUCTION, L.L.C.
 1475 HENDRICKS AVE., SUITE 217
 MANSFIELD, TEXAS 76063
 CONTACT PERSON: MKE ALTRUK, P.E.
 PHONE: 817-721-0066
 TEXAS REGISTRATION NUMBER: 1-16894



1910 E. SUBLETT ROAD
 LOT 2B, BLOCK A
 ROPER ADDITION, REPLAT
 CITY OF ARLINGTON
 TARRANT COUNTY, TEXAS

SITE PLAN

Design: R.M.
 Drawn: R.M.
 Checked By: M.A.
 Date: 03-12-17

No.	Revised

Sheet
C1
 of Sheets

