208 N STEWART ST AZLE

208 N Stewart St | Azle, TX 76020



RETAIL | OFFICE | MEDICAL | LAND



817.803.3287 VISIONCOMMERCIAL.COM INFO@VISIONCOMMERCIAL.COM

ш

SAL

FOR



PRICE | **\$375,000**

PROPERTY AREA | 1,811 SF

PROPERTY HIGHLIGHTS

208 N Stewart St in Azle, TX, is a charming 1930s cottage that offers both character and potential. This 4-bedroom, 2-bathroom home spans 2,026 square feet and sits on a spacious 0.41-acre lot. Notably, it includes a finished 396-square-foot basement, providing additional versatile space.

The home features original hardwood floors and exudes vintage charm. With a little TLC, it could be transformed into an incredible residence or office space. Its location offers easy access to Highway 199, making commuting convenient. This property presents a unique opportunity for those seeking a home with historical character and potential for customization.

DEMOGRAPHICS

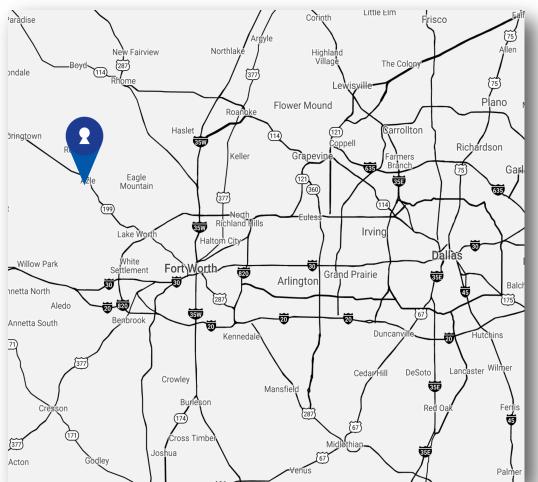
| | 1 MILE | 2 MILE | 3 MILE | 5 MILE |
|--------------------------------|----------|----------|----------|----------|
| POPULATION | 5,623 | 14,600 | 22,473 | 39,352 |
| DAYTIME POPULATION | 8,571 | 15,201 | 21,287 | 33,495 |
| AVG HH INCOME | \$77,943 | \$84,499 | \$83,897 | \$91,395 |
| POPULATION GROWTH 2025-2028 | .87% | .76% | .49% | .66% |

*STDB.com 2025

TRAFFIC COUNT



The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.



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Google Maps

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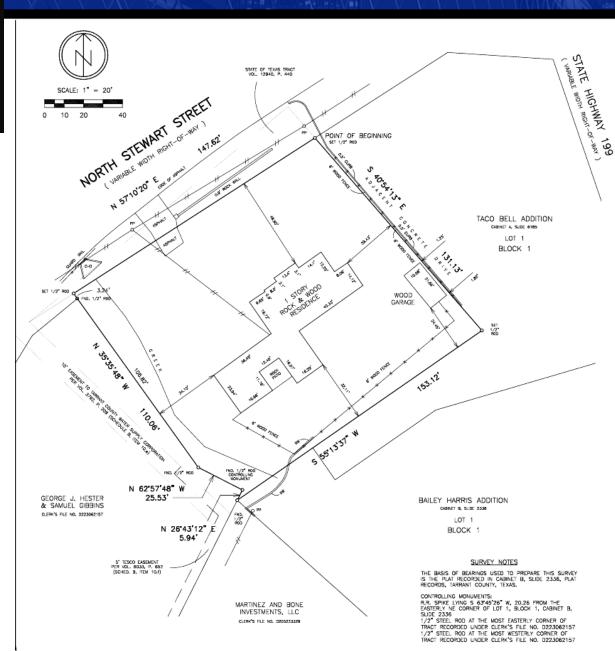


${{{\rm Google}}}\,{{\rm Maps}}$

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LEGEND;

PP = POWER POLE RW = 0.7' ROCK WALL CHD = CONCRETE HEADWALL

LEGAL DESCRIPTION

A 0.4644 acre tract out of the Benjamin F. Curtis Survey, Abstract No. 344, Tarrant County, Texas, being all of that tract conveyed to Glenda Lundgren and Tarrant County, Texes, being all of that treat conveyed to Genda Lundgree and Gay Easiey by Independent Executor's Devel recorded under Tarrant County Clerk's File No. D220309174, and all of that treat conveyed to Jo Ann Dunaway Brown by Warranty Dece recorded in Volume 8886. Page 375, Records, Tarrant County, Texas, save and except therefrom a portion along the west side conveyed to Emil Wacob by Warranty Dece recorded in Volume 7249, Page 2116, of said Recol Property Records, all so save and except therefrom that portion conveyed to the State of Lexas by Judgrant of Court in Absorne of Decicion as recorded in Volume 12940, Page 440, of said Real Property Records, add remaining tract being more porticularly described by mates and bounds as follows:

BEGINNING at a set 1/2 inch steel rad at the northerly northwest corner of Lat 1, Black 1, Tacc Bel Addition to the City of Azie, Tarrant Courty, Texas, according to the pict recorded in Cabinet A, Side 6185, Path Records, Tarrant Courty, Texas, at the southeast corner of said State of Texas tract, and in the southeast inght-of-wey) line of North Steart Street, a public street with a variable width;

THENCE South 40 degrees 54 minutes 13 seconds East along the west line of the north portion of soid Taco Bell Addition, 131-13 feet to a set 1/2 inch steel rad at an ell corner in the west line thereat:

THENCE South 55 degrees 13 minutes 37 seconds West along the north line of the west partien of soid faco Bei Addition, at 105.81 feet possing the westery northwest correct thereof and nell corner in the north fine of lat 1, 80ck 1, Balley Itaris Addition to the City of Azie, Tarront County, Texas, according to the pair neorode in Coalinet 8, 5162 2336, of sale Plat Records, and continuing in all, politication of the source of a source of Clerk's File No. D223062157;

THENCE North 26 degrees 43 minutes 12 seconds East along the southeast line of sold Hester/Gibbins tract, 5.94 feet to a found capped 1/2 inch steel rod at the most easterly corner thereaf;

THENCE along the northeast line of said Hester/Gibbins tract the following two calls:

Instruct deng the normeest line of soid hester/visions fact the tailwaing tas calls, including tas calls, and the tailwaing tas calls, and the tailwaine tas seconds West, 25.35 feet to a found 1/2 North 35 degrees 35 minutes 48 seconds West, at 106.82 feet passing a found 1/2 line, steel root at the most northerly corner of soid Hester/Gibbins fract, and continuing in all, 110.06 feet to a set 1/2 line steel root in the southest fight of -sey line of soid herth Steers.

THENCE North 57 degrees 10 minutes 20 seconds East along the south line of sold State of Texas tract and the southeast right-of-way line of sold North Stewart Street, 147,62 feet to the Point of Beginning, and containing 0.4644 occes (20,229 square feet) of land, more or less,

Street Address: 208 North Stewart Street Azle, Texos 76020

The Easement to Tarrant County Water Supply Corporation recorded in Volume 3792, Poge 209, of the Real Property Records of Tarrant County, Texes does not affect the subject property. (Schedule B, Item 10.8) The Easement and Right of Way to Texes Electric Service Company recorded in Volume 6033, Poge 652, of the Real Property Records of Tarrant County, Texes

does not affect the subject property. (Schedule B, Item 10.f)

No part of the subject property lies within the 100-year flood plain according to the FDMA map with the following designation: Zone X Community 490584 Panel 0020-K Eff. Date 9-25-09

I hereby certify that this sketch of survey of the above described property is the result of an on-the-ground survey prepared under my direct supervision, and that there are no intrusions or protrusions, except as noted.

Dote: August 17, 2023 Job No. 12758-23 F.B. 393, P. 96 GF No. CW-2250-2200502300059



TRACT AREA 20,229 Square Feet 0,4644 Acres

Grant Engineering, Inc. Engineers

2751 Park Hill Drive Fort Worth, Texas 76109 Firm Registration No. 100919-00

817-923-3131

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VISION COMMERCIAL REAL ESTATE



COMMERCE

250+ Major Companies & Headquarters 70+ announced in 2020 & 2021 to Expand or Relocate to DFW



DFW AREA GROWTH

(185,600 jobs)

in the country for

(3,951,900 jobs)

job recovery to prepandemic high

BLS, Dec. 2021

+328people per day (2020)

7,694,138

TOTAL POPULATION

1,302,041 added in 2010-2020

11,200,000 Population by 2045

4TH LARGEST METRO IN U.S.

OVER 200 CITIES

Companies Fortune, 2021 World's Most **Admired Companies**

Fortune, 2022 Fortune 500 Companies



3 Commercial AIRPORTS

- DFW International
- **Dallas Love Field**
- Alliance

Travel anywhere in Continental U.S. in 4 hours

Access nearly 60 international destinations

HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care 32 MAJOR HOSPITALS 23 HEALTHCARE SYSTEMS

50% LOWER COST OF LIVING With a lower cost of living than the top three U.S. Metros.

+7.2% **EMPLOYMENT GROWTH** With a year over year gain of 277,600 jobs as of July 2022



30 Higher Education Institutions 15 Major Universities Including:

TEXAS Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

×

TCU SMU

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INFORMATION ON BROKERAGE SERVICES



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.

- A BROKER is responsible for all brokerage ac vi es, 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 par es to a real estate transaction on 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 dues above and must inform the owner of any material information about the property or transaction on known by the agent, including information on disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation on agreement. A buyer's agent must perform the broker's minimum dues above and must inform the buyer of any material information on about the property or transaction on known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the pare st he broker must first obtain the written agreement of *each party* to the transaction on. 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 par es to the transaction on 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;
- 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 on 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 on 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.

| Vision Commercial RE DFW LC | 9006752 | info@visioncommercial.com | 817.803.3287 |
|-----------------------------|-------------|---------------------------|--------------|
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| Trenton Price | 0652029 | info@visioncommercial.com | 817.803.3287 |
| Designated Broker of Firm | License No. | Email | Phone |

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov