

# Former Dealership For Sale and For Lease

116 UNIVERSITY DRIVE  
FORT WORTH, TX 76107



**LANCARTE**  
COMMERCIAL

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LanCarterCRE.com  
2627 Tillar Street, Suite 121  
Fort Worth, TX 76107

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SALES PRICE

LEASE RATE & STRUCTURE

Contact Broker  
Contact Broker

## PROPERTY OVERVIEW

- +/- 14,820 SF
- +/- 1.356 AC
- 7 Bay Doors
- 6 Lifts and Alignment Bay
- Air Fluid Lines Run Throughout
- Sand Filter System
- Heavy Power ( 3 Phase, 1,200 Amps, 408 Volts)
- Built in 2009

## LOCATION OVERVIEW

The property is located just minutes from Downtown, West 7th and The Cultural District. The location provides easy access to I-30 and Chisholm Trail Parkway. The property is within walking distance to restaurants, shops and residential spaces.

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RELENTLESSLY PURSUING WHAT MATTERS.



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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



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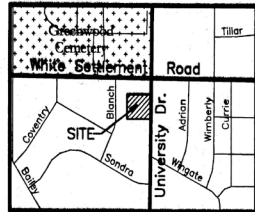
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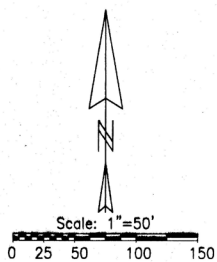
## SURVEY

116 University Drive  
Fort Worth, TX 76107

No. 44931RP

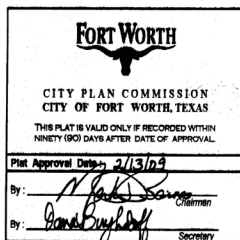


Vicinity Map  
(N.T.S.)

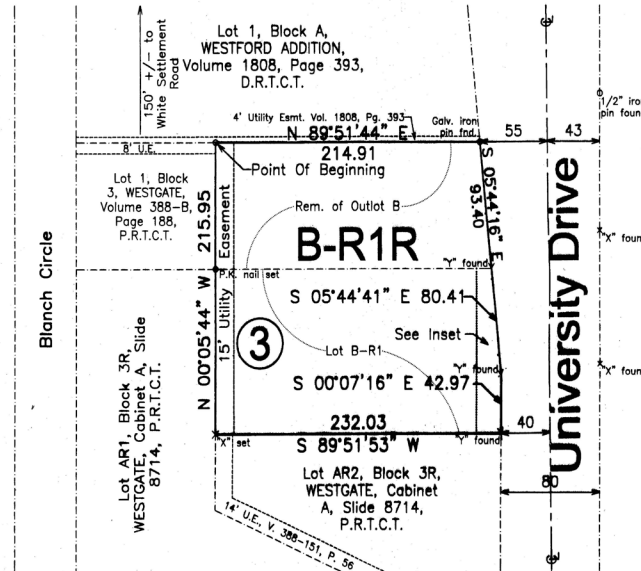


**Owner/Developer**  
Baillargeon Realty, L.L.C.  
Bobby Baillargeon  
1701 Airport Freeway  
Euless, TX 76040-4021  
Voice: 817.354.2834  
Fax: 817.553.2201

**Surveyor**  
Roger W. Hart, R.P.L.S.  
Area Surveying, Inc.  
135 Sheffield Drive  
Fort Worth, TX 76134  
Voice: 817.293.5684  
Fax: 817.764.2328  
Email: roger@areasurveying.com



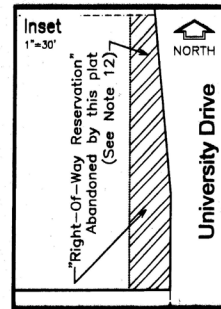
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### Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

- Notes:**
- Except as noted, 1/2" iron pins with yellow caps marked "AREA SURVEYING" were set at all corners.
  - Water/Wastewater Impact Fees:**  
The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 1 of said ordinance, and becomes effective on the date a building permit is issued, or on the connection date to the municipal water and/or wastewater system.
  - Utility Easements:**  
Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
  - Building Permits:**  
No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or parking improvements, and approval is first obtained from the City of Fort Worth.
  - Sidewalks:**  
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".
  - Construction Prohibited Over Easements:**  
No permanent buildings or structures shall be constructed over any existing or planned water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.
  - Parking Paved:**  
Parking improvements such as curb and gutter, pavement base, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance as a preliminary permit.
  - Assessment to Flood Insurance Rate Map Number 4843C0290 (I), dated August 2, 1995, this property does not lie in a 100-Year Flood Plain.**
  - Covenants or Restrictions are Un-altered:** This Plat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.
  - Private Maintenance Fees:**  
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owner agrees to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.
  - All development in this subdivision must comply with Title Ordinance 81723-10-2008.**
  - By approval of this plat the City of Fort Worth does hereby abandon the "FUTURE RIGHT-OF-WAY RESERVATION" shown on the plat recorded in Cabinet A, Slide 2117, Plat Records, Tarrant County, Texas.**
  - Site Drainage Study Note:**  
A site drainage study which will show conformance with the approved roadway drainage plan may be required before any building permit will be based on this plat. The site grading plan in some cases may be adequate to show conformance. If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements.



**Field Notes**  
Description for a portion of Outlot B, Block 3, Westgate, according to plat recorded in Volume 388-B, Page 188, Plat Records, Tarrant County, Texas, Together With Lot B-R1, Block 3, Westgate, according to plat recorded in Cabinet A, Slide 2117, Plat Records, Tarrant County, Texas, and being described as one (1) tract by metes and bounds as follows:  
  
BEGINNING at a 1/2" iron pin set with yellow cap marked, "AREA SURVEYING" for the northwest corner of Outlot B;  
  
THENCE North 89 degrees 51 minutes 44 seconds East a distance of 214.91 to a galvanized iron pin found in the west line of University Drive for the northeast corner of Outlot B;  
  
THENCE the following courses and distances along the west line of University Drive:  
  
South 05 degrees 44 minutes 16 seconds East a distance of 93.40 feet to a "Y" found cut in concrete for the northeast corner of Lot B-R1;  
  
South 05 degrees 44 minutes 41 seconds East a distance of 80.41 feet to a "Y" found cut in concrete for an angle point in the east line of Lot B-R1;  
  
South 00 degree 07 minutes 16 seconds East a distance of 42.97 feet to a "Y" found cut in concrete for the southeast corner of Lot B-R1;  
  
THENCE South 89 degrees 51 minutes 53 seconds West a distance of 232.03 feet to an "X" cut in concrete for the southwest corner of Lot B-R1;  
  
THENCE North 00 degree 05 minutes 44 seconds West at 122.99 feet passing a P.K. Nail set for the northwest corner of Lot B-R1, in all, a total distance of 215.95 feet to the POINT OF BEGINNING, said described tract containing 1.116 acres of land.

**Summary:**  
Gross Acres: 1.116  
One Lot



Final Plat Of  
Lot B-R1R, Block 3,  
**Westgate**

Being a portion of Outlot B, Block 3, Westgate, according to plat recorded in Volume 388-B, Page 188, Plat Records, Tarrant County, Texas, Together With Lot B-R1, Block 3, Westgate, according to plat recorded in Cabinet A, Slide 2117, Plat Records, Tarrant County, Texas.  
To the City of Fort Worth, Tarrant County, Texas.

Prepared 11/19/08  
Revised 02/09/09

FS-009-012  
**AREA SURVEYING, INC.**

Surveying / Mapping  
138 Sheffield Drive / Fort Worth, TX 76134  
Voice: 817.293.5684 / Fax: 817.764.2328  
www.areasurveying.com

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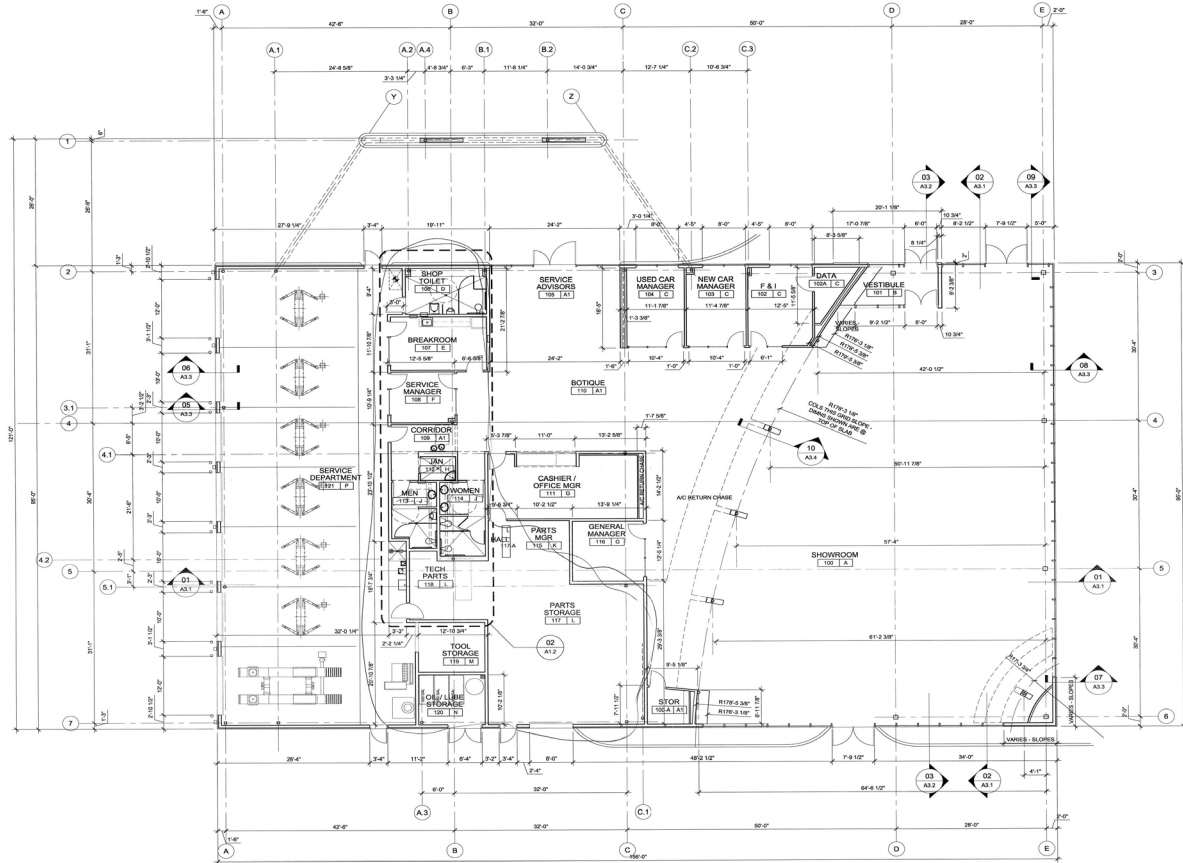
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## FLOOR PLAN



01 FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**STEPHENSON**  
ARCHITECTS  
8008 RIDGE PLACE  
SUITE 201  
FORT WORTH, TEXAS 76116  
(817) 757-8800  
FAX: (817) 757-8810

PRELIMINARY  
DRAWING FOR  
REVIEW ONLY  
NOT FOR  
PERMITTING  
REGULATORY  
APPROVAL  
OR CONSTRUCTION

A NEW  
DEALERSHIP  
FOR  
**FORT  
WORTH**



116  
NORTH  
UNIVERSITY  
DRIVE

FORT WORTH,  
TEXAS  
76107

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REVISIONS:

DO NOT SCALE DRAWING

Project Number: 3807  
Drawn By:  
Checked By:  
Date Issued: NOVEMBER 17, 2008

SHEET NUMBER  
**A1.1**

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## AERIAL MAP



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