

BRIDGEPORT PAD SITE

NEQ SH-114 & US Hwy 380, Bridgeport, TX 76426



101

114

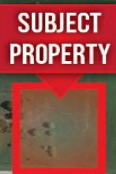
380

114

± 16,000 VPD

BRIDGEPORT INTERMEDIATE
430 STUDENTS

WISE HEALTH SYSTEM -
BRIDGEPORT CAMPUS



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

BAYLOR WORMAN
DIR: (214) 600-5525 | MOB: (214) 227-2729
baylor.worman@matthews.com
License No. 784561 (TX)

GRAYSON DUYCK
DIR: (214) 295-4247 | MOB: (214) 796-0289
grayson.duyck@matthews.com
License No. 725363 (TX)



US Hwy 380: ±16,000 VPD

Hwy 114 W: ±14,652

DEMOGRAPHICS:

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	2,521	7,338	9,977
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	843	2,358	3,329
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$84,042	\$84,074	\$90,041
Median Household Income	\$64,114	\$64,816	\$67,968
AVG AGE	1-MILE	3-MILE	5-MILE
Average Age	34	36	37

PROPERTY INFORMATION:

- **Location:** 1401 Hwy 380 Bridgeport, TX 76426
- **Lot Size:** ±1.49 AC (can demise)
 - **197' of Frontage**
- **Ground Lease or BTS:** Contact for Pricing

HIGHLIGHTS:

- **Prime Location:** Strategically positioned along Hwy 380, which is recognized as Bridgeport's most heavily trafficked road
- **Major Grocer:** Brookershire's, the premier grocery store serving the local submarket is adjacent to the subject site.
- **Notable Retailers:** Brookshires, Whataburger, Starbucks, Subway, Dollar Tree, Taco Bell, McDonald's, Autozone, & More.

±1.49 AC for Ground Lease or BTS

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NEQ SH-114 & US HWY 380

Bridgeport, TX 76426



KATIE'S CARWASH



± 16,000 VPD



BRIDGEPORT LIBRARY



LAWDWIN AVE



BRIDGEPORT INTERMEDIATE
430 STUDENTS



±1.49 AC for Ground Lease or BTS

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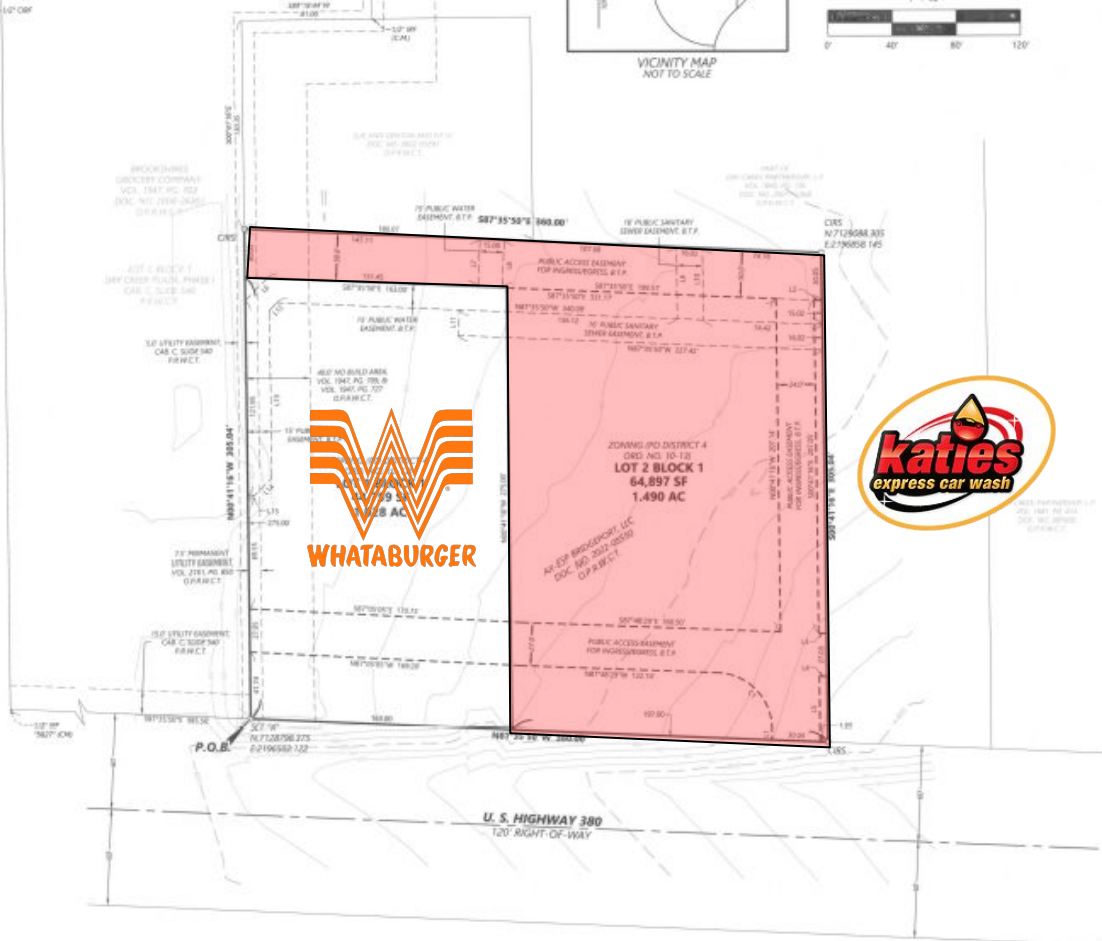
REAL ESTATE INVESTMENT SERVICES

NEQ SH-114 & US HWY 380
Bridgeport, TX 76426

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04/23/2022 08:48:00 Total Pages: 2 File: 01.dwg
Sherry Leann County Clerk - Wise County, Texas

Brookshire's
Since 1928



SURVEYOR'S CERTIFICATE

THAT I, JASON B. ARMSTRONG, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON EXIST ON THE GROUND, THEIR LOCATION, SIZE AND MATERIAL DESCRIPTIONS ARE CORRECTLY SHOWN AND WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS.

JASON B. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5557



STATE OF TEXAS
COUNTY OF COLLIER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON B. ARMSTRONG KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FORSIGNED INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF April, 2022.

Eric Penney
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



FLOODPLAIN VERIFICATION NOTE: - NO PORTION OF THE FEMA 1% ANNUAL CHANCES (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 4846703000, EFFECTIVE: 12/46/2011. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE EASEMENT RESTRICTION (DER): - NO CONSTRUCTION OR FILLING WITHOUT THE WRITTEN APPROVAL OF THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT. NO OBSTRUCTION OF THE NATURAL FLOW OF WATER SHALL OCCUR. ALL OWNERS OF PROPERTY AFFECTED BY SUCH CONSTRUCTION OR FILLING SHALL BE A PARTY TO THE REQUEST.

UTILITY EASEMENTS (UE): - ANY PUBLIC UTILITY, INCLUDING THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE, AND ACCESS TO OR REMOVAL OF ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

FIRE NOTE: - INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS FOR THE CITY OF BRIDGEPORT FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF BRIDGEPORT DIRECTOR OF DEVELOPMENT SERVICES AND THE BRIDGEPORT FIRE DEPARTMENT FIRE MARSHAL.

INGRESS / EGRESS NOTE: - NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE (LIMITS OF THE INGRESS / EGRESS EASEMENTS SHOWN ON THIS PLAT.

MAILBOX NOTE: - ALL MAILBOXES SHALL BE PLACED AND CONSTRUCTED IN ACCORDANCE WITH THE ACCESS DRIVEWAY PERMIT AND DEVELOPMENT RULES AND REGULATIONS REQUIREMENTS.

OWNER'S DEDICATION NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

WHEREAS AX-ESP BRIDGEPORT, LLC IS THE SOLE OWNER OF A 2.517 ACRE TRACT OF LAND SITUATED IN THE MARGARET SWIFT SURVEY, ABSTRACT NO. 738, CITY OF BRIDGEPORT, WISE COUNTY, TEXAS, AND BEING ALL OF A 2.517 ACRE TRACT OF LAND CONVEYED TO AX-ESP BRIDGEPORT, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2022-05550 OF THE OFFICIAL PUBLIC RECORDS OF WISE COUNTY, TEXAS, SAID 2.517 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET "4" IN CONCRETE IN THE NORTH RIGHT-OF-WAY LINE OF U. S. HIGHWAY 380, AT THE SOUTHWEST CORNER OF SAID 2.517 ACRE TRACT, SAID POINT BEING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, DRY CREEK PLAZA, PHASE 1, AN ADDITION TO THE CITY OF BRIDGEPORT, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET C, SLIDE 540, OF THE PLAT RECORDS OF WISE COUNTY, TEXAS, SAID POINT BEING SOUTH BY DEGREES 35 MINUTES 50 SECONDS EAST, A DISTANCE OF 385.39 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1,

THENCE NORTH 00 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG A COMMON LINE BETWEEN THE SAID LOT 1, BLOCK 1 AND SAID 2.517 ACRE TRACT, A DISTANCE OF 305.04 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" AT THE NORTHWEST CORNER OF SAID 2.517 ACRE TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SUE ANN DENTON AND HER RE, BY DEED OF RECORD IN DOCUMENT NO. 2020-02096 OF SAID OFFICIAL PUBLIC RECORDS, SAID POINT BEING SOUTH 88 DEGREES 18 MINUTES 44 SECONDS WEST, A DISTANCE OF 81.60 FEET AND SOUTH 86 DEGREES 41 MINUTES 16 SECONDS EAST, A DISTANCE OF 180.35 FEET FROM A FOUND 1/2" IRON ROD AT A SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1,

THENCE SOUTH BY DEGREES 35 MINUTES 50 SECONDS EAST, DEPARTING THE SAID COMMON LINE BETWEEN LOT 1, BLOCK 1 AND THE 2.517 ACRE TRACT, ALONG THE NORTH LINE OF SAID 2.517 ACRE TRACT AND THE SOUTH LINE OF SAID DENTON TRACT, AT A DISTANCE OF 180.07 FEET PASSING THE SOUTHWEST CORNER OF SAID DENTON TRACT, CONTINUING ALONG THE SAID NORTH LINE OF THE 2.517 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 380.00 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" AT THE NORTHEAST CORNER OF SAID 2.517 ACRE TRACT,

THENCE SOUTH 00 DEGREES 41 MINUTES 16 SECONDS EAST, ALONG THE EAST LINE OF SAID 2.517 ACRE TRACT, A DISTANCE OF 305.04 FEET TO A SET 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" FOR CORNER IN THE SAID NORTH LINE OF THE U.S. HIGHWAY 380, AT THE SOUTHWEST CORNER OF SAID 2.517 ACRE TRACT,

THENCE NORTH BY DEGREES 35 MINUTES 50 SECONDS WEST, ALONG THE SAID NORTH LINE OF U. S. HIGHWAY 380, A DISTANCE OF 380.00 FEET TO THE POINT OF BEGINNING, CONTAINING 188,656 SQUARE FEET OR 2.517 ACRES OF LAND,

AND DESIGNATED AS LOTS 1 & 2, BLOCK 1, DRY CREEK COMMERCIAL, SUBDIVISION TO THE CITY OF BRIDGEPORT, WISE COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO TO THE USE OF THE PUBLIC FOR ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, RIGHTS-OF-WAY AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

AX-ESP BRIDGEPORT, LLC
3715 NORTHSIDE PARKWAY
SUITE #A-515
ATLANTA, GA 30327

STATE OF Georgia
COUNTY OF DeKalb

BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ERIC PENNEY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND SEAL OF OFFICE, THIS 23 DAY OF April, 2022.

Eric Penney
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

DATE: 04/25/2022

Randy Singleton
MAYOR

Jean Dumirell
CITY SECRETARY



- NOTES**
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
 - ALL INTERIOR CORNERS ARE SET 1/2" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PE".

LEGEND

CRS	5/8" IRON ROD IN YELLOW PLASTIC "WESTWOOD PE" CAP SET
EASEMNT	EASEMENT
BOUND	BOUND OR BOUND
VOL. NO.	VOLUME PAGE
PLAT NO.	PLAT NUMBER
DEPT. NO.	DEPT. RECORD, WISE COUNTY, TEXAS
PARCEL #	PARCEL NUMBER, WISE COUNTY, TEXAS
CMR	CORNER FROM BOUND
IR	IRON ROD FOUND
CAB. SL.	CABINET SLIDE
SLT.	SLIDE

- BASIS OF BEARINGS NOTES**
- THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202).
 - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 - CITY OF BRIDGEPORT GEODESIC CONTROL MONUMENT NUMBERS 1 AND 2 UTILIZED.

CONTROL MONUMENT #1 (Hawaii)
NORTHING 7,124,136.88
EASTING 2,196,386.00

CONTROL MONUMENT #2 (High School)
NORTHING 7,124,260.78
EASTING 2,201,073.83

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
01	1.32	N00°47'18"W	09	45.00	S08°23'24"E
02	4.88	N01°18'30"W	10	46.00	N00°22'24"W
03	4.79	N01°48'29"E	11	14.00	S02°21'18"W
04	4.79	N01°48'29"W	12	8.89	S42°21'17"W
05	40.87	S09°41'50"E	13	184.00	S08°41'18"E
06	19.88	N49°25'17"E	14	15.44	S48°25'18"W
07	30.88	N02°24'18"E	15	4.00	S89°21'08"W
08	30.88	N02°24'18"W			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	53.27	35.00	88°01'18"	N44°45'27"W	46.24

OWNER
AX-ESP BRIDGEPORT, LLC
3715 NORTHSIDE PARKWAY, SUITE #A-515
ATLANTA, GA 30327

SURVEYOR
Westwood
Professional Services, Inc.
Phone: (214) 473-4048 2901 Dallas Parkway, Suite 400
Toll Free: (888) 937-1538 P.O. Box 111959
www.westwood.com
TX Reg. No. 1712
TSPS (Tex. Reg. No. 938148)

FINAL PLAT
OF
DRY CREEK COMMERCIAL
LOTS 1 AND 2, BLOCK 1
2 COMMERCIAL LOTS
BEING A 2.517 ACRE TRACT
MARGARET SWIFT SURVEY, ABSTRACT NO. 739
IN THE
CITY OF BRIDGEPORT, WISE COUNTY, TEXAS

2.517 ACRES, APPX. 14, 2022 JOB NO. 0029711-1.00

±1.49 AC for Ground Lease or BTS



SUBJECT PROPERTY



±1.49 AC for Ground Lease or BTS

MATTHEWS™

REAL ESTATE INVESTMENT SERVICES

NEQ SH-114 & US HWY 380

Bridgeport, TX 76426



101

380

380

114

114

WISHEALTH SYSTEM - BRIDGEPORT CAMPUS

BRIDGEPORT INTERMEDIATE
430 STUDENTS

BRIDGEPORT HIGH SCHOOL
625 STUDENTS

BRIDGEPORT MIDDLE
457 STUDENTS

BRIDGEPORT ELEMENTARY
516 STUDENTS

DOLLAR GENERAL

CHICKEN EXPRESS
SUBWAY

AUTO ZONE AT&T

LA QUINTA
INNS & SUITES



ACE
Hardware

HOMETOWN
BUILDING CENTERS

ALLSUP'S

SONIC

HOMETOWN
BUILDING CENTERS



DOLLAR TREE EconoLodge

Brookshire's
food & pharmacy

McDonald's Reilly AUTO PARTS TACO BELL



WHATABURGER

PRIME
Metal Buildings & Components

SUBJECT PROPERTY

Loves Arby's



HOMETOWN
BUILDING CENTERS



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.

AS 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:
 - o that the owner will accept a price less than the written asking price;
 - o 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 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Brochure contains select information pertaining to the business and affairs of **NEQ SH-114 & US Hwy 380, Bridgeport, TX 76426** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

BAYLOR WORMAN

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License No. 725363 (TX)

BROKER OF RECORD

PATRICK GRAHAM
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