



8509 BENBROOK BLVD | 8509 BENBROOK BOULEVARD, BENBROOK, TX 76126

Features

Freestanding former restaurant building with drive-thru

- High traffic corridor
- Great visibility

FOR SALE

TOTAL SF: 3,040

AVAILABLE SF: 3,040

AVAILABLE ACRES: 1.02

TOTAL ACRES: 1.02

CONTACT FOR MORE INFORMATION

Traffic Counts

Benbrook Blvd 44,405 VPD

Demographics

YEAR: 2026

1 MILE

3 MILE

5 MILE

TOTAL POPULATION

6,996

55,425

167,168

DAYTIME POPULATION

6,957

54,347

171,992

HOUSEHOLDS

3,060

24,951

73,137

AVERAGE HOUSEHOLD INCOME

\$138,639

\$136,471

\$122,812

Michelle Caplan

Executive Vice President

214.720.6661

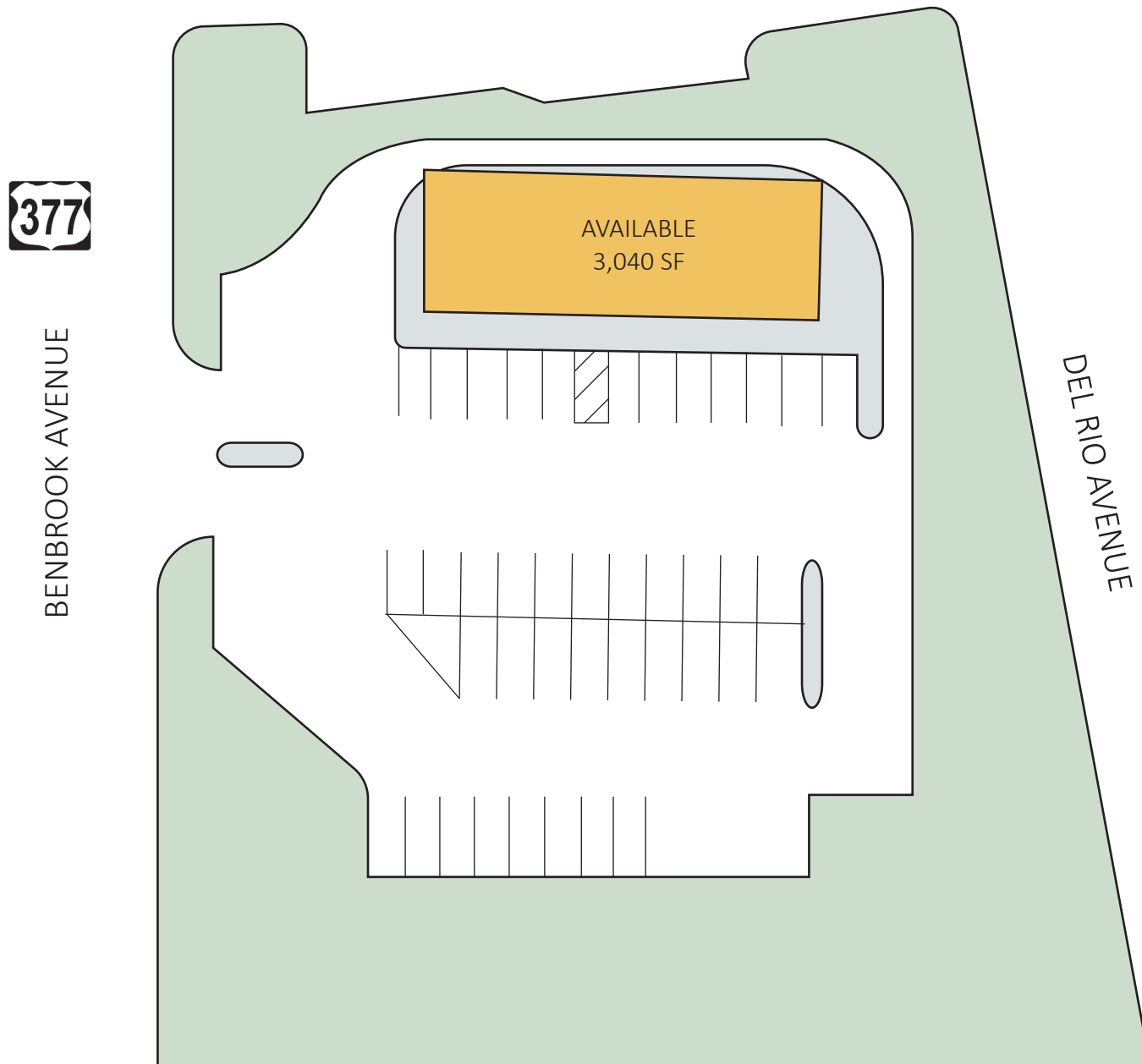
mcaplan@weitzmangroup.com

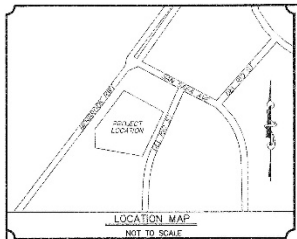
Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

weitzman®





GENERAL NOTES

1. The subject property has ingress and egress to Benbrook Hwy, which is a paved, public right-of-way.
2. The bearing of N 37°39'00" E (PER PLAT) as shown on the NORTHWEST line of subject property was used as the basis of bearing for the purpose of this survey.
3. The address 8509 HWY 377 South was physically observed, posted on site of subject property.
4. All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.
5. There is no visible evidence of earth moving, current or proposed.
6. There is no visible evidence on site of use as a dump or sanitary landfill, currently or previously.
7. Surveyor is aware of no changes in street right of way lines, either completed or proposed. Surveyor observed no evidence of recent street or sidewalk construction or repairs.
8. Subject property (apn: 06559948, owner: KFC US PROPERTIES, INC.) contains 44,658 SQ. FT. or 1.0252 ACRES more or less.
9. The distance to the nearest intersecting street (San Sabo Ave) is approximately 100 feet.

FLOOD NOTE

By Graphic (existing only) this property is located in Zone "X", Community Flood 484300290K, which bears an effective date of 8-30-2010, and is a Flood Hazard Area. The Flood Hazard Insurance Program (NFIP 484300290K) was last revised in 2010. The community does not currently participate in the program. No field surveying was performed to determine this zone and no information certificate may be issued to verify this information or apply for a certificate from the Federal Emergency Management Agency.

UTILITY NOTES

[11d] The Aboveground utilities shown have been located from field survey information only. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further certifies that they are located as accurately as possible from the field information obtained.

ZONING INFORMATION

According to Ed Gallagher, City of Benbrook (817) 249-3000 on 6-30-2010, the subject property is zoned "HC" Highway Corridor District and is subject to the following conditions:

The observed use is permitted within this jurisdiction.

Min. Lot Width: 150 Feet
Front Setback: 30 Feet
Street Side Setback: 10 Feet
Interior Side Setback: 10 Feet
Rear Setback: 15 Feet
Height Restrictions: 50 Feet

Parking Requirements: 1 per 100 sq. ft.

Parking Spaces: 36
Regular: 36
Handicapped: 2
Total: 40

Because there may be a need for interpretation of the applicable zoning codes, we refer you to City of Benbrook, TX, and the applicable zoning codes.

LEGAL DESCRIPTION

Being a 1.0263 acre tract of land situated in the City of Benbrook, Tarrant County, Texas, and being all of Lot 4R, Block 7, of Benbrook Estates, an addition to the City of Benbrook, Tarrant County, Texas, according to the Plat recorded in Cabinet B, Page 675, of the Plat Records, Tarrant County, Texas and being more particularly described as follows:
Beginning at a 1/2 inch iron rod found at the west corner of said Lot 4R, Block 7, said point being on the southeast right-of-way line of U.S. Highway 377 (Benbrook Highway) (120 feet wide), said point also being the northeast corner of Lot 17, Block 7, of Benbrook Estates, an addition to the City of Benbrook, Tarrant County, Texas, according to the Plat recorded in Volume 388-179, Page 63, of the Plat Records, Tarrant County, Texas;
Thence North 37 degrees 39 minutes 00 seconds East, with said southeast right-of-way line, a distance of 180.01 feet to a 1/2 inch iron rod found at the northeast corner of said Lot 4R, Block 7;
Thence South 65 degrees 17 minutes 36 seconds East, continuing with said right-of-way line and with the northeast line of said Lot 4R, Block 7, passing at a distance of 20.52 feet to a Texas Highway Department Monument found at the west corner of Lot 3, Block 7 of Benbrook Estates, an addition to the City of Benbrook, Tarrant County, Texas, according to the Plat thereof recorded in Volume 398-C, Page 35, of the Plat Records, Tarrant County, Texas; continuing, in all, a total distance of 170.82 feet to a 1/2 inch iron rod found at the northeast corner of said Lot 4R, Block 7; said point also being the southeast corner of said Lot 3, Block 7; said point also being on the northwest right-of-way line of Del Rio Avenue (50 feet wide);
Thence South 24 degrees 41 minutes 42 seconds West, with said right-of-way line and the southeast line of said Lot 4R, Block 7, a distance of 153.00 feet to a 1/2 inch iron rod found at the beginning of a curve to the left, having a radius of 430.41 feet;
Thence along said curve to the left, through a central angle of 06 degrees 58 minutes 24 seconds, an arc distance of 53.00 feet (chord bears South 21 degrees 12 minutes 30 seconds West, 52.97 feet) to a 5/8 inch iron rod found at the southeast corner of said Lot 4R, Block 7; said point also being the northeast corner of Lot 7, Block 7 of Benbrook Estates, an addition to the City of Benbrook, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-C, Page 35, of the Plat Records, Tarrant County, Texas;
Thence North 89 degrees 18 minutes 10 seconds West, with the common line of said Lot 4R, Block 7 and Lot 7, Block 7, a distance of 190.03 feet to a 5/8 inch iron rod found at the southmost southwest corner of said Lot 4R, Block 7, said point also being in the east line of said Lot 17, Block 7;
Thence North 00 degrees 08 minutes 17 seconds West, with the common line of said Lot 4R, Block 7 and Lot 17, Block 7, a distance of 172.02 feet to the Point of Beginning containing 44,704 square feet or 1.0263 acres of land, more or less.

STATEMENT OF ENCROACHMENTS

- A. EXISTING WOOD FENCE EXTENDS BEYOND THE SOUTH PROPERTY LINE OF THE SUBJECT PROPERTY A MAXIMUM OF 1.2 FEET.
- B. EXISTING STORAGE BUILDING EXTENDS 0.3 FEET OVER THE EASEMENT RECORDED IN VOLUME 7414, PAGE 701, TARRANT COUNTY, TX.
- C. EXISTING RAILROAD TIES EXTEND BEYOND THE WEST PROPERTY LINE OF THE SUBJECT PROPERTY A MAXIMUM OF 17.3 FEET.

NOTES CORRESPONDING TO SCHEDULE B

1. The following restrictive covenants of record limited below:
Recorded in Volume 388-02, Page 35, Cabinet B, Slide 075, Plat Records, Tarrant County, Texas. (Provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are nullified).
PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED THEREIN.
- 10B. Easement and/or Right of Way from A.C. Hamilton and Mrs. Bertha Hamilton to Texas Electric Service Company, dated 11-20-36, filed 11-30-36, recorded in Volume 1538, Page 50, Real Property Records, Tarrant County, Texas, as noted on survey by Robert W. Schnoebelen, R.P.L.S. No. 4804, dated 4-23-02.
NOT PLOTTABLE. DESCRIPTION IS AMBIGUOUS.
- 10C. The following as shown on Plat records in Cabinet B, Slide 075, Plat Records, Tarrant County, Texas, and as shown on survey by Robert W. Schnoebelen, R.P.L.S. No. 4804, dated 4-23-02:
a) Utility easement, 6 feet in width, along the northerly and westerly property line.
b) Utility easement, 5 feet in width, along the southeasterly property line.
c) Drainage and Utility easement 15 feet in width, across property, and as shown in Easement from Enrol (S) Inc. to the City of Benbrook, dated 11-18-80, filed 12-22-82, recorded in Volume 7414, Page 701, Real Property Records, Tarrant County, Texas.
PLOTTED. (AFFECTS SUBJECT PROPERTY)
- 10D. Building set back line, 25 feet from the northerly and southeasterly property lines, as shown by plat recorded in Cabinet B, Slide 075, Plat Records, Tarrant County, Texas, as shown on survey by Robert W. Schnoebelen, R.P.L.S. No. 4804, dated 4-23-02. PLOTTED. (AFFECTS SUBJECT PROPERTY)
- E. The following as shown on survey by Robert W. Schnoebelen, R.P.L.S. No. 4804, dated 4-23-02:
10E.A. Wood fences outside of the southerly property line. SURVEYOR OBSERVED SAID FENCE, AS SHOWN HEREON.
10E.B. Encroachment of storage building over the easement recorded in Volume 7414, Page 701, Real Property Records, Tarrant County, Texas. SURVEYOR OBSERVED SAID STORAGE BUILDING, AS SHOWN HEREON.
10E.C. Location of railroad cross-ties planter over the property line of the southeasterly corner. SURVEYOR OBSERVED SAID RAILROAD CROSS-TIES, AS SHOWN HEREON.

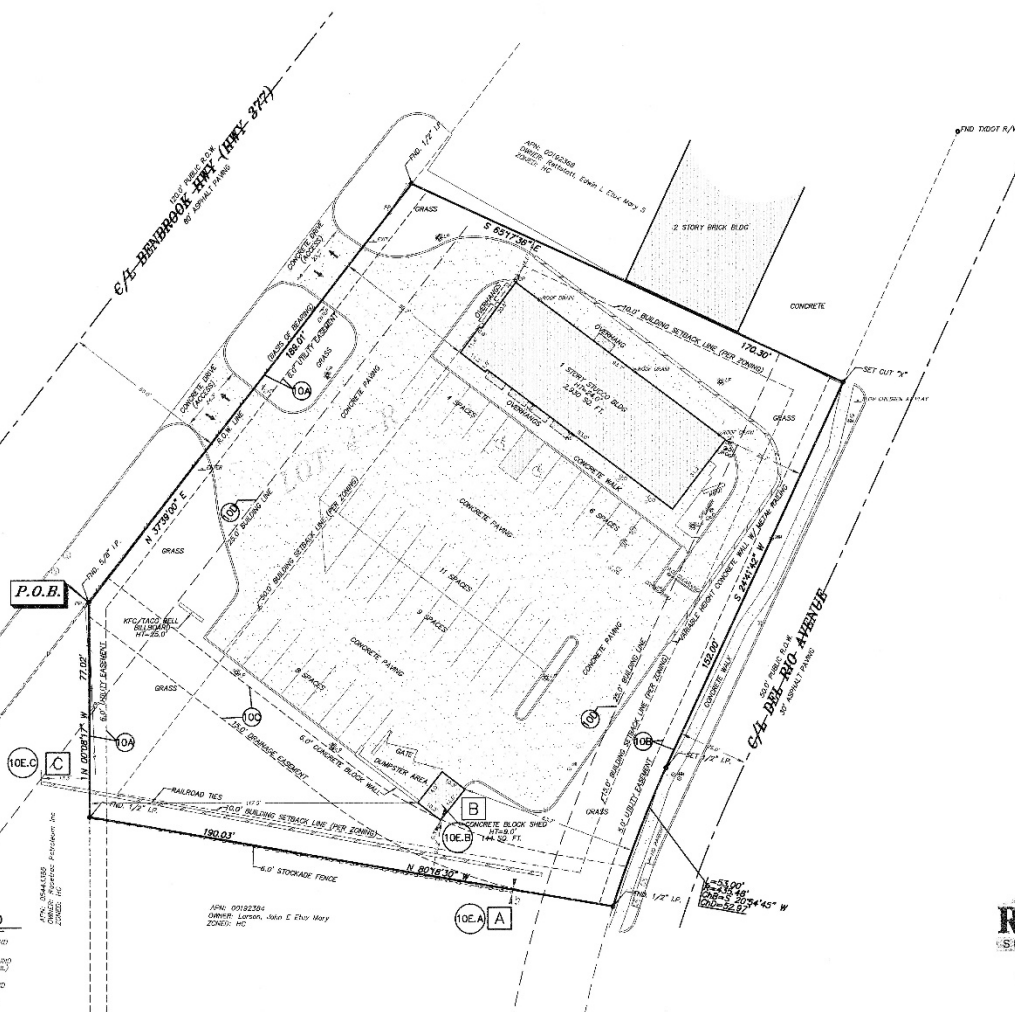
LEGEND

SYMBOL	DESCRIPTION	LIST OF ABBREVIATIONS
1/2" IRON ROD	1/2" IRON ROD	1/2" IRON ROD
5/8" IRON ROD	5/8" IRON ROD	5/8" IRON ROD
3/4" IRON ROD	3/4" IRON ROD	3/4" IRON ROD
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SCALE: 1" = 20'

MONUMENT LEGEND

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ALTA/ACSM LAND TITLE SURVEY

8509 HWY 377 South
Benbrook, TX

To: KFC U.S. Properties, Inc., KFC Corporation and Stewart Title Guaranty Company and/or its issuing agent.

This is to certify that this map or plat and the survey on which it is based were made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8-10, and 11(a), 13, 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

James M. Powers
P.L.S., R.P.L.S., C.L.S.
Licensed Land Surveyor No. 5593
in the State of Texas
Date of Survey: 7/2/2010



The property described and shown hereon is the same property described in Stewart Title Guaranty Company file commitment number 11004096 dated 3-18-2010.

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY
National ALTA Survey Management

17220 Newkirk Street, Suite 108-110, Fort Worth, TX 76108
Tel: (714)-976-7181 Fax: (714)-641-2940
www.themathewssurveying.com

DATE	REVISION	BY	APP'D

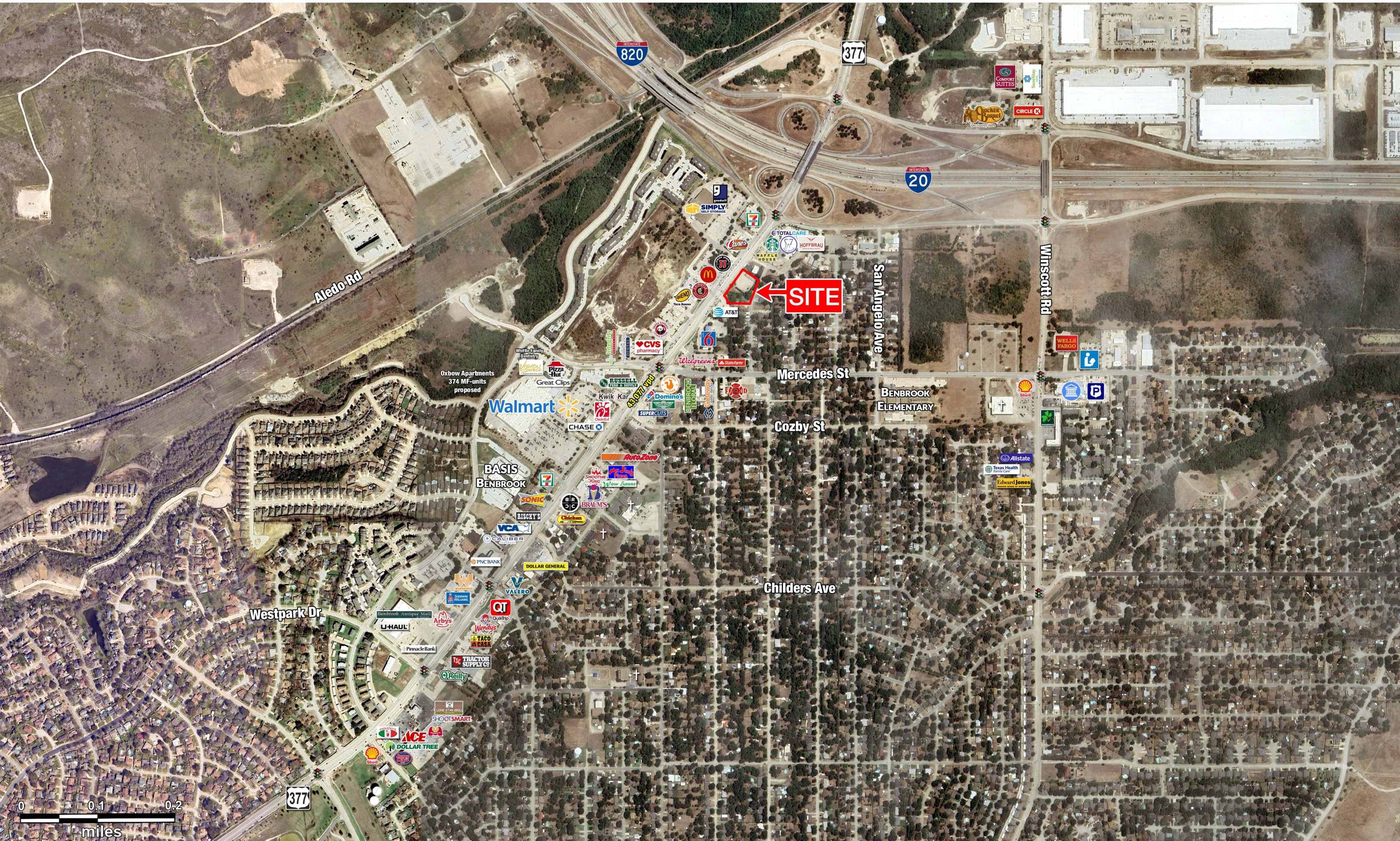
YUM! BRANDS, INC.

8509 HWY 377 South
Benbrook, TX



Survey Prepared By:
Phone: 405-923-7942 / Fax: 405-603-7852

SCALE: 1"=20'	CHKD/APP'D: LG
DATE: 7-2-2010	APPROVED: JMD
DWN. BY: LS	STORE NO. Y343040
CHKD BY: AM	CONCEPT: KT



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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish:

- (i) the broker's duties and responsibilities to you and your obligations under the agreement;**
- and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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 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. **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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

Michelle Weitzman Caplan

Sales Agent/Associate's Name

402795

License No.

292229

License No.

292229

License No.

464232

License No.

twgre@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

mcaplan@weitzmangroup.com

Email

(214) 954-0600

Phone

(214) 720-6688

Phone

(214) 720-6688

Phone

(214) 720-6661

Phone

Buyer/Tenant/Seller/Landlord Initials

Date