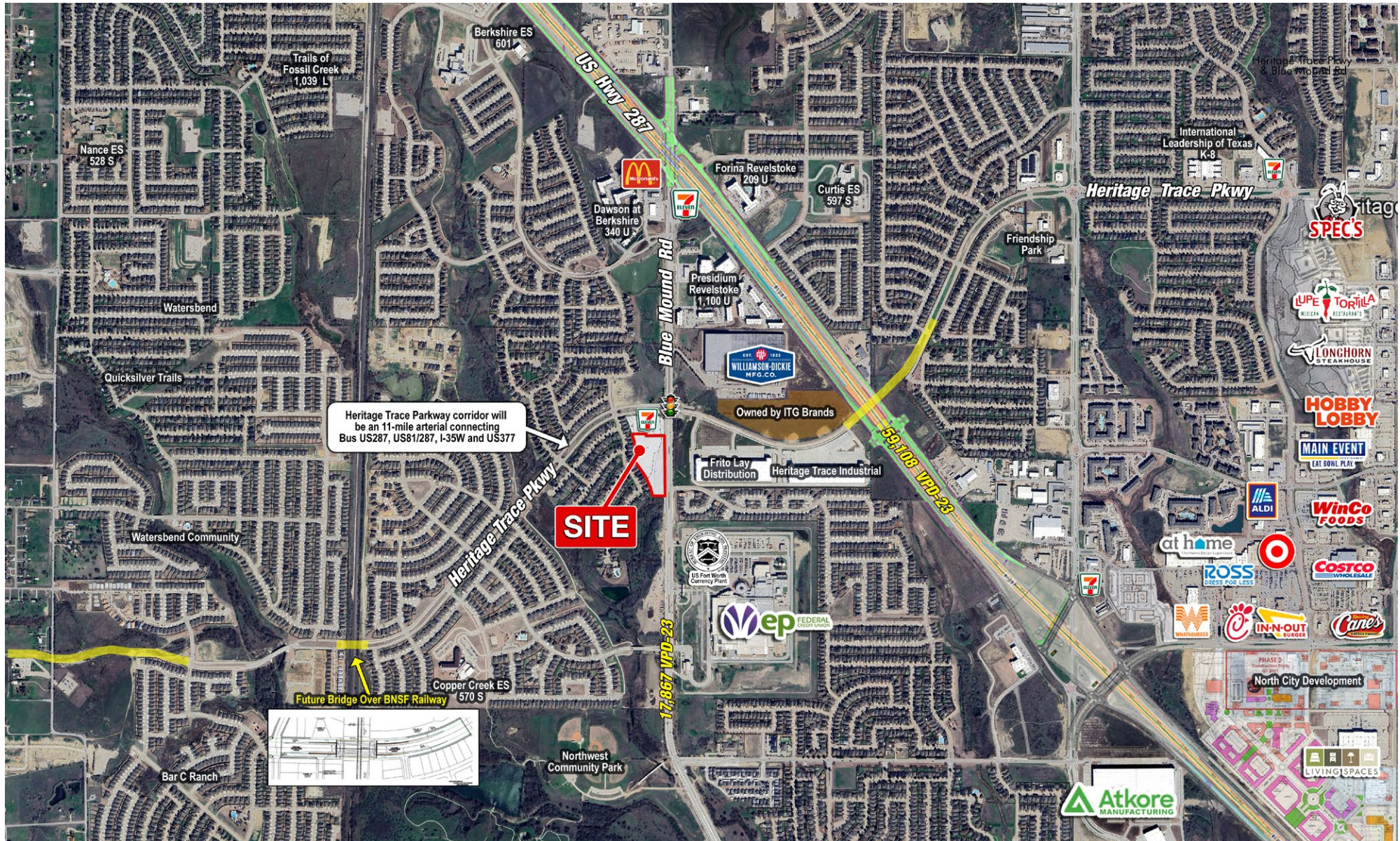


# NORTH FORT WORTH LAND AVAILABLE

SWQ HERITAGE TRACE & BLUE MOUND ROAD, FORT WORTH, TEXAS

SHOP COS.



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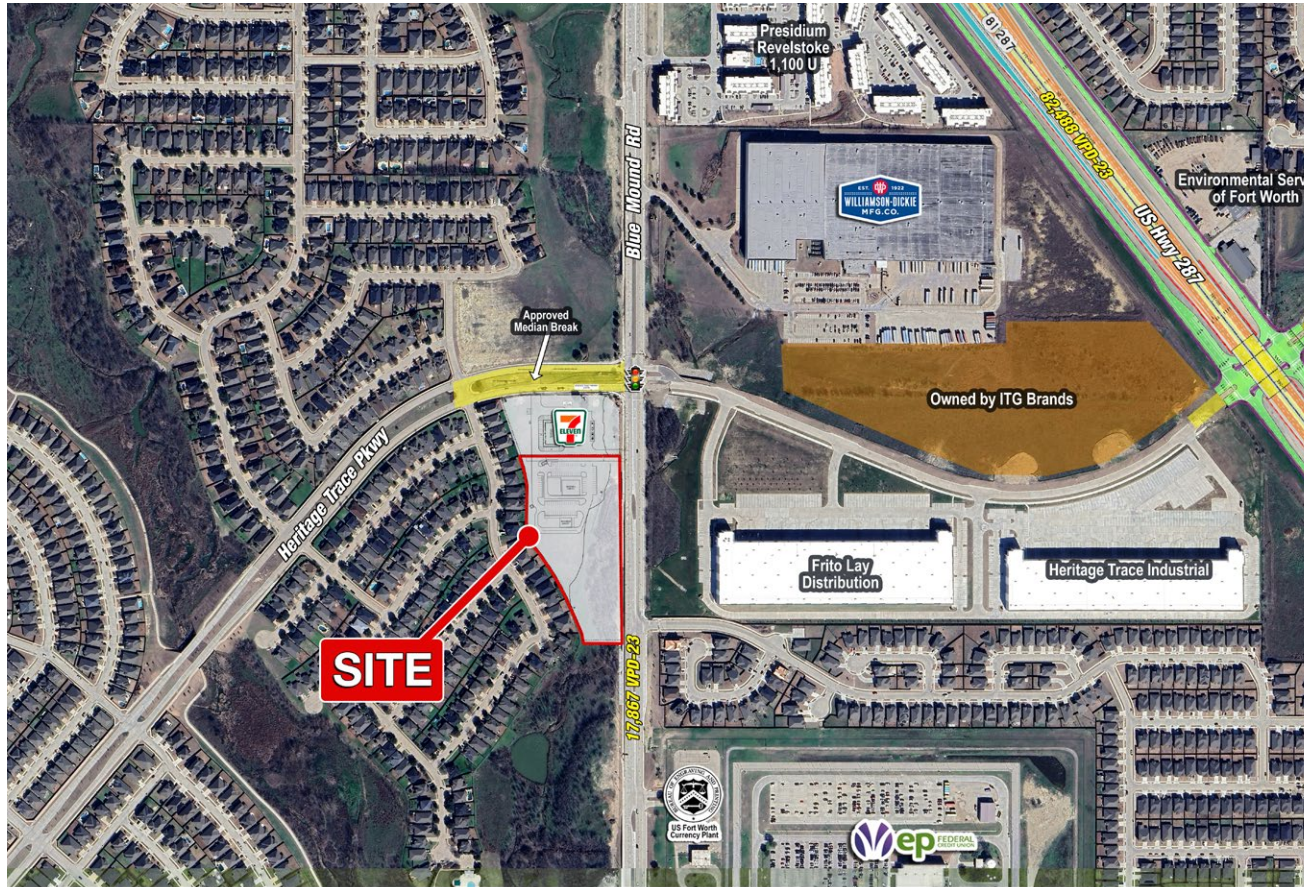
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## PROJECT SCOPE

5.7 acres of Neighborhood Commercial land available in Fort Worth, TX at the SWQ of Heritage Trace Pkwy & Blue Mound Rd. Heritage Trace Pkwy is being extended and will be an 11-mile road connecting to four state highways including Business 287, I-35W, US 287, and US 377. Heritage Trace will extend across US 287 which leads to I-35W only 2 miles from the site. There are numerous housing developments occurring around the site including Fossil Park (1,300 Lots), Berkshire (750 lots), and HPI Development (636 MF units & 195 Lots). The site boasts close proximity to Costco, WinCo Foods, and Kroger, all within 2 miles of the site.

## DETAILS

- ±5.57 acres (3.23 Net Usable) – will divide
- Utilities to the site
- Please call for pricing
- Zoning E - Neighborhood Commercial

## TRAFFIC COUNTS

- o Blue Mound Road: 17,867 VPD
- o US Hwy 287: 82,488 VPD

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	16,318	88,811	244,838
Avg. HH Income	\$137,839	\$133,450	\$129,420
Total Housing Units	5,464	30,344	85,209
Daytime Population	11,894	69,012	192,677
Median Home Value	\$345,996	\$346,190	\$334,838

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## SWQ HERITAGE TRACE &amp; BLUE MOUND ROAD, FORT WORTH, TEXAS

The site plan illustrates a 3.23-acre property, highlighted in red, situated within a larger development. Key features and annotations include:

- Property Identification:** The main site is labeled "LOT 1 & +/- 2.6 ACRES". A nearby area is identified as "LIBERTY CROSSING (PHASE 1) D20422706".
- Surrounding Infrastructure:**
  - Liberty Crossing Dr (COFW):** Located to the north of the property.
  - Heritage Trace Parkway (COFW):** A major thoroughfare to the east.
  - FM-156 (Blue Mound Rd) (TXDOT):** A state road to the south.
  - Commercial Tract 4 North:** Owned by Habar Texas, Inc., located to the west.
  - Commercial Tract 1:** Owned by Habar Texas, Inc., located to the east.
- Site Details:**
  - Zone AE:** A flood hazard zone designation is shown within the property boundary.
  - Floodway:** A designated area for floodwater storage is indicated.
  - 100YR FP:** Numerous "100 Year Flood Protection" lines are marked along the property's perimeter and in adjacent areas.
  - Lot Layout:** A small building footprint and a parking lot are shown within the lot boundaries.
- Inset Map:** A small map in the top left corner shows the project's location within a larger regional context, with labels for "Blue Mound Rd" and "Heritage Trace Parkway".

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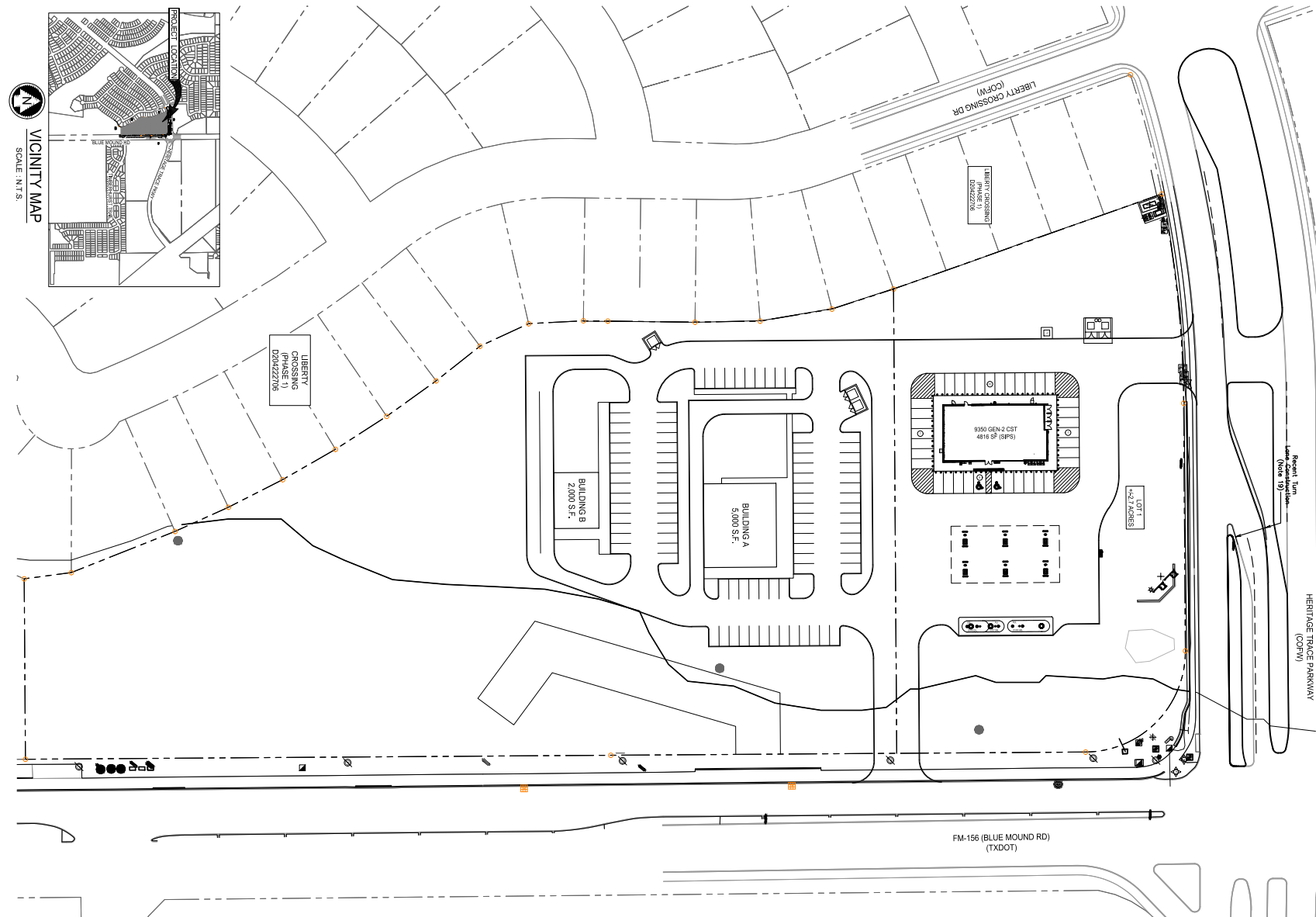


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EXAMPLE LAYOUT 1



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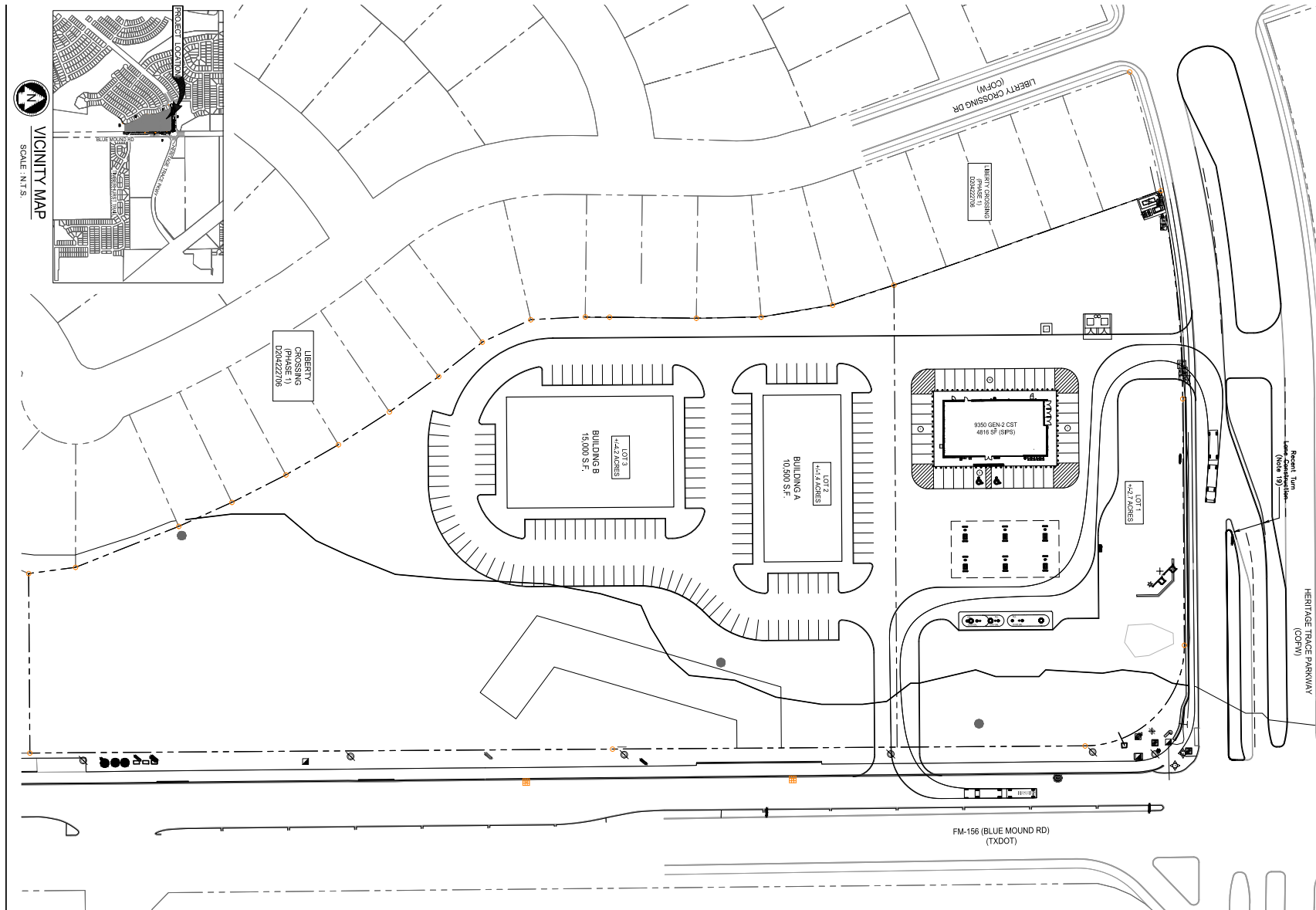
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EXAMPLE LAYOUT 2



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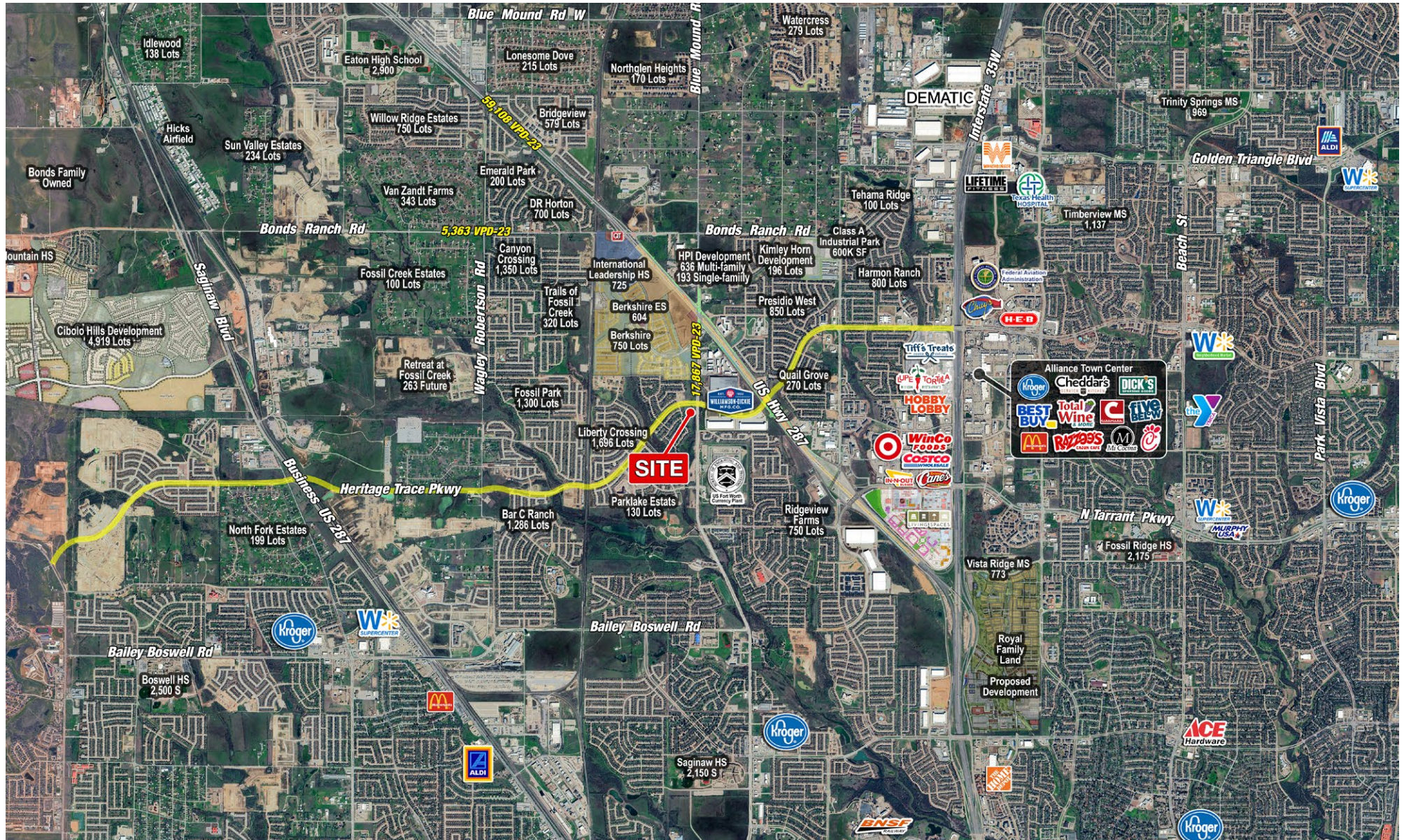
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# INFORMATION ABOUT BROKERAGE SERVICES



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.

## 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. 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.

**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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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RAND HOROWITZ

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513705

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