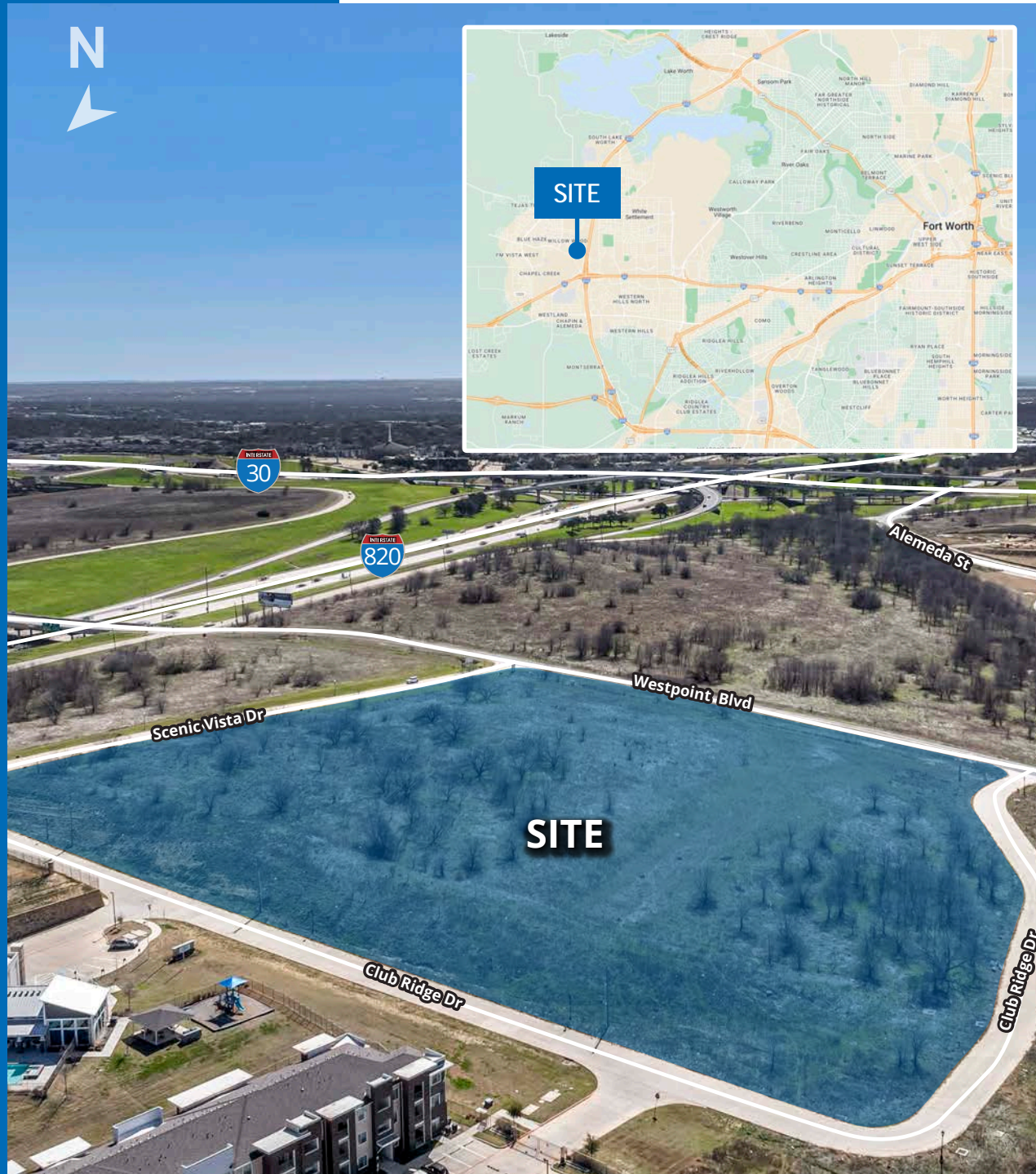


NEWMARK

±10.28 Acres

Zoning "D" (allows 32 units per acre)

9500 WESTPOINT BOULEVARD
FORT WORTH, TX 76108



Investment Opportunity

EXCLUSIVE REPRESENTATION

Newmark has been exclusively retained to represent the Seller in the disposition of ±10.28 acres at 9500 Westpoint Boulevard, Fort Worth, TX 76108 ("Property"; "Offering"). All inquiries about the Property should be directed to Newmark.

10.28 acres with high density zoning restrictions of 32 du/acre with potential for a multifamily apartment complex, adjacent to Palladium Fort Worth and Westpoint at Scenic Vista multifamily developments

Within 10 minutes of major employment centers like Lockheed Martin and Naval Air Station-Joint Reserve with 812,000 jobs within a 30 minute commute

Strong five-year submarket occupancy (95.1%) and rent growth (5.2%)

Zoned to White Settlement ISD and less than 2 miles from All Saints Episcopal School



Property Details

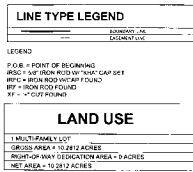
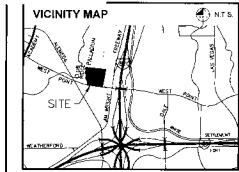
ADDRESS	9500 Westpoint Boulevard, Fort Worth, TX 76108
SIZE	± 10.28 acres
UTILITIES	All utilities are available to the site *The FIA (Future Improvements Agreement) has been finalized with the City and fees are paid – this includes the wet utility taps into the property. This agreement is assignable.
JURISDICTION	City of Fort Worth
ZONING/RESTRICTIONS	The site zoned “D” in the City of Fort Worth which allows a Multifamily density of 32 units per acre.
FLOOD PLAIN	Area of Minimal Flood Hazard
DETENTION	Off site
TAX RATE	2.40957%
SCHOOL DISTRICT	White Settlement ISD
ACCESS/VISIBILITY	686 feet of frontage on Scenic Vista Drive 692 feet of frontage on Club Ridge Drive 527 feet of frontage on Westpoint Blvd
POTENTIAL USES	Townhomes or Garden style apartments
OWNERSHIP	Resia
APN	42979291
LEGAL	ALEMEDA ADDITION Block 1 Lot 1

Area Map



Survey

D222290287



OWNER'S CERTIFICATION

WHEREAS Alameda Point, LLC is the owner of a 10.2812 acre (447,848 square foot) tract of land situated in the BBB & C RR CO Survey, Abstract No. 219, and the George White Survey, Abstract No. 1751, City of Fort Worth, Tarrant County, Texas, and being all of Lot 1, Block 1, Sienna Hills Addition, an addition to the City of Fort Worth according to the plat recorded in instrument No. 02-7289103, Official Public Records, Tarrant County, Texas, and being all of Tract 1 and Tract 2 described in Special Warranty Deed to Alameda Point, LLC recorded in instrument No. D222132747, said Official Public Records, and being more particularly described as follows:

BEGINNING at an "x" call found for the northeast corner of said Lot 1, and being in the north right-of-way line of Club Ridge Drive;

THENCE South 10°30'48" West, along the east line of said Lot 1, a distance of 60.23 feet passing a 12-inch iron rod with cap stamped "SPIARS ENG" found for corner for the easternmost southeast corner of said Lot 3, and continuing in all a total distance of 670.34 feet to a 12-inch iron rod with cap stamped "SPIARS ENG" found for corner, being the southeast corner of said Lot 2 (Instrument No. D222132747), and being in the north right-of-way line of Westpoint Boulevard, an ultimate 120-foot right-of-way as shown on the plat of Block 1, Sienna Hills Addition (Instrument No. 02-7289103);

THENCE North 84°23'44" West, along the east north right-of-way line, a distance of 154.43 feet to a 12-inch iron rod with cap stamped "SPIARS ENG" found at the beginning of a tangent curve to the right having a central angle of 8°09'21", a radius of 2500.00 feet, a chord bearing and distance of North 30°10'00" West, 408.19 feet;

THENCE a northwesterly direction, continuing along the east north right-of-way line, with said curve to the right, an arc distance of 408.53 feet to a 12-inch iron rod found for corner, being the southwest corner of said Lot 3, and being at the intersection of the east north right-of-way line and the west right-of-way line of said Club Ridge Drive;

THENCE along the east west right-of-way line of Club Ridge Drive and the west line of said Lot 3 the following eight (8) calls:

North 60°00'00" East, starting the east north right-of-way line, a distance of 14.47 feet to a 12-inch iron rod with cap stamped "SPIARS ENG" found for corner;

North 16°20'24" East, a distance of 0.60 feet to a point at the beginning of a tangent curve to the left having a central angle of 5°29'10", a radius of 100.00 feet, a chord bearing and distance of North 7°24'11" West, 67.56 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 68.92 feet to a 12-inch iron rod with cap stamped "SPIARS ENG" found for corner;

North 23°09'48" West, a distance of 145.20 feet to a 12-inch iron rod with cap stamped "SPIARS ENG" found at the beginning of a tangent curve to the right having a central angle of 19°06'40", a radius of 150.00 feet, a chord bearing and distance of North 13°34'23" West, 48.88 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 60.12 feet to a 60D nail found for corner;

North 4°02'00" West, a distance of 181.77 feet to a 60D nail found at the beginning of a tangent curve to the right having a central angle of 0°36'45", a radius of 200.00 feet, a chord bearing and distance of North 0°49'23" East, 33.52 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 33.55 feet to a 12-inch iron rod with cap stamped "SPIARS ENG" found for corner;

North 0°39'46" East, a distance of 172.43 feet to a 12-inch iron rod with cap stamped "CF STARKS RPLS 5064" found for corner, being the northeast corner of said Lot 3, and being in the east north right-of-way line of Club Ridge Drive.

THENCE South 84°23'44" East, along the east north right-of-way line and the north line of said Lot 3, a distance of 750.12 feet to the **POINT OF BEGINNING** and containing 10.2812 acres, or 447,848 square foot tract of land, more or less.

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 recordation date of this plat application, based upon Schedule 1 of the current impact fee ordinance. The amount will be collected as determined upon approval. If none, in effect on the date a building permit is issued, or the connection date to the municipal water and 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, or other improvement which in any way endangers or interferes with the construction, maintenance, or enhancement of its respective systems in 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, painting, 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.

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 recordation date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect on the date of this plat. The amount will be collected as determined upon approval of said easements, and in or on the date a building permit is issued.

SITE DRAINAGE STUDY
A site drainage study, following conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site to grading plan in some instances may be adequate. If the site does not conform, then a drainage study may be required with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating acceptance that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

BUILDING PERMITS
No building permit shall be issued for any lot in this subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any wastewater line, sewer, storm drain, street lights, sidewalks, or paving improvements and approval is first obtained from the City of Fort Worth.

CONSTRUCTION PROHIBITED OVEREASEMENTS
No permanent building or structure shall be constructed over any existing or planned water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

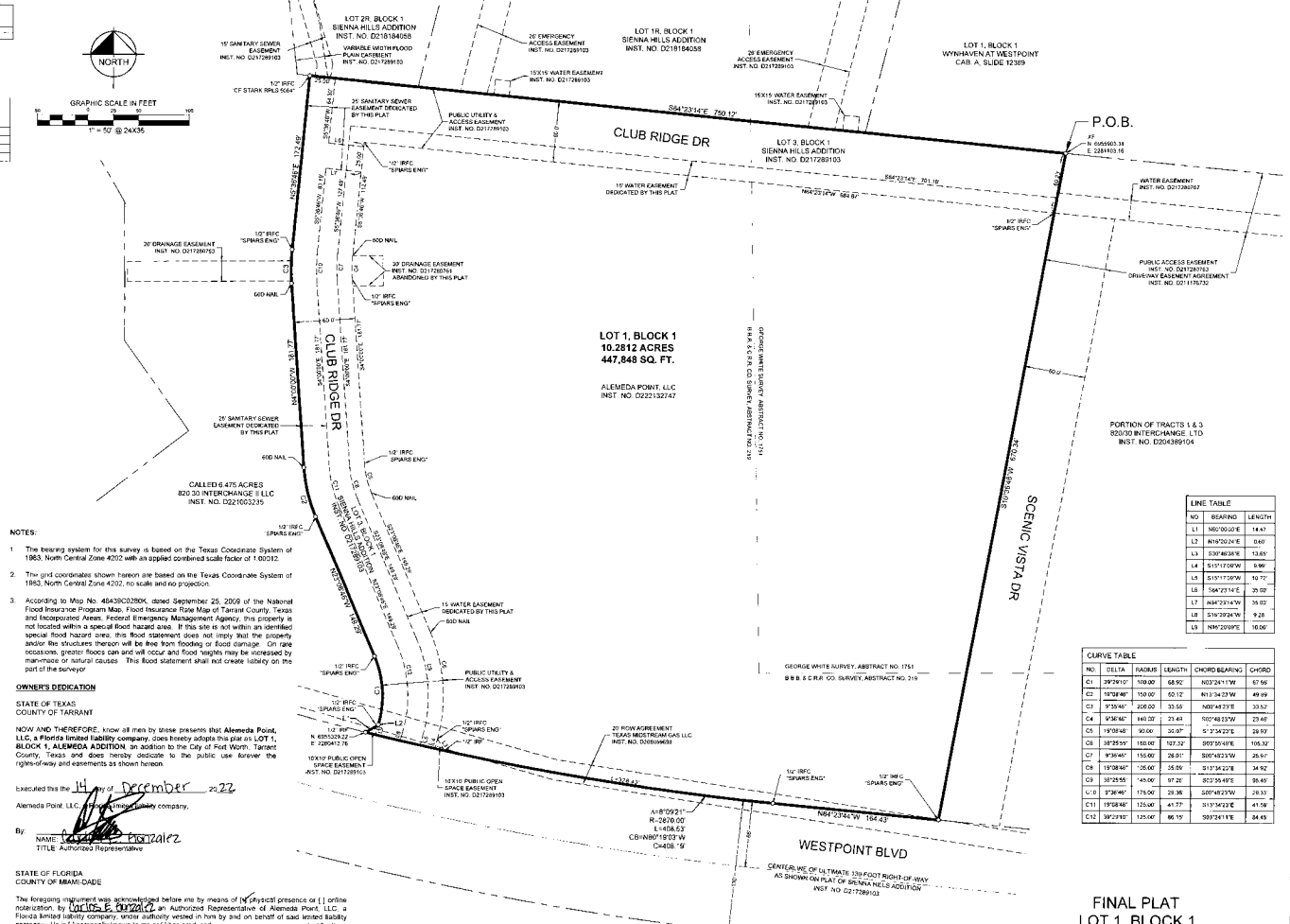
SIDEWALKS
Sidewalks are required adjacent to both sides of all public and private streets in conformance with the Sidewalk Policy per "City Development Design Standards".

PRIVATE COMMON AREAS AND FACILITIES
The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to, private streets, emergency access easements, and golf course easements, recreation areas, landscaped areas and open spaces, water and wastewater distribution systems and telecommunications, and other utility easements and facilities.

The third owners and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a third owner association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of or resulting from the performance of the obligations of said owners association, as set forth herein.

PRV NOTE
Private PWS will be required, water pressure exceeds 80 PSI

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Kimley-Horn and Associates, Inc.
10000 West 11th Street, Suite 1000
Fort Worth, Texas 76102
Tel: (817) 335-0911
www.kimley-horn.com



NOTES:

- The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 with an applied combined scale factor of 1.00312.
- The grid coordinates shown herein are based on the Texas Coordinate System of 1982, North Central Zone 4202, no scale and no projection.
- According to Map No. 44630C200K, dated September 25, 2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Incorporated Areas, Federal Emergency Management Agency, this property is not located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can occur and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

OWNER'S DEDICATION
COUNTY OF TARRANT

NOW AND THEREFORE, know all men by these presents that Alameda Point, LLC, a Florida limited liability company, does hereby dedicate this plat on LOT 1, BLOCK 1, ALEMEDA ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the right-of-way and easements as shown herein.

Executed this 14th day of December 2022
Alameda Point, LLC, a limited liability company,
By: *[Signature]*
NAME: *[Signature]*
TITLE: Authorized Representative

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, by *[Signature]* an Authorized Representative of Alameda Point, LLC, a Florida limited liability company, whose authority verified in form by and on behalf of said said entity liability company. He is [] personally known to me [] his profession, as an identification.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of December 2022

[Signature]
Notary Public in and for the State of Florida

SURVEYOR'S CERTIFICATION
I, Joshua D. Wargo, Registered Professional Land Surveyor, do hereby certify that this plat shown herein accurately represents the property as determined by an original survey, made under my direct supervision and that all corners are shown herein.

[Signature]
Registered Professional Land Surveyor No. 6391



FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.
Plat Approval Date: December 15, 2022
By: *[Signature]*
Chairman
By: *[Signature]*
Secretary

FORT WORTH
SURVEYOR
Joshua D. Wargo, RPLS
Kimley-Horn and Associates, Inc.
801 Cherry Street
Unit 11, Suite 1202
Fort Worth, Texas 76102
Ph: 817-360-2103

FINAL PLAT
LOT 1, BLOCK 1
ALEMEDA ADDITION
10.2812 ACRES
BBB & C RR CO SURVEY
ABSTRACT NO. 219
GEORGE WHITE SURVEY
ABSTRACT NO. 1751
CITY OF FORT WORTH
TARRANT COUNTY, TEXAS

Kimley-Horn
801 Cherry Street Unit 11 # 1300
Fort Worth, Texas 76102
Tel. No. (817) 335-0911
www.kimley-horn.com

Scale: 1" = 50'
Drawn by: DMJ
Checked by: JWD
Date: 12/13/2022
Project No.: 064502415
Sheet No.: 1 OF 1

Potential Elevation



Potential Site Plan



Strong Performing Submarket



Average five-year submarket occupancy of 95.1%



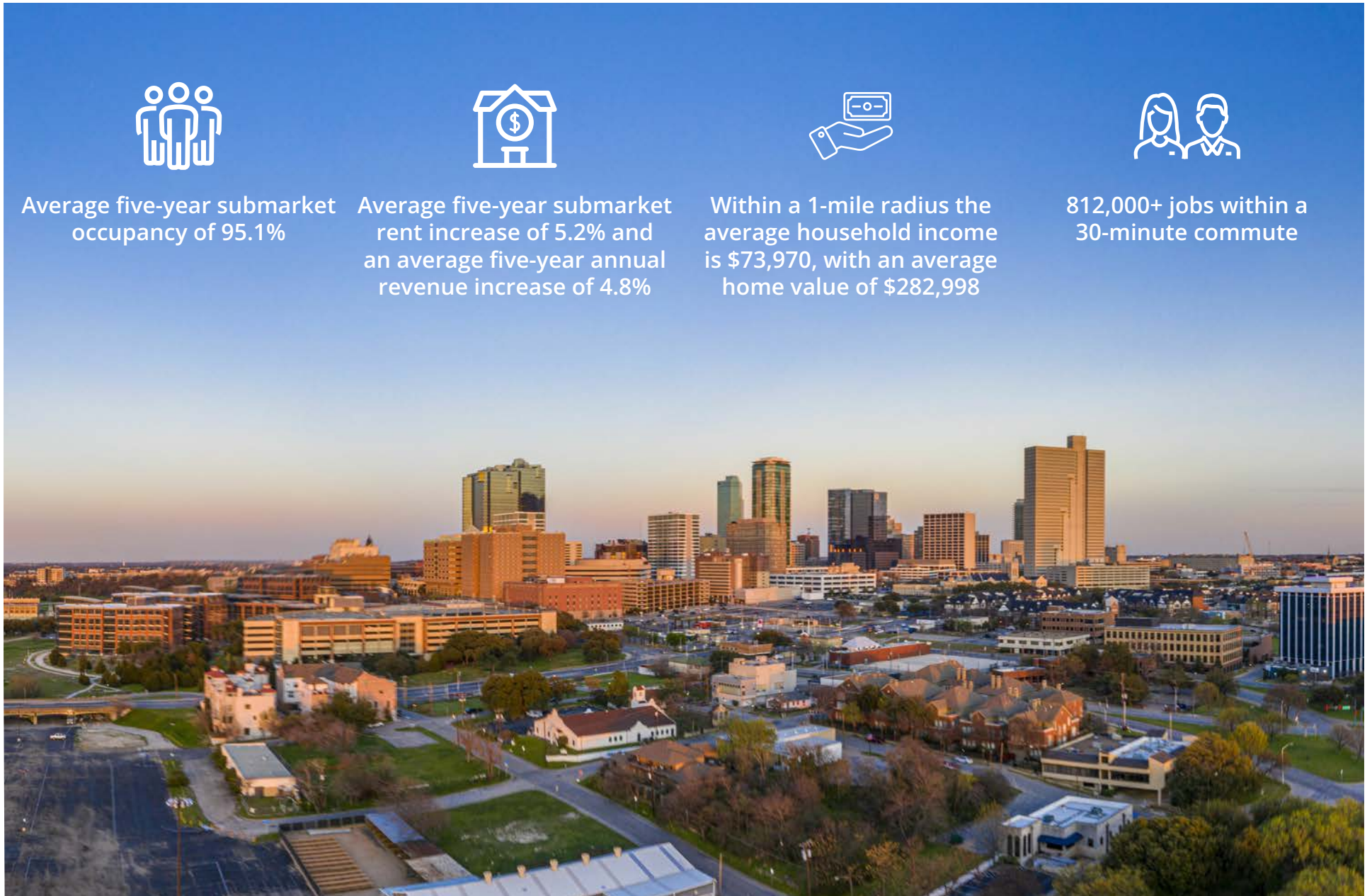
Average five-year submarket rent increase of 5.2% and an average five-year annual revenue increase of 4.8%



Within a 1-mile radius the average household income is \$73,970, with an average home value of \$282,998

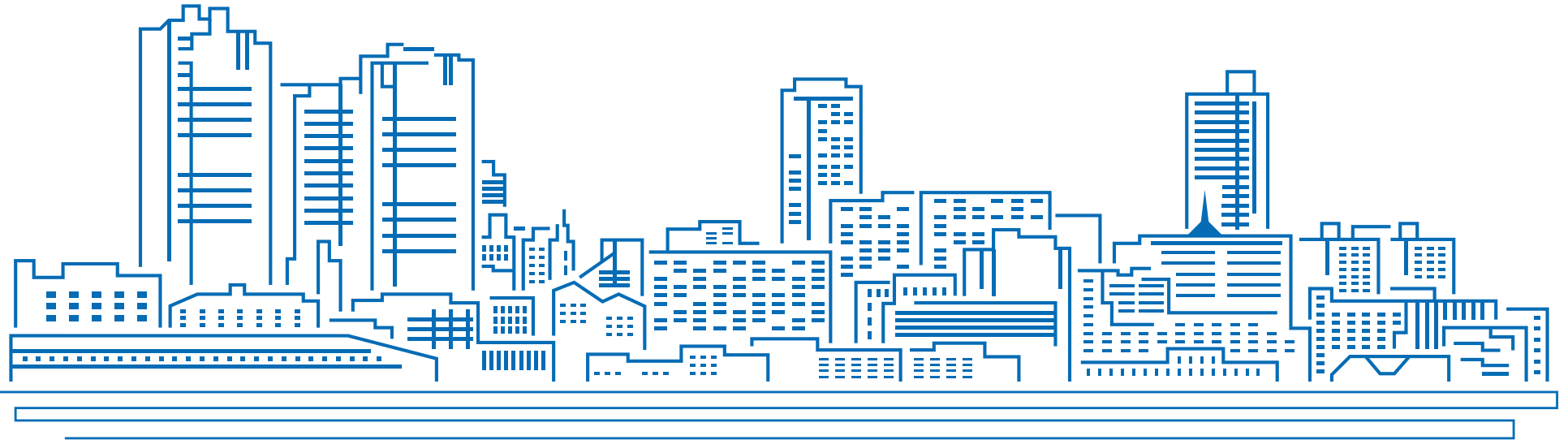


812,000+ jobs within a 30-minute commute



Fort Worth, TX

±10.28 Acres | Fort Worth, TX



1

FORT WORTH IS THE #1 FASTEST GROWING CITY IN THE NATION

958,000+

FORT WORTH POPULATION

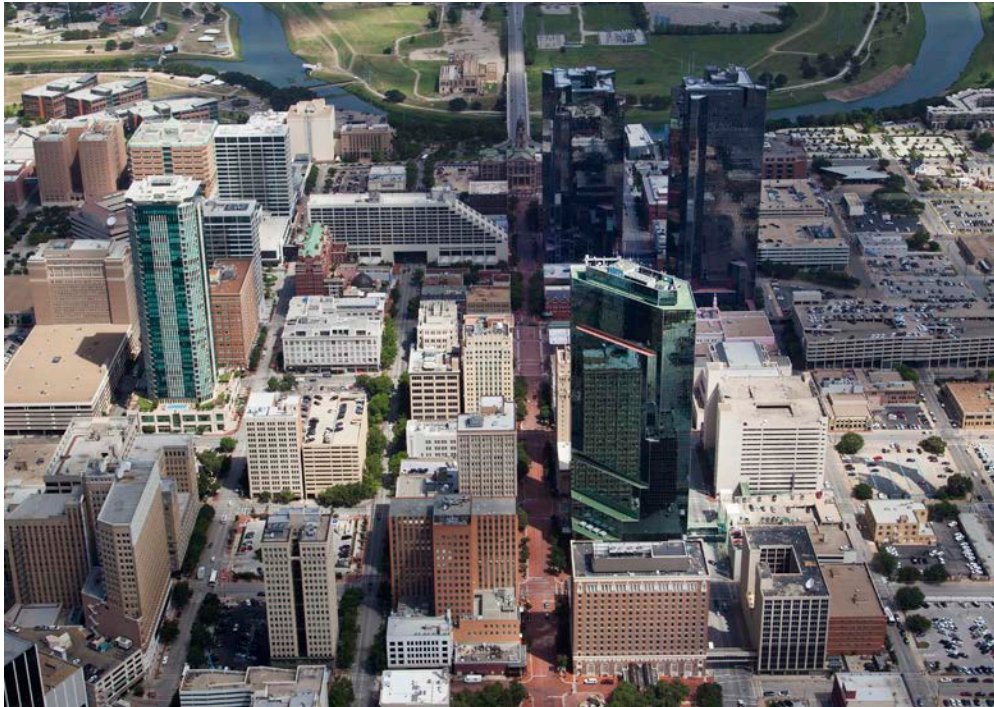
FORT WORTH IS PROJECTED TO BE HOME TO **1,000,000+** RESIDENTS BY 2023

DALLAS-FORT WORTH IS ON TRACK TO BE THE ONLY U.S. METROPOLITAN AREA TO HOUSE TWO CITIES WITH POPULATIONS OVER **1 MILLION** IN THE NEXT FIVE YEARS

CITY OF FORT WORTH HAS ADDED **194,000+** RESIDENTS IN THE LAST 10 YEARS EQUATING TO A 25% GROWTH

Key Area Highlights

The site is located 5-minutes south of Lockheed Martin and the NAS-JRB Headquarters, with frontage on Loop 820 and minutes from Interstate 30. It is only a 15-minute drive to Downtown Fort Worth and Fort Worth Medical District, and 30-minutes from DFW International Airport.



Downtown Fort Worth (15-minutes)

One of the fastest-growing metro markets in the nation and the 13th largest U.S. city: Fort Worth - it is consistently ranked among the top places in the nation to live, work, and play. With a growing workforce, top educational facilities, low cost of doing business, high quality of life, and prime location and climate, the city is an attractive choice for companies looking to expand their operations.



Fort Worth Medical District (20-minutes)

World-class medical district, home to Tarrant County's major hospitals and dozens of independent medical clinics, providing a \$4.2 billion annual economic impact in Fort Worth and \$5.5 billion in Tarrant County. +/-40,000 jobs.

Key Area Highlights



Fort Worth Meacham International Airport (10-minutes)

900-acres, 5-miles north of downtown Fort Worth, significant impact on the local economy, 928 employees, \$164.8M economic impact.



Lockheed Martin (5-minutes)

16,400 employees in Fort Worth, 110,000 employees globally, Across Texas, Lockheed Martin operations support an estimated 75,000 direct and indirect jobs with an estimated total economic impact greater than \$1 billion each year.



Naval Air Station Joint Reserve Base (5-minutes)

NAS Fort Worth JRB employs over 11,000 active, reserve, and civilian personnel and generates a \$1.3 billion annual impact to the local economy and the North Central Texas region.



DFW International Airport (30-minutes)

Supports 228,000 full time jobs, 60,000+ on-airport employees, \$12.5 billion payroll, produces over \$37 billion in economic impact annually in North Texas, and ranks as the 2nd busiest airport in the world. Thousands of square feet of major distribution centers and industrial warehouses surround the airport, including Amazon, HelloFresh, Papa John's, and Office Depot.

Key Area Highlights



The Shops at Clearfork (10-minutes)

Mixed-use, master-planned development on 270 acres, 2M SF office space, 1.2M SF retail space, 2,500 multifamily units at build out. Retail includes Neiman Marcus, AMC, Burberry, Louis Vuitton, & Tesla.



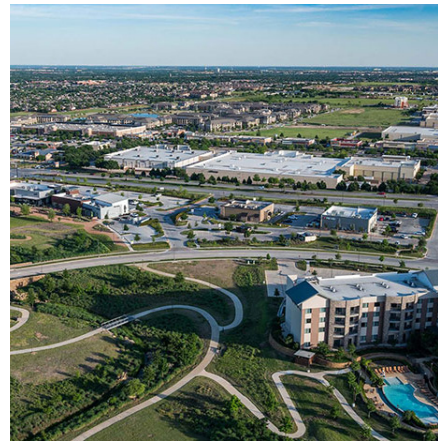
Ridgmar Mall (5-minutes)

1.3M+ SF of retail space, major tenants include Dillard's, JCPenney, and Cinemark



Hulen Mall (10-minutes)

Major retailers include Dillard's, Macy's, Target, Costco, and Academy Sports and Outdoors.



Alliance Town Center (15-minutes)

Alliance Town Center features convenient access to the innovative office spaces, unmatched retail and entertainment options, recreational parks and trails, and programmed community events. Developed with wellness and sustainability at the core, the facilities, amenities and living spaces support healthy choices and active, social living year-round. 41 retail shops, 39+ dining options, 6 residential communities, 28 acres of parks & trails, class A office space.



Alliance Texas and Surrounding Area (25-minutes)

Alliance is an unparalleled regional success story that has transformed the North Texas economy and connected the area to global industry. Led by Hillwood's development of the now 27,000-acre master-planned AllianceTexas, which launched with Perot Field Fort Worth Alliance Airport in 1989, the region propels growth, technology, employment, and business opportunity. AllianceTexas is home to 575 companies with 58M+ SF of development, featuring nearly 4M+ SF of shopping, dining, health, medical and entertainment options seamlessly integrated with a variety of living and community options throughout the development. Since its inception, AllianceTexas has generated an estimated \$120 billion in economic impact for the North Texas region.

Disclaimer

PROPERTY MARKETING

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

OFFERING MEMORANDUM

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation (July 2024) of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

Information on Brokerage Relationships

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.

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:

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

SOUTHWEST RESIDENTIAL PARTNERS, INC.
456477
aimee.hawthorne@nrmk.com
713 425 5430

DAVID MITCHELL
499823
david.mitchell@nrmk.com
713 425 5421

For more information:

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m 713-254-3824

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Newmark

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2 BLVD Place, Suite 400

Houston, TX 77056

NMRK.COM

NEWMARK



Fort Worth, TX