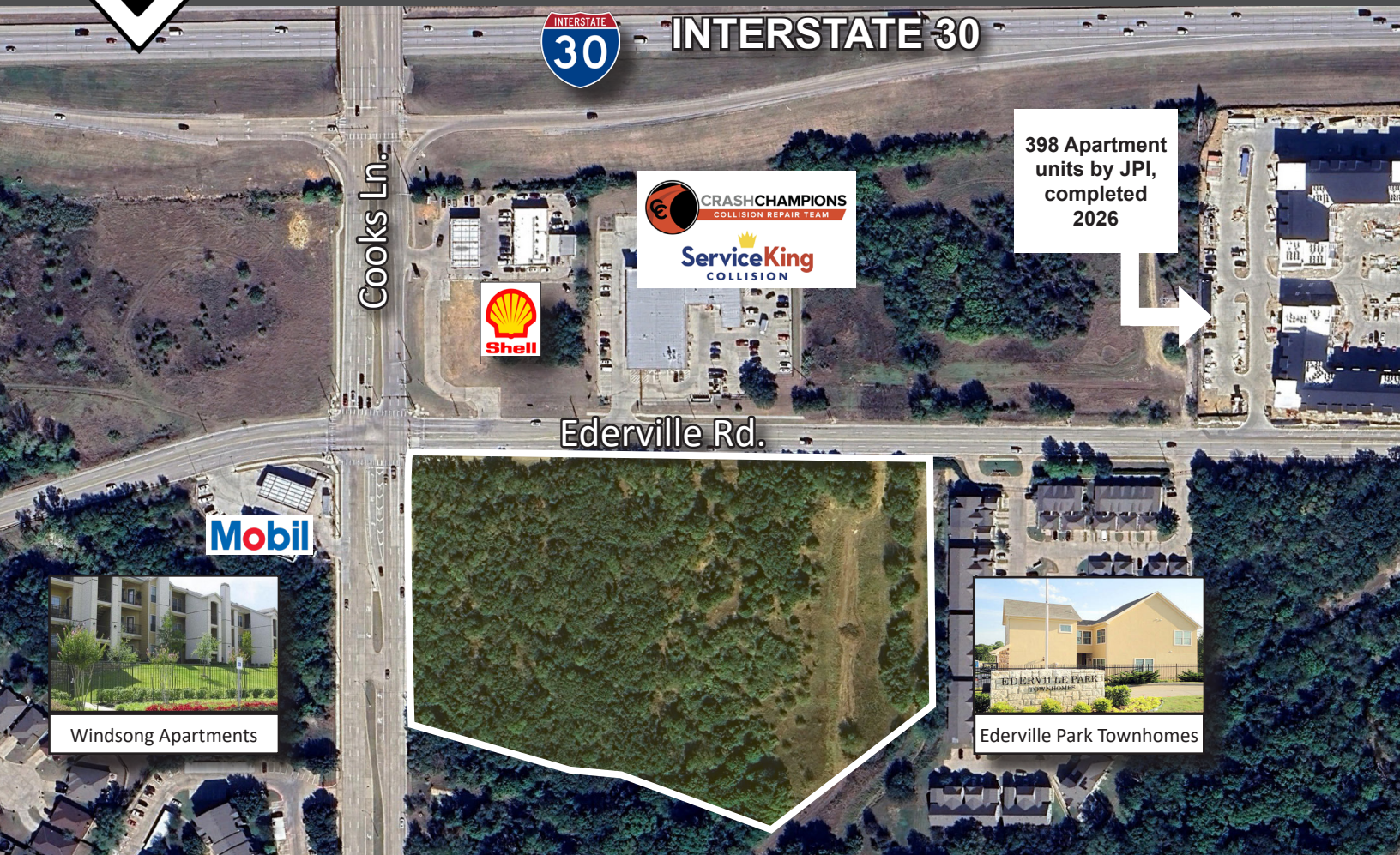




10.12+/- Acres For Sale

1500 Cooks Ln | Fort Worth, TX



10.12 Acre Commercial Corner

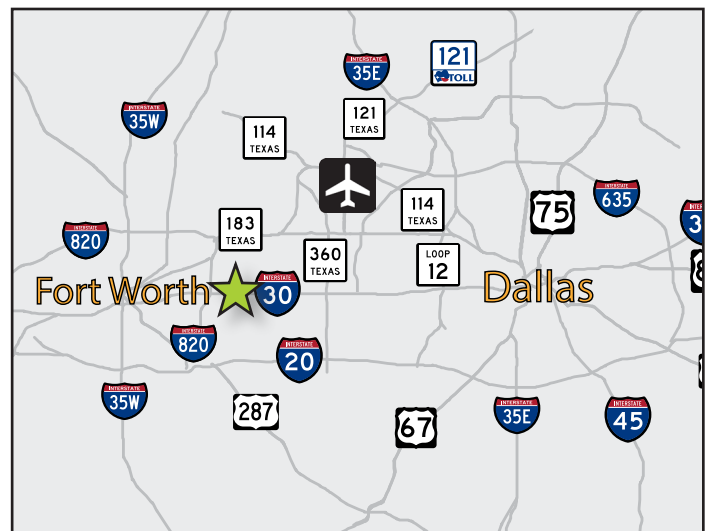
- Up to 10.12 acres (440,827 sf) at southeast intersection of Cooks Ln and Ederville Rd in east Fort Worth
- Four way signalized intersection. Cooks Lane is divided 4 lanes with median cut and Ederville Rd is undivided 4 lanes.
- Water and sewer to site.
- Over 750' frontage on Ederville Road
- Over 500' frontage on Cooks Lane
- Wet Location (Alcohol Sales Permitted) by zoning

Zoning E-Neighborhood Commercial
and Multifamily up to 36 units per acre

Traffic counts 8,250 VPD on Ederville Rd.
9,170 VPD on Cooks Lane

Demographics	1 mile	3 miles	5 miles
Population	11,691	77,058	240,159
Median HH Income	\$76,249	71,184	\$62,373

Asking Price Call for pricing



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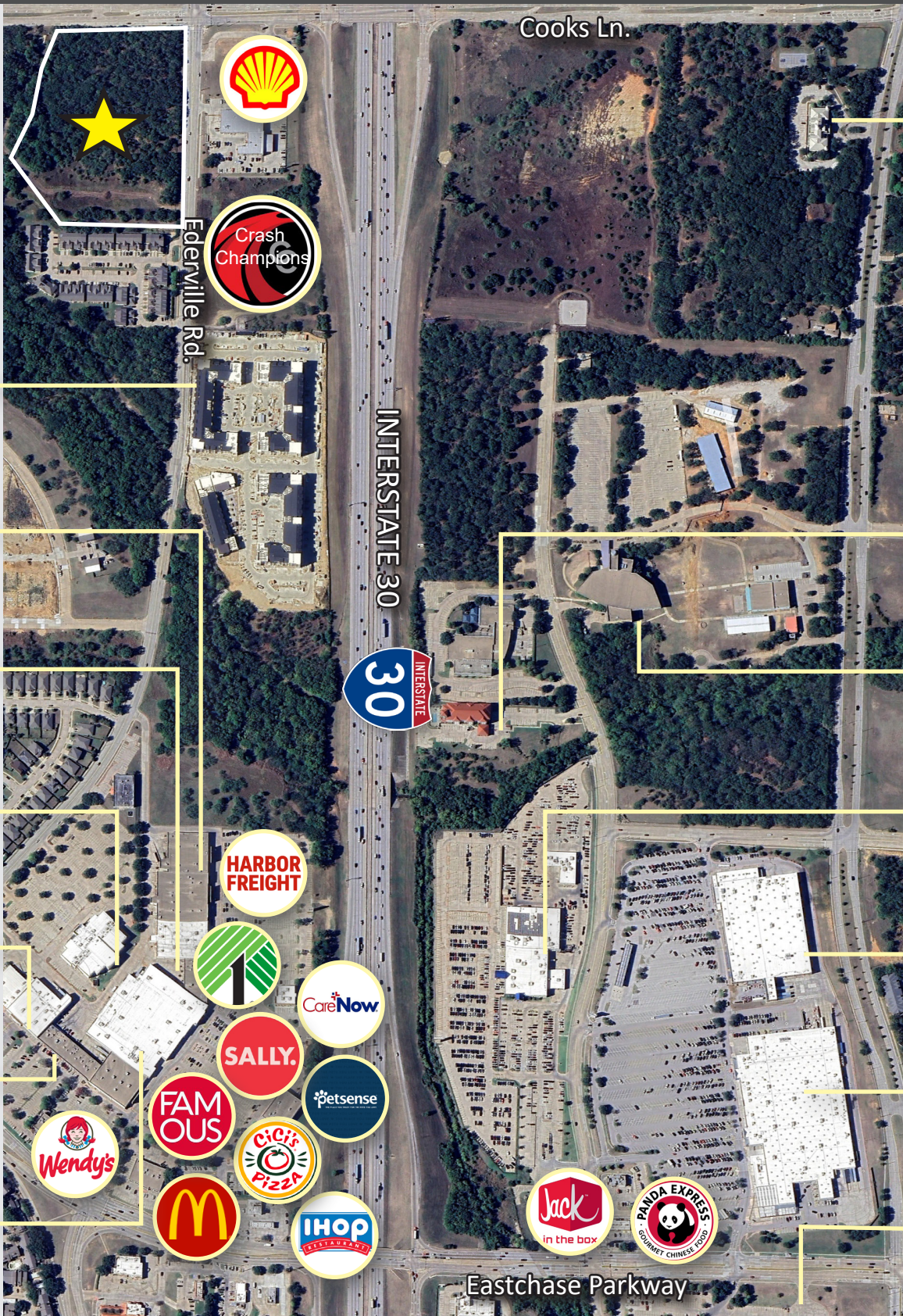
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10.12+/- Acres For Sale

1500 Cooks Ln | Fort Worth, TX



398 units
new MF
JPI 2026

Marshall's

Target

AMC
THEATRES

ALDI

SPEC'S

ROSS

Shell

Crash
Champions

HARBOR
FREIGHT

1

SALLY'S

FAMOUS

McDonald's

IHOP

CareNow

PetSense

Cici's
PIZZA

Jack
in the box

PANDA EXPRESS

Cooks Ln.

INTERSTATE 30

30

Eastchase Parkway

Key School

LAQUINTA
INNS & SUITES

Pantego
Bible
Church
Campus

CARMAX

Sam's
CLUB

Walmart

LOWE'S

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10.12+/- Acres For Sale

1500 Cooks Ln | Fort Worth, TX

Ederville Park
Townhomes

10.12 acres available

Windsong
Apartments

Taqueria Taxco
Mexican
Mobil

Signalized
Intersection

Ederville Rd.

Crash Champions
Collision Repair



Taqueria Castillo

Cooks Ln.



398 Apartment Units
by JPI

double diamond exchange
for easy on/off access



Interstate 30

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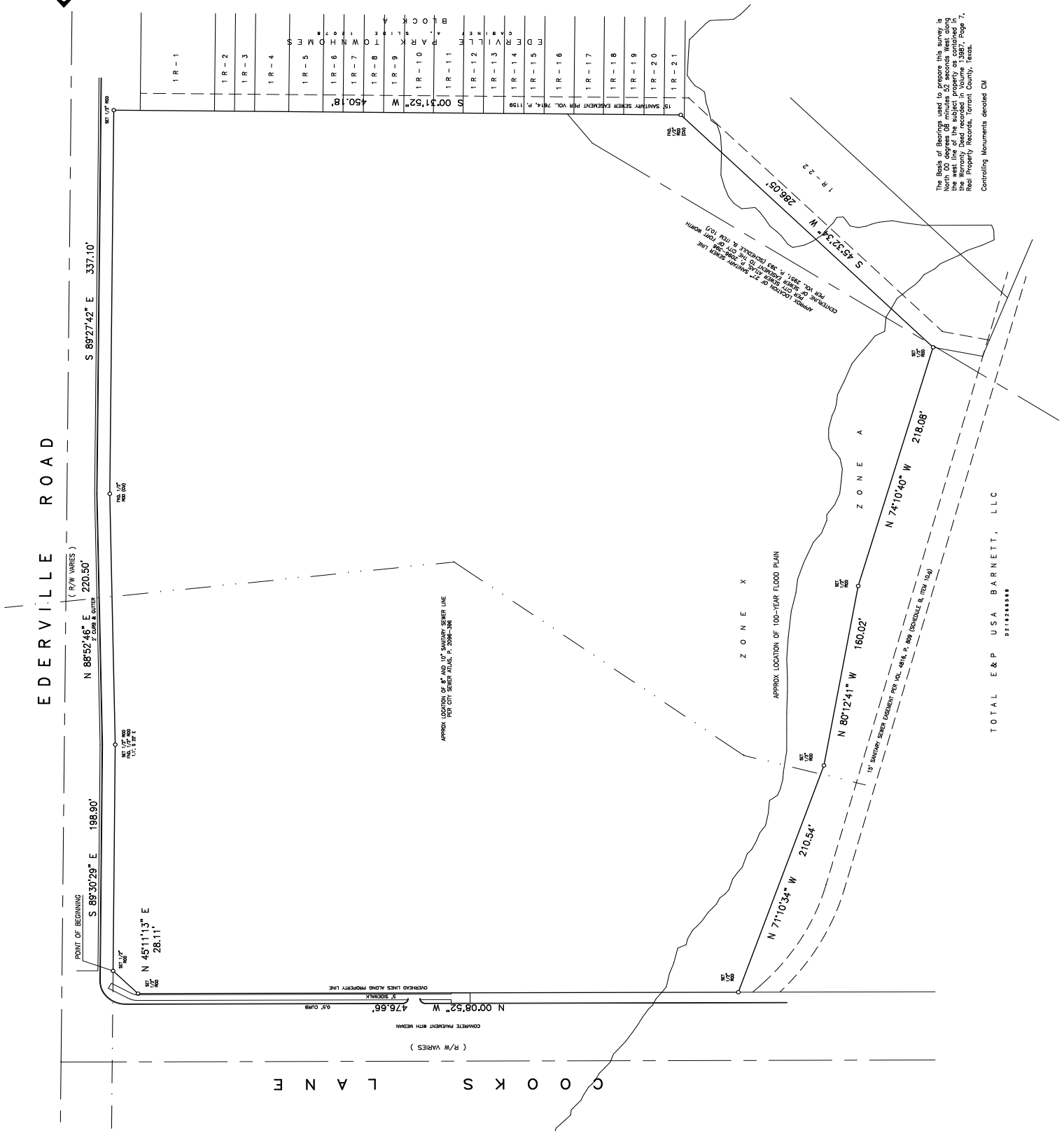
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10.12+/- Acres For Sale

1500 Cooks Ln | Fort Worth, TX



The Basis of Bearings used to prepare this survey is the true North. The bearings were measured from the true North line of the subject property as contained in the Warranty Deed recorded in Volume 19987, Page 7, Real Property Records, Tarrant County, Texas.

Controlling Monuments denoted CM

TOTAL E & P USA BARNETT, LLC
9218000000

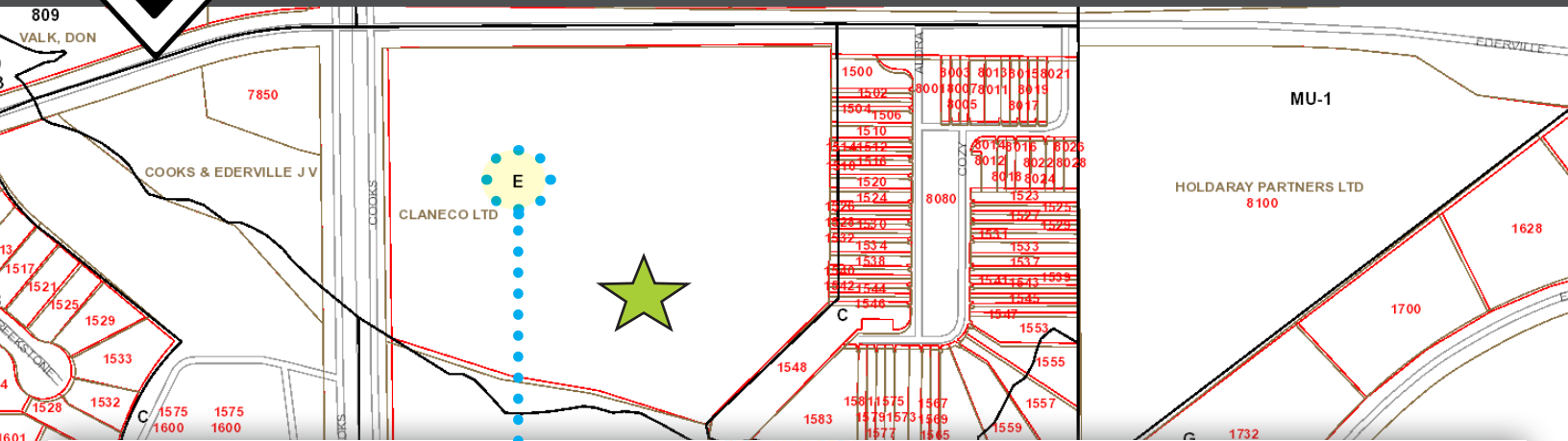
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10.12+/- Acres For Sale

1500 Cooks Ln | Fort Worth, TX



Commercial

Low Intensity

"ER" Neighborhood
Commercial Restricted

Beauty/barber shops, bookstores, drug stores, studios and offices, public and civic uses, nursing homes, and health care. **Alcohol sales prohibited.**

"E" Neighborhood
Commercial

All uses permitted in "ER", plus retail sales, banks, restaurants, gasoline sales, offices, bakeries, and alcohol sales for off premise consumption and as part of food service.

Moderate Intensity

"FR" General Commercial
Restricted

All uses permitted in "E", plus theaters, auto sales & repair, hotels, health care facilities, commercial and business clubs, bowling alleys, large retail stores, home improvement centers with outside storage and display. **Alcohol sales prohibited**

"F" General Commercial

All uses permitted in "FR", plus amusement e.g. nightclubs, pool halls, taverns, skating rinks, used furniture, etc. **Alcohol sales and on-premises consumption permitted** in "F" thru "K" districts.

High Intensity

"G" Intensive Commercial

All uses permitted in "F", plus other retail uses not considered offensive or noxious because of odors, smoke, dust, noise, or vibration, and contain less restrictive area regulations. 12-story maximum height.

"H" Central Business

All uses permitted in "G", plus multifamily residential, printing and publishing, wholesale offices, etc. No height restrictions and permissive area regulations. Restricted to designated Central Business District. Subject to review by Downtown Design Review Board.

Type

"I" Light Industrial

Industrial

All uses permitted in "G", plus food processing, animal hospitals and outdoor kennels, transportation terminals, batch plant, warehousing, outside sales & storage, printing and light manufacturing.

"J" Medium Industrial

All uses permitted in "I", plus breweries, cement products, power plants, grain elevators, poultry slaughtering, and light manufacturing over 50 horsepower motor.

"K" Heavy Industrial

All uses permitted in "J", plus heavy industrial uses such as metal fabrication, asphalt mixing plants, cotton oil mills, forge plants, machines shops, soap manufacturing, stock yards, permanent batch plants, welding shops, etc.

Zoning - E - Neighborhood Commercial

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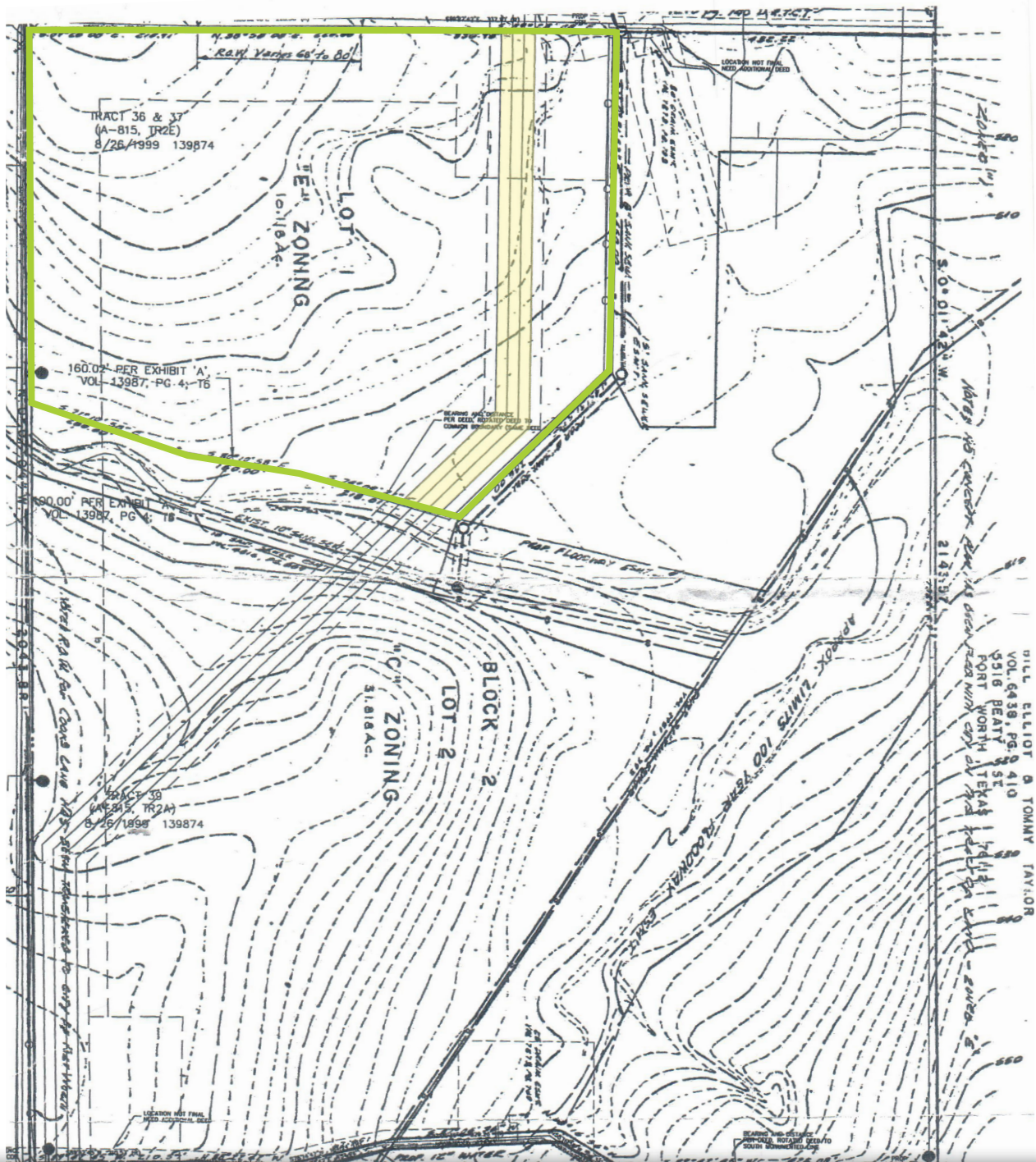
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10.12+/- Acres For Sale

1500 Cooks Ln | Fort Worth, TX



Topo Map - moderate slope to rear of tract

Portion of the tract has gas lines shown in yellow - may pave over, not build over

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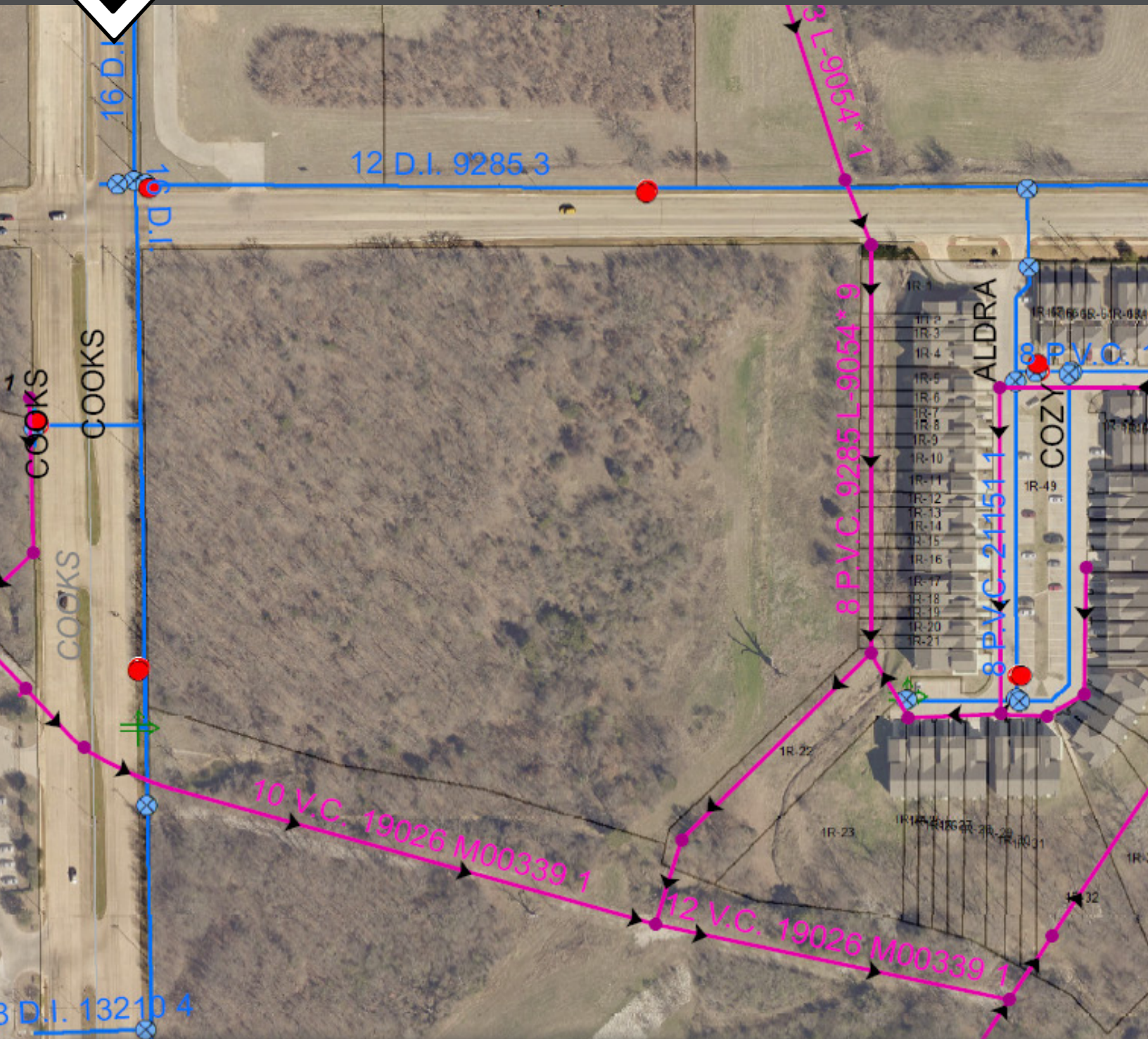
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Water and Sewer Lines

16" water line along west side of tract, 8" Sewer line (gravity feed) along east side of tract.

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Base Aerial and Flood Map source Tarrant Appraisal District

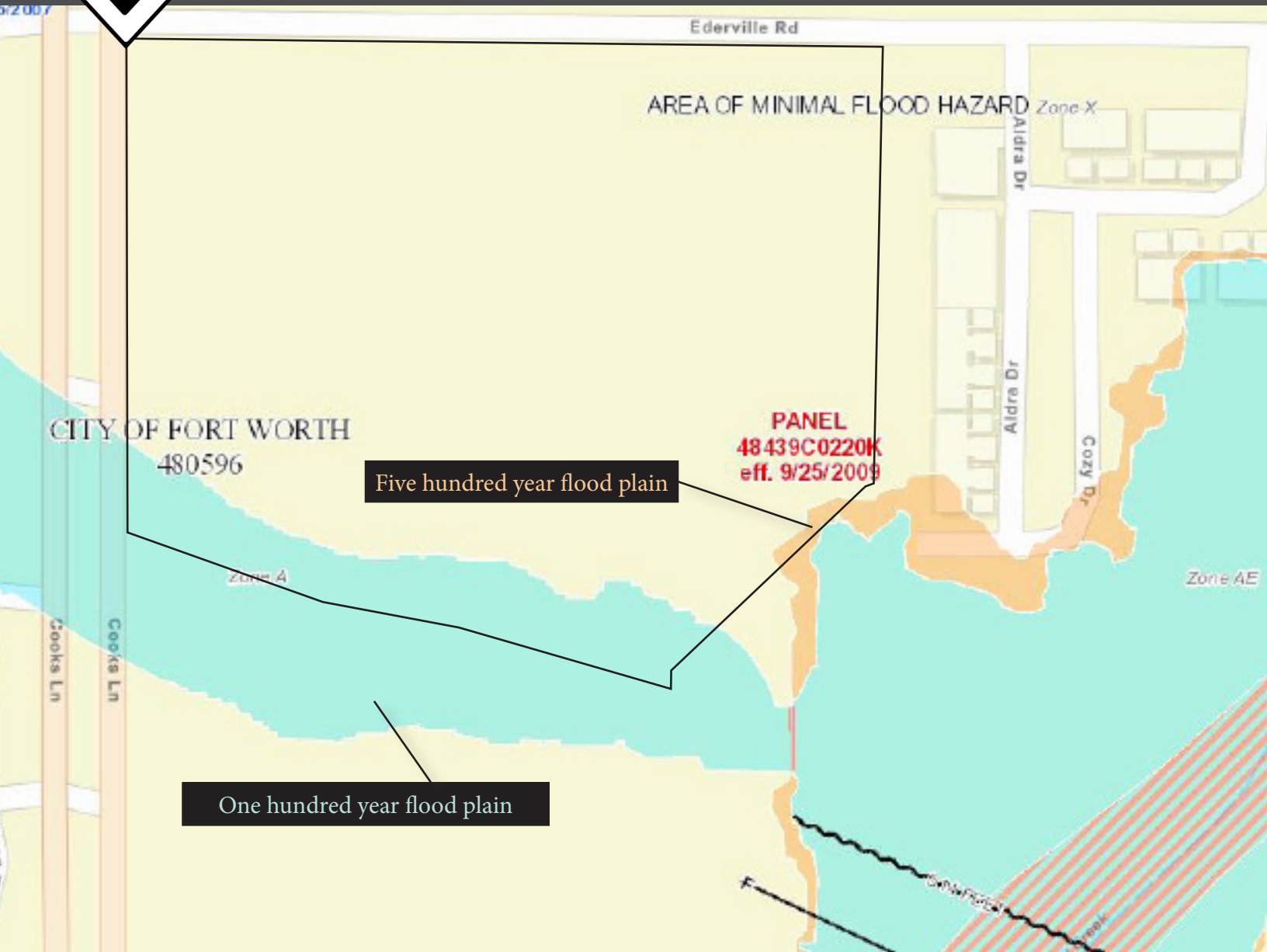
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Flood Map source FEMA
land layout overlay is approximated

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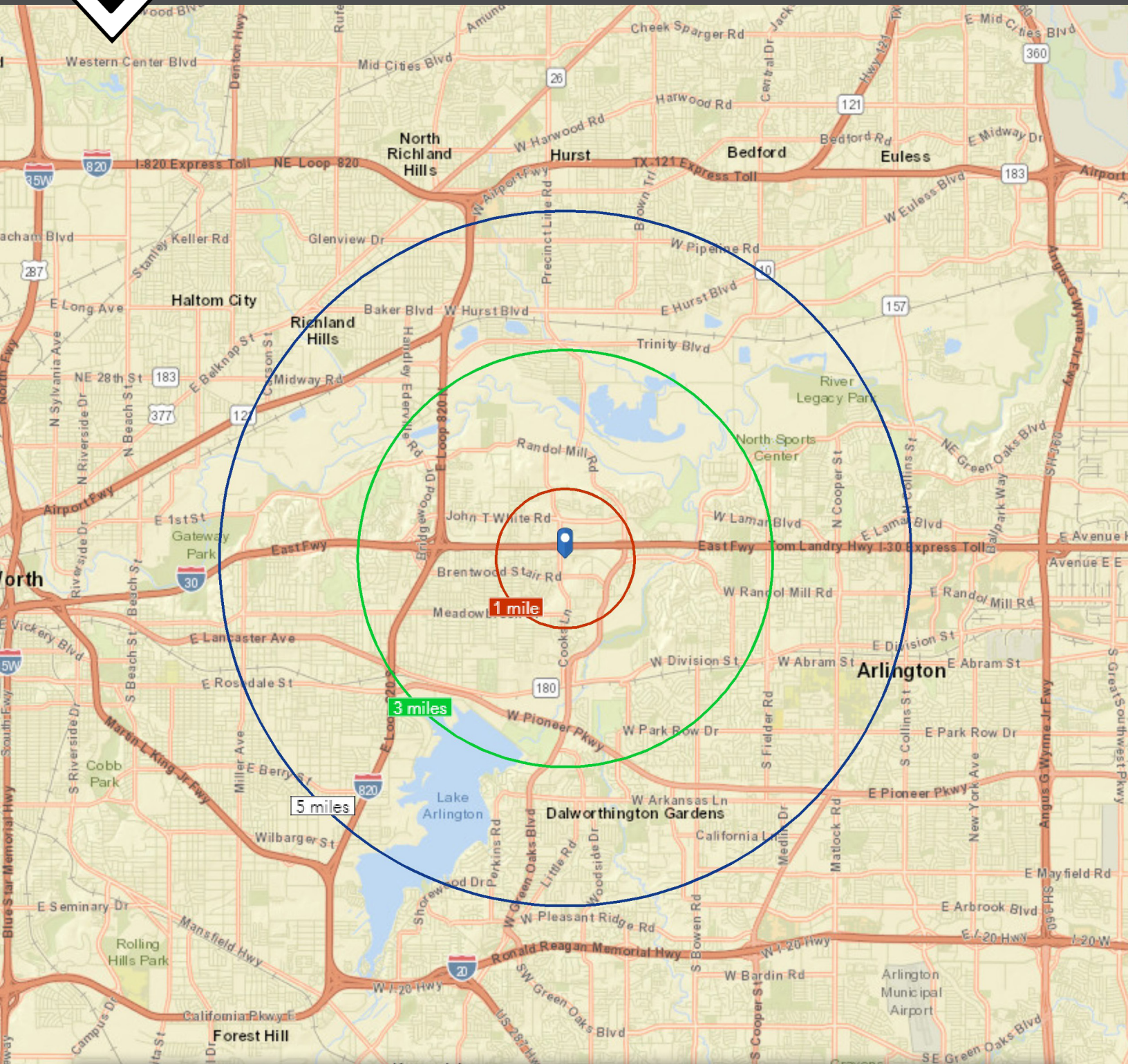
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10.12+/- Acres For Sale

1500 Cooks Ln | Fort Worth, TX



Demographics - 1500 Cooks Ln, Fort Worth - 1, 3 and 5 mile radii

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10.12+/- Acres For Sale

1500 Cooks Ln | Fort Worth, TX

Demographic and Income Comparison Report

1500 Cooks Ln, Fort Worth, Texas, 76120
1500 Cooks Ln, Fort Worth, Texas, 76120
Rings: 1, 3, 5 mile radii



Census 2020 Summary	1 mile	3 miles	5 miles
Population	11,691	77,038	240,159
Households	4,781	30,169	91,989
Average Household Size	2.44	2.54	2.55

2024 Summary			
Population	11,709	77,203	240,205
Households	4,825	30,338	92,525
Families	2,802	18,876	56,433
Average Household Size	2.43	2.53	2.54
Owner Occupied Housing Units	2,227	16,886	47,117
Renter Occupied Housing Units	2,598	13,452	45,408
Median Age	35.1	36.6	35.5
Median Household Income	\$76,249	\$71,184	\$62,373
Average Household Income	\$99,916	\$99,578	\$90,778

2029 Summary			
Population	11,949	76,834	238,473
Households	4,957	30,454	92,739
Families	2,834	18,707	55,737
Average Household Size	2.41	2.51	2.51
Owner Occupied Housing Units	2,430	17,434	48,528
Renter Occupied Housing Units	2,527	13,019	44,211
Median Age	36.6	37.5	36.4
Median Household Income	\$88,829	\$82,402	\$71,330
Average Household Income	\$115,423	\$114,199	\$103,743

Trends: 2024-2029 Annual Rate			
Population	0.41%	-0.10%	-0.14%
Households	0.54%	0.08%	0.05%
Families	0.23%	-0.18%	-0.25%
Owner Households	1.76%	0.64%	0.59%
Median Household Income	3.10%	2.97%	2.72%

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10.12+/- Acres For Sale

1500 Cooks Ln | Fort Worth, TX

Brian Scott, CCIM is the owner and principal broker for Landmark Commercial. He has been a full time commercial broker and investor based in the Dallas / Fort Worth market since 1989.

Brian Scott holds the CCIM, Certified Commercial Investment Member, designation. He earned his MBA and his Bachelors Degree in Industrial Engineering degree from Texas Tech University.



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10.12+/- Acres For Sale

1500 Cooks Ln | Fort Worth, TX



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.

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.

Landmark USA Commercial, LLC

0507303

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Brian Scott, CCIM

0407332

bscott@landmk.com

817-721-6009

Designated Broker of Firm

License No.

Email

Phone

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

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