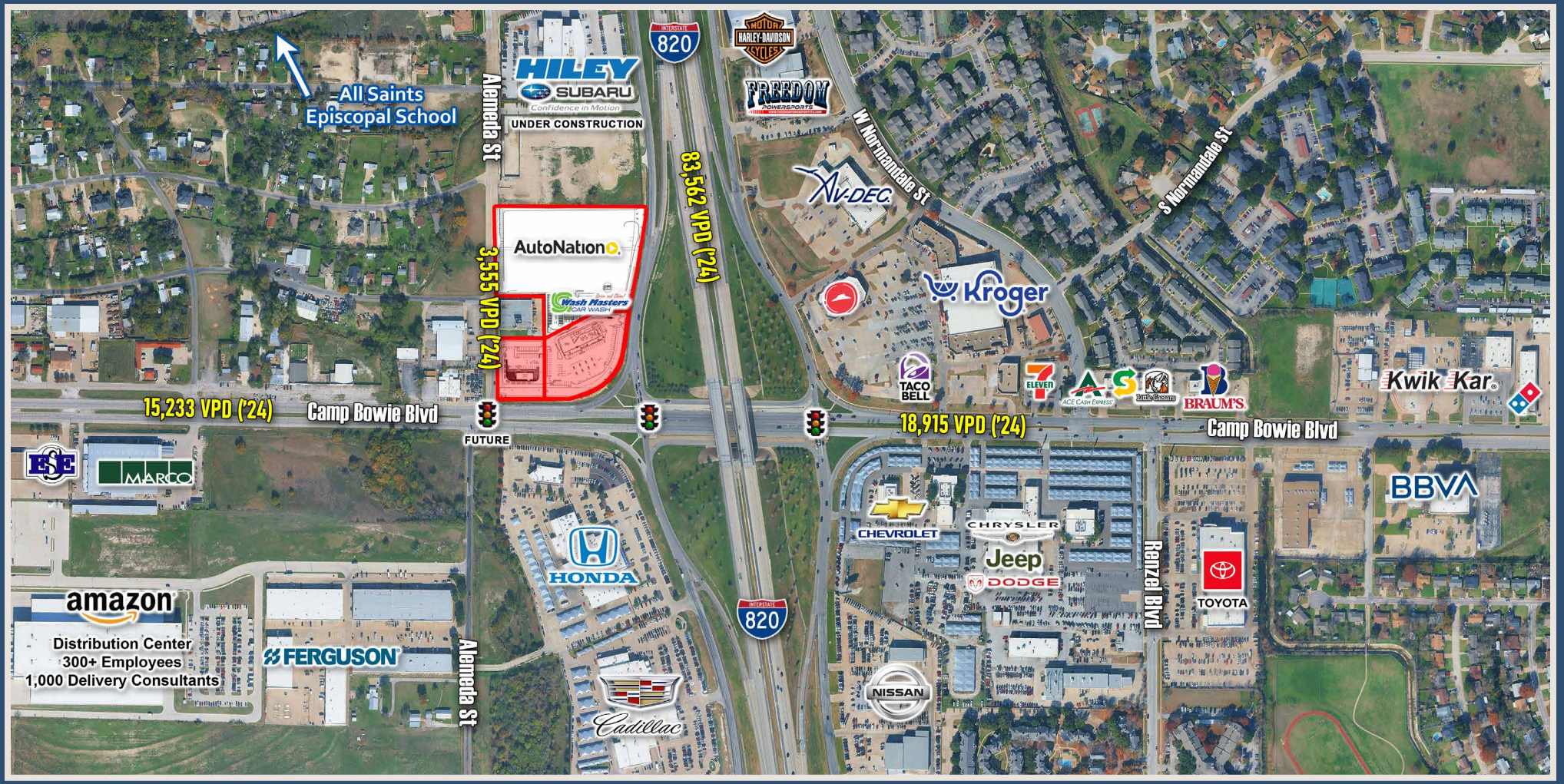
VANCOE COMMERCIAL



Pad Sites For Sale or Lease

NWC I-820 & CAMP BOWIE BLVD | FORT WORTH, TEXAS 76116

Contact:

BLAKE BARNES
bbarnes@vancoecre.com | 214.385.2820

EVAN ENGLISH
evan@vancoecre.com | 214.385.2820

The information contained herein was obtained from sources deemed reliable; however, 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.

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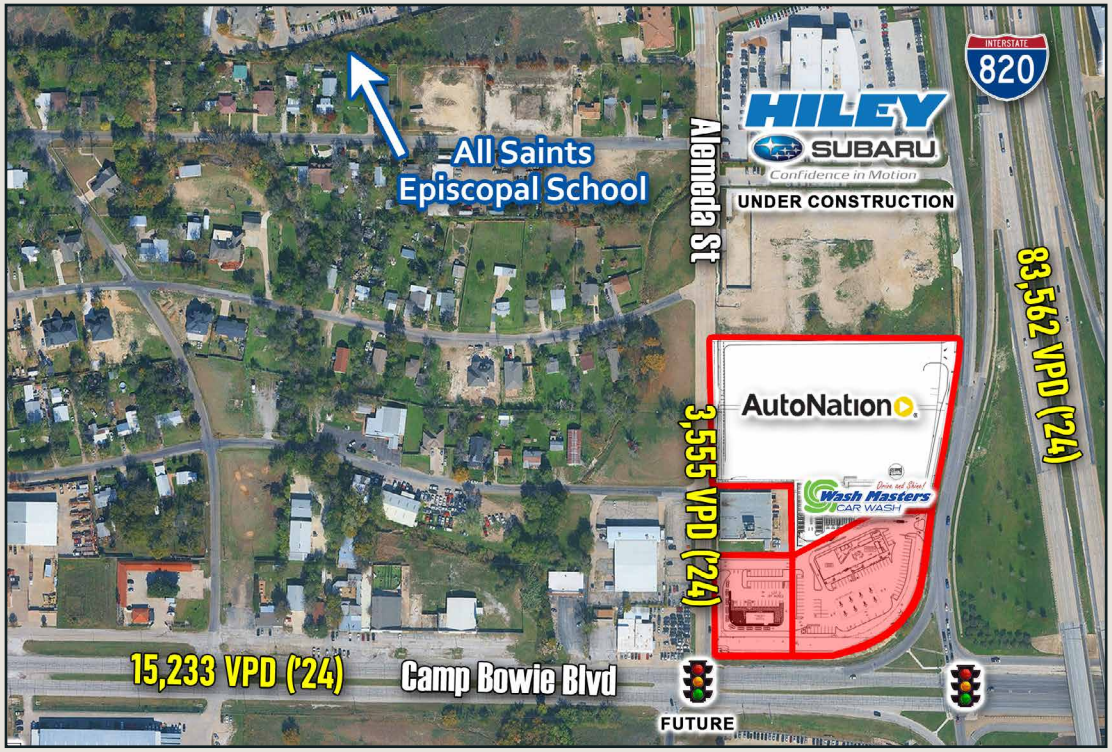
NWC I-820 & Camp Bowie Blvd | Fort Worth, Texas 76116

Property Highlights

VANCOE



HIGHLIGHTS

- Located at the signalized intersection of Loop 820 & Camp Bowie Blvd
- Directly across from Kroger anchored shopping center
- Easy access to Loop 820, I-30, SH 183, US 377 & I-20
- Cross-access across all pads including proposed gas station on the hard corner
- TXDOT access cuts are approved, full access available across all parcels and shared signage
- Just north of new Amazon Distribution Center with 300+ employees and 1,000+ delivery consultants

LOCATION

NWC of I-820 & Camp Bowie Blvd
Fort Worth, Texas 76116

AVAILABLE

- Pad sites available for sale or lease
- Pad sites/sizes are negotiable; ideal for drive thru QSR's

RATE

Call for Info & Price

TRAFFIC COUNTS (TXDOT)

15,233 VPD ('24)	83,562 VPD ('24)	73,323 VPD ('24)
Camp Bowie Blvd	Loop 820 North of Camp Bowie Blvd	Loop 820 South of Camp Bowie Blvd

DEMOGRAPHICS (ESRI)

	1-Mile	3-Mile	5-Mile
2025 Population	10,654	71,501	143,336
2030 Population	10,455	73,844	150,230
Daytime Population	9,848	63,871	148,987
Average HH Income	$50,307	$90,122	$107,431

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Site Plan

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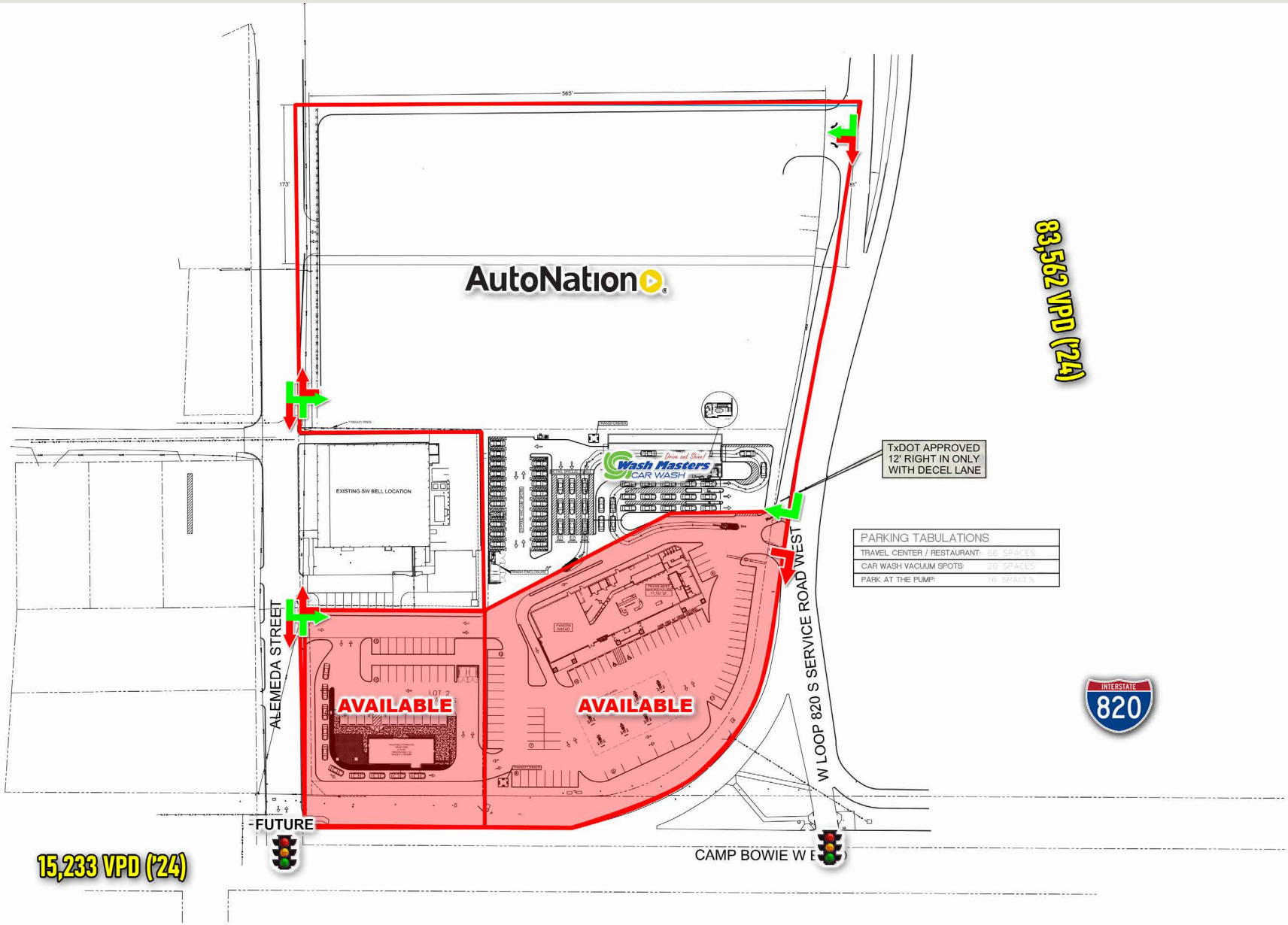

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Market Aerial

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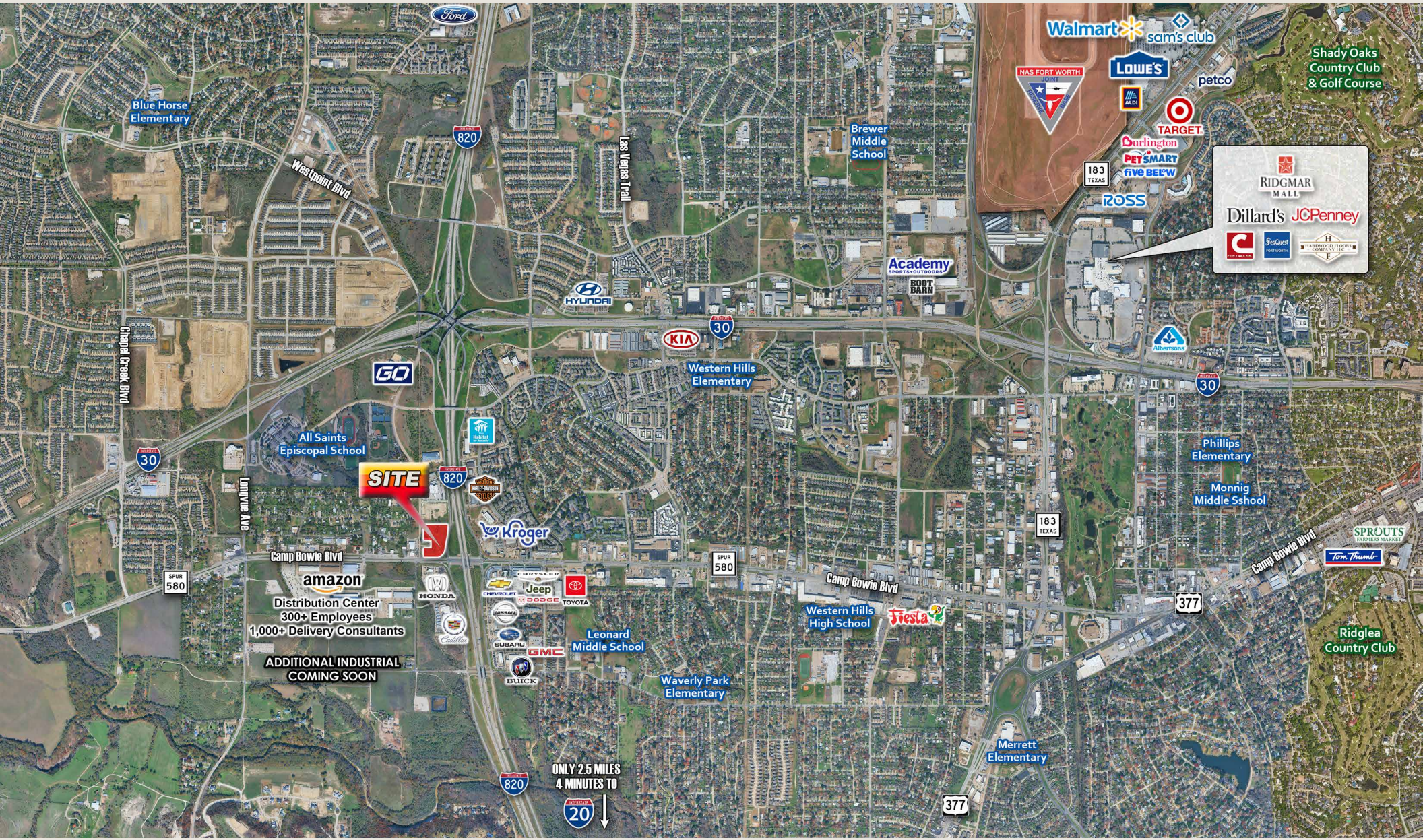

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Information About Brokerage Services

2-10-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

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 listng 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.

Cal Ryan Fuqua	605847		214-385-2820
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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