

WAYPOINT
REAL ESTATE ADVISORS

31.25 SUNSET, TX - NO ZONING
3444 HWY 287 NORTH ACCESS RD SUNSET, TX

LAND FOR SALE

PROPOSAL

DEREK ANTHONY PARTNER 817.991.5072



PROPERTY SUMMARY- NO ZONING

3444 HWY 287 NORTH ACCESS RD SUNSET, TX
LAND FOR SALE



PROPERTY DESCRIPTION

Embrace the potential of this prime property located in the sought-after Sunset area. Boasting a strategic location with easy access to major transportation routes, this property offers an excellent opportunity for land and other investors. The expansive grounds provide ample space for various development possibilities, making it an ideal investment for future growth and expansion. With its proximity to the vibrant city of Fort Worth and the serene Sunset community, this property presents a unique opportunity to capitalize on the best of both worlds. Don't miss the chance to make your mark in this thriving area with this exceptional investment property.

OFFERING SUMMARY

Sale Price:	Call Broker for Details
Lot Size:	31.25 Acres

LOCATION DESCRIPTION

Discover the charming town of Sunset, strategically situated near major transportation routes and offering a tranquil setting for land and office investors. This close-knit community boasts a rich history and a welcoming atmosphere, making it an ideal location for your next investment. Nearby, you'll find the beautiful Sunset City Park, perfect for a leisurely stroll or outdoor gatherings. Plus, the area is conveniently located near the vibrant city of Fort Worth, providing easy access to urban amenities while still enjoying the peace and serenity of small-town living. Embrace the potential of this thriving area for your next commercial real estate venture.

DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
Total Households	915	5,253	7,893
Total Population	2,280	13,163	20,404
Average HH Income	\$79,853	\$82,150	\$87,448

DEREK ANTHONY

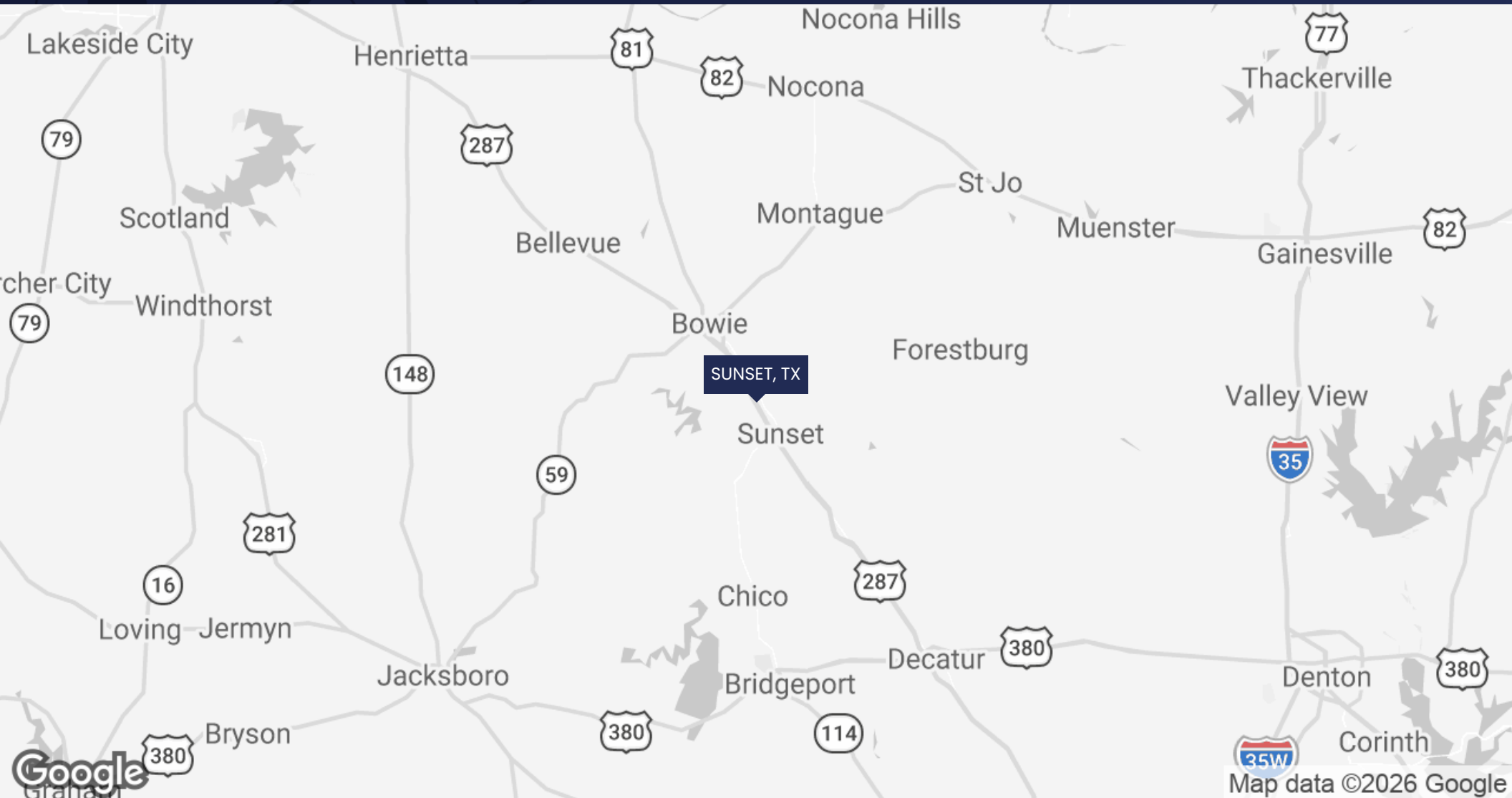
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REGIONAL MAP

3444 HWY 287 NORTH ACCESS RD SUNSET, TX
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SITE DESCRIPTION

The property is Unzoned (outside city limits), offering maximum flexibility for developers. It has "bi-directional" access via Lawhorn Lane, which is rare for highway tracts and highly valuable for high-volume retail or truck-stop/fuel-station use. A high percentage of this traffic includes heavy-duty commercial trucks, which is a key driver for industrial or fuel-oriented retail development in the Sunset area. FM Road to the rear of the property with two points of ingress and egress.

PROPERTY HIGHLIGHTS

- 2 Parcels - 8.5 AC + 22.75 AC = 31.25 AC
- Unincorporated Land- No Restrictions
- Electricity On-Site
- Flat Topo
- Some Tree Density
- 2 Small Ponds
- Ingress/Egress on HWY 287 Access + HWY 101
- Great Visibility from HWY 287
- No Flood
- No Zoning
- No Gas Pipelines
- Montague County

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DEMOGRAPHICS MAP & REPORT

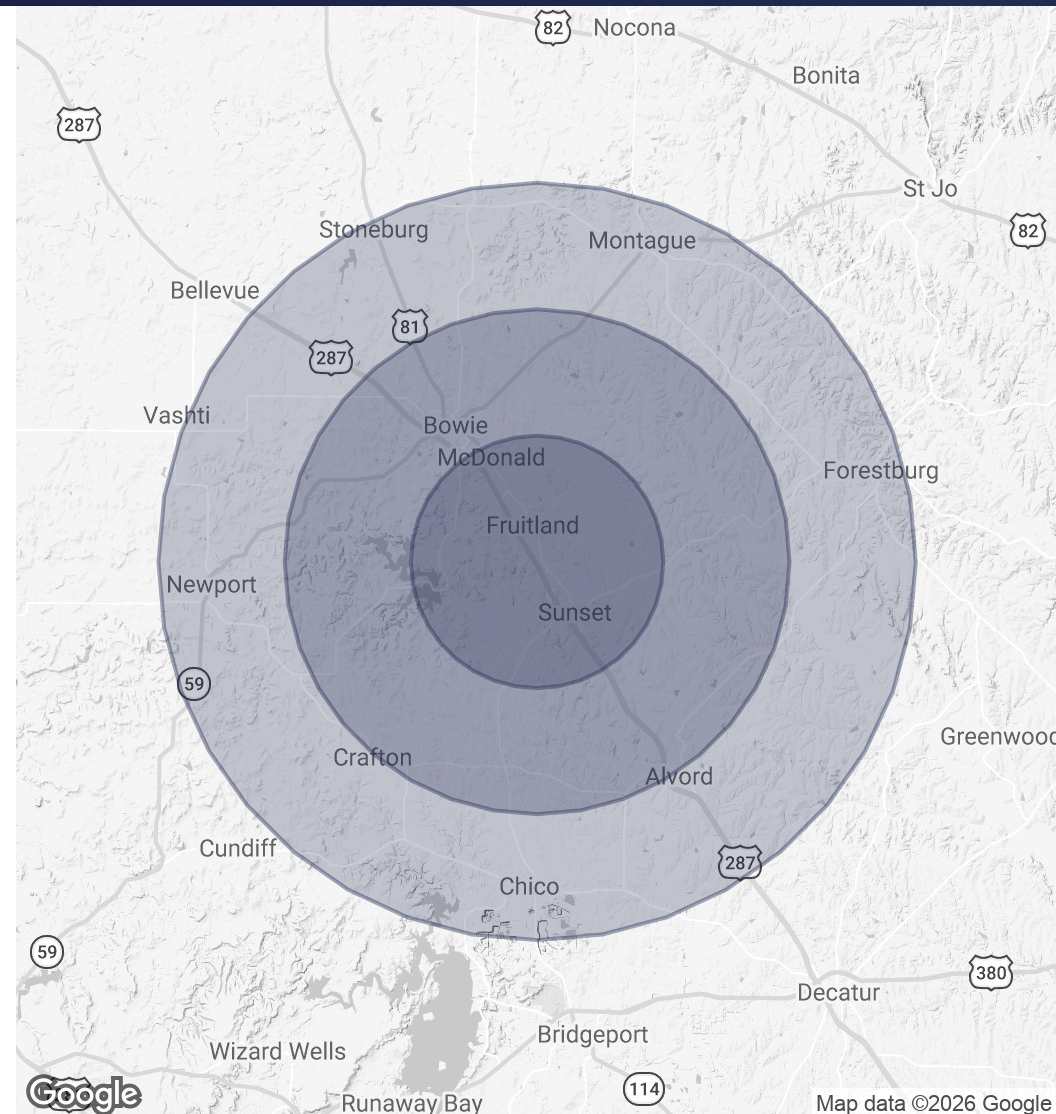
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	2,280	13,163	20,404
Average Age	49.6	42.5	42.8
Average Age (Male)	43.8	39.3	40.5
Average Age (Female)	52.0	45.1	45.3

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	915	5,253	7,893
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$79,853	\$82,150	\$87,448
Average House Value	\$251,969	\$246,365	\$260,574

TRAFFIC COUNTS	5 MILES	10 MILES	15 MILES
	22,000/day		

2023 American Community Survey (ACS)

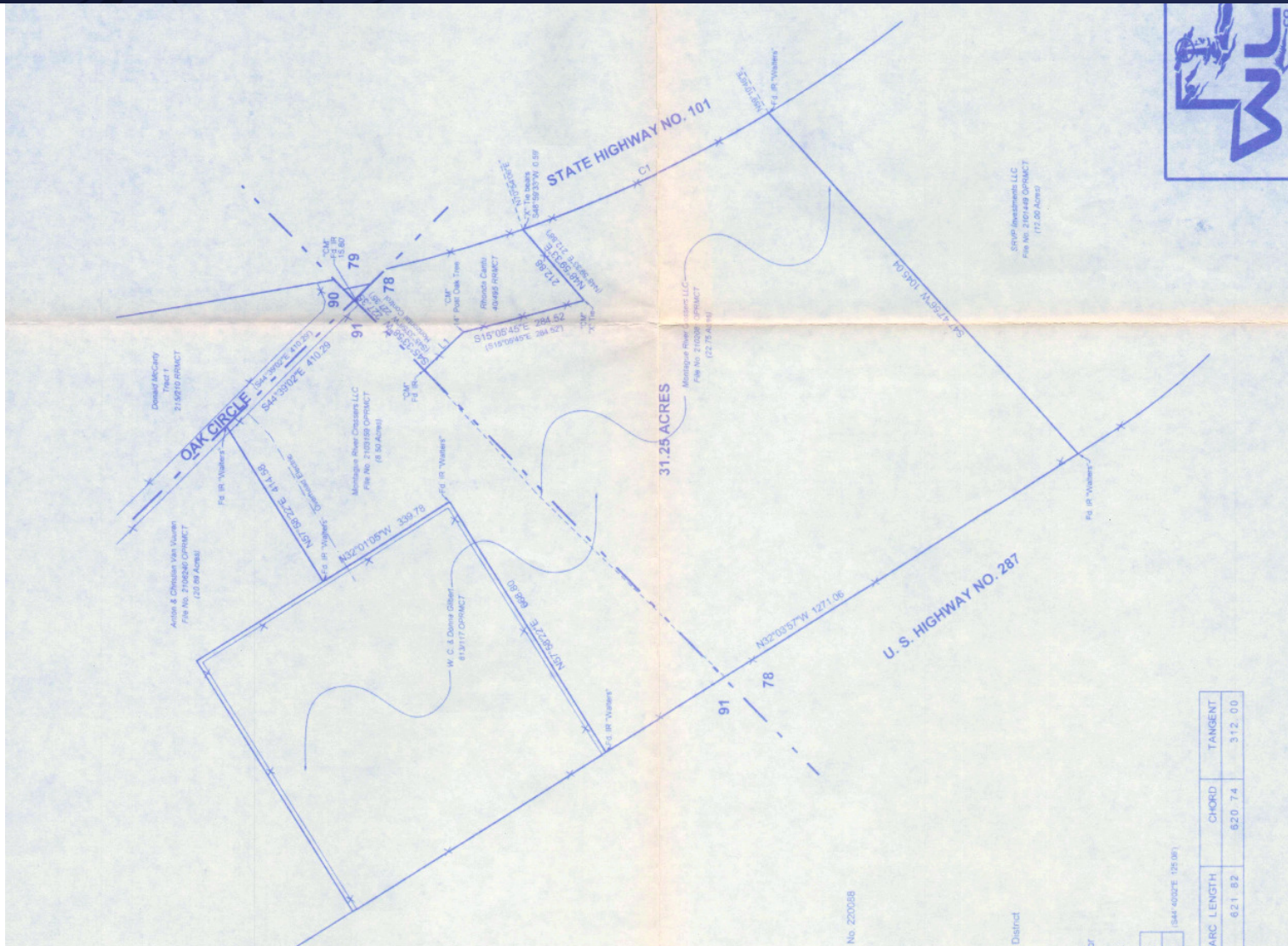


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DEREK ANTHONY BIO (#677154-B)

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DEREK ANTHONY

Partner

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Direct: **817.991.5072**

TX #677154-B

PROFESSIONAL BACKGROUND

At Waypoint, Derek focuses on landlord and tenant representation, development advisory, and investment brokerage. Known for combining market data with practical business insight, he helps clients make informed real estate decisions aligned with long-term growth objectives. His work spans retail, land, office, flex, and specialty real estate assets throughout the DFW region and beyond.

Derek's success is rooted in relationship-driven brokerage. He emphasizes understanding each client's operational goals and translating them into real estate strategies that create measurable value. His entrepreneurial mindset and hands-on execution style have made him a trusted advisor to business owners, developers, and investors alike.

Throughout his career, Derek has completed more than \$150 million in transactions and earned multiple industry recognitions, including D CEO Power Broker honors and Top CRE Broker distinctions in Fort Worth.

In addition to brokerage and development work, Derek hosts the commercial real estate podcast Rated "R" – Real Estate Uncensored, where he shares industry insights and interviews professionals across the real estate ecosystem.

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IABS FORM

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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.

2-10-2025



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Waypoint Real Estate Advisors LLC	9015127	jake@waypoint-red.com	817-505-5894
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jake McCoy	702534	jake@waypoint-red.com	817-505-5894
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	677154	derek@waypoint-red.com	817-991-5072
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 1-1

WAYPOINT CURRENT LISTINGS



WAYPOINT REAL ESTATE WEB PAGE



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