



**EBG**  
EUREKA BUSINESS GROUP

# COMMERCIAL LAND FOR SALE

Alliance / Golden Triangle Corridor | ±1.66 AC | G Intensive Commercial

**3020 BAILEY DRIVE**  
**FORT WORTH, TX 76177**

**PRICE**

CONTACT BROKER

**1.66AC**

LOT SIZE

**G - INTENSIVE**

COMMERCIAL  
ZONING

Contact:

**Joseph Gozlan, Managing Principal**

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# Flexible Zoning

Retail, QSR, Medical, Auto-Service

Easy access to I-35W & Golden Triangle Corridor

# INVESTMENT SUMMARY

**±1.66 AC**

**GROSS LAND AREA**

*72,310 SF per CoStar*

**±1.0 AC**

**EST. USABLE AREA**

*Flood zone on southern portion*

**G - Intensive**

**COMMERCIAL ZONING**

*Broad range of permitted uses*

**104,000+**

**VPD ON I-35W**

*Adjacent freeway traffic*

**86,676**

**3-MILE POPULATION**

*2025 estimate*

**\$140,889**

**3-MILE AVG. HOUSEHOLD INCOME**

*Above DFW average*

**5.95%**

**POP GROWTH '25-'30 (Total)**

*3-mile radius projection*

**\$1.1B**

**TTL. CONSUMER SPENDING**

*3-mile radius*

## OPPORTUNITY OVERVIEW

3020 Bailey Drive offers a flexible G-zoned commercial development opportunity in Fort Worth's Alliance / Golden Triangle corridor. The ±1.66-acre parcel includes an estimated ±1.0-acre usable area, with the southern portion impacted by FEMA AE floodplain. The site benefits from nearby I-35W traffic counts exceeding 104,000 VPD, Golden Triangle Blvd counts above 17,000 VPD, strong surrounding retail gravity, and a 3-mile trade area with approximately 86,000+ residents and average household income above \$140,000. Potential uses include retail, restaurant, service, medical, office, and automotive concepts, subject to buyer verification.

# PROPERTY OVERVIEW

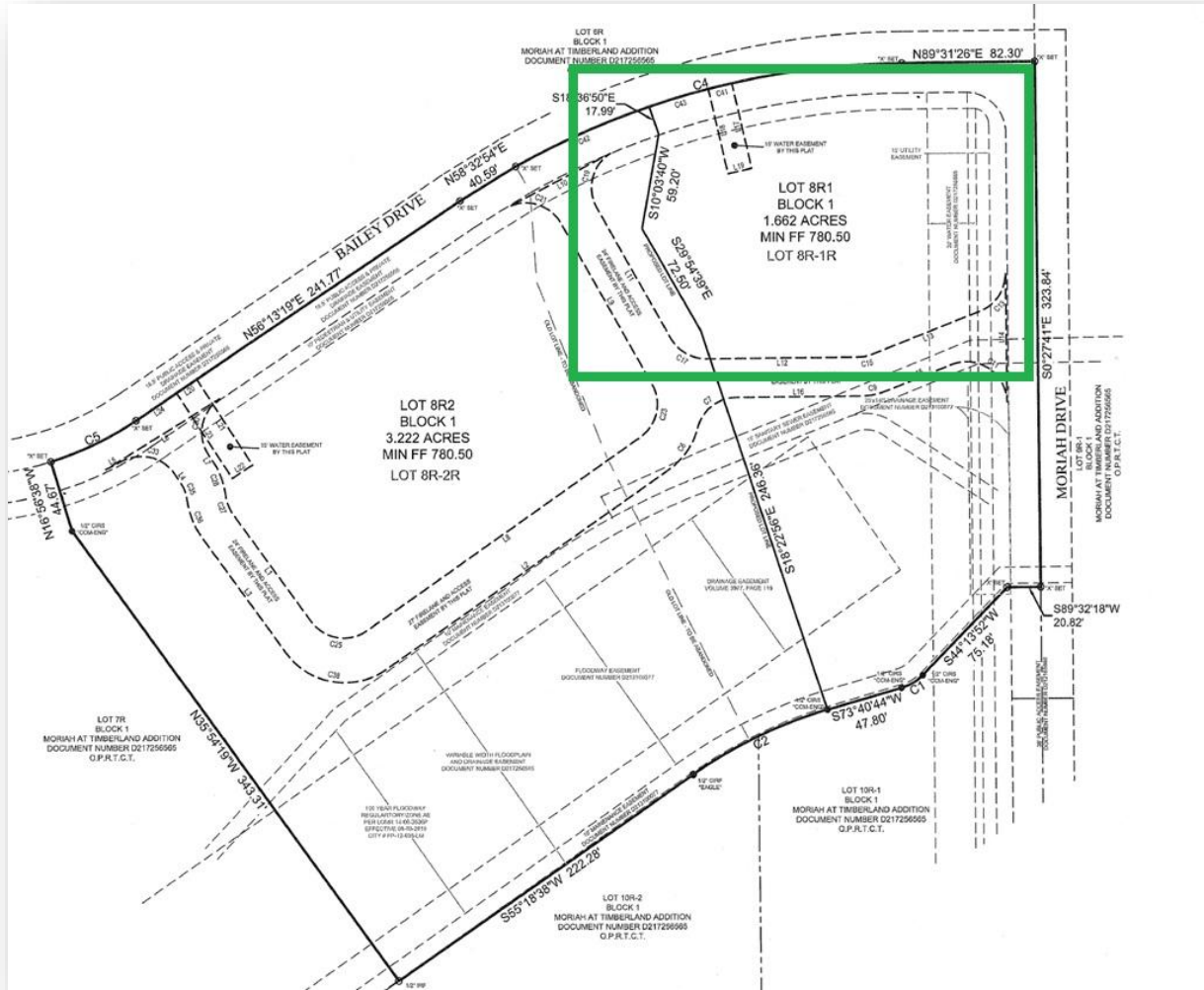
## PROPERTY DETAILS

<b>Legal Description</b>	MORIAH AT TIMBERLAND ADDITION Block 1 Lot 8R1
<b>Address</b>	3020 Bailey Drive, Fort Worth, TX 76177
<b>Property Type</b>	Commercial Land
<b>Submarket</b>	Alliance (North Fort Worth)
<b>Gross Land Area</b>	±1.66 AC (72,310 SF)
<b>Est. Usable Area</b>	±1.0 AC (est.)
<b>Zoning</b>	G - Intensive Commercial
<b>Topography</b>	Level
<b>Flood Zone</b>	FEMA AE (100-yr) on southern portion
<b>County</b>	Tarrant County, Texas
<b>On-Site Utilities</b>	Electricity, Gas, Sewer, Water
<b>Off-Site Needs</b>	Curb/Gutter/Sidewalk, Cable, Telephone
<b>Frontage:</b>	Bailey Dr. (North) & Moriah Dr. (East)

## FLOOD ZONE ON THE SOUTH PART OF THE LOT



# SITE PLAN & DEVELOPMENT PARAMETERS



## DEVELOPMENT PARAMETERS

<b>Gross Site Area</b>	±1.66 AC (72,310 SF)
<b>Est. Usable</b>	±1.0 AC (43,560 SF)
<b>Flood Encumbrance</b>	FEMA Zone AE (southern portion)
<b>Zoning</b>	G - Intensive Commercial
<b>Max Building Coverage</b>	~20-30% of buildable area
<b>Est. Building Potential</b>	~8,000-13,000 SF
<b>Parking Requirement</b>	Per City of Fort Worth code
<b>Topography</b>	Level / Finish grade

### FLOOD ZONE NOTE

The southern portion of the parcel lies within a FEMA AE flood zone (100-year floodplain). This area may be suitable for detention, landscape buffers, or surface parking with appropriate engineering. Buyer to verify usable area with a current survey and flood determination.

# STRATEGIC LOCATION

## ALLIANCE CORRIDOR

3020 BAILEY DR. FORT WORTH, TX

VEHICLES PER DAY

**104,000+ VPD**

Nearby I-35W / I-35W TExpress

POPULATION

**223K+**

Within 5-mile radius

DFW AIRPORT

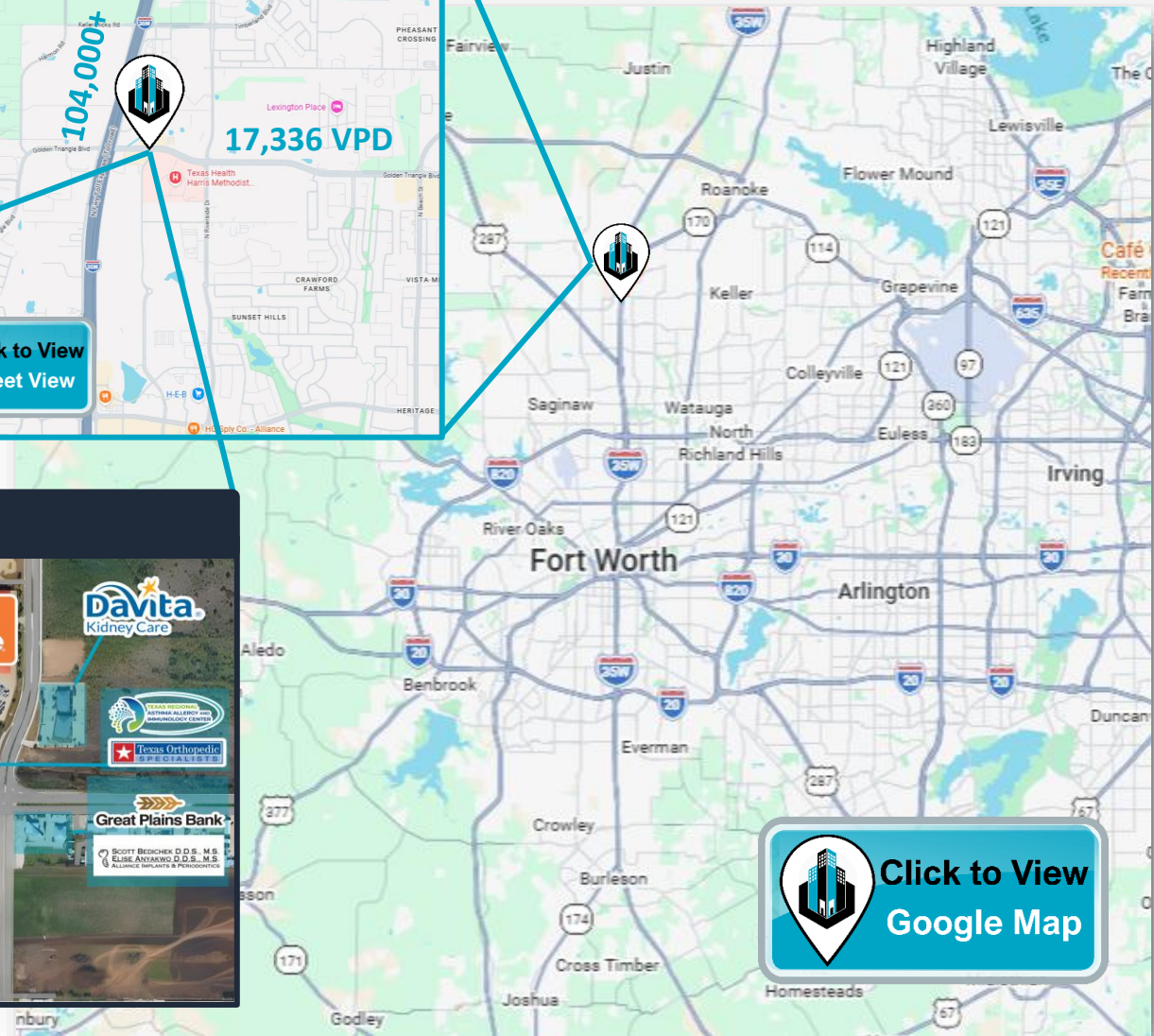
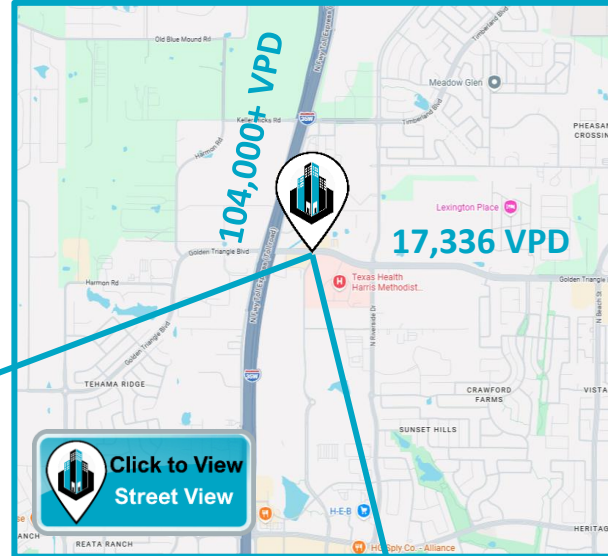
**30 Min**

Dallas/Fort Worth International

ALLIANCE AIRPORT

**8 Min**

Perot Field Fort Worth Alliance Airport



# ZONING & POTENTIAL USES

## G - INTENSIVE COMMERCIAL

The **G - Intensive Commercial** zoning district in the City of Fort Worth permits a broad range of commercial, retail, service, medical, and office uses. This zoning provides maximum flexibility for development and supports both single-tenant and multi-tenant configurations.

### RESTAURANT / QSR

Fast Food, Restaurant, bar, drive-through, and alcohol-related uses may be allowed subject to City of Fort Worth, TABC, parking, site plan, and supplemental standards; buyer to verify.

### MEDICAL / HEALTH

Health Care, Medical Office, Urgent Care, Physical Therapy, Chiropractors, Optometrist, Dental Practice

### AUTOMOTIVE

Auto Dealership, Service Center, Oil Change

### RETAIL

General Retail, Storefront, Convenience Store, Garden Center

### FINANCIAL / OFFICE

Bank, Office, Professional Services, Wealth Management, Insurance Agency, Real Estate Brokerage

### MIXED USE / OTHER

Mixed Use, General Freestanding, Office, Day Care Center, nightclubs, skating rinks, and more.

# TRADE AREA DEMOGRAPHICS

HIGH-INCOME, OWNER-HEAVY TRADE AREA WITH \$1B+ CONSUMER SPENDING WITHIN 3 MILES

	1 MILE	3 MILES	5 MILES
<b>2025 Population</b>	6,781	86,676	223,822
<b>2030 Population Projection</b>	7,123	91,830	237,207
<b>Annual Growth 2025-2030</b>	1.0%	1.2%	1.2%
<b>Pop Growth 2025-2030 (Total)</b>	5.04%	5.95%	5.98%
<b>Median Age</b>	35.2	34.8	35.5
<b>Avg. Household Income</b>	<b>\$137,070</b>	<b>\$140,889</b>	<b>\$138,956</b>
<b>Households</b>	<b>2,649</b>	<b>28,642</b>	<b>73,301</b>
<b>Bachelor's Degree or Higher</b>	41%	45%	42%
<b>Median Home Value</b>	\$444,594	\$393,634	\$378,377
<b>Daytime Employees</b>	2,629	25,074	50,000+
<b>Owner-Occupied Households</b>	55%	73%	77%
<b>Total Consumer Spending</b>	<b>\$88.7M</b>	<b>\$1.1B</b>	<b>\$2.8B</b>

Source: CoStar Analytics, U.S. Census Bureau. All figures are estimates.

# TRAFFIC COUNTS



COLLECTION STREET	CROSS STREET	TRAFFIC	YEAR	DISTANCE
North Freeway	Golden Triangle Blvd N	104,187	2025	0.23 mi
I-35W TEXpress	Golden Triangle Blvd N	104,141	2025	0.43 mi
I-35W	Golden Triangle Blvd	83,033	2025	0.22 mi
Golden Triangle Blvd	North Fwy W	17,336	2025	0.09 mi
Golden Triangle Blvd	Old Denton Rd W	17,240	2025	0.45 mi
Golden Triangle Blvd	North Fwy E	4,636	2025	0.35 mi
Old Denton Rd	Cowan Rd S	4,608	2025	0.33 mi
Old Denton Rd	Prestige Rd S	4,573	2025	0.47 mi

Source: TrafficMetrix Products. VPD = Vehicles Per Day.

# SURROUNDING RETAIL & CO-TENANCY



## KEY RETAILERS IN TRADE AREA

REGIONAL TRAFFIC DRIVERS AND DAILY-NEEDS ANCHORS CREATE MULTIPLE DEMAND SOURCES FOR SERVICE, RESTAURANT, MEDICAL, AND AUTOMOTIVE USERS.

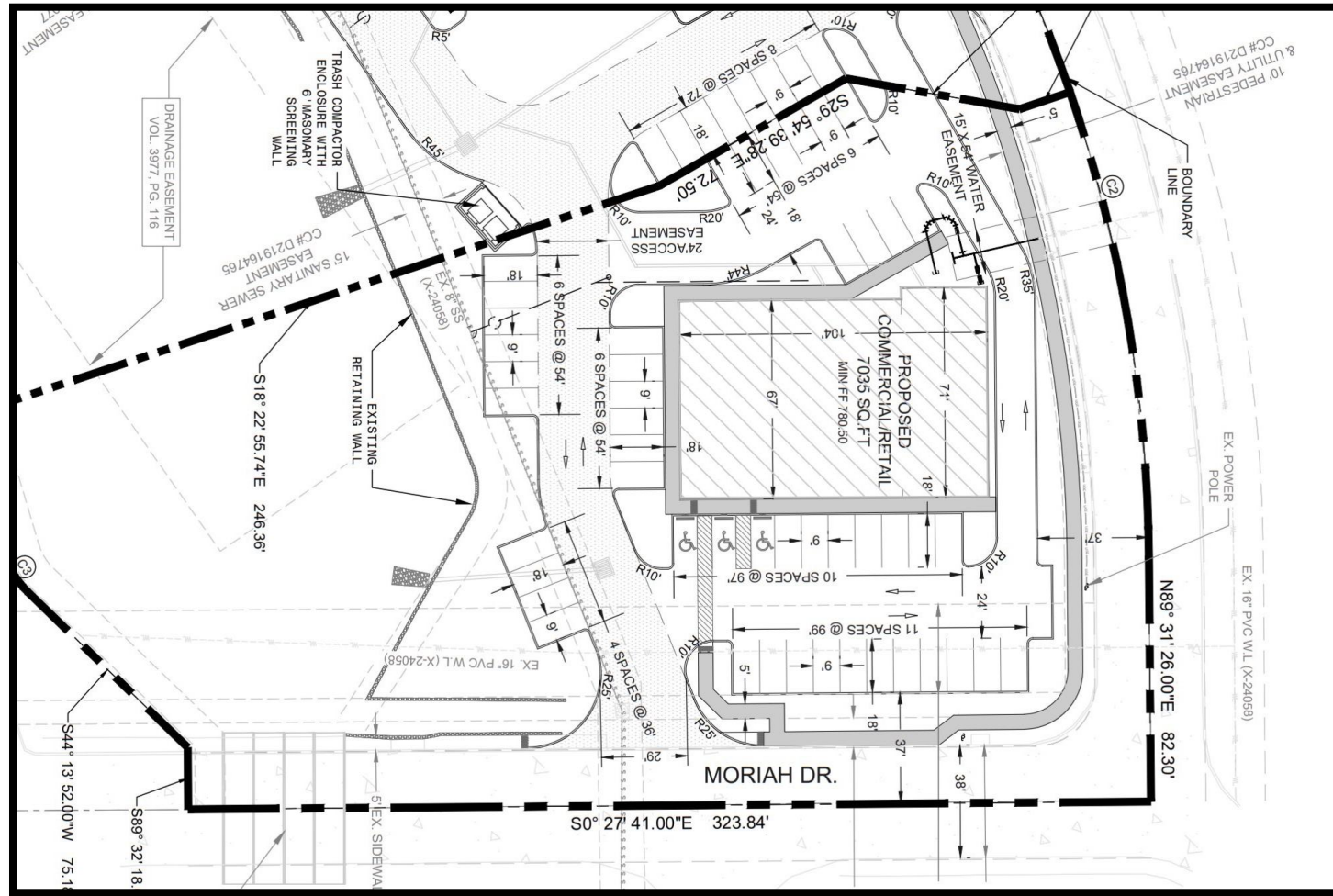
# CONCEPTUAL DEVELOPMENT SCENARIOS



\* **Build to Suit option available, contact broker for details.**

\*\* **Conceptual only. Not engineered. For illustrative purposes only. Subject to survey, floodplain, drainage, parking, access, utility, fire lane, and City review.**

# CONCEPTUAL DEVELOPMENT SCENARIOS CONT.



\* Build to Suit option available, contact broker for details.

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# DFW RETAIL MARKET OVERVIEW

## MARKET SUMMARY

Dallas-Fort Worth retail entered JUNE 2026 with balanced fundamentals after several years of elevated demand. Leasing activity moderated, with average tenant footprints down roughly 15% year-over-year as users became more selective. New supply continues to outpace demand on a rolling basis, pushing vacancy modestly higher, though most newly delivered centers are 70%+ pre-leased.

Rent growth of 2.3% YOY continues to outpace the U.S. average, even after moderating from the post-2021 peak. 2025 sales volume crossed \$1.3B, the first time since 2021, with institutional buyers taking a larger share of activity, signaling renewed confidence in DFW retail fundamentals.

## SEGMENT SNAPSHOT

Segment	Vacancy	Asking Rent	YOY Growth
General Retail	3.4%	\$24.48	2.1%
Power Center	4.8%	\$28.89	2.5%
Mall	6.1%	\$31.61	2.8%
Strip Center	7.2%	\$24.16	2.4%
Neighborhood Center	7.8%	\$24.06	2.4%

### 5.1%

VACANCY RATE

*Up 30 bps YOY*

### \$25.24

AVG. ASKING RENT

*Per SF, NNN basis*

### 2.3%

RENT GROWTH (YOY)

*Above U.S. average*

### 6.4%

AVG. CAP RATE

*YTD trailing 12 mo.*

## CAPITAL MARKETS & SUPPLY

### \$1.3B

2025 Sales Volume

### 7.2M SF

Under Construction

### 75%

Pipeline Pre-Leased

## ECONOMIC FOUNDATION

8.5M residents · \$95K median household income · 24 Fortune 500 HQs · Leading U.S. metro for domestic migration · 4th-largest U.S. market

# NW FORT WORTH RETAIL SUBMARKET OVERVIEW

## SUBMARKET SUMMARY

Northwest Fort Worth encompasses 14.9 million SF of retail inventory anchored by Alliance Town Center and Presidio Junction along I-35W, SH-170, and US-287. Vacancy stands at 3.9%, below the DFW average but up 100 bps year-over-year as 493,000 SF of deliveries outpaced 280,000 SF of absorption. About 684,000 SF is under construction (4.6% of inventory); CoStar forecasts vacancy rising to 4.4% by year-end 2026.

Asking rents average \$26.14/SF with 2.3% annual growth, a notable slowdown from the 4.7% five-year average as the post-COVID rent cycle normalizes. Neighborhood centers saw vacancy rise to 9.2% on large deliveries at Harvest Town Center and Bonds Ranch Marketplace. Malls, power centers, and general retail remain tightly leased below 3.5%. Submarket vacancy remains below DFW average, but new supply is increasing. Smaller, well-located service and daily-needs concepts may be better positioned than speculative large-format retail.

## SEGMENT SNAPSHOT

Segment	Vacancy	Asking Rent	YOY Growth
Mall	0.0%	\$26.56	4.3%
Other	0.8%	\$25.27	2.8%
Power Center	1.3%	\$25.93	2.2%
General Retail	3.3%	\$26.21	2.2%
Strip Center	7.3%	\$26.45	2.2%
Neighborhood Center	9.2%	\$25.81	2.1%

### 3.9%

VACANCY RATE

DFW: 5.1% | 5-yr avg: 2.6%

### \$26.14

AVG. ASKING RENT

DFW: \$25.24 | NNN basis

### 2.3%

RENT GROWTH (YOY)

DFW: 2.3% | 5-yr avg: 4.7%

### 5.5%

EST. CAP RATE

DFW: 6.4% | YTD trailing 12 mo.

## INVENTORY & SUPPLY

### 14.9M SF

Total Inventory

### 493K SF

Delivered (TTM)

### 785K SF

Proposed (Next 8Q)

## SUBMARKET CONTEXT

Northwest Fort Worth / Alliance corridor · I-35W, SH-170, US-287 · Alliance Town Center, Presidio Junction anchors · Active construction pipeline (4.6% of inventory)

# NEARBY RETAIL RENT COMPARABLES

## RECENTLY CLOSED RETAIL LEASE TRANSACTIONS

	Property Name/Address	Space Use	Sign Date	Deal Type	SF Leased	Rent
1	8901-8917 Tehama Ridge Pky	Retail	May 2026	Direct	12,002	\$20.00/SF NNN
2	Pad 2 Heritage Trace Pky	Retail	January 2026	Direct	5,370	\$35.00/SF NNN
3	Phase 2 4560 Heritage Trace Pky	Retail	October 2025	Direct	2,400	\$29.00/SF NNN
4	2401 Heritage Trace Pky	Retail	July 2025	Direct	2,124	\$35.00/SF NNN
5	Phase 2 4560 Heritage Trace Pky	Retail	May 2025	Direct	1,500	\$38.00/SF NNN

### Rent Underwriting Context

Nearby retail leasing activity supports a broad small-shop rent range, with stronger locations and newer/high-visibility space achieving premium rents. For preliminary underwriting, buyers may evaluate conservative, base, and upside rent scenarios depending on use, tenant credit, building design, and delivery condition.

- **Conservative:** \$24–\$26/SF NNN
- **Base:** \$27–\$32/SF NNN
- **Upside:** \$35+/SF NNN for premium small-shop/strong location/tenant-specific buildout

## ACTIVE AVAILABLE RETAIL SPACES

	Property Name/ Address	Space Use	SF Available	Asking Rent
1	Heritage Trace Center 2403 Heritage Trace Pky Fort Worth, TX , 76177	Retail	1,500 - 3,870	\$35.00/SF NNN/Year
2	9953 Blue Mound Rd Fort Worth, TX , 76131	Retail	6,000	\$45.00/SF/Year
3	Golden Beach Marketplace 10716-10860 N Beach St Keller, TX , 76244	Retail	2,158 - 5,345	\$13.00 - 15.00/SF NNN/Year
4	9555 Harmon Rd Fort Worth, TX , 76177	Office/Retail	1,147 - 8,055	\$38.50/SF NNN/Year
5	2401 Heritage Trace Pky Fort Worth, TX , 76177	Office/Retail	2,124	\$35.00/SF NNN/Year
6	Heritage Trace 9601 N Beach St Keller, TX , 76244	Retail	1,372	\$28.00/SF/Year

# CONTACT INFO & ADVISORY TEAM



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Managing Principal



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[www.EBGTX.com](http://www.EBGTX.com)

THE RETAIL NAVIGATOR®

**\$85M+**

Texas Closed

**18+ YRS**

DFW Market

**B.Sc.**

Information Systems  
Engineering

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## EUREKA BUSINESS GROUP

*DFW Retail, Land & Net Lease Investment Advisory*

### Active Investor, Not Just a Broker

The principals of Eureka Business Group are experienced commercial real estate investors with assets in the DFW market. We bring investor-operator perspective to every transaction.

### 1031 Exchange & Net Lease Capability

Dedicated 1031 buyer outreach through QI networks. Buyer relationships spanning institutional funds to private HNW investors in the \$3M to \$25M band.

### Hyperlocal DFW Expertise

18+ years of ground-level DFW real estate experience. Based in McKinney, we understand the local Dallas – Fort Worth market dynamics that national brokerages cannot replicate.

### EBG Commercial Management

Eureka Business Group has a commercial property management division operating in the DFW Metroplex, managing properties across different asset classes such as retail, industrial, office, etc.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the business and whether the business complies with applicable governmental requirements should be discussed by the party with

appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties, businesses and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.

# INFORMATION ABOUT BROKER SERVICES



NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

EXHIBIT "C"

11-2-2015

## INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensee 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.

#### Eureka Business Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joseph Gozlan</b>	<b>593483-B</b>	<b>Joseph@EBGTexas</b>	<b>(903)600-0616</b>
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

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