



LAND WITH HIGHWAY FRONTAGE FOR SALE

Kelly Road and Hwy 377
Benbrook (Fort Worth), TX 76126

PRICING
CALL BROKER

AVAILABLE:
1.771 AC

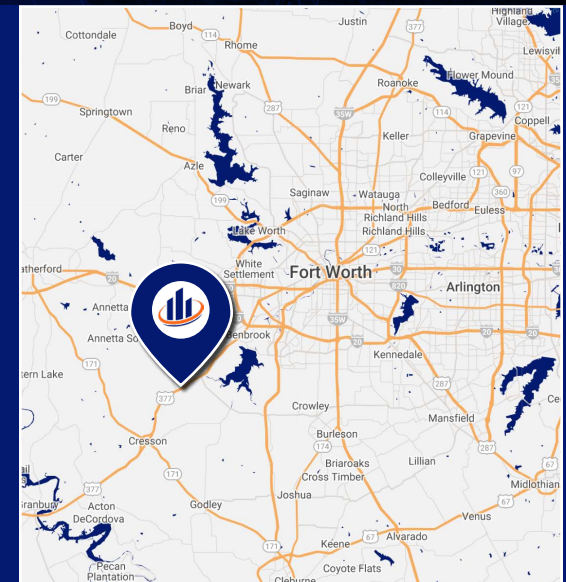
This prime 1.771-acre parcel is located at the hard corner of Highway 377 and Kelly Road in Benbrook (Fort Worth), Texas, positioned directly across from the prestigious Blue Jack Ranch, home to an 18-hole Tiger Woods-designed golf course. With planned improvements to Kelly Road and Highway 377, and substantial residential development with 3,100 homes underway nearby, this site offers high visibility and accessibility with a 2022 traffic count of 31,725 on Hwy 377. The property includes a 7,000-square-foot warehouse making it a versatile asset for future commercial or mixed-use development.

FEATURES

Lot Size: 1.771 AC
Building Size: 7,000 SF warehouse

HIGHLIGHTS

- » Hard corner Hwy 377 and Kelly Road
- » Planned road improvements nearby
- » 2022 Traffic Counts 31,725 on Hwy 377



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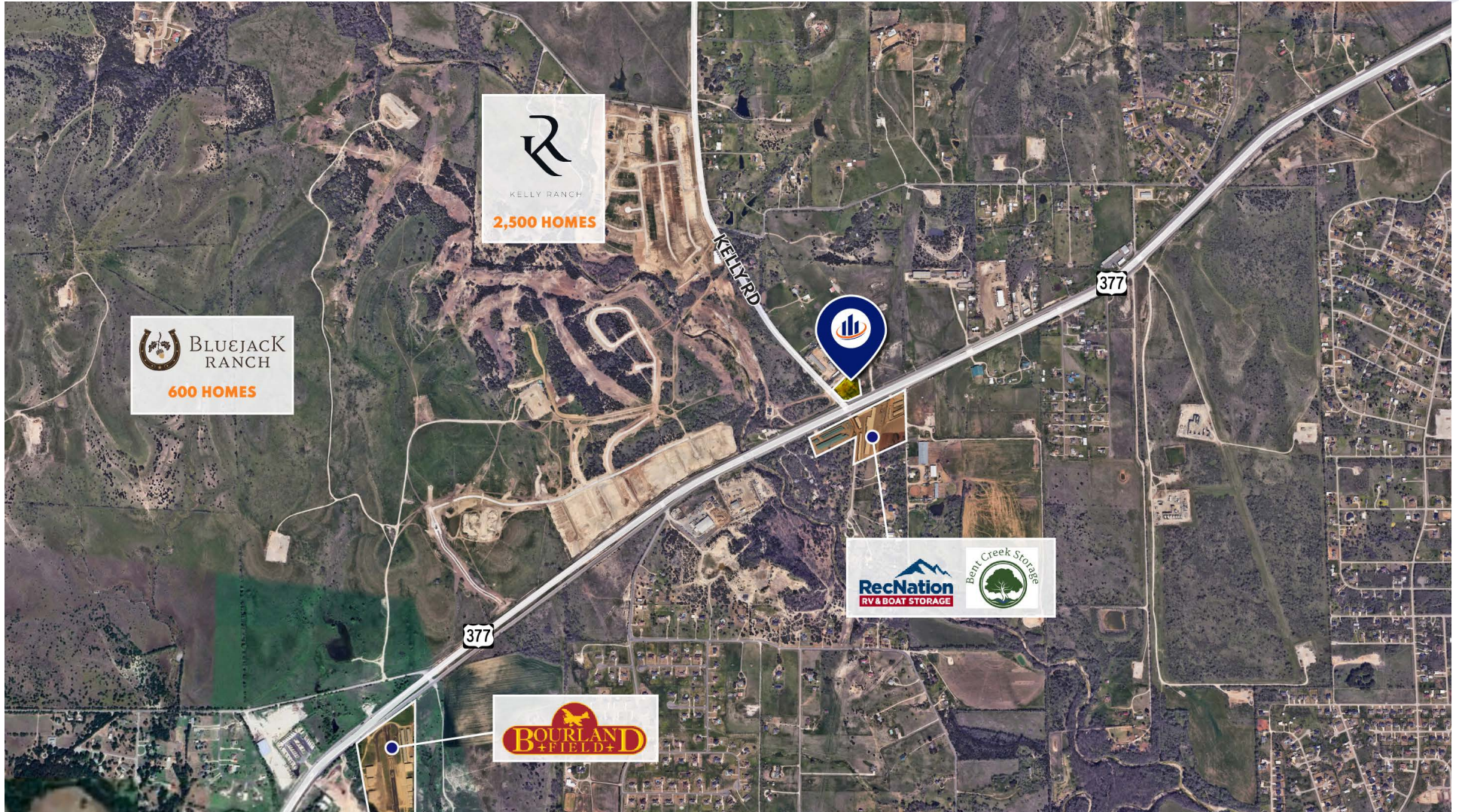
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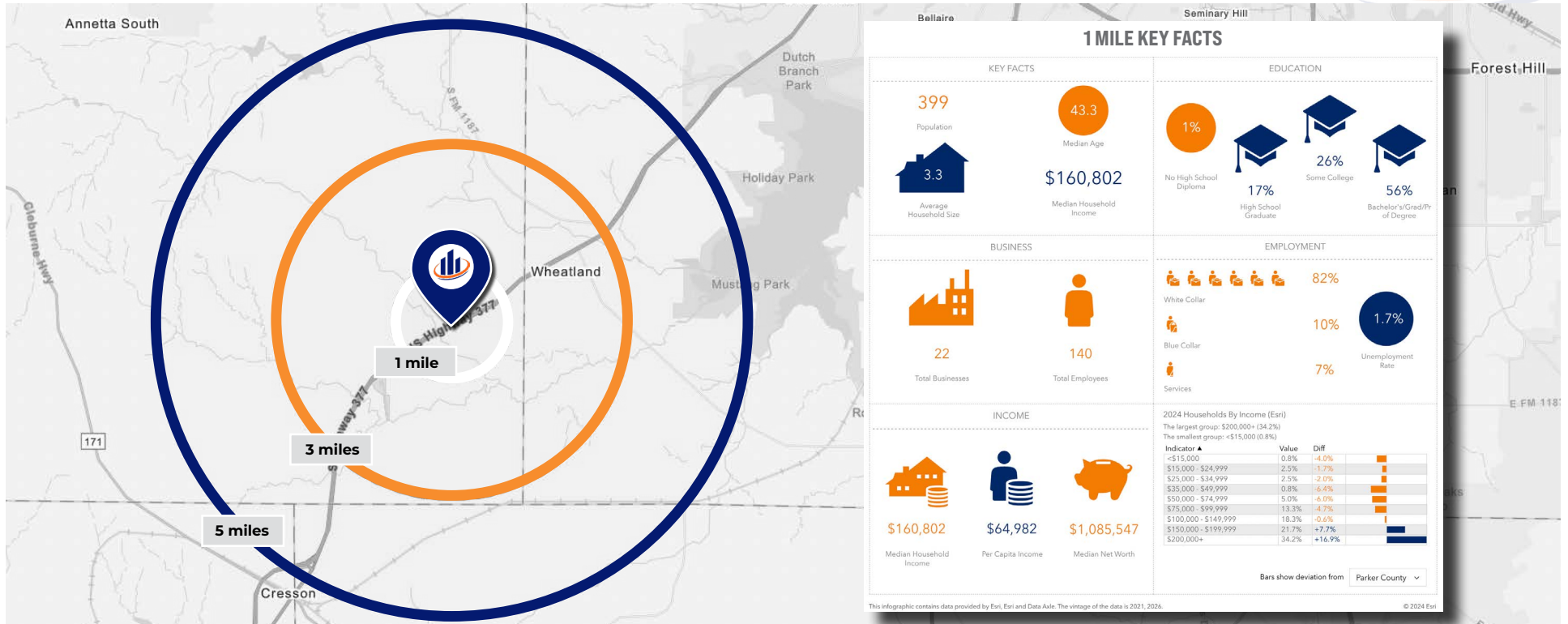
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Kelly Rd and Hwy 377 in Fort Worth, TX, presents a prime location with excellent accessibility to major highways, including Hwy 377 and nearby Interstate 35W, enabling swift connectivity throughout Fort Worth and the surrounding metro area. Nestled within a thriving commercial zone, this site is bordered by a mix of retail, dining, and professional establishments, creating a dynamic environment for businesses looking to tap into a growing market.

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	2024 Summary			2029 Summary		
	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	399	4,521	9,402	590	6,984	13,393
Households	120	1,509	3,139	178	2,343	4,514
Families	103	1,216	2,478	150	1,856	3,531
Average Household Size	3.33	3.00	3.00	3.31	2.98	2.97
Owner Occupied Housing Units	113	1,412	2,808	122	1,999	3,844
Renter Occupied Housing Units	7	97	331	56	344	670
Median Age	43.3	40.9	41.4	41.7	40.9	41.3
Median Household Income	\$160,802	\$141,184	\$142,924	\$170,460	\$154,981	\$156,196
Average Household Income	\$197,319	\$182,238	\$180,310	\$217,314	\$198,893	\$197,716



Information About Brokerage Services

11-2-2015

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.

DFW Trinity Advisors, LLC <small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small>	9004520 <small>License No.</small>	sfithian@visionsrealty.com <small>Email</small>	817-288-5525 <small>Phone</small>
Stephen H. Fithian <small>Designated Broker of Firm</small>	0407418 <small>License No.</small>	sfithian@visionsrealty.com <small>Email</small>	817-288-5524 <small>Phone</small>
James Blake <small>Licensed Supervisor of Sales Agent/ Associate</small>	340987 <small>License No.</small>	james.blake@svn.com <small>Email</small>	817-288-5508 <small>Phone</small>
James Blake <small>Sales Agent/Associate's Name</small>	340987 <small>License No.</small>	james.blake@svn.com <small>Email</small>	817-288-5508 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

Sperry Van Ness / Trinity Advisors, 5601 Bridge Street, Ste. 504 Fort Worth, TX 76112
Stephen Fithian

Phone: (817) 288-5525

Fax: (817) 288-5511

Information About

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