

**PARK DRIVE ASSEMBLAGE
FORT WORTH, TX 76179**

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PROPERTY OVERVIEW



LOCATION

9500, 9508, 9514 Park Drive
Fort Worth, TX 76179



ACREAGE

Gross: ±38.27
Net: ± 34.16



ZONING

FTW - ETJ



PROPOSED USE

Commercial / Flex / Storage / Etc.



UTILITIES

Water: Well
Sewer: Septic



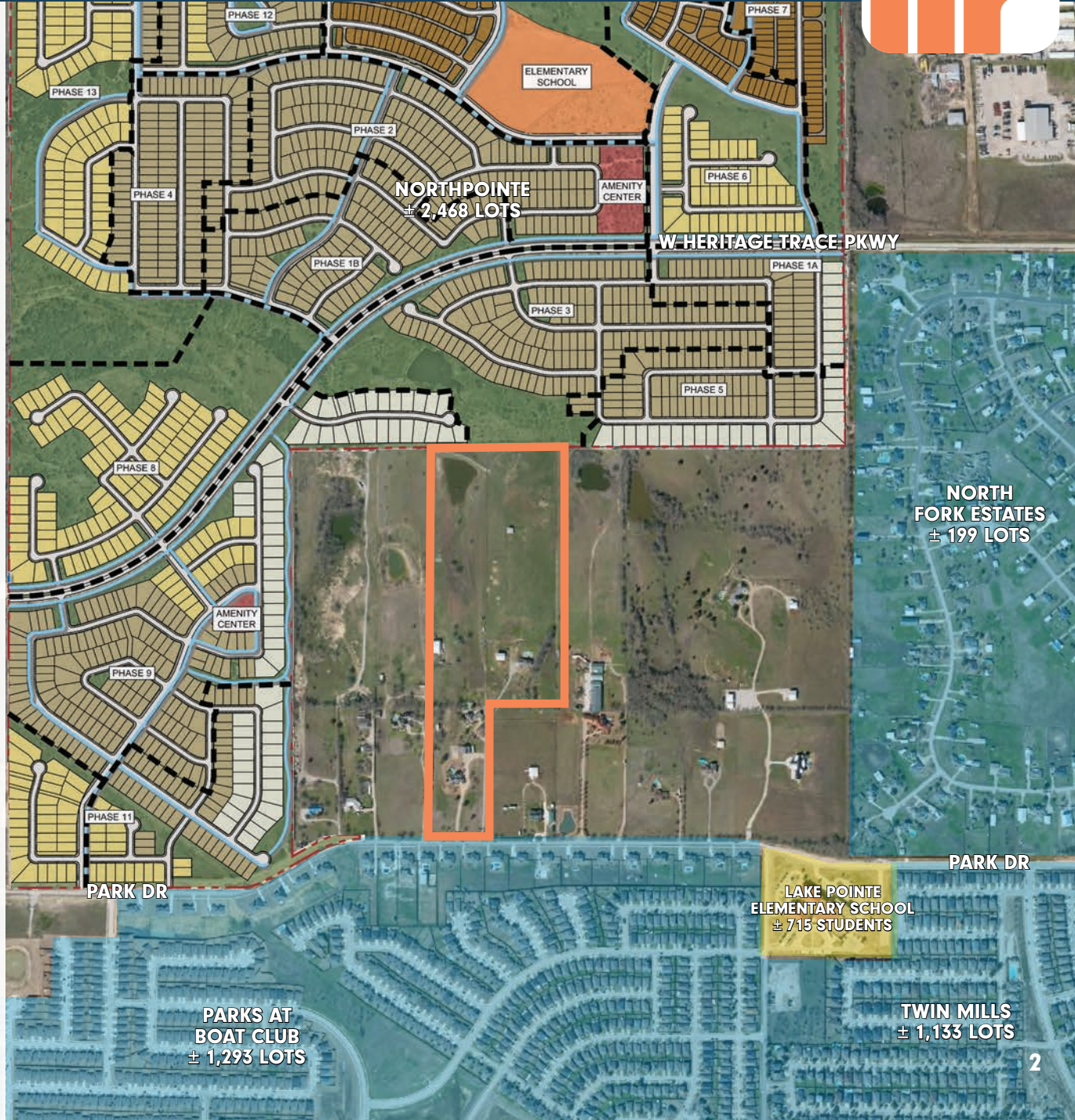
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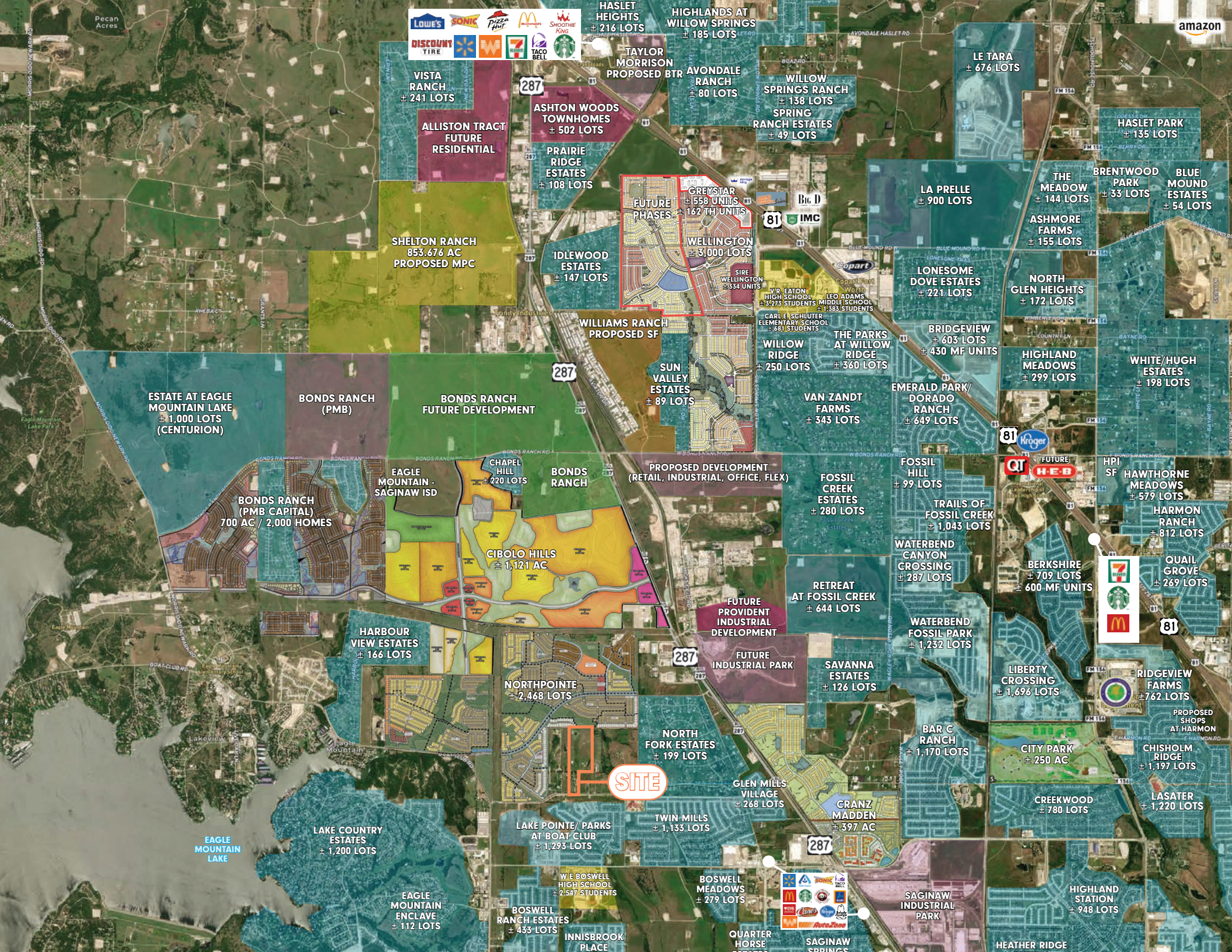
Eagle Mountain Saginaw ISD



VPD

Park Dr: ± 217
Boat Club Rd: ± 10,048





HASLET HEIGHTS ± 216 LOTS

WILLOW SPRINGS ± 185 LOTS

VISTA RANCH ± 241 LOTS

TAYLOR MORRISON PROPOSED BTR

AVONDALE RANCH ± 80 LOTS

WILLOW SPRINGS RANCH ± 138 LOTS
SPRING RANCH ESTATES ± 49 LOTS

LE TARA ± 676 LOTS

ALLISTON TRACT FUTURE RESIDENTIAL

ASHTON WOODS TOWNHOMES ± 502 LOTS

PRAIRIE RIDGE ESTATES ± 108 LOTS

FUTURE PHASES
GREYSTAR ± 558 UNITS

WELLINGTON ± 3,000 LOTS

LA PELLE ± 900 LOTS

THE MEADOW ± 144 LOTS

BRENTWOOD PARK ± 33 LOTS

BLUE MOUND ESTATES ± 54 LOTS

SHELTON RANCH 853.676 AC PROPOSED MPC

IDLEWOOD ESTATES ± 147 LOTS

WILLIAMS RANCH PROPOSED SF

SUN VALLEY ESTATES ± 89 LOTS

WILLOW RIDGE ± 250 LOTS

THE PARKS AT WILLOW RIDGE ± 360 LOTS

LONESOME DOVE ESTATES ± 221 LOTS

NORTH GLEN HEIGHTS ± 172 LOTS

HIGHLAND MEADOWS ± 299 LOTS

WHITE/HUGH ESTATES ± 198 LOTS

ESTATE AT EAGLE MOUNTAIN LAKE ± 1,000 LOTS (CENTURION)

BONDS RANCH (PMB)

BONDS RANCH FUTURE DEVELOPMENT

WILLIAMS RANCH PROPOSED SF

SUN VALLEY ESTATES ± 89 LOTS

VAN ZANDT FARMS ± 343 LOTS

BRIDGEVIEW ± 603 LOTS
± 430 MF UNITS

EMERALD PARK/DORADO RANCH ± 649 LOTS

HIGHLAND MEADOWS ± 299 LOTS

WHITE/HUGH ESTATES ± 198 LOTS

BONDS RANCH (PMB CAPITAL) 700 AC / 2,000 HOMES

EAGLE MOUNTAIN - SAGINAW ISD

CHapel HILL ± 220 LOTS

BONDS RANCH

PROPOSED DEVELOPMENT (RETAIL, INDUSTRIAL, OFFICE, FLEX)

FOSSIL CREEK ESTATES ± 280 LOTS

FOSSIL HILL ± 99 LOTS

TRAILS OF FOSSIL CREEK ± 1,043 LOTS

FUTURE HEB

HPI SF

HAWTHORNE MEADOWS ± 579 LOTS

HARMON RANCH ± 812 LOTS

CIBOLO HILLS ± 1,121 AC

RETREAT AT FOSSIL CREEK ± 644 LOTS

WATERBEND CANYON CROSSING ± 287 LOTS

BERKSHIRE ± 709 LOTS
± 600 MF UNITS

QUAIL GROVE ± 269 LOTS

HARBOUR VIEW ESTATES ± 166 LOTS

NORTHPOINT ± 2,468 LOTS

NORTH FORK ESTATES ± 199 LOTS

FUTURE INDUSTRIAL PARK

SAVANNA ESTATES ± 126 LOTS

WATERBEND FOSSIL PARK ± 1,232 LOTS

LIBERTY CROSSING ± 1,696 LOTS

RIDGEVIEW FARMS ± 762 LOTS

EAGLE MOUNTAIN LAKE

LAKE COUNTRY ESTATES ± 1,200 LOTS

EAGLE MOUNTAIN ENCLAVE ± 112 LOTS

LAKE POINTE/PARKS AT BOAT CLUB ± 1,293 LOTS

TWIN MILLS ± 1,133 LOTS

GLEN MILLS VILLAGE ± 268 LOTS

CRANZ MADDEN ± 397 AC

BAR C RANCH ± 1,170 LOTS

CITY PARK ± 250 AC

CHISHOLM RIDGE ± 1,197 LOTS

W.E. BOSWELL HIGH SCHOOL ± 2,547 STUDENTS

BOSWELL MEADOWS ± 279 LOTS

QUARTER HORSE

SAGINAW INDUSTRIAL PARK

HIGHLAND STATION ± 948 LOTS

HEATHER RIDGE



MARKET OVERVIEW



SUMMARY

FORT WORTH, TEXAS, IS A SUBURBAN CITY LOCATED IN TARRANT COUNTY WITHIN THE DALLAS-FORT WORTH METROPOLITAN AREA. THE CITY HAS SEEN SIGNIFICANT ECONOMIC DEVELOPMENT WITH A MIX OF RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL AREAS CONTRIBUTING TO ITS GROWTH. ONGOING RESIDENTIAL AND COMMERCIAL DEVELOPMENTS CONTRIBUTE TO THE CITY'S GROWTH AND CONTINUE TO POSITIVELY IMPACT THE REAL ESTATE LANDSCAPE.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	64,252	145,168	588,827
2029 POPULATION	68,090	154,138	625,850
POP. GROWTH 2024-2029	1.2%	1.2%	1.3%
2023 TOTAL HOUSEHOLDS	20,956	46,725	204,357
MEDIAN HOUSEHOLD INCOME	\$99,856	\$93,617	\$79,842
2024 TOTAL BUSINESSES	1,201	2,997	21,573
2024 TOTAL EMPLOYMENT	8,776	25,904	213,744



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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.

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:
 - 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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

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