

Grocery Anchored Development

Fort Worth, Texas



Location:

NEC & NWC Sendera Ranch Blvd & Ranch Canyon Way, Fort Worth, TX 76052

Details:

- Pad Sites and Shop Space Available
- The site is centered at the heart of massive residential growth (20,000+ residential lots) with home prices ranging between \$300k to \$650k
- Active developers include Lennar Corporation, Hillwood (a Perot Company), and Green Brick Partners
- The local economy is diversified and led by the following industry clusters: transportation equipment manufacturing, international transportation and logistics, defense and security, and education. Examples include:
 - Alliance Texas, a 27,000-acre business corridor with 575 global companies such as BNSF, FedEx, Amazon, Meta, Charles Schwab, Fidelity Investments, Deloitte, UPS, etc.
 - General Electric Manufacturing Solutions, Challenge Manufacturing, and LG Electronics
 - Perot Field Fort Worth Alliance Airport (AFW) which supports general, air cargo, corporate and government aviation
 - Northwest Independent School District, which is home to 31,000 students across 35 Campuses. Voted as a premier educational service institution to families in the northwest corridor of the Dallas-Fort Worth metroplex
- This growing market is minutes away from The Texas Motor Speedway, a 200,000-seat superspeedway which generates \$162,000.00 in sales annually

Demographics

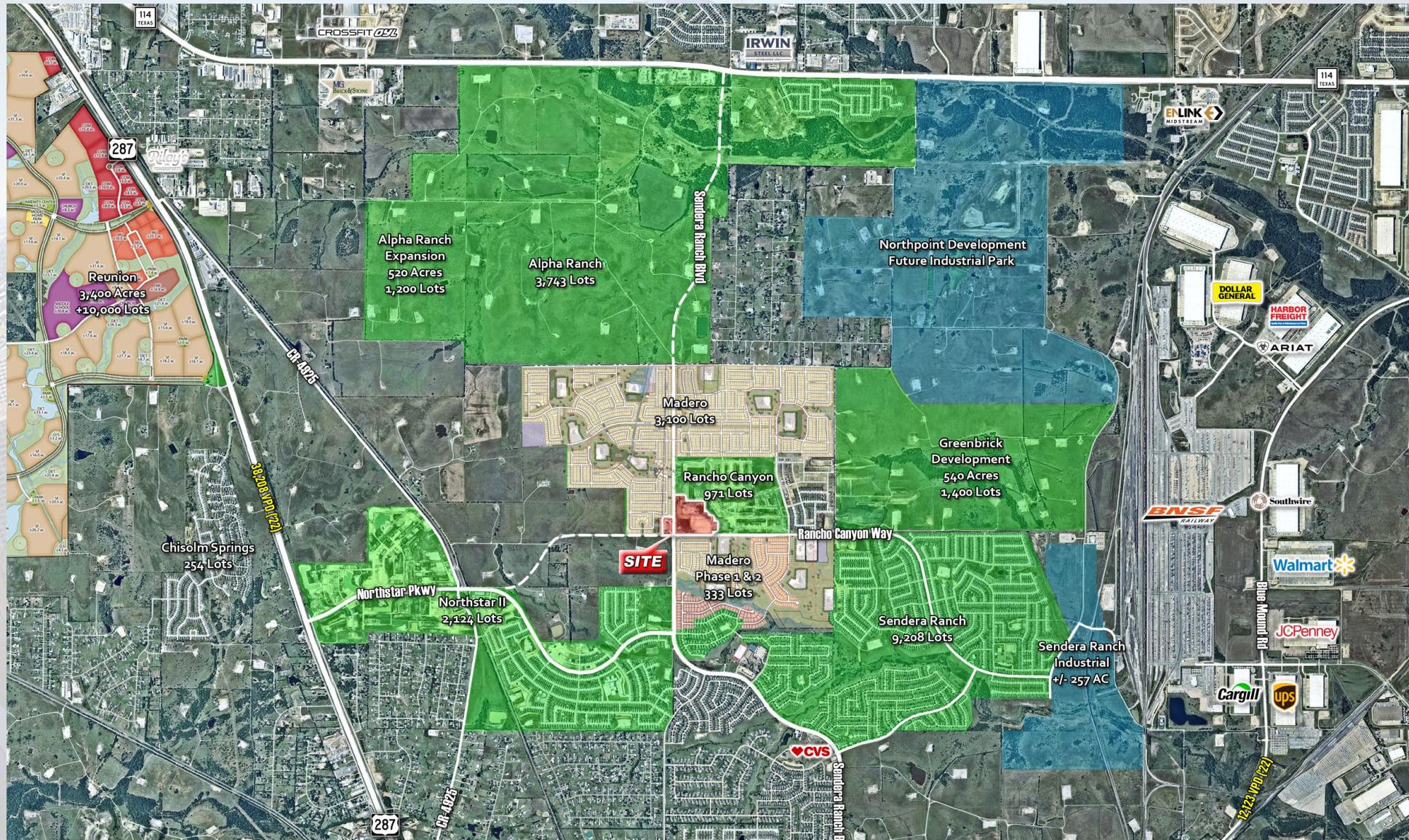
	3 Mile	5 Mile	7 Mile
2024 Population	30,006	55,612	124,981
Avg. HH Income	\$159,742	\$166,154	\$148,937
Daytime Pop.	19,372	42,552	94,549



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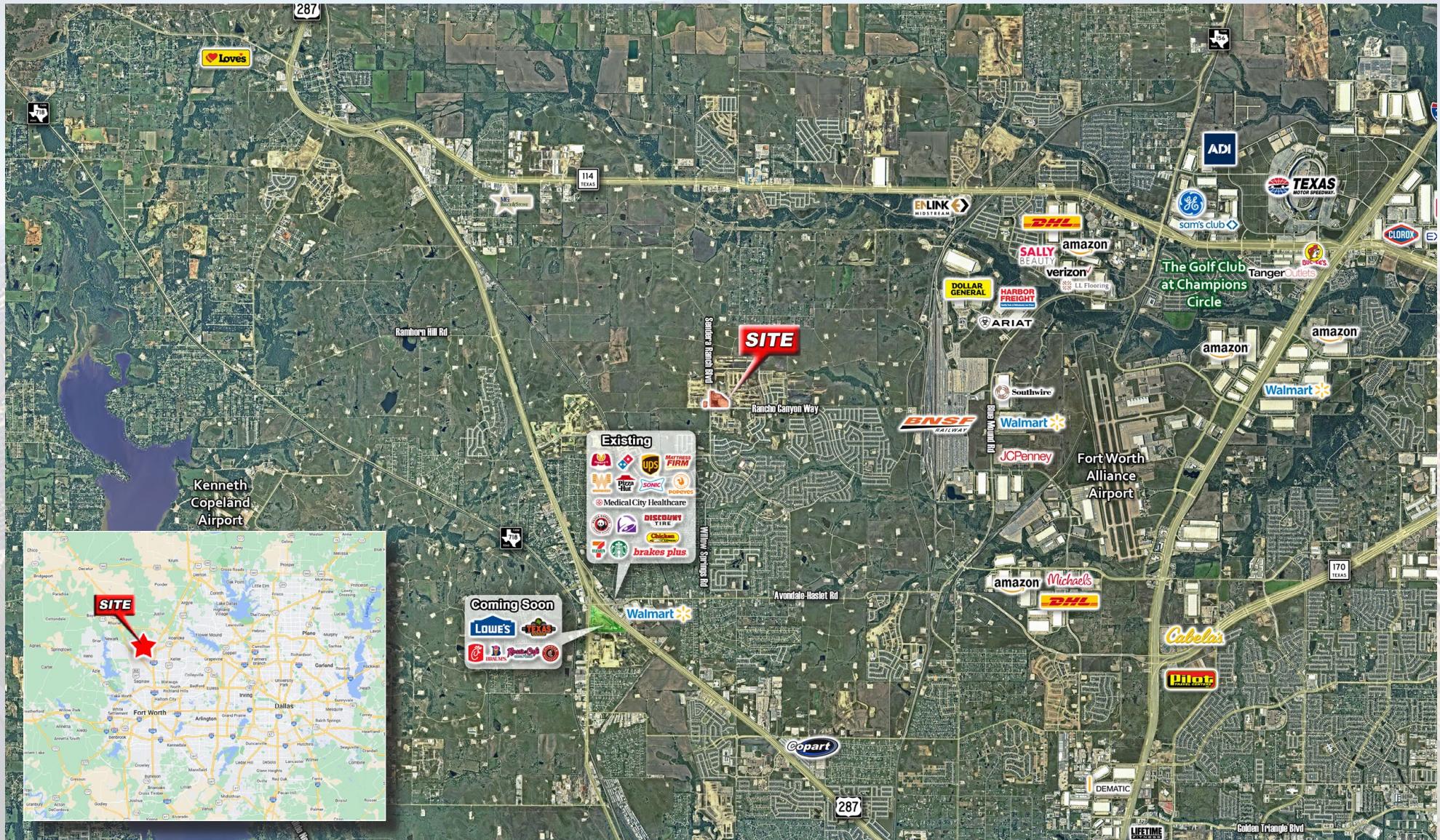


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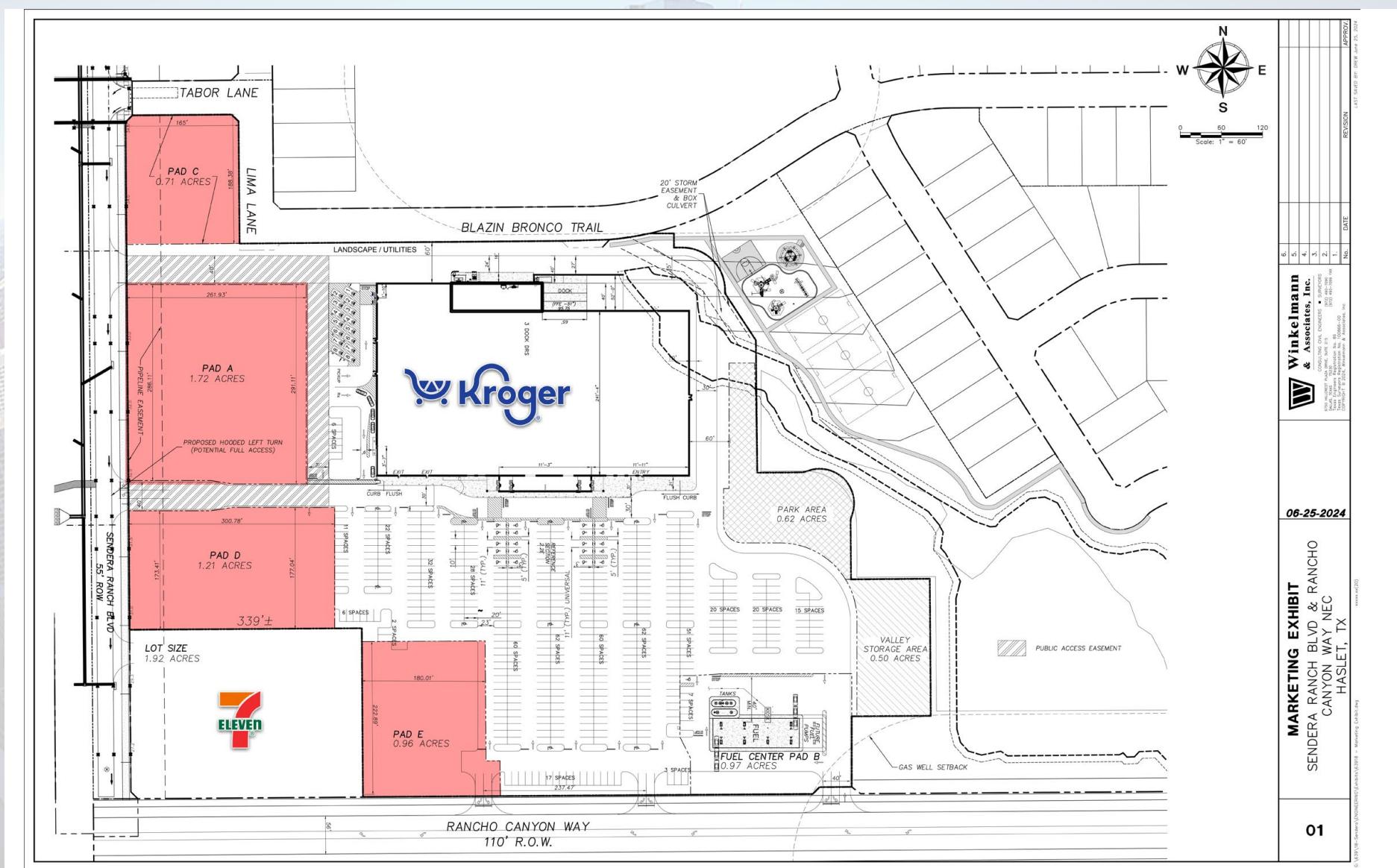
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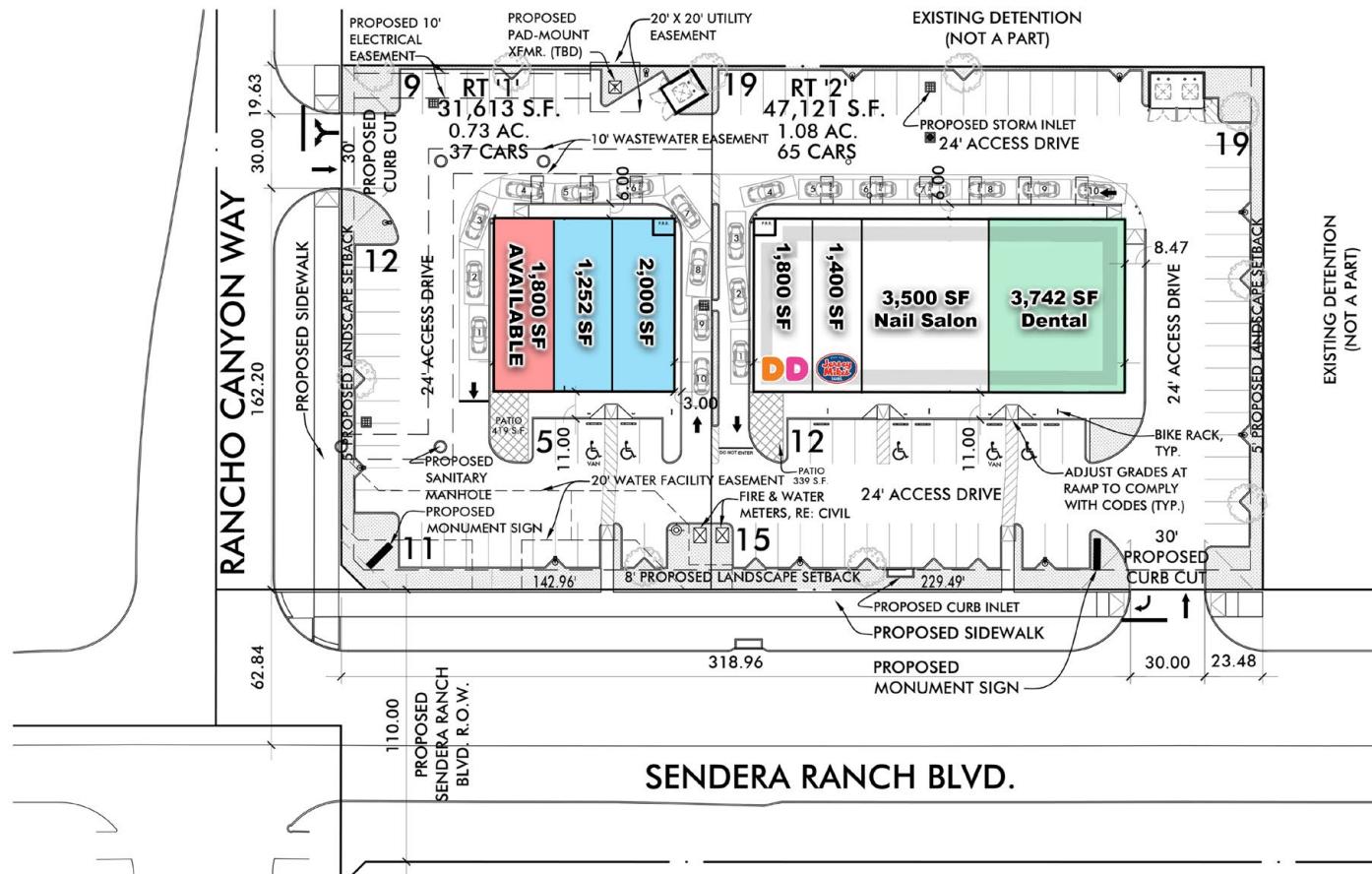
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DEVELOPMENT SYNOPSIS

LOT	LAND AREA		BLDG. AREA	PARKING PROVIDED	PARKING RATIO	BIKE PARKING REQ.	BIKE PARKING PROVIDED	DENSITY %
RT '1'	31,613 S.F.	0.73 AC.	5,052 S.F.	37 CARS	7.32 / 1000	1 RACK(S)	1 RACK(S)	15.98%
RT '2'	47,121 S.F.	1.08 AC.	10,442 S.F.	65 CARS	6.22 / 1000	3 RACK(S)	3 RACK(S)	22.16%
TOTAL	78,734 S.F.	1.81 AC.	15,494 S.F.	102 CARS	6.58 / 1000	4 RACKS	4 RACKS	19.68%

Lease Negotiations



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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.



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:
 - 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.

Charles W. Shears

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Charles W. Shears

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Lauren Heimann

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov