

SALE BROCHURE

\$ 2,085,818

FOR SALE: LAND

WESTLAND ACRE ADDITION LOTS AT I-30 AND CHAPEL CREEK BLVD



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kw CENTRAL 75
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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Great development opportunity in West Fort Worth. Twenty-Nine platted Lots (totaling 6.1 +/- acres) in the Westland Acres Addition each located on or near Interstate I-30 between the I-820 Loop and the I-20/I-30 interchange at Chapel Creek Blvd. 74k daily vehicles.

PROPERTY DESCRIPTION

Westland Acres Addition is ripe for development. Initially platted in 1950, the planned development was halted by the construction of Interstate 30 which bisected the Addition. Although platted and zoned for residential, Westland Acres presents wonderful multiple opportunities for re-zoning to commercial, retail, industrial or multi-family development.

Of the 29 Lots, 7 have frontage/access to I-30. Another 10 are located along Chapel Creek Blvd. The Westland Acres Addition is located in a now rapidly developing part of west Fort Worth with excellent access to the Metroplex's Interstate network. This opportunity for development presents a real hidden gem.

OFFERING SUMMARY:

- LOT SIZE** : Varies from +/- 37,000 sq/ft to 4,680 sq/ft with most between 8,000 and 9,000 square feet.
- PRICE/SQFT** : Varies from: \$13.00 sq/ft for I-30 frontage; \$8.00 sq/ft for Chapel Creek Frontage; and \$2.50 to \$4.50 sq/ft for interior lots.
- MARKET** : DFW Metroplex/ West Fort Worth
- ZONING** : Currently Residential – but Ideal for re-zoning based upon its proximity to Interstate 30.
- UTILITIES** : City of Fort Worth (PUC CCN #1231)
- DAILY TRAFFIC COUNT** : 73,800

PROPERTY HIGHLIGHTS

- Multiple nearby New Developments including: West Square (330 Lots) and Highlands Chapel Creek (1,190 Lots)
- Ideally located between the Interstate 20 and Interstate 30 interchange (3 miles) and the 820 Loop (less than 2 miles)
- Easy 11 mile commute to Downtown Fort Worth
- b 34 Miles from DFW Airport

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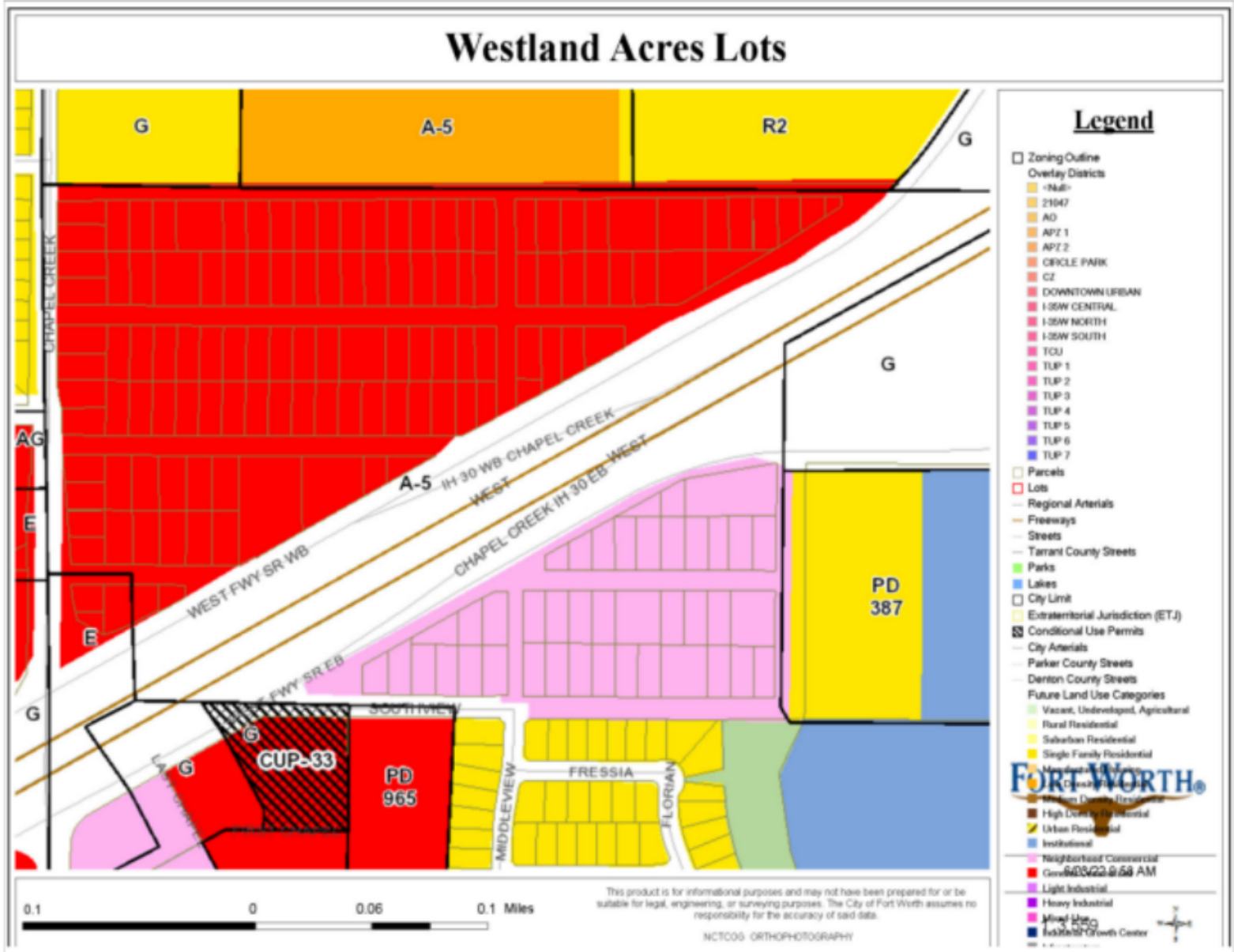


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MAP



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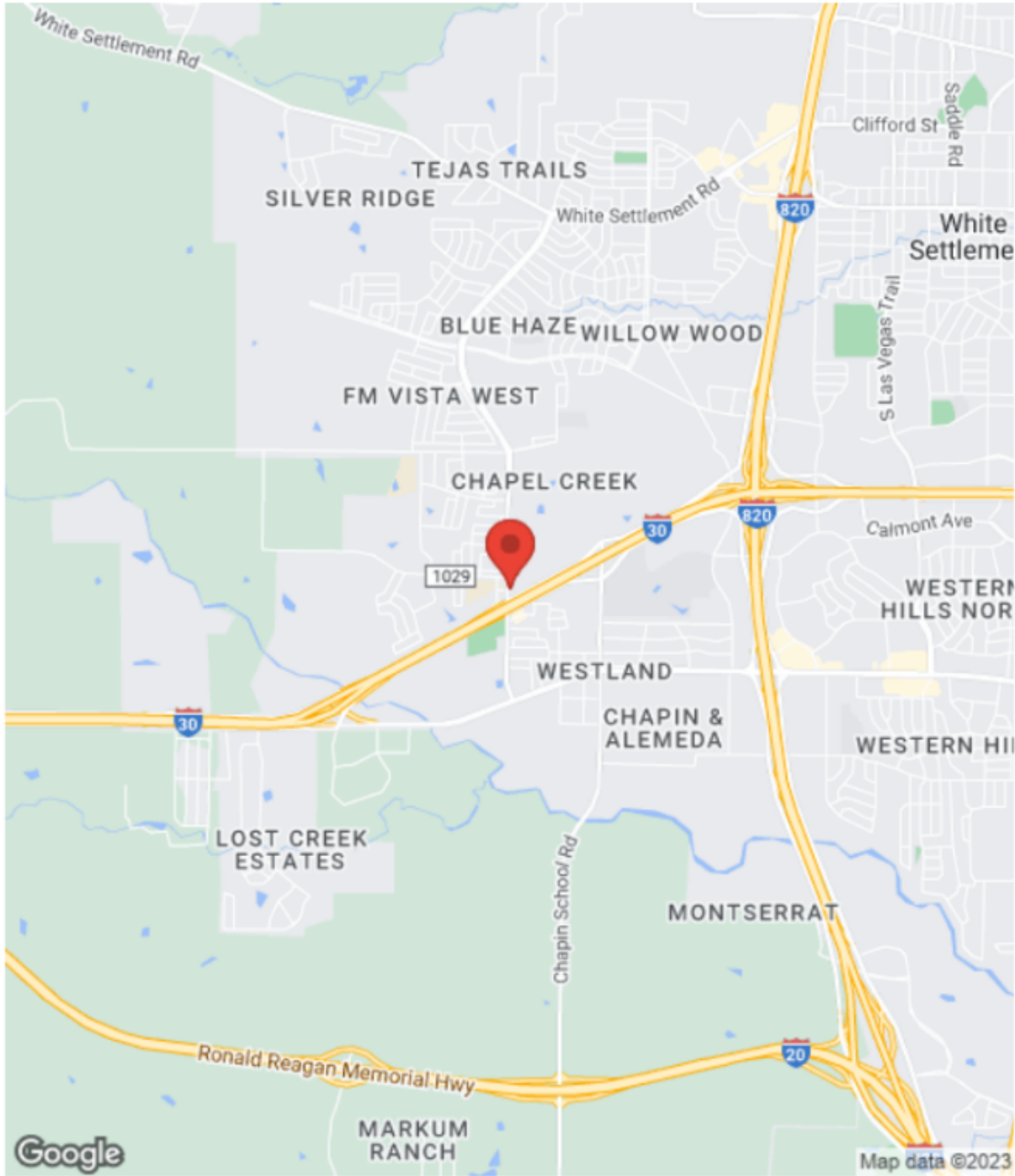
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REGIONAL MAP



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PROPERTY DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	2,301	24,381	48,546
Female	2,514	25,253	51,556
Total Population	4,815	49,634	100,102

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,166	11,808	21,620
Ages 15-24	734	7,076	13,283
Ages 55-64	472	5,159	11,686
Ages 65+	791	6,710	15,527

Income	1 Mile	3 Miles	5 Miles
Median	\$64,840	\$51,261	\$51,696
< \$15,000	120	2,158	4,594
\$15,000-\$24,999	92	2,105	4,154
\$25,000-\$34,999	240	2,411	4,484
\$35,000-\$49,999	229	3,043	6,244
\$50,000-\$74,999	498	3,869	7,816
\$75,000-\$99,999	372	2,772	5,273
\$100,000-\$149,999	204	2,253	4,738
\$150,000-\$199,999	11	465	1,224
> \$200,000	14	343	1,109

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,921	22,448	45,359
Occupied	1,789	19,943	40,815
Owner Occupied	1,100	10,286	22,866
Renter Occupied	689	9,657	17,949
Vacant	132	2,505	4,544

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contractor in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. 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 property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Flower Mound, TX in compliance with all applicable fair housing and equal opportunity laws.

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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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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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