



Victory Shops at Basswood

Fort Worth, TX

SEC of N. Blue Mound Rd & Basswood Blvd



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Property Highlights

Victory Shops at Basswood is an opportunity to take advantage of an upcoming transformation of the immediate trade area. With significant residential growth, this site is strategically positioned for a retailer to capture an underserved increasing population.

- +/- 26 acre development anchored by large fitness anchor, rotating approximately 1,200 visitors per day
 - Small Shop Retail & Restaurant Space with drive-thru opportunity
 - Pad sites available with frontage to Blue Mound Rd (Hwy 156)
- Across the street from Saginaw High School with an attendance of 2,000+ students and directly across from Kroger Signature
- Access to three major highways - less than one and a half miles to I-35, three miles from Hwy 287, and less than two miles to Hwy 820

Traffic Counts

Blue Mound Rd: 29,266 cpd
 Basswood Blvd: 19,141 cpd
 I-35 & Basswood Blvd: 126,697 cpd
 Western Center Blvd: 12,642 cpd



Demographics	1 mile	3 mile	5 mile
2022 Est Population	12,781	96,416	263,294
Estimated Households	3,939	32,968	87,595
Average Household Income	\$102,506	\$86,685	\$91,225
Total Businesses	200	2,071	6,215
Daytime Population	6,184	50,466	134,830

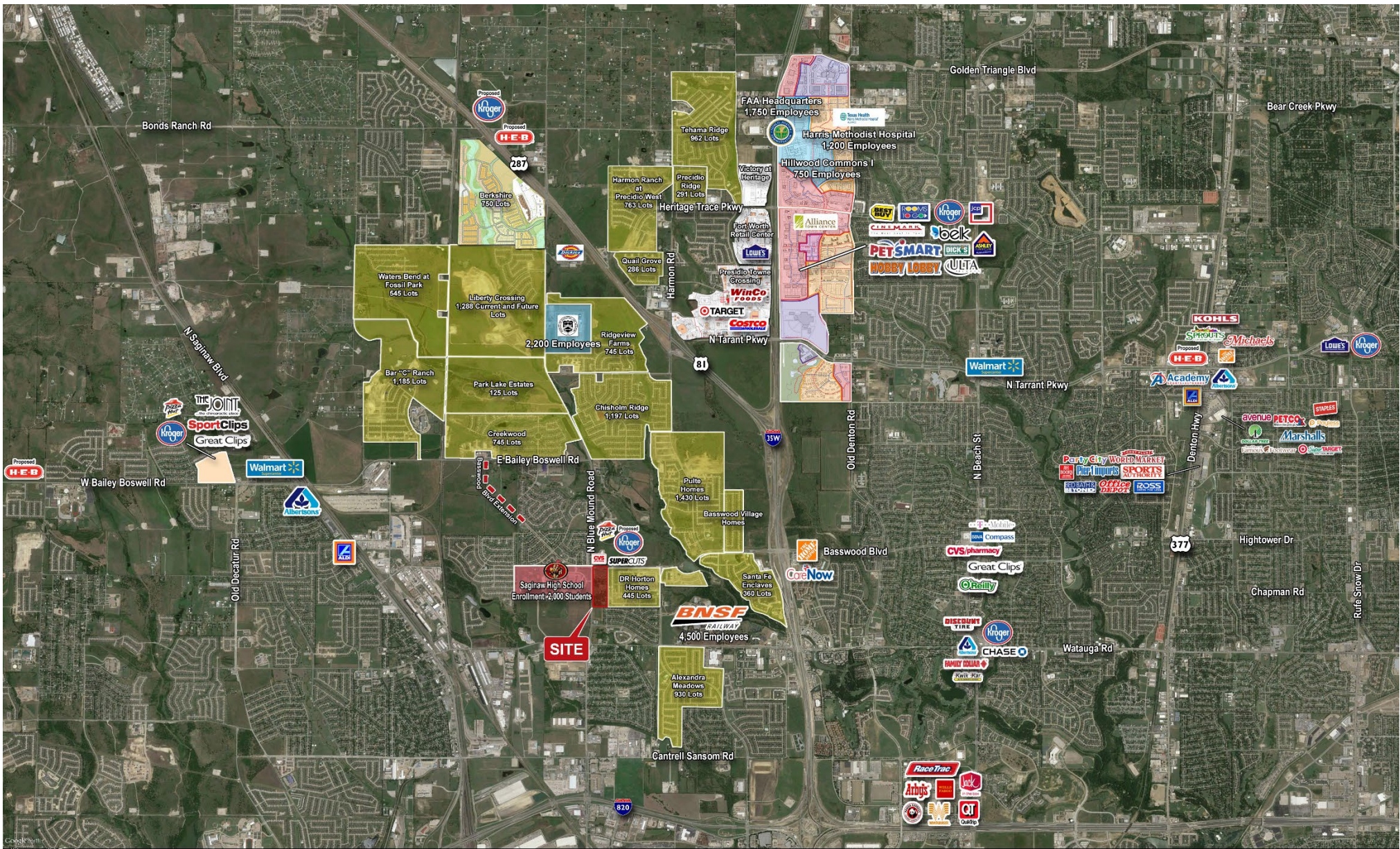
Traffic Generators/Top Employers:



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Direct Access To Residential Neighborhoods

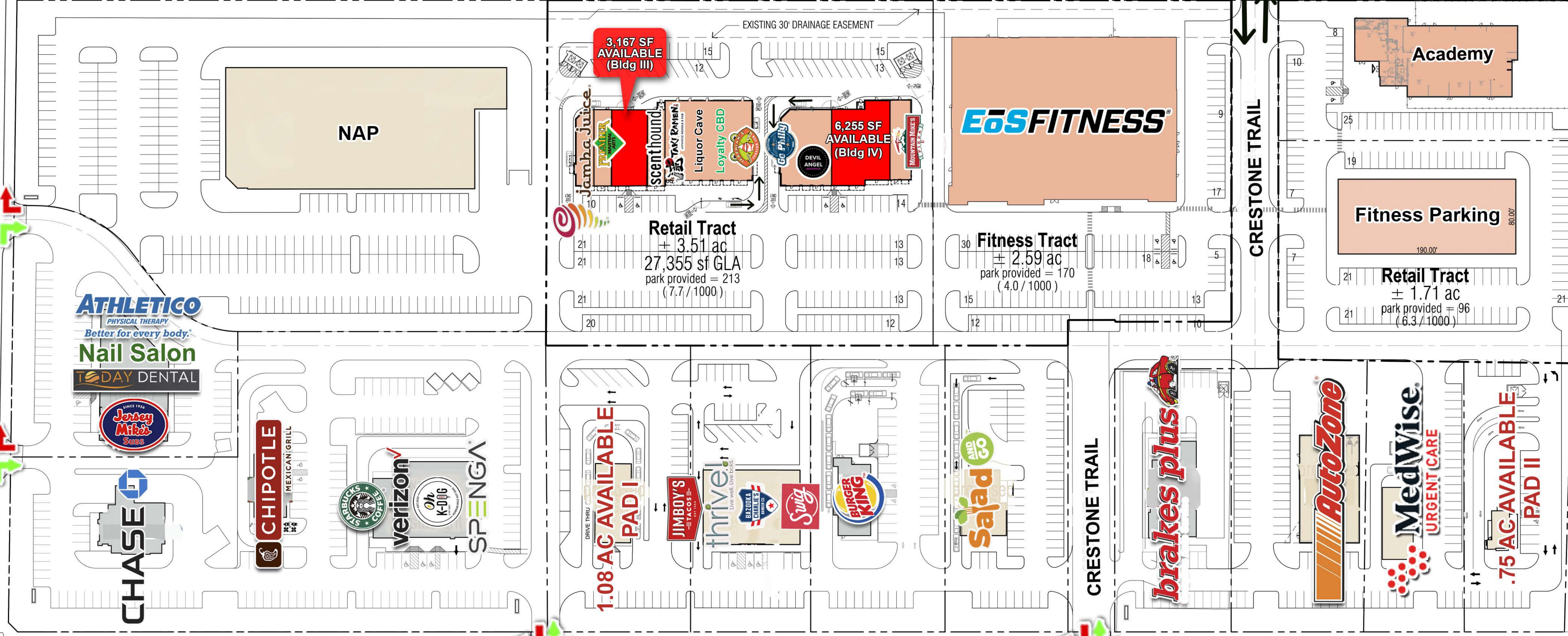
BASSWOOD BLVD 13,091 cpd

BLUE MOUND ROAD (F.M. 156) 26,424 cpd

CRESTONE TRAIL

CRESTONE TRAIL

ROUGH RIDER DRIVE



Academy Tract
± 1.11 ac
park provided = 43

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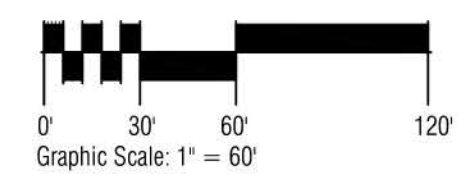
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4 Lanes Divided
From Watauga Rd to US-287

Saginaw High School
± 2,000 Students



SITE PLAN



Basswood Drive at Blue Mound Road FT. WORTH, TEXAS

HODGES architecture planning
Architecture

13642 Omega Dallas, Texas 75244-4514
phone: 972-387-1000 fax: 972-960-1129
www.hodgesusa.com

project no. 21032-01
drawn KO
date 10-11-21

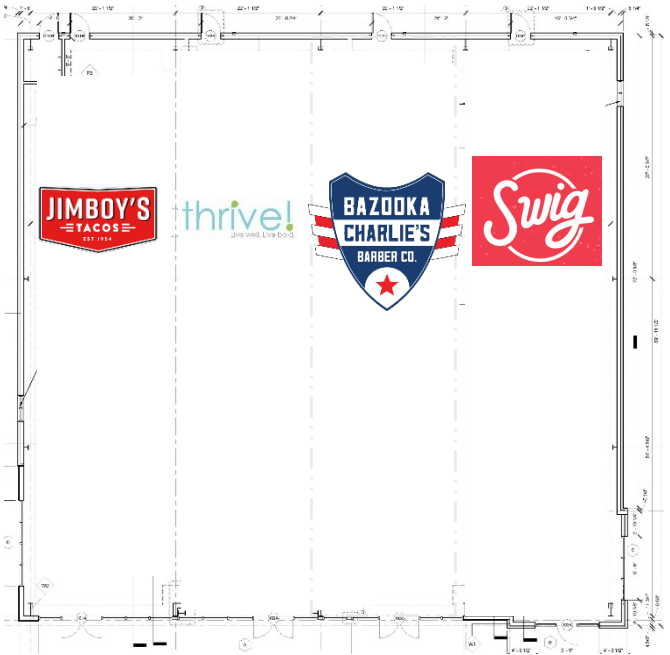
SCHEME
SP-7

PROPOSED TENANT NAMES SHOWN

Building I



Building VI



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Retail Building III – March 2023 Delivery



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Retail Building IV – March 2023 Delivery



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Chipotle



Chase Bank



Brakes Plus



Burger King



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Significant Residential Growth

- Berkshire Development – 750 Lots
- West Fort Ranch Development – 1,430 Lots

Located less than **1** mile from North America's second-largest railway – BNSF Railway Co, which is home to **4,500** employees



Home to the **headquarters** of American Airlines, Novartis and D.R. Horton

Diverse economy, **central location** and explosive population growth

\$86,685 Average HH Income in a 3-Mile Radius

Fort Worth ranks as one of the **top business destinations** in the world:

- Over **380,000** employees
- More than **30,000** companies

48,407 CPD
Blue Mound Rd & Basswood Blvd

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Fort Worth Home Sales Stay Strong Even As Prices Rise

FORT WORTH BUSINESS PRESS

Even as housing prices continue to increase, demand for homes in Fort Worth and the North Texas area continues.

The December Housing Report showed continued increase closed sales through the end of 2020. Pent up demand led to 23.4% increase year over year in Fort Worth home purchases, even as housing process continued to rise. The median price for Fort Worth homes is now \$258,900

December 2020 Fort Worth Statistics At-A-Glance

- 1,268- Homes sold in December 2020, 23.4% more than December 2019
- \$258,900 Median price in December 2020, 10.2% more than December 2019
- 1.0- Monthly housing inventory in December 2020, 1.1 months less than in December 2019
- 35- Average number of days homes spent on the market in December 2020, 13 days less than December 2019
- 36- Average number of days to close in December 2020



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:
 - 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.

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Buyer/Tenant/Seller/Landlord Initials

Date