



PAD SITE - FUTURE RETAIL

NWC CD Boren Parkway & Highway 66
 Fate, Texas 75087

AGENT

Giancarlo "GC" Carriero, CCIM

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LOT FOR SALE

1.728 Acres

Can Be Combined with Adjacent Lots
 for a Total 7.947 Acres

NAI Robert Lynn *Retail*

FEATURES + MAP + DEMOGRAPHICS



For Sale: Lot 1 Ready-to-Develop Pad Site:

- Lot 1: 1.728 Acres
- Can Be Combined with Adjacent Lots:
- Lot 2: 1.803 Acres (NAP)
- Lot 3: 4.146 Acres (NAP)



At the Center of Woodcreek, a One-Of-A-Kind Community of Over 2,000 Single-Family Homes



Close Proximity to Fate City Hall, Summers Middle School and Vernon Elementary



Approximately 37% 5-Year Projected Growth in 1-Mile Radius



All Utilities Existing at Site



Prime Hard Corner, Signalized Intersection



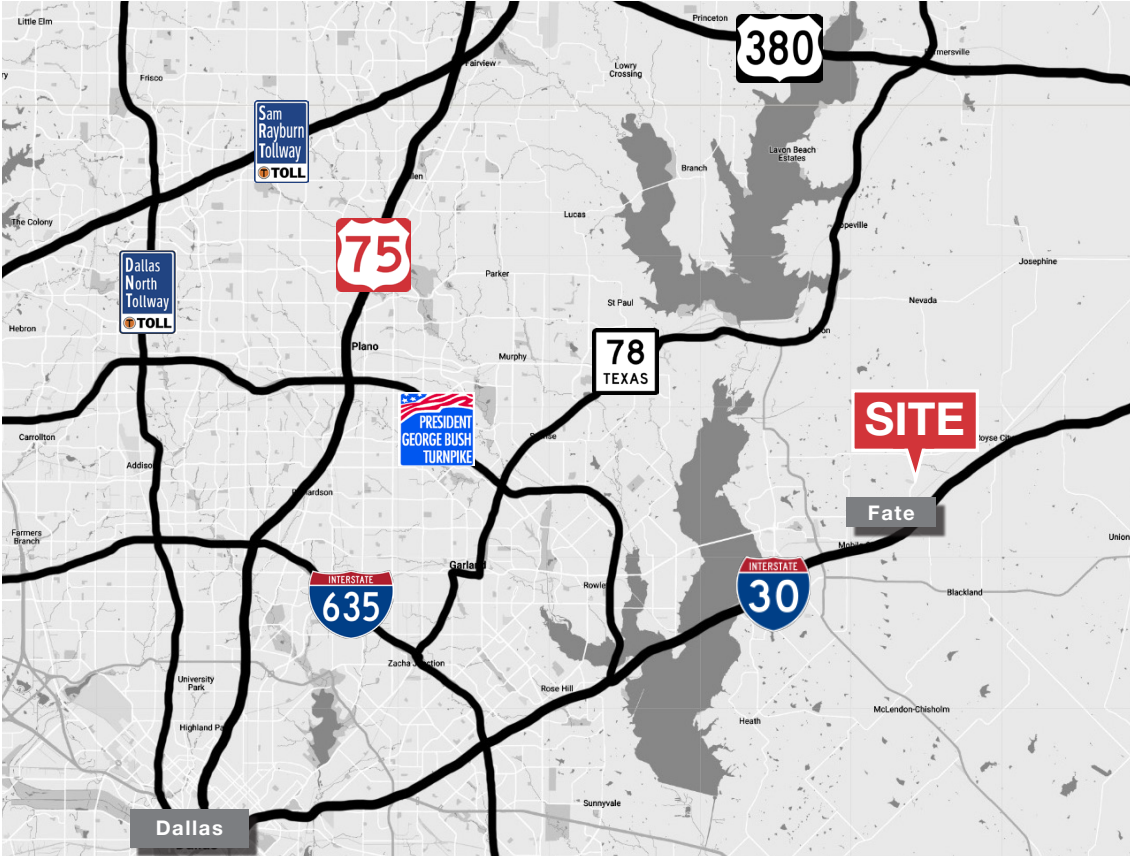
High Traffic Intersection with Lots of Residential Growth



Great Retail Development or QSR Site



Sale Price: Contact Broker



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,074	34,364	68,838
2029 PROJECTED POPULATION	12,417	47,062	93,658
DAYTIME POPULATION	327	3,302	13,176
AVERAGE HOUSEHOLD INCOME	\$117,195	\$114,598	\$122,157

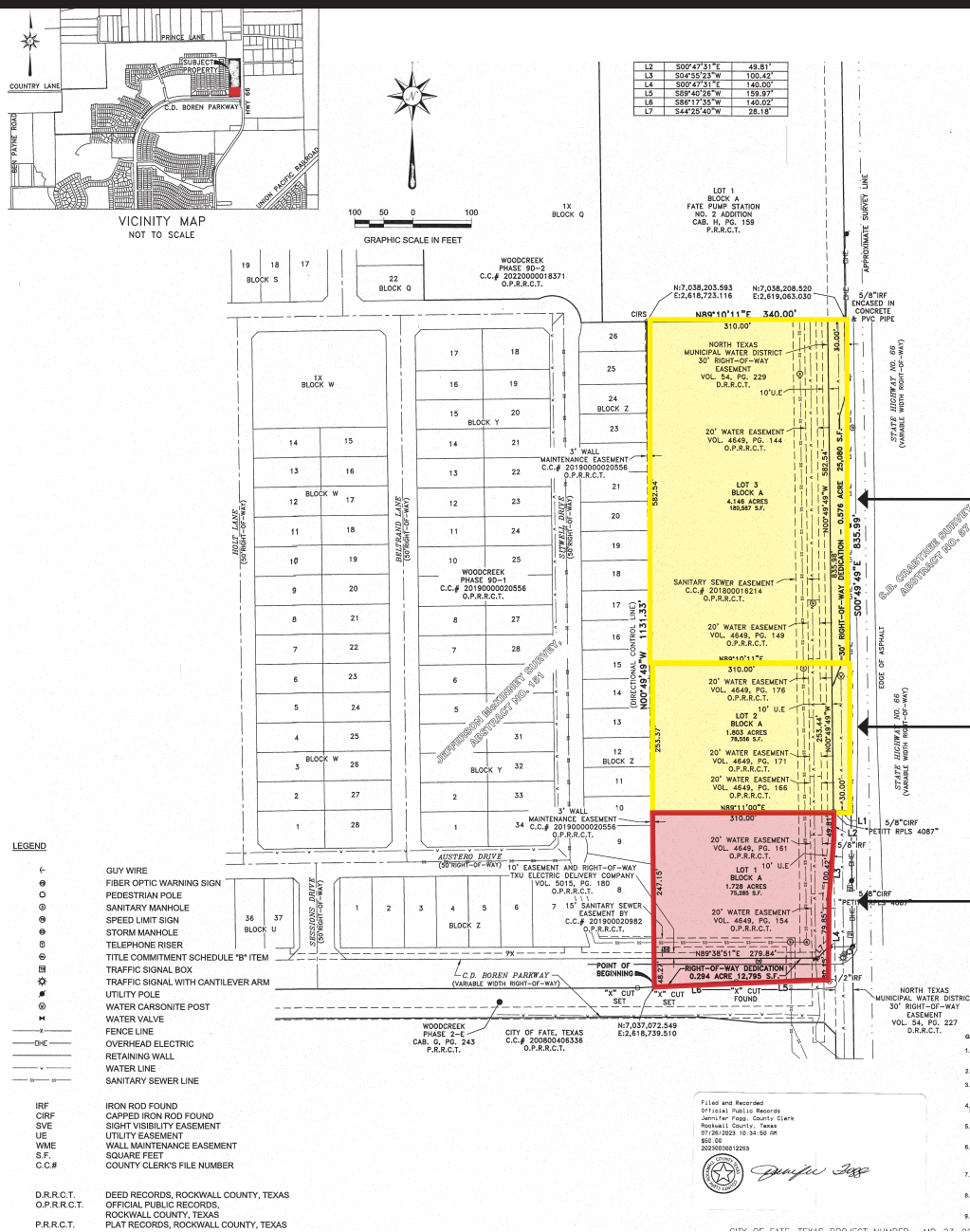
HWY 66
8,315 VPD
W MAIN ST
7,393 VPD

Source: Costar 2025

Source: CoStar 2024

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FOR SALE **1.728 Acres**



Lot 3: 4.146 Acres (NAP)

Lot 2: 1.803 Acres (NAP)

For Sale: Lot 1 - 1.728 Acres
(Can Be Combined with Adjacent Lots)

This site plan is for conceptual purposes only and is intended to generate ideas.



FOR SALE: 1.728 Acres. With purchase of two adjacent NAP lots (1.803 Acres & 4.146 Acres) total available is 7.677 Acres.

LEGAL DISCLAIMER: Buyer to conduct their own independent due diligence and research. All layouts, designs and features are subject to municipal approval, permitting, and zoning regulations, and may change without notice.



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FOR SALE 1.728 Acres



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.



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.

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