

LAND FOR SALE | 1.595 AC | ETJ

11540 FM 730 N (Boyd Rd) | Azle, Texas | 76020

PROPERTY SUMMARY:

- 1.595 AC (Adjacent to Dollar General w/Cross Access)
- 253' of frontage x 298' (D)
- Survey (Yes)
- ETJ
- 25,703 VPD
- Eagle Mountain Lake - ½ Mile east
- Topo (Flat)
- Co-Op Water Coming Soon (2026)
- Septic would be needed to be installed
- I-820 - 2 Miles South
- All 3 Public Schools are less than 1 mile away from the site (H.S., Junior High, and Elementary)



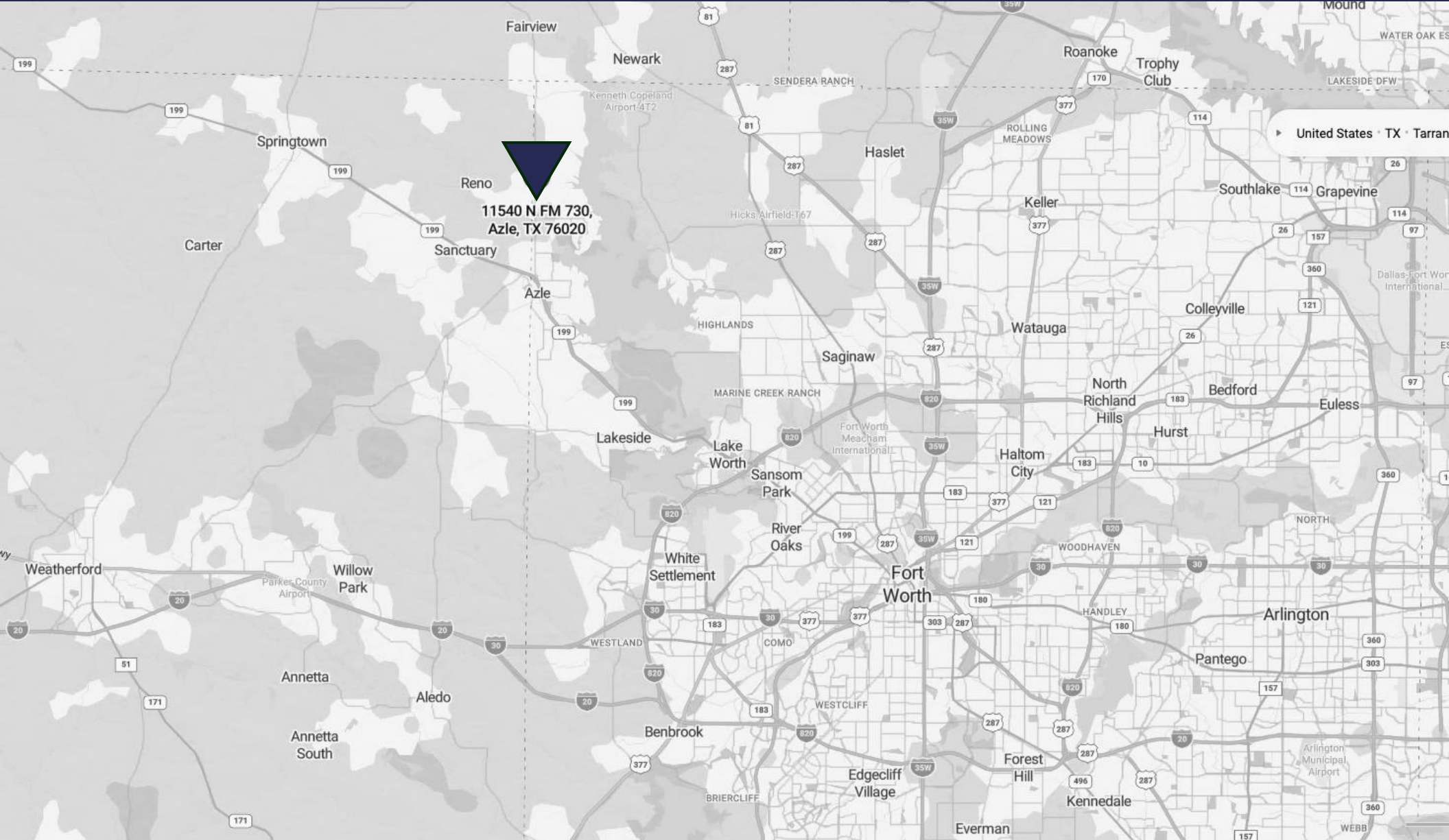
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2920 Alta Mere Drive
Fort Worth, TX 76116



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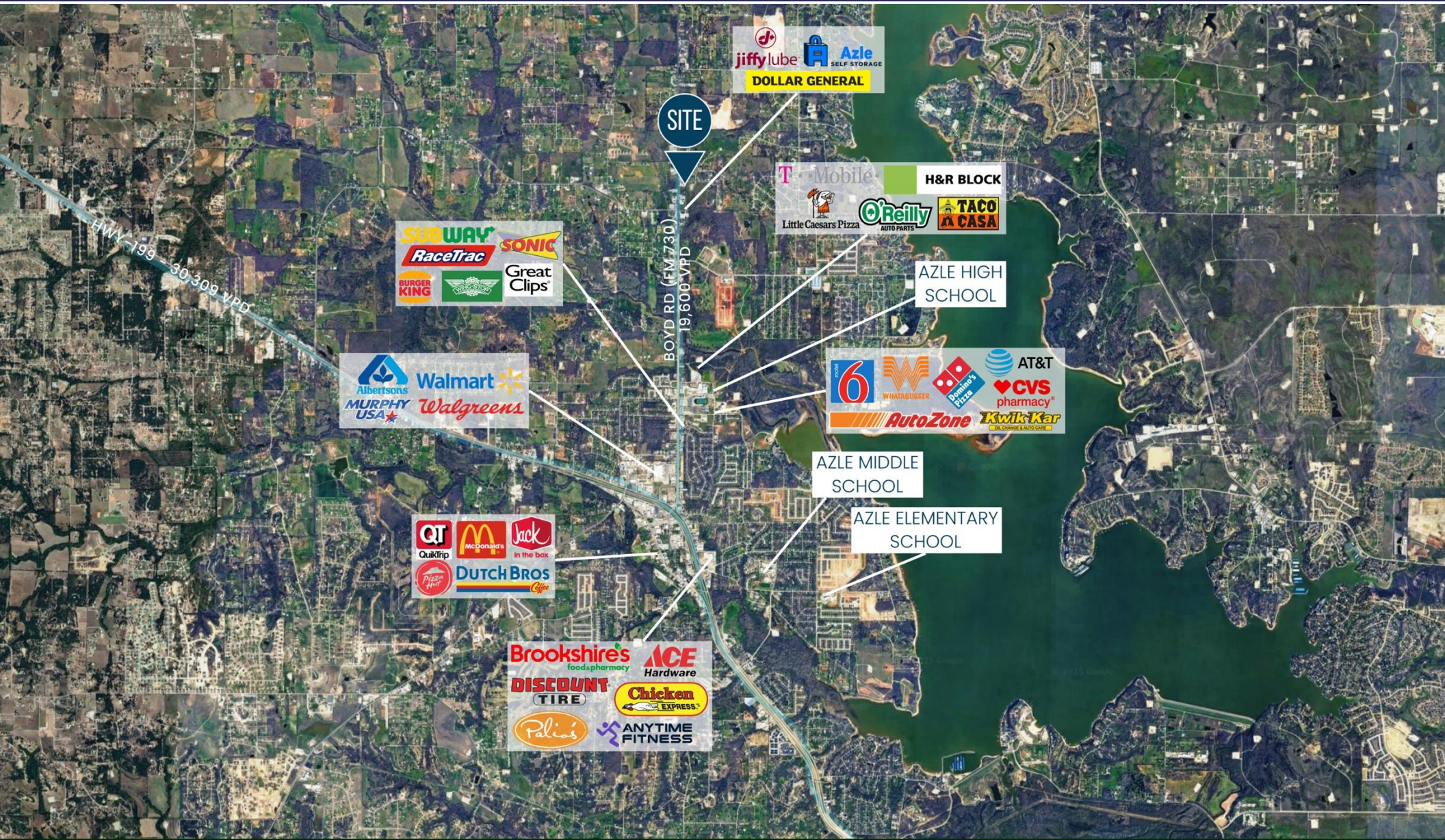
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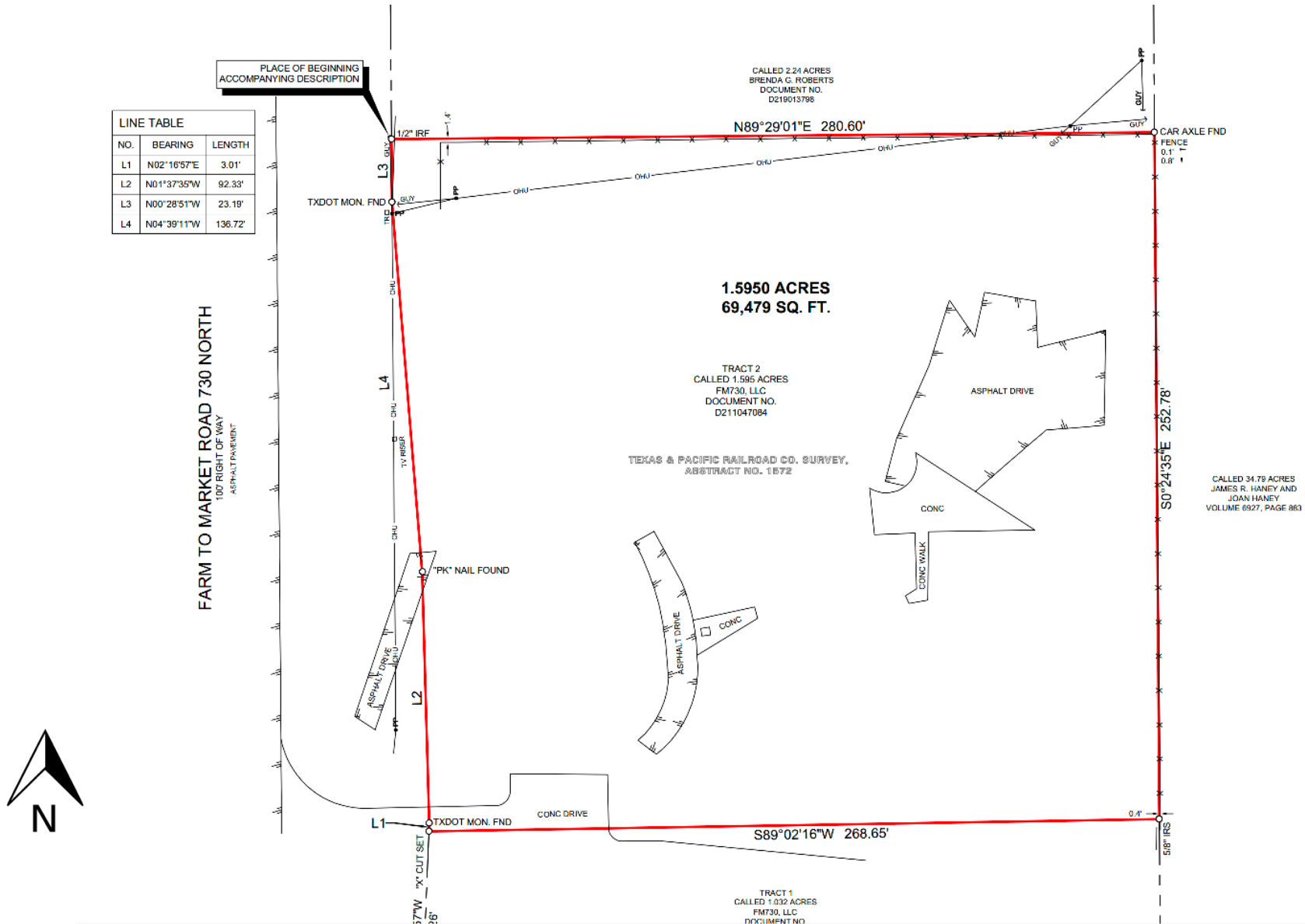
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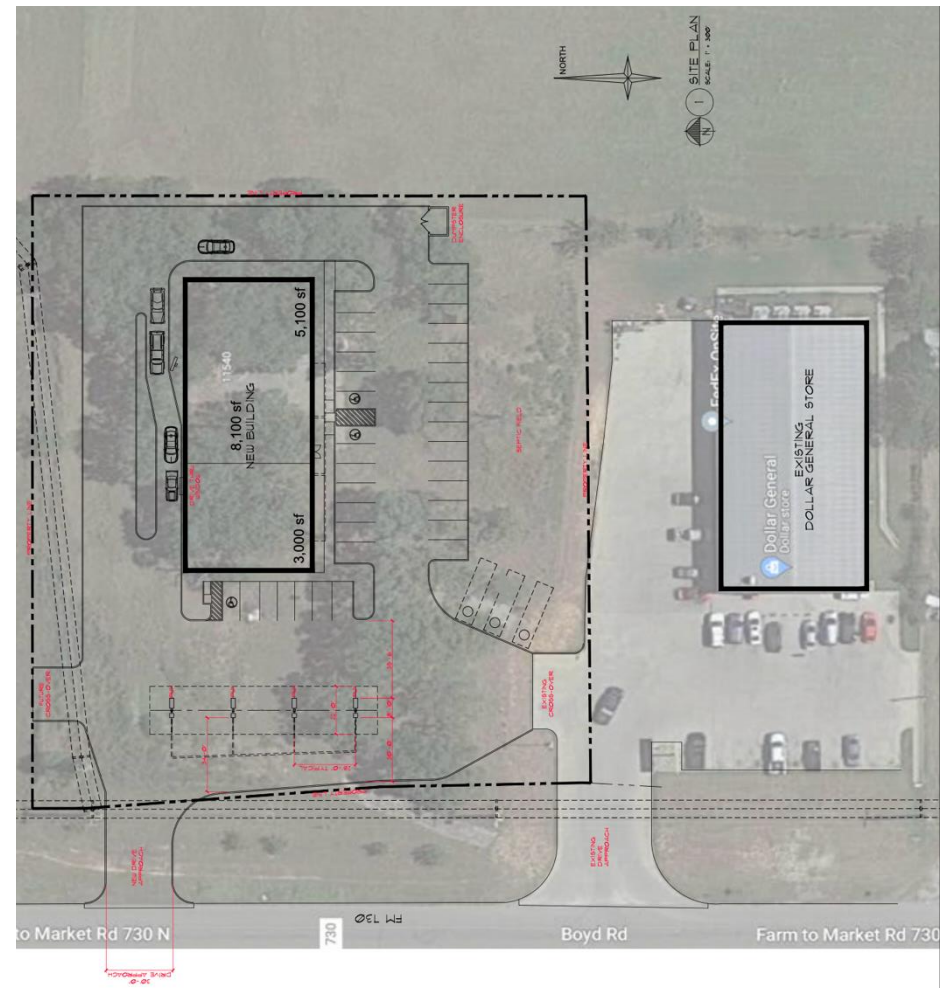
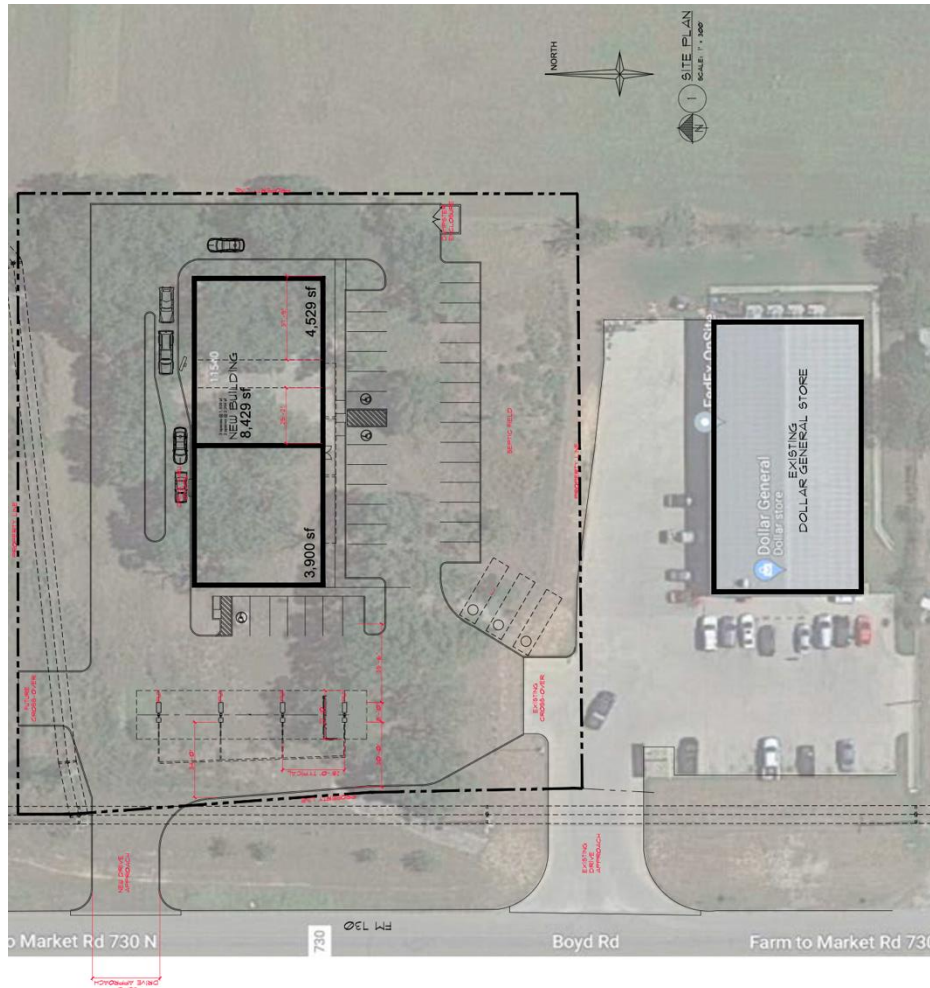
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CONCEPTUAL SITE PLAN LAYOUTS



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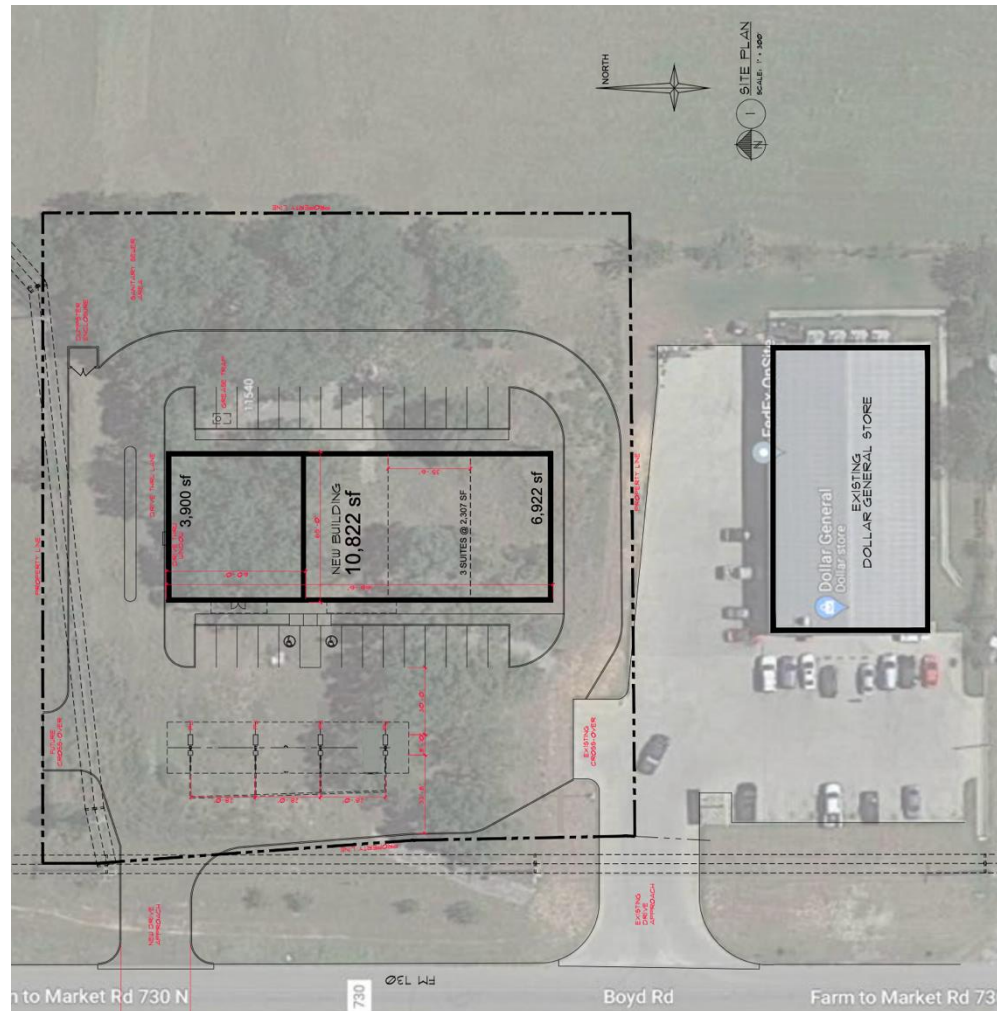


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FUTURE DEVELOPMENT TRENDS

Non-Residential Trends & Potential Demand

Industrial

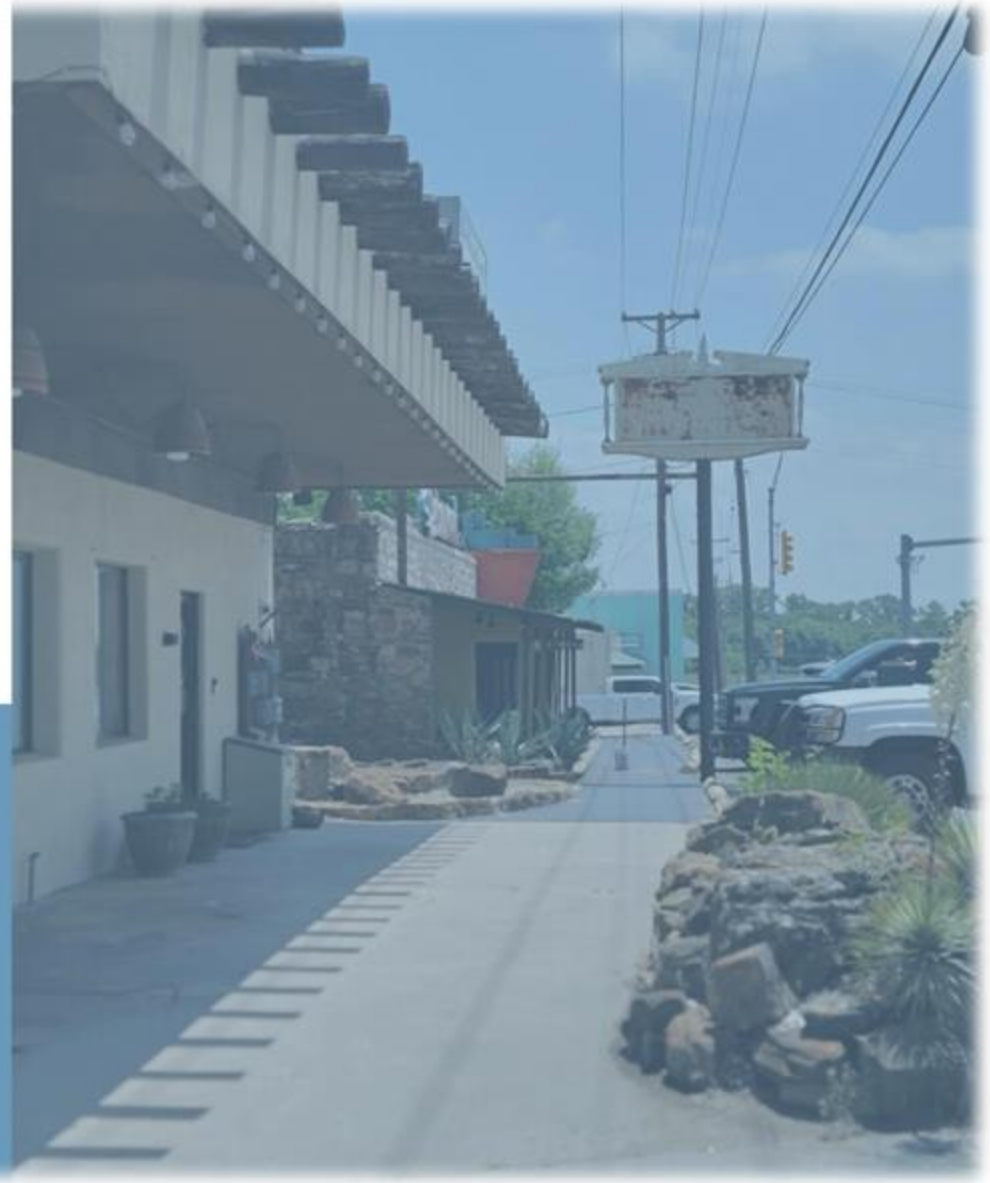
The market demand for industrial space in Azle is considered a medium demand due to the proximity to major highways and Fort Worth. According to CoStar, a comprehensive database of real estate data throughout the US, Azle's industrial market currently has a total inventory of 282,000 SF and industrial vacancies are at 6.6%. The industrial market has grown for the past 10 years in Azle with a total growth of 43,000 SF of inventory since 2013. The market rent is \$11.94 per SF and there is currently no industrial development under construction. Azle benefits from its strategic location near major highways and rail lines, and provides convenient access to regional and national markets. However, future development will be dependent on available development sites and market conditions.

Office

Today, Azle has 175,000 SF of office space and demand is limited. While office space here has grown by about 4,000 SF per year since 2013, according to CoStar, there is currently no substantial office space under construction and there is a negative absorption of -15,000 SF over the last 12 months. Azle's market vacancy rate is at 12.3% and market rent is \$26.94 per SF. Azle's modest population growth and correlated employment growth show the market demand focused in other development areas.

Retail

Today, Azle has a total of 1.3 million SF of retail, with several retail projects in the pipeline and a 12-month net absorption of 19,600 SF. Population data for 2023 shows 131,000 people within an 18-minute drive time of Azle's Primary Trade Area (PTA), who have a median household income of \$79,229. These figures equate to a retail purchasing power of over \$10.3 billion and the ability to support eight million SF of retail. As previously noted, population growth and economic development have played a key role in overall demand and growth and especially in the retail market with an increase in disposable income. By 2028, it is expected that additional retail demand will increase by \$190,455,838 in spending and a need of 634,853 SF of retail space with the greatest demand for grocery, followed by entertainment, and then restaurants and fast food.



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COMMUNITY PROFILE

Growth Trends

Azle became an incorporated city in 1957 and reached the status of home rule city by 1969 when the population ballooned to over 5,000. Between 1975 and 2015, the population increased by 134%. Since 2015, the population has steadily increased by about 15% and is expected to continue to increase by 15-20% in the coming decades. This population growth expectation falls in line with the surrounding counties and the State of Texas overall. **Figure 1.1** shows Azle's historic population growth according to the US Census Bureau.

The projection analysis shown in **Table 1.2** was completed by the North Central Texas Council of Governments (NCTCOG) in 2022 and demonstrates projections for number of households and employment approximations in the City of Azle. This approximation does not account for the ETJ nor is there any consideration for future annexations that may occur. Estimates for Azle, as well as other surrounding communities, can be found on the NCTCOG website.

The figures on the following page present a brief overview of 2022 demographic trends in Azle, using Esri Advanced Demographics.

FIGURE 1.1 | HISTORIC POPULATION GROWTH

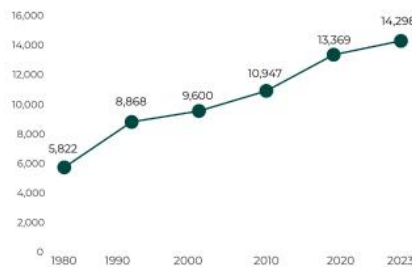


TABLE 1.2 | AZLE HISTORIC GROWTH

Year	Households	Employment
2015	3,512	4,685
2030	4,777	5,181
2045	6,029	8,358

REGIONAL POPULATION GROWTH

FIGURE 1.2 | REGIONAL GROWTH



Despite making up only 9% of the country's population, the State of Texas accounted for 32% of the population growth seen in the United States between 2019 and 2020. Texas has 40 cities with populations over 100,000 and is projected to reach 52.5 million residents by 2050 according to the Texas Demographic Center. This growth trend is also mirrored in Tarrant and Parker County.

Demographic Snapshot

FIGURE 1.3 | AGE & SEX RATIO



FIGURE 1.4 | RACE

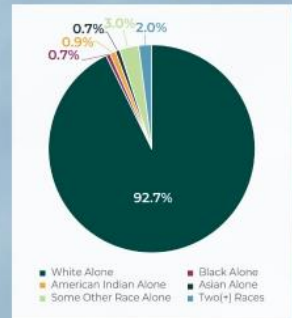


FIGURE 1.5 | MEDIAN HOUSEHOLD INCOME



FIGURE 1.6 | ETHNICITY

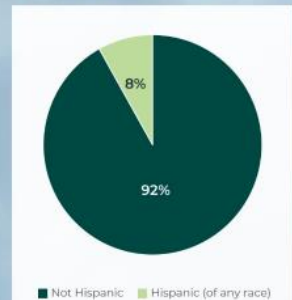


FIGURE 1.7 | MEDIAN HOME VALUE

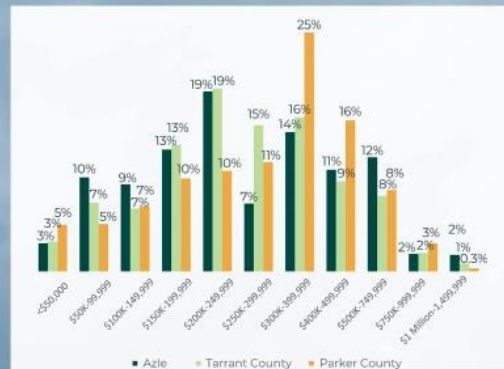


FIGURE 1.8 | HOUSING TENURE



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DEMOGRAPHICS

OF AZLE'S PRIMARY TRADE AREA, EXCEPT WHERE NOTED

194,357 TRADE AREA POPULATION

50.4% MALE



49.6% FEMALE



MEDIAN AGE



\$135,764
AVERAGE HOUSEHOLD INCOME

\$96,448
AVERAGE DISPOSABLE INCOME

66,738
NUMBER OF HOUSEHOLDS (PTA)

\$333,004
MEDIAN SALE PRICE OF NEW AND EXISTING SINGLE FAMILY HOMES IN AZLE



6,338 JOBS (AZLE)

BUSINESSES
513
IN AZLE

\$293.5 million
TOTAL TAXABLE SALES IN 2024 (AZLE)



- 16 MILES TO FORT WORTH
- 44 MILES TO DALLAS
- 14 MILES TO INTERSTATE 30
- 18 MILES TO INTERSTATE 20

AGE SEGMENTS



COMMERCIAL PROJECTS

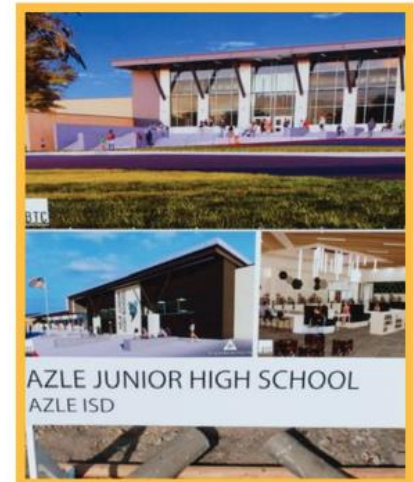


COMPLETED IN 2024

- 1 Dutch Bros Coffee – 950 sq. ft.
\$450,000
- 2 Endless Car Wash (905 Boyd Rd) – 3,965 sq. ft.
\$900,000
- 3 The FeedLot Food Truck Park – 300 sq. ft.
\$28,404

PENDING FOR 2025

- 1 Petrie Self-Storage (909 Boyd Rd) – 47,284 sq. ft.
\$950,000
- 2 AISD New Junior High School – 180,383 sq. ft.
\$92,300,000
- 3 Petrie Self-Storage (1321 Kerry Ln) – 19,806 sq. ft.
\$250,000
- 4 New church (111 Gipson) – 9,420 sq. ft.
\$1,000,000
- 5 AISD Maintenance Warehouse Facility – 22,672 sq. ft.
\$10,000,000



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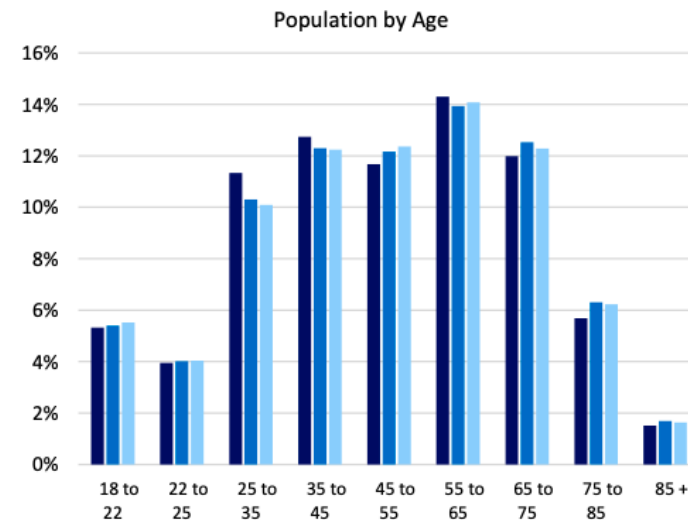
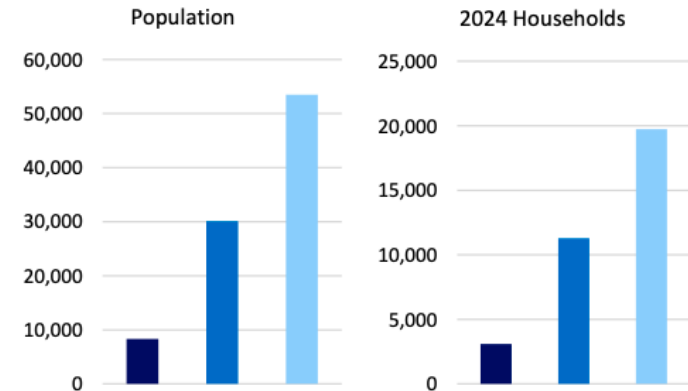
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Consumer Profile Report

STI: PopStats, 2024 Q4

	2 Miles		4 Miles		6 Miles	
Current						
2024 Population	8,310	---	30,090	---	53,493	---
2029 Projected Population	9,024	---	32,526	---	57,621	---
Pop Growth (%)	8.6%	---	8.1%	---	7.7%	---
2024 Households	3,089	---	11,274	---	19,734	---
2029 Projected Households	3,355	---	12,197	---	21,280	---
HH Growth (%)	8.6%	---	8.2%	---	7.8%	---
Census Year						
2010 Population	5,840	---	20,437	---	37,589	---
2020 Population	7,168	---	26,072	---	46,073	---
Pop Growth (%)	22.7%	---	27.6%	---	22.6%	---
2010 Households	2,205	---	7,677	---	13,963	---
2020 Households	2,664	---	9,767	---	16,999	---
HH Growth (%)	20.8%	---	27.2%	---	21.7%	---
Total Population by Age						
Average Age (2024)	41.1		41.7		41.6	
Children (2024)						
0 - 4 Years	461		1,592		2,801	
5 - 9 Years	483		1,750		3,083	
10-13 Years	403		1,468		2,656	
14-17 Years	440		1,624		2,973	
Adults (2024)						
18 to 22	442	5.3%	1,624	5.4%	2,951	5.5%
22 to 25	329	4.0%	1,207	4.0%	2,160	4.0%
25 to 35	942	11.3%	3,099	10.3%	5,399	10.1%
35 to 45	1,059	12.7%	3,698	12.3%	6,548	12.2%
45 to 55	970	11.7%	3,660	12.2%	6,610	12.4%
55 to 65	1,188	14.3%	4,191	13.9%	7,532	14.1%
65 to 75	996	12.0%	3,770	12.5%	6,570	12.3%
75 to 85	472	5.7%	1,899	6.3%	3,335	6.2%
85 +	126	1.5%	508	1.7%	876	1.6%



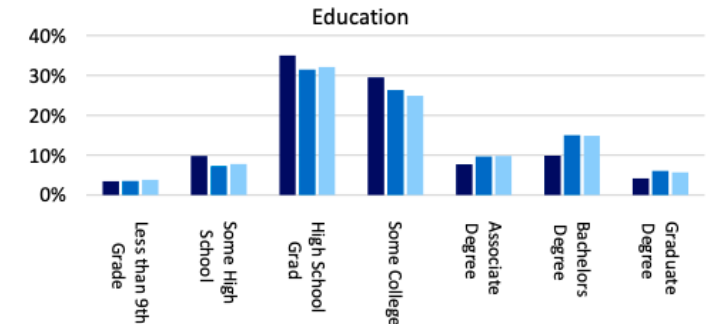
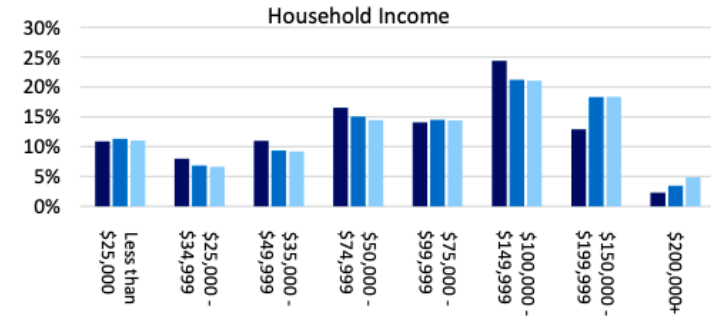
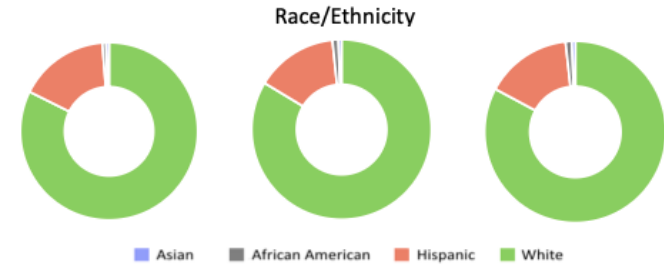
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Consumer Profile Report

STI: PopStats, 2024 Q4

	2 Miles		4 Miles		6 Miles	
Population by Race/Ethnicity (2024)						
White, Non-Hispanic	6,529	78.6%	24,002	79.8%	42,163	78.8%
Hispanic	1,304	15.7%	4,228	14.1%	7,861	14.7%
Black	53	0.6%	305	1.0%	563	1.1%
Asian	42	0.5%	162	0.5%	316	0.6%
Language at Home (2024)						
Spanish	494	6.3%	2,179	7.6%	4,129	8.1%
Asian Language	7	0.1%	54	0.2%	148	0.3%
Ancestry (2024)						
American Indian (ancestry)	35	0.4%	126	0.4%	273	0.5%
Hawaiin (ancestry)	4	0.0%	17	0.1%	34	0.1%
Household Income (2024)						
Per Capita Income	\$34,186	---	\$42,718	---	\$42,445	---
Average HH Income	\$91,972	---	\$114,011	---	\$115,057	---
Median HH Income	\$81,159	---	\$87,281	---	\$89,531	---
Less than \$25,000	336	10.9%	1,278	11.3%	2,174	11.0%
\$25,000 - \$34,999	246	8.0%	773	6.9%	1,306	6.6%
\$35,000 - \$49,999	338	11.0%	1,055	9.4%	1,815	9.2%
\$50,000 - \$74,999	511	16.5%	1,693	15.0%	2,856	14.5%
\$75,000 - \$99,999	434	14.0%	1,633	14.5%	2,843	14.4%
\$100,000 - \$149,999	754	24.4%	2,388	21.2%	4,155	21.1%
\$150,000 - \$199,999	399	12.9%	2,066	18.3%	3,623	18.4%
\$200,000+	71	2.3%	388	3.4%	962	4.9%
Education (2024)						
Less than 9th Grade	198	3.4%	726	3.5%	1,406	3.8%
Some High School	563	9.8%	1,519	7.3%	2,862	7.8%
High School Grad	2,014	35.0%	6,545	31.4%	11,840	32.1%
Some College	1,697	29.5%	5,477	26.3%	9,176	24.9%
Associate Degree	443	7.7%	2,010	9.7%	3,619	9.8%
Bachelors Degree	567	9.9%	3,118	15.0%	5,462	14.8%
Graduate Degree	238	4.1%	1,259	6.0%	2,082	5.6%



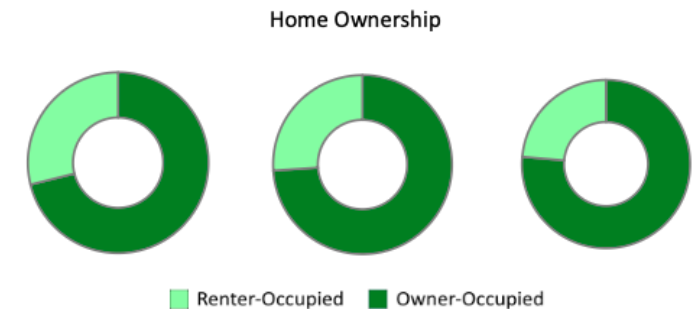
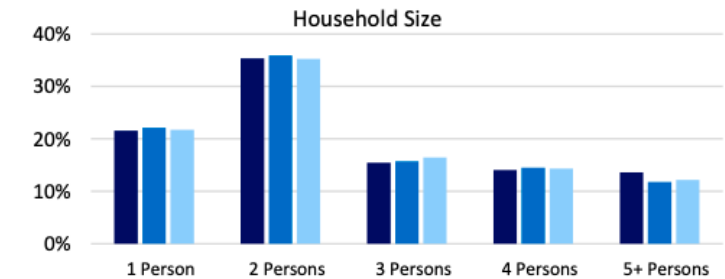
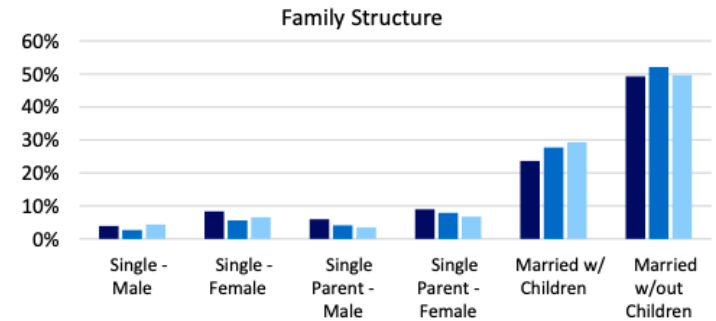
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Family Structure (2024)	2,291		8,455		14,745	
Single - Male	89	3.9%	228	2.7%	636	4.3%
Single - Female	191	8.4%	475	5.6%	968	6.6%
Single Parent - Male	137	6.0%	342	4.0%	512	3.5%
Single Parent - Female	206	9.0%	667	7.9%	995	6.7%
Married w/ Children	540	23.6%	2,342	27.7%	4,315	29.3%
Married w/out Children	1,128	49.2%	4,401	52.1%	7,317	49.6%
Household Size (2024)						
1 Person	665	21.5%	2,492	22.1%	4,287	21.7%
2 Persons	1,091	35.3%	4,047	35.9%	6,955	35.2%
3 Persons	477	15.5%	1,776	15.8%	3,252	16.5%
4 Persons	434	14.1%	1,634	14.5%	2,833	14.4%
5+ Persons	421	13.6%	1,325	11.8%	2,407	12.2%
Home Ownership (2024)	3,089		11,274		19,734	
Owners	2,196	71.1%	8,334	73.9%	15,070	76.4%
Renters	893	28.9%	2,940	26.1%	4,664	23.6%
Components of Change (2024)						
Births	91	1.1%	324	1.1%	579	1.1%
Deaths	62	0.7%	234	0.8%	415	0.8%
Migration	76	0.9%	460	1.5%	950	1.8%
Unemployment Rate (2024)	4.0%		3.2%		3.5%	
Employment, Pop 16+ (2024)	6,733		24,478		43,472	
Armed Services	8	0.1%	139	0.6%	178	0.4%
Civilian	4,092	60.8%	15,283	62.4%	27,565	63.4%
Employed	3,927	58.3%	14,793	60.4%	26,584	61.2%
Unemployed	165	2.5%	490	2.0%	982	2.3%
Not in Labor Force	2,641	39.2%	9,195	37.6%	15,907	36.6%
Businesses						
Establishments	92	---	466	---	824	---
Employees (FTEs)	1,043	---	4,521	---	7,958	---



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Contact Us

City of Azle

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Fax: 817-444-7149

PLANNING AND ZONING

<https://tx-azle3.civicplus.com/153/Planning-Development>

PLEASE READ! FUTURE LAND USE PLAN

https://issuu.com/azlelibrary/docs/10.03.2024_draft_azle_comprehensive_plan



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2-10-2025



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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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