

10.74 AC - SOUTH CHERRY LANE

3063 South Cherry Lane, Fort Worth, TX 76116



COMMERCIAL LAND FOR SALE

Russ Webb

Managing Partner / CCIM / Broker

O: 817.849.8282 x106

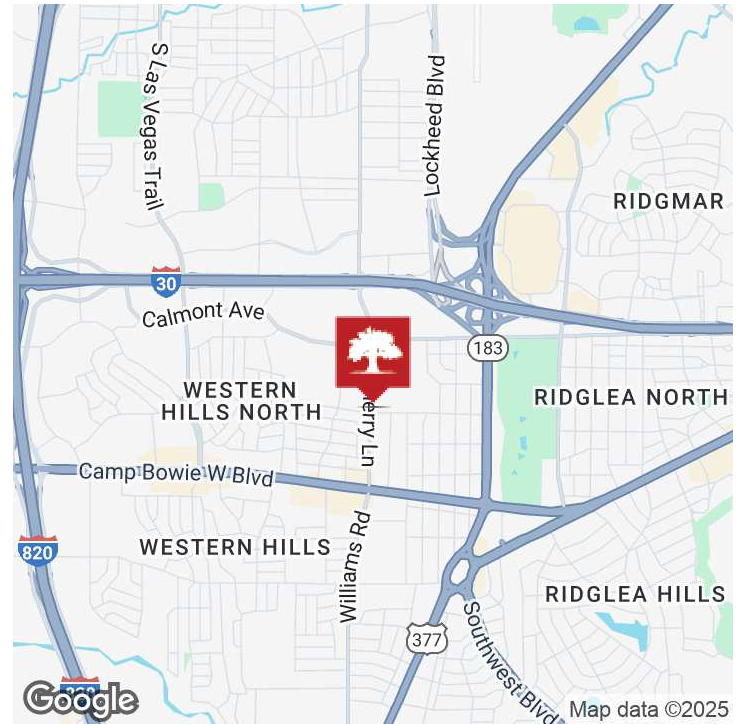
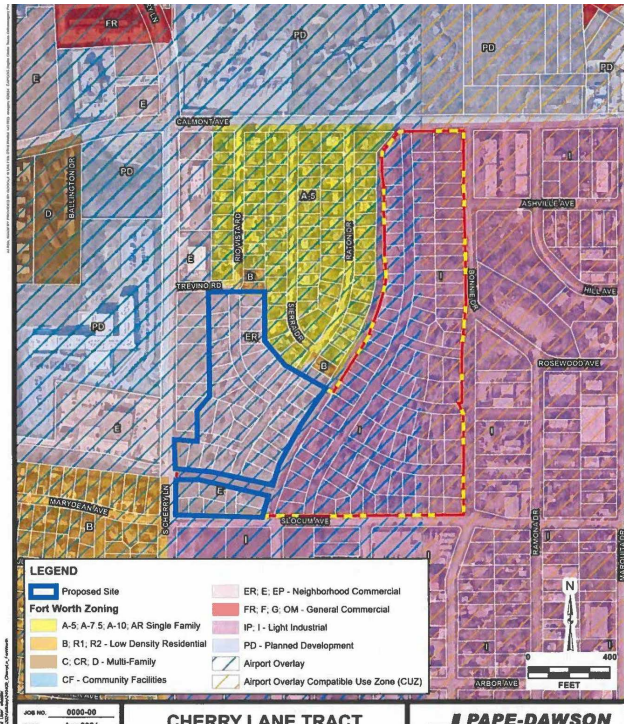
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OFFERING SUMMARY

Sale Price:	\$3,859,634
Lot Size:	10.74 Acres
Price Per SF:	\$8.25
Zoning:	E & ER
Market:	DALLAS/FORT WORTH
Submarket:	SOUTHWEST FT. WORTH

PROPERTY OVERVIEW

Commercial land for sale - 10.74 AC in Fort Worth, TX. Situated inside Loop 820, less than 0.5 miles from Interstate 30, approximately 10 minutes from Downtown Fort Worth and 30 minutes from DFW Airport.

PROPERTY HIGHLIGHTS

- Cherry Lane Frontage
- Minutes south of I-30 in SW Ft Worth and minutes from downtown Ft Worth
- Across from USPS office on Cherry Lane
- Ideal for medical, retail, school, or other related services under the City of Ft Worth "E" and some "ER" zoning
- Cross Street Slocum Ave.

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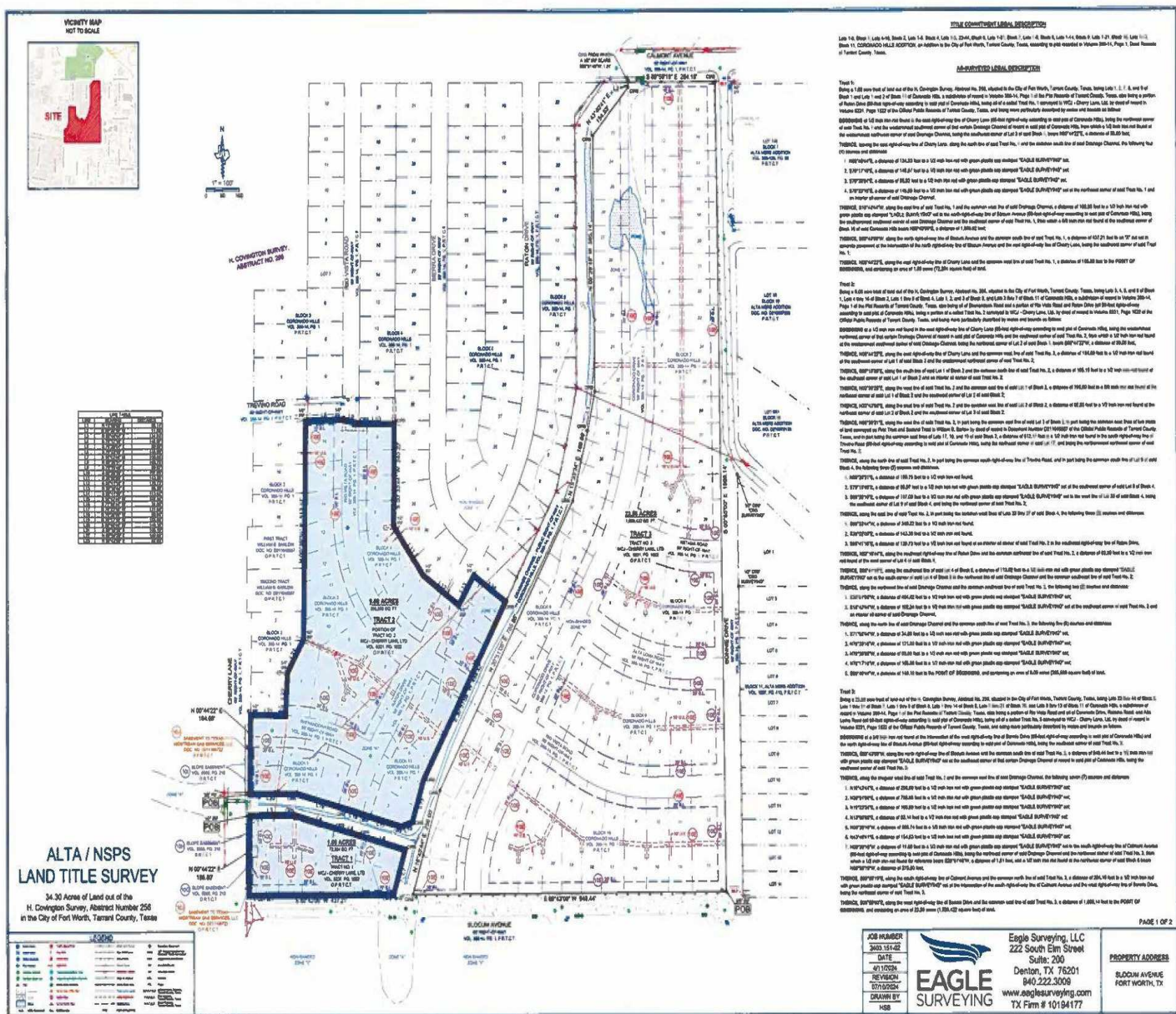
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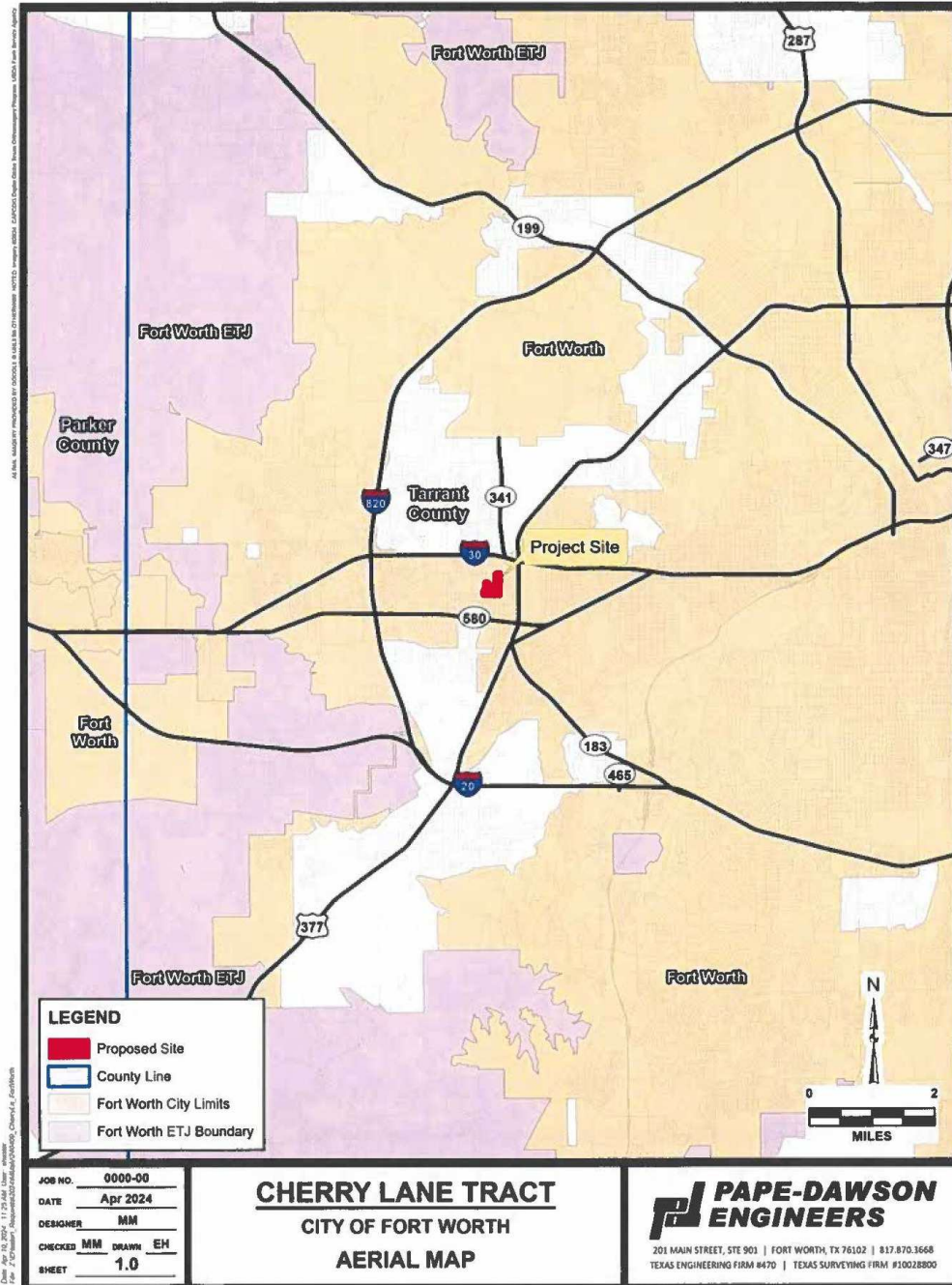
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**SILVER OAK**
COMMERCIAL REAL ESTATE

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Preliminary Site Concept

Note:

1. All buildings 30' in height or less.
2. Code required parking spaces to be striped to meet municipal standards. Other paved areas used for vehicle parking shown with stall markings for reference only.

Water and Sewer Study amendments

-Show conformance to current study

Preliminary Plat amendments

-Show applicable adjustments to approved preliminary plat

Drainage Study

-Hydraulic Analysis
-Floodplain Modeling

Traffic Impact Analysis

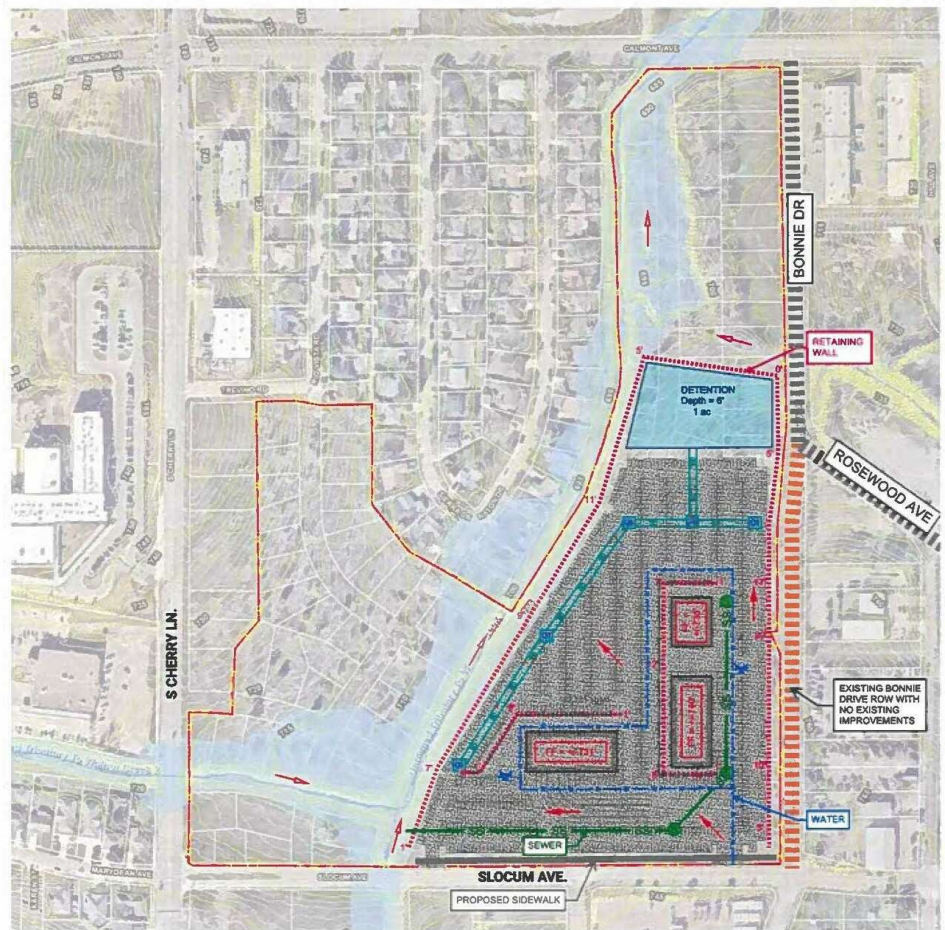
-Show site impact to adjacent road and that it does not warrant improvements (to Bonnie Drive or others)

Urban Forestry

-Determine proposed site impact to existing trees onsite

Legend

- Building
- Retaining Wall
- Property Line



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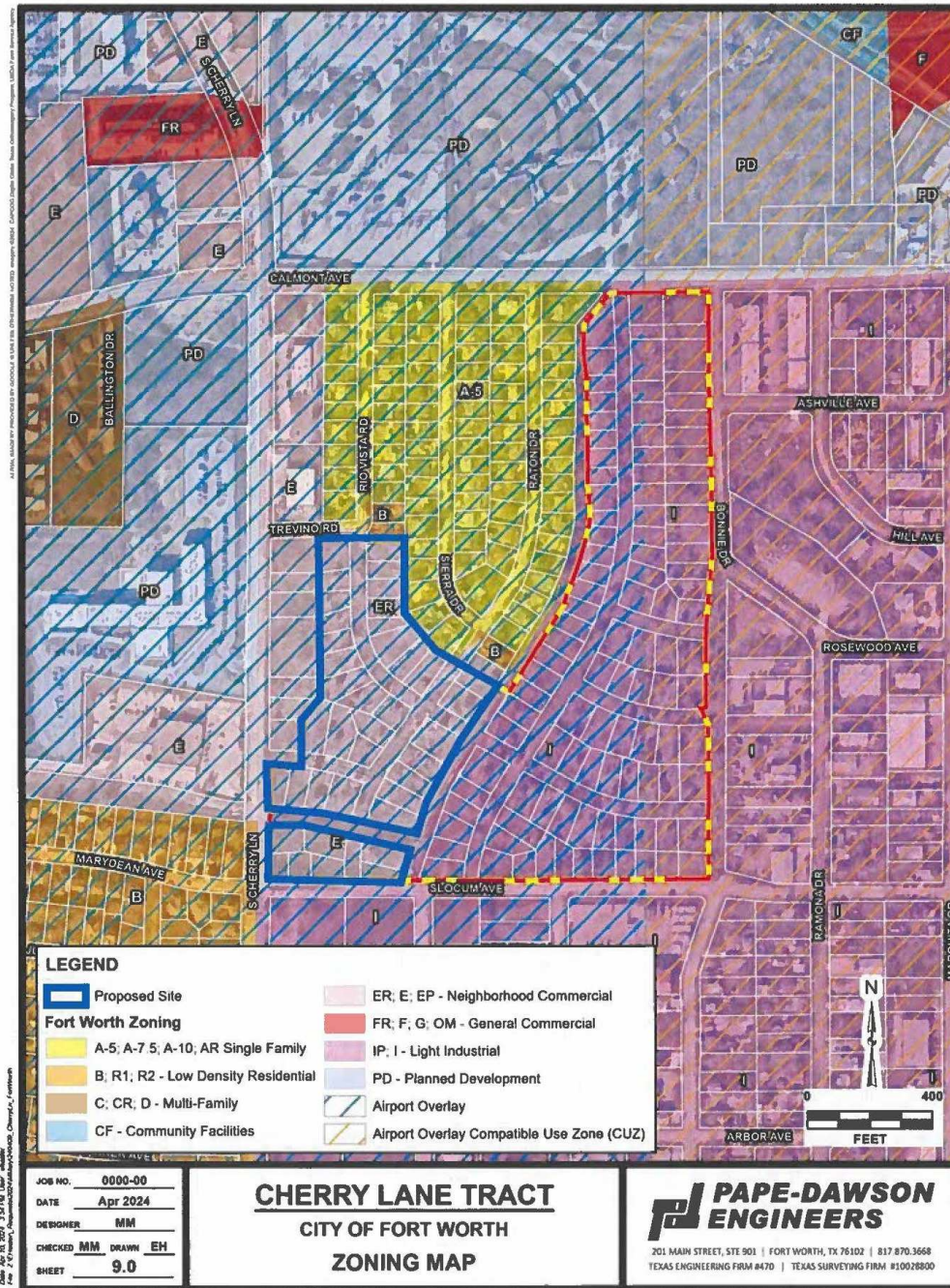


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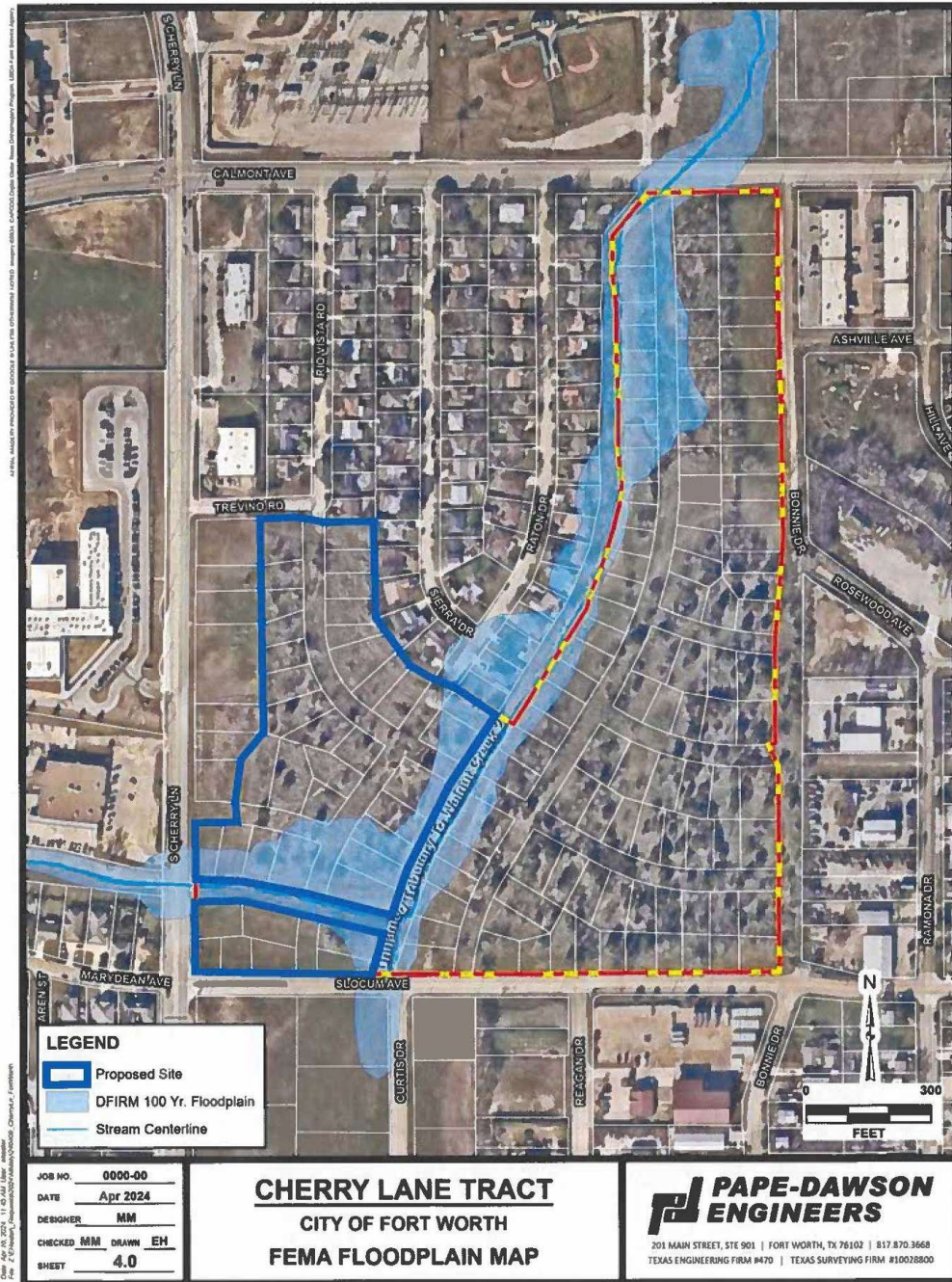


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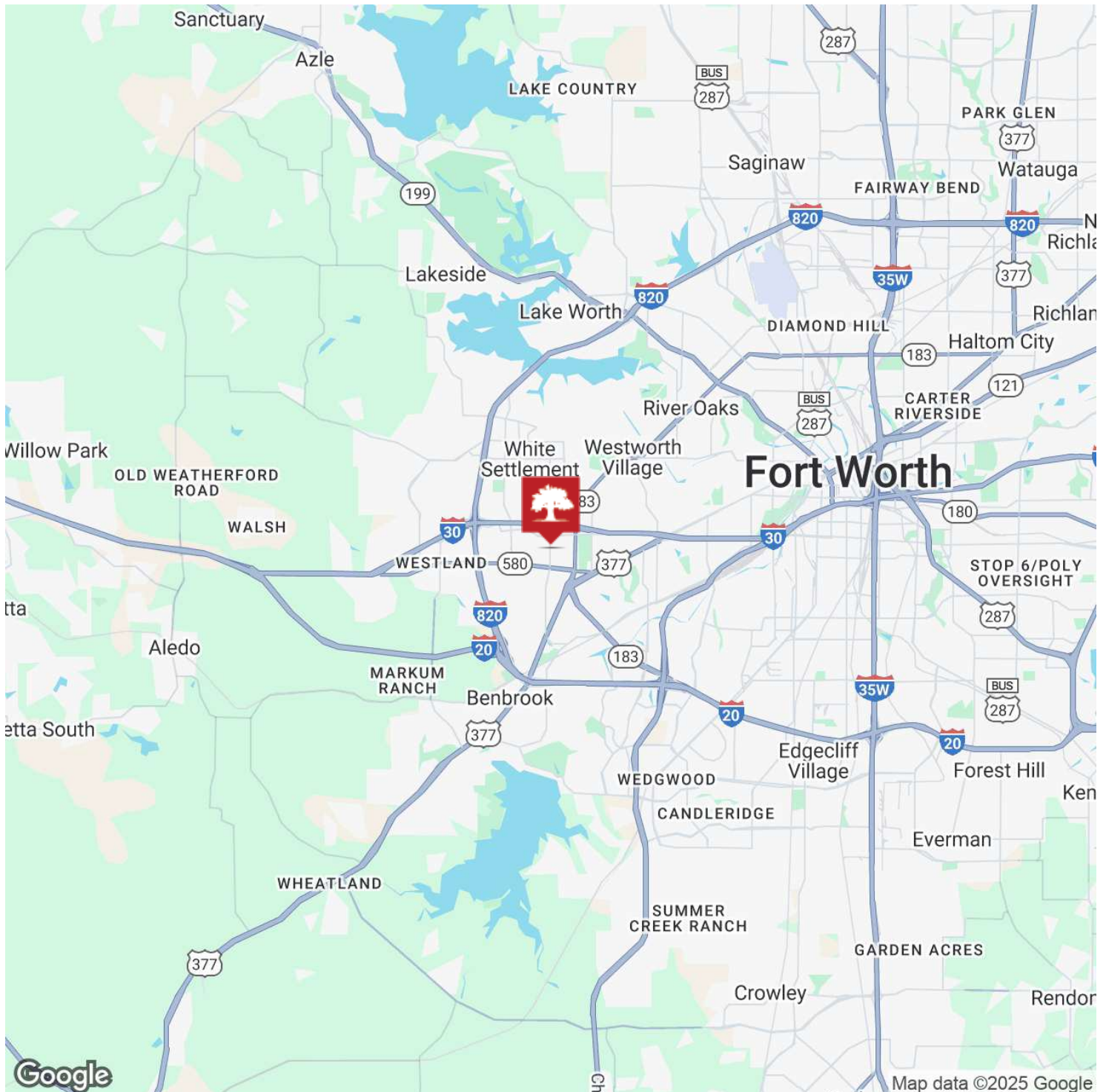


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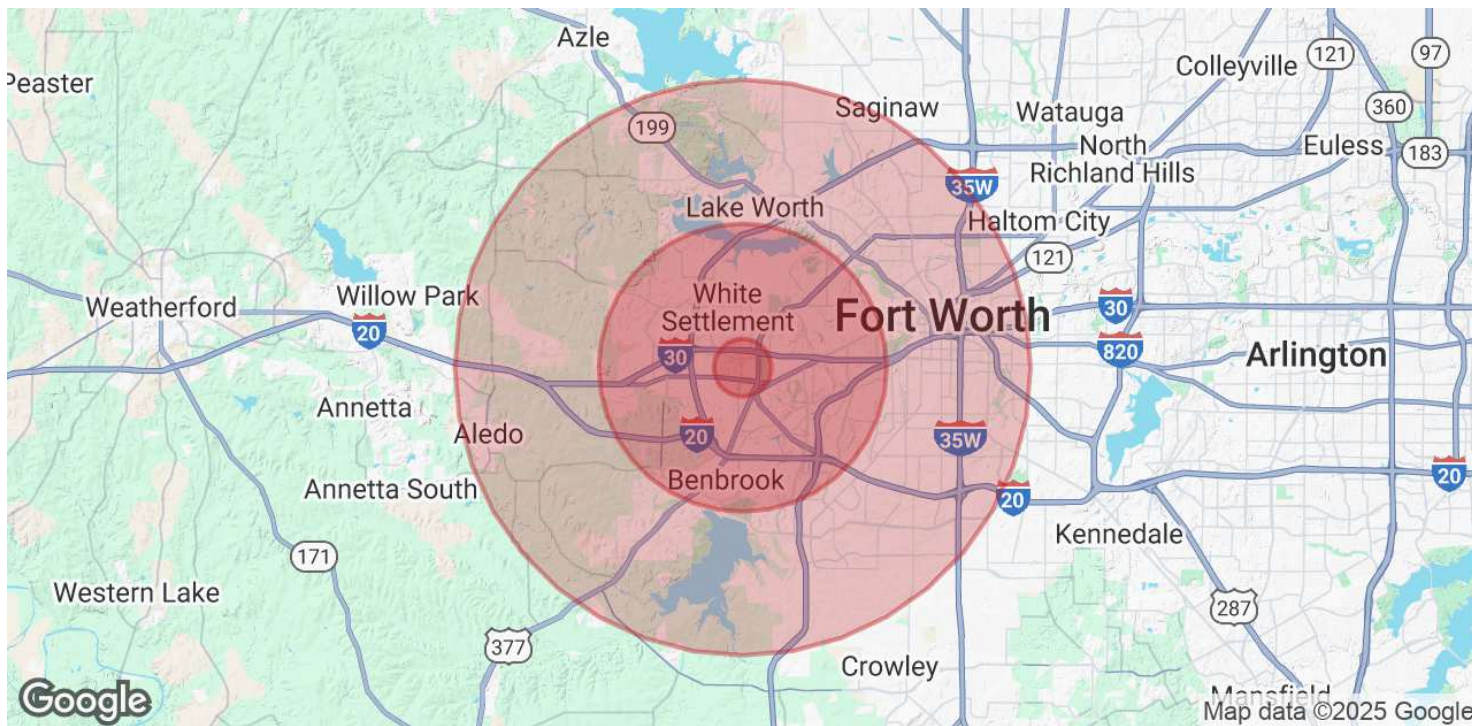


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,639	198,503	630,156
Average Age	36	39	38
Average Age (Male)	35	38	37
Average Age (Female)	37	40	38

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,916	83,857	230,942
# of Persons per HH	2.6	2.4	2.7
Average HH Income	\$58,954	\$102,609	\$97,747
Average House Value	\$268,407	\$431,835	\$354,698

Demographics data derived from AlphaMap

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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.

2-10-2025



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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Leatherwood	0493949	jleatherwood@silveroakcre.com	817-849-8282
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Russ Webb	488983	rwebb@silveroakcre.com	817-849-8282
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date