

# LAND FOR SALE | 6.22 AC | RHOME, TX

HWY 287 AND HWY 114 RHOME, TX  
LAND FOR SALE | RHOME, TX | 6.224 AC FOR SALE



## PROPERTY DESCRIPTION

Discover an exceptional investment opportunity at the prime location of HWY 287 and HWY 114 Merger in Rhome, TX. This property presents a coveted prospect for Land and Retail investors seeking a strategic foothold in the thriving Rhome area. Boasting optimal visibility and accessibility, the property offers a highly desirable locale for commercial development. Its proximity to major thoroughfares ensures seamless connectivity, while the burgeoning community further enhances its investment potential. With prime positioning and versatile potential, this property stands as a lucrative prospect for investors looking to capitalize on the growing opportunities within the Rhome area.

## OFFERING SUMMARY

Sale Price:	\$2,450,000
Lot Size:	6.224 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,460	4,116	24,881
Total Population	4,533	12,455	76,993
Average HH Income	\$118,776	\$116,632	\$136,410

## DEREK ANTHONY

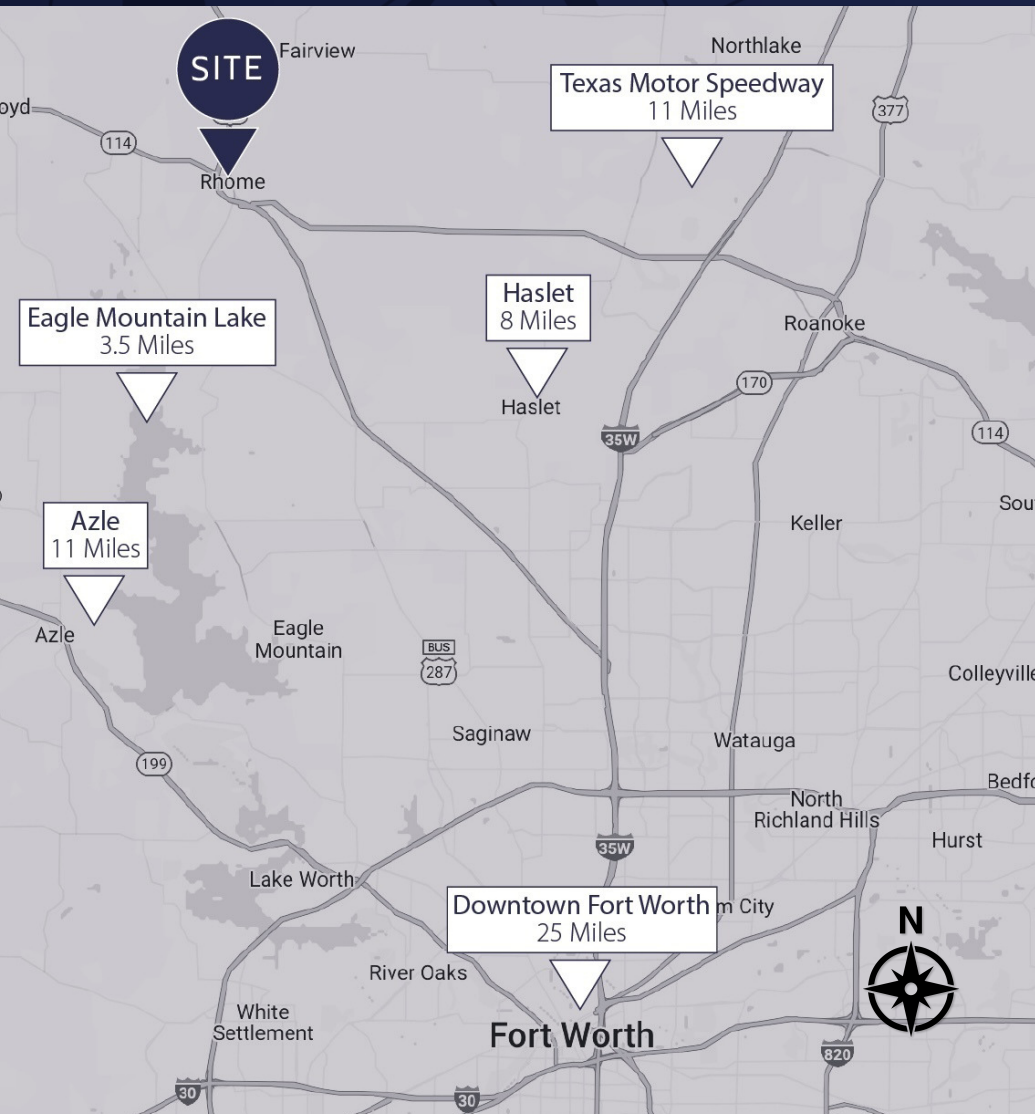
Partner  
817.991.5072  
derek@waypoint-red.com

## WAYPOINT REAL ESTATE ADVISORS

2920 Alta Mere Drive  
Fort Worth, TX 76116  
waypoint-red.com | 817.991.5072

# LOCATION AND OVERVIEW

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## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total population	4,533	12,455	76,993
Median age	37.9	38.7	35.8
Median age (Male)	37.1	38.2	37.1
Median age (Female)	38.7	39.3	36.0
Total households	1,460	4,116	24,881
Total persons per HH	3.1	3.0	3.1
Average HH income	\$118,776	\$116,632	\$136,410
Average house value	\$333,013	\$334,020	\$398,426

## LOCATION OVERVIEW

Located in Rhome, TX, the area of HWY 287 and HWY 114 Merger offers a prime investment opportunity for Land and Office investors. Situated within close proximity to top attractions like The Golf Club at The Resort, The Club at Runaway Bay, and the serene shores of Eagle Mountain Lake, the location provides an ideal blend of business and leisure. Nearby amenities include local dining options, retail conveniences, and easy access to major highways for seamless commuting. With a growing community and strategic positioning, the area presents a promising investment landscape for prospective investors looking to capitalize on the flourishing market potential in Rhome.

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# TRADE AREA MAP

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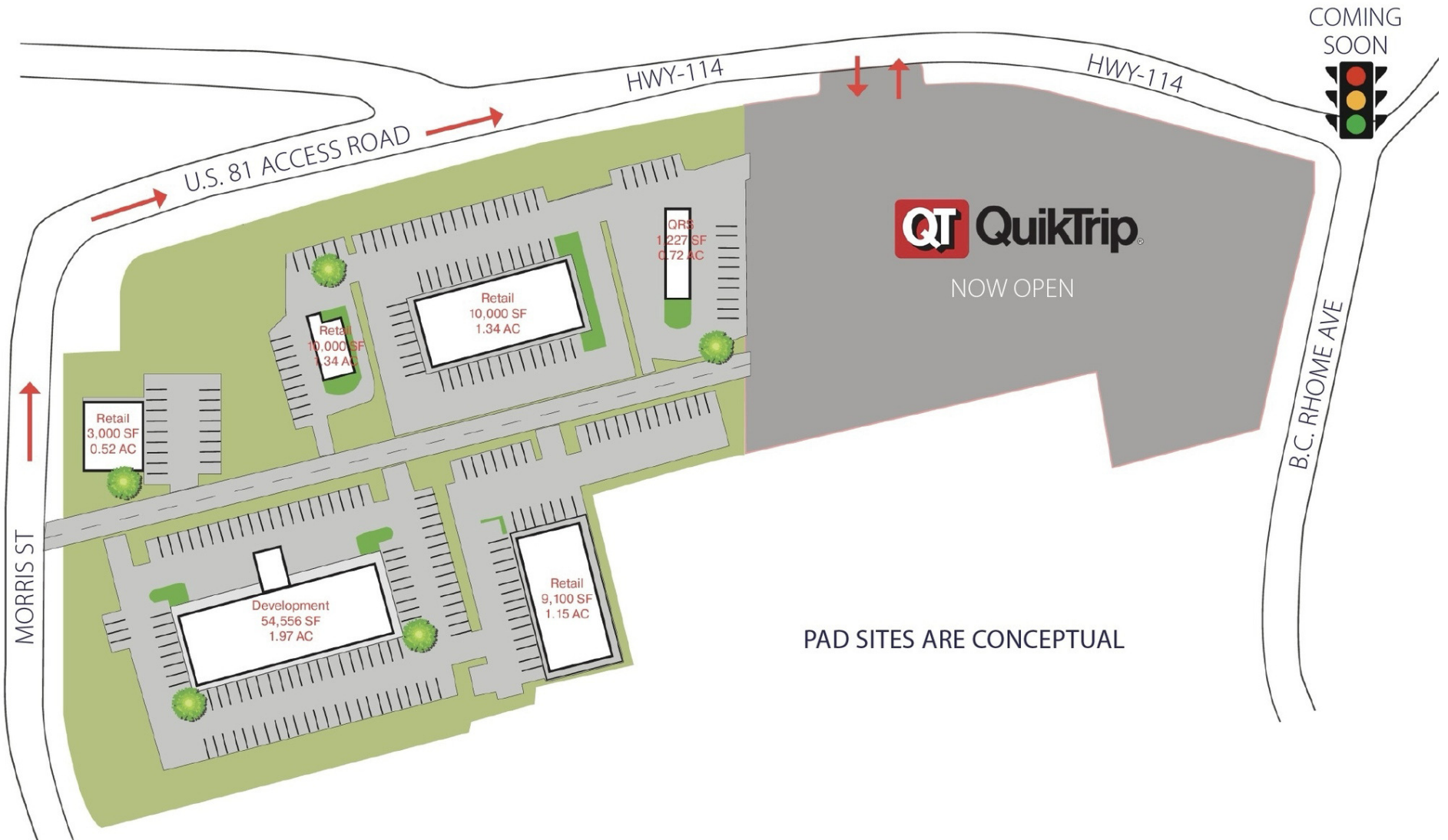
Partner  
817.991.5072  
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2920 Alta Mere Drive  
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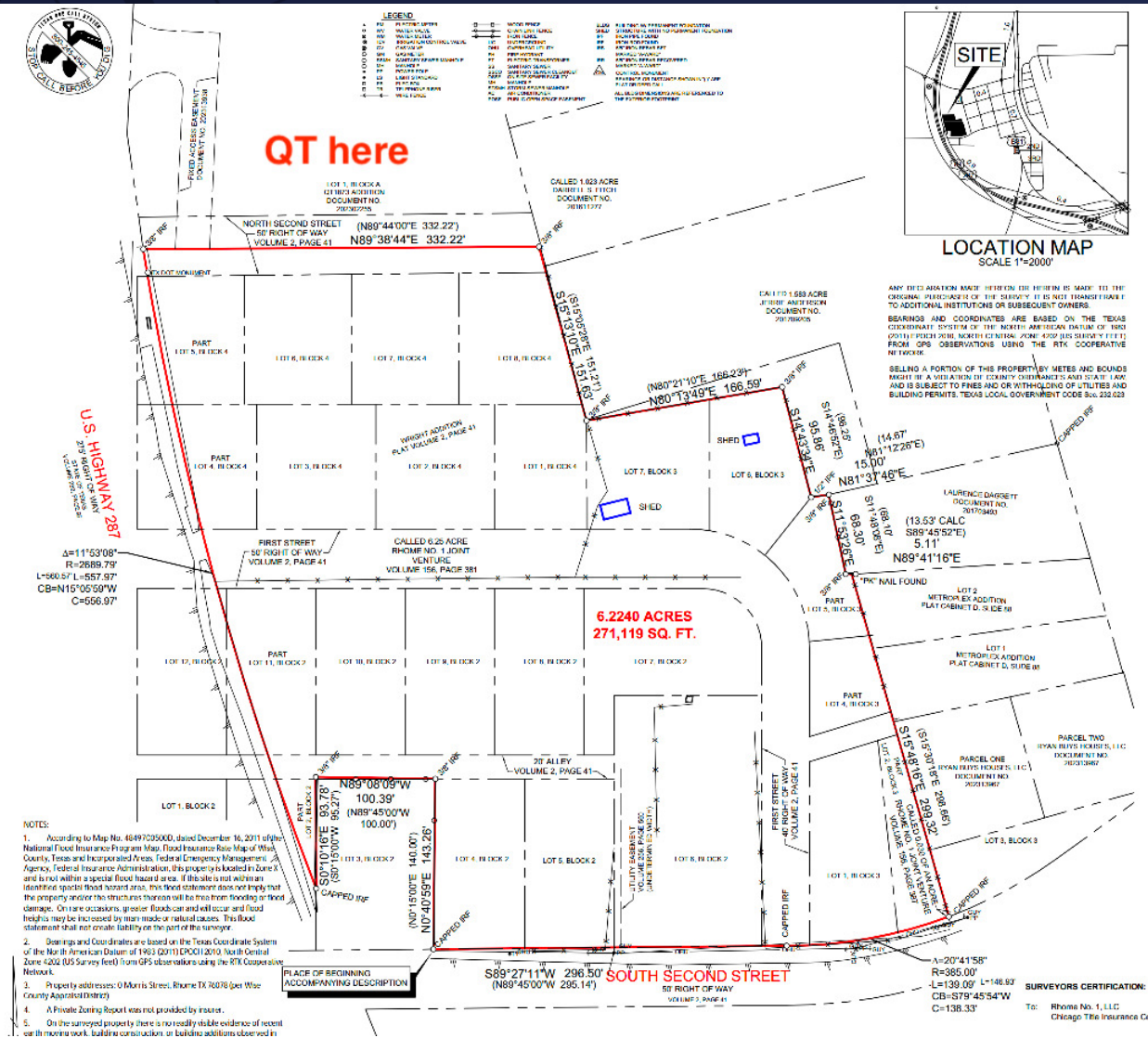
# SITE PLAN

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**DEREK ANTHONY**  
 Partner  
 817.991.5072  
 derek@waypoint-red.com

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# PROPERTY DETAILS

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Sale Price

**\$2,450,000**

## LOCATION INFORMATION

Building Name	LAND FOR SALE   Rhome, TX   6.224 AC
Street Address	HWY 287 AND HWY 114
City, State, Zip	Rhome, TX 76078
County	Wise
Market	Dallas / Fort Worth
Sub-market	Rhome
Cross-Streets	Hwy 287 and Hwy 114
Road Type	Paved
Market Type	Medium
Nearest Highway	HWY 114
Nearest Airport	Alliance

## BUILDING INFORMATION

Number of Lots	1
Best Use	Retail

## QUIKTRIP CROSS-ACCESS ALLOWED WITH REA IN PLACE

No C-stores allowed

Retail, QSR's, Drive Thru, Medical

Can demise but delivered as raw land

## PROPERTY INFORMATION

Property Type	LAND FOR SALE   Rhome, TX   6.224 AC
Property Subtype	Retail-Pad
Zoning	Retail, Medical, Office
Lot Size	6.224 Acres
Lot Frontage	638 ft
Lot Depth	504 ft
Corner Property	Yes
Traffic Count	35400
Traffic Count Street	HWY 114
Traffic Count Frontage	638
Waterfront	No
Power	Yes

## PARKING & TRANSPORTATION

## UTILITIES & AMENITIES

Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

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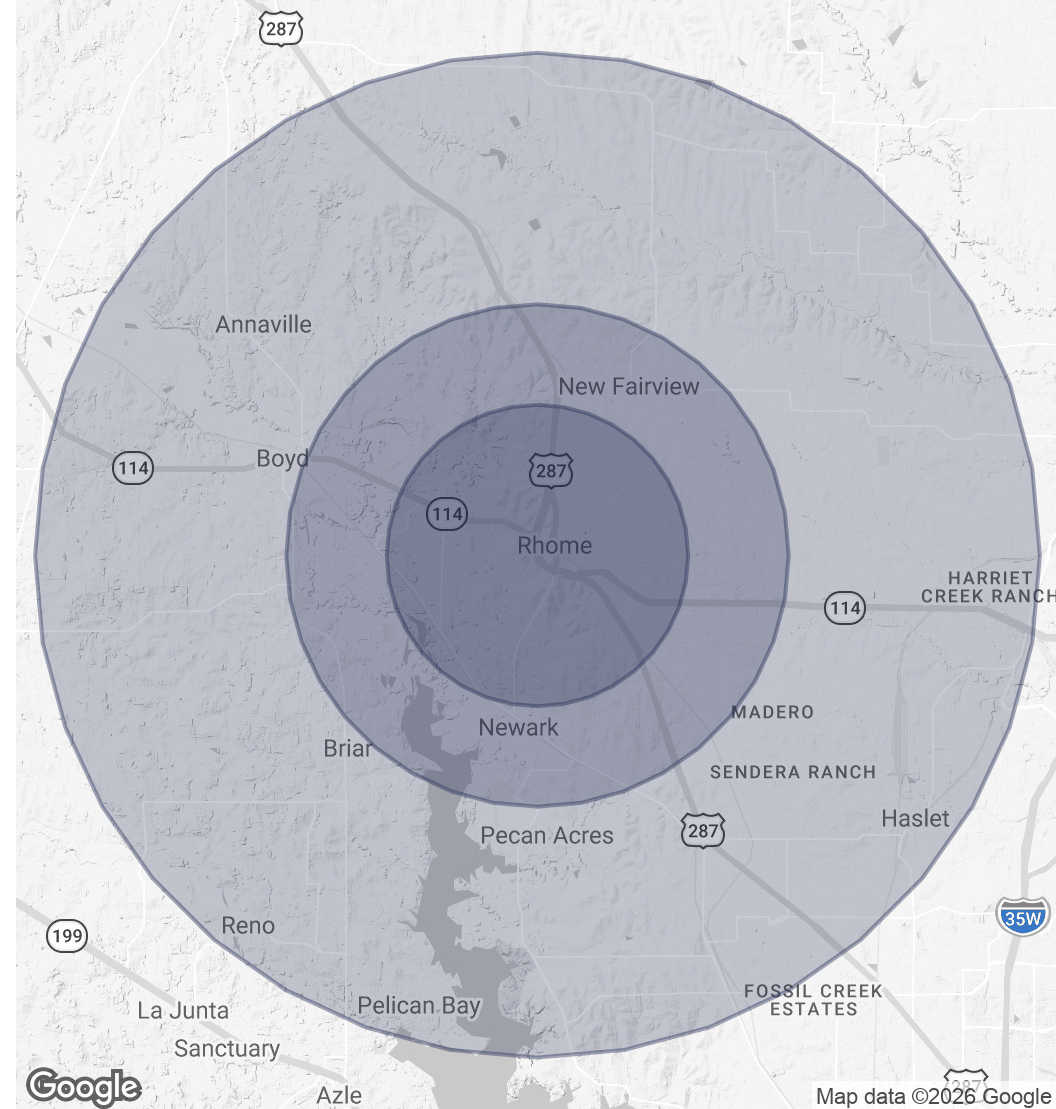
# 7 DEMOGRAPHICS MAP & REPORT

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,533	12,455	76,993
Average Age	37.9	38.7	35.8
Average Age (Male)	37.1	38.2	37.1
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HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,460	4,116	24,881
# of Persons per HH	3.1	3.0	3.1
Average HH Income	\$118,776	\$116,632	\$136,410
Average House Value	\$333,013	\$334,020	\$398,426

2023 American Community Survey (ACS)



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# 8 SURROUNDING DEVELOPMENT

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A Nature-Inspired Community

Reunion is a master-planned community located in Rhome, Texas, offering a blend of natural beauty and modern amenities. Here's what makes it stand out:

**LOCATION:** Reunion is conveniently situated near the intersection of State Highway 114 and U.S. 287, providing easy access to surrounding areas. It spans over 3,100 acres of rolling hills, woods, and natural terrain.

**AMENITIES:** Residents can enjoy a variety of amenities, including:

- Resort-style pools and a pavilion
- Community Basecamp (amenity center)
- Event lawn
- Miles of walking trails
- Playgrounds and parks
- Fishing ponds
- Sporting fields

**HOMES:** Reunion features homes from reputable builders like American Legend Homes, Perry Homes, and UnionMain Homes. The homes are designed to complement the natural surroundings and cater to modern families' needs.  
Opens in a new window

**SCHOOLS:** Families with children will appreciate that Reunion is part of the highly-rated Northwest Independent School District.  
Overall Atmosphere: Reunion is designed to be a place where residents can reconnect with nature, enjoy a relaxed pace of life, and build lasting connections with neighbors.



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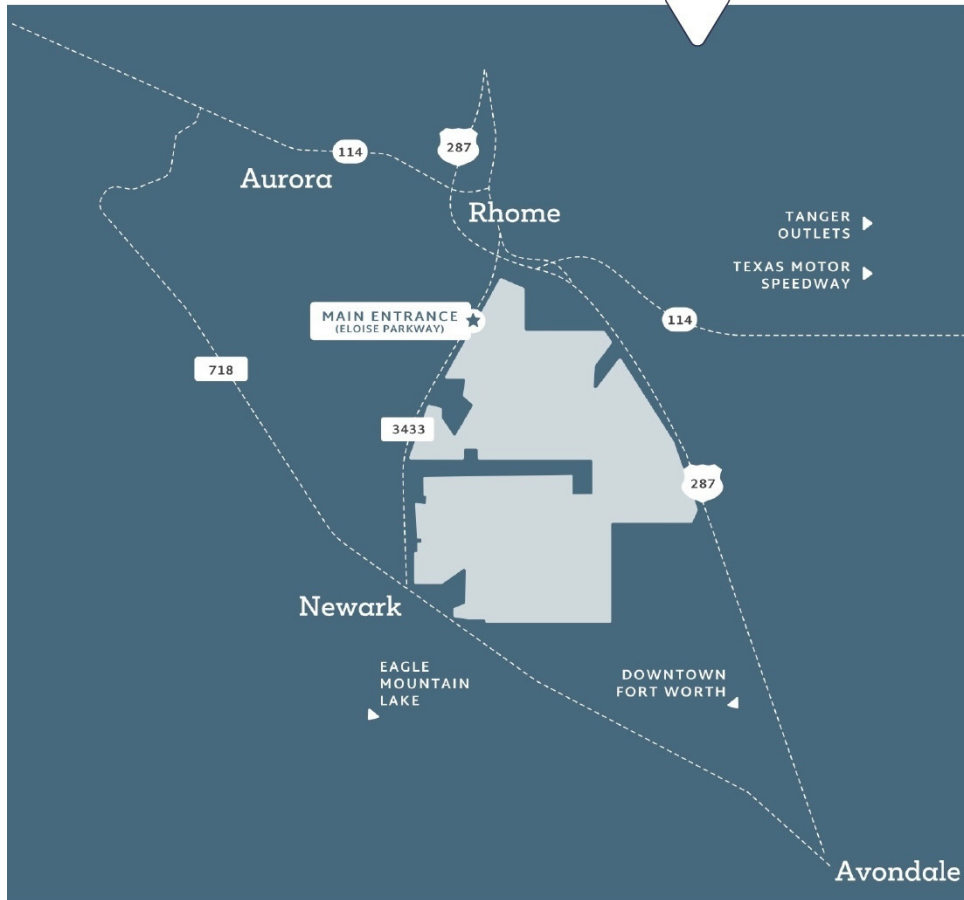
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# SURROUNDING DEVELOPMENT

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10,000 ROOFTOPS  
COMING SOON-2026



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## Why LIVE in Rhome?

Rhome, TX is a small town with a lot to offer. Here are some of the reasons why you might want to call it home:

**Small-town charm:** Rhome offers a peaceful and welcoming environment, where residents can enjoy a slower pace of life and a strong sense of community.

**Natural beauty:** The city is surrounded by rolling hills, sprawling farmlands, and scenic landscapes, providing ample opportunities for outdoor activities and a refreshing escape from the hustle and bustle of urban life.

**Community spirit:** Rhome hosts various events and festivals throughout the year, bringing people together for celebrations, parades, and cultural activities.

**Outdoor recreation:** The surrounding area offers numerous opportunities for outdoor recreation, from fishing and boating on nearby lakes and rivers to hiking and camping in the scenic countryside.

**Quality education:** Rhome is served by the highly acclaimed Northwest Independent School District, ensuring top-quality education for your children.

**Affordable housing:** Compared to larger cities in Texas, Rhome offers more affordable housing options, making it an attractive place for families and individuals looking to settle down.

**Proximity to Fort Worth:** Rhome is conveniently located near Fort Worth, providing residents with easy access to big-city amenities and job opportunities while still enjoying the peace and quiet of small-town living.

**Growth potential:** Rhome is a growing community with a bright future. The city is attracting new businesses and residents, which is driving economic growth and creating new opportunities for its residents.

If you are looking for a small town with a strong sense of community, natural beauty, and affordable housing, Rhome, TX is a great place to consider. With its convenient location near Fort Worth and its bright future, Rhome has a lot to offer its residents.

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## Why do BUSINESS in Rhome?

Rhome, TX might be a small town, but it offers some compelling reasons to consider it for your business ventures:

**Strategic Location:** Rhome's proximity to Fort Worth provides businesses with access to a large consumer market and a skilled workforce, while still enjoying the lower operating costs and less competitive environment of a smaller town.

**Growing Community:** Rhome is experiencing steady growth, attracting new residents and families. This translates to an expanding customer base for local businesses and increased demand for goods and services.

**Supportive Business Environment:** The city of Rhome is generally supportive of new businesses, offering resources and assistance to entrepreneurs and investors.

**Affordable Real Estate:** Compared to larger cities, commercial real estate in Rhome is typically more affordable, making it an attractive option for businesses looking to minimize their overhead costs.

**Access to Transportation:** Rhome is well-connected to major highways and transportation routes, facilitating the movement of goods and services and providing easy access for customers and suppliers.

**Potential for Niche Markets:** Rhome's small-town atmosphere and unique character can provide opportunities for businesses to cater to specific niche markets and build strong relationships with their customers.

**Community Engagement:** Rhome residents are generally supportive of local businesses, fostering a sense of community and encouraging residents to shop local.

While Rhome may not have the same level of infrastructure and resources as larger cities, its strategic location, growing community, and supportive business environment make it an attractive option for certain types of businesses. It's important to carefully consider your specific business needs and goals to determine if Rhome is the right fit for your venture.

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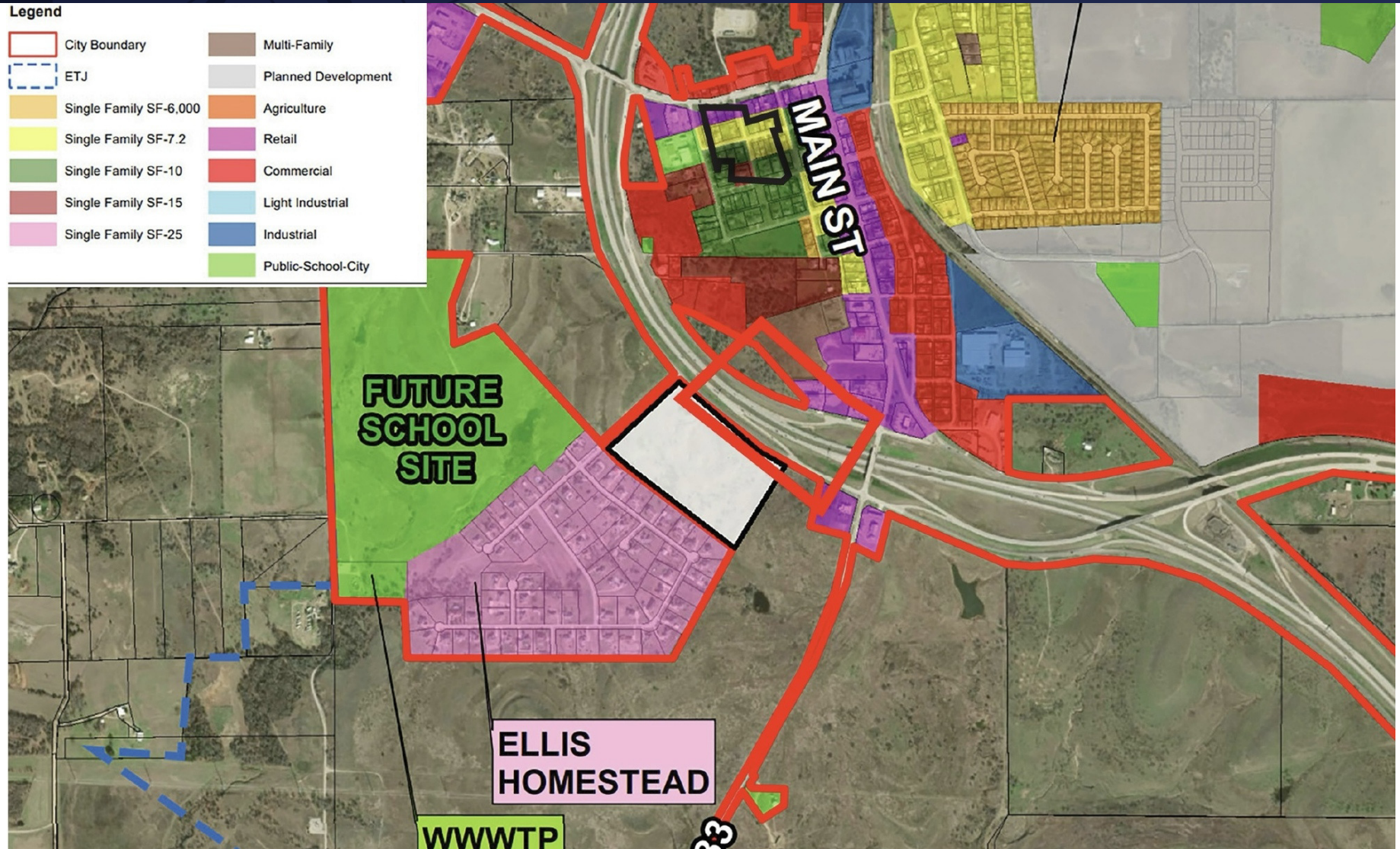
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# THE FUTURE IS BRIGHT - 10K ROOFTOPS

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### Legend

- City Boundary
- ETJ
- Single Family SF-6,000
- Single Family SF-7.2
- Single Family SF-10
- Single Family SF-15
- Single Family SF-25
- Multi-Family
- Planned Development
- Agriculture
- Retail
- Commercial
- Light Industrial
- Industrial
- Public-School-City



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# DEREK ANTHONY BIO

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Partner

derek@waypoint-red.com

Direct: **817.991.5072**

TX #677154-B

### PROFESSIONAL BACKGROUND

At Waypoint, Derek focuses on landlord and tenant representation, development advisory, and investment brokerage. Known for combining market data with practical business insight, he helps clients make informed real estate decisions aligned with long-term growth objectives. His work spans retail, land, office, flex, and specialty real estate assets throughout the DFW region and beyond.

Derek's success is rooted in relationship-driven brokerage. He emphasizes understanding each client's operational goals and translating them into real estate strategies that create measurable value. His entrepreneurial mindset and hands-on execution style have made him a trusted advisor to business owners, developers, and investors alike.

Throughout his career, Derek has completed more than \$150 million in transactions and earned multiple industry recognitions, including D CEO Power Broker honors and Top CRE Broker distinctions in Fort Worth.

In addition to brokerage and development work, Derek hosts the commercial real estate podcast Rated "R" – Real Estate Uncensored, where he shares industry insights and interviews professionals across the real estate ecosystem.

#### Waypoint Real Estate Advisors

2920 Alta Mere Drive  
Fort Worth, TX 76116  
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derek@waypoint-red.com

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# IABS FORM

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**DEREK ANTHONY | PARTNER**  
(817) 991-5072  
DEREK@WAYPOINT-RED.COM



### 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:
  - 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.

Waypoint Real Estate Advisors LLC	9015127	jake@waypoint-red.com	817-505-5894
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jake McCoy	702534	jake@waypoint-red.com	817-505-5894
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	677154	derek@waypoint-red.com	817-991-5072
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Partner  
817.991.5072  
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Fort Worth, TX 76116  
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