

AVAILABLE FOR OUT PARCEL

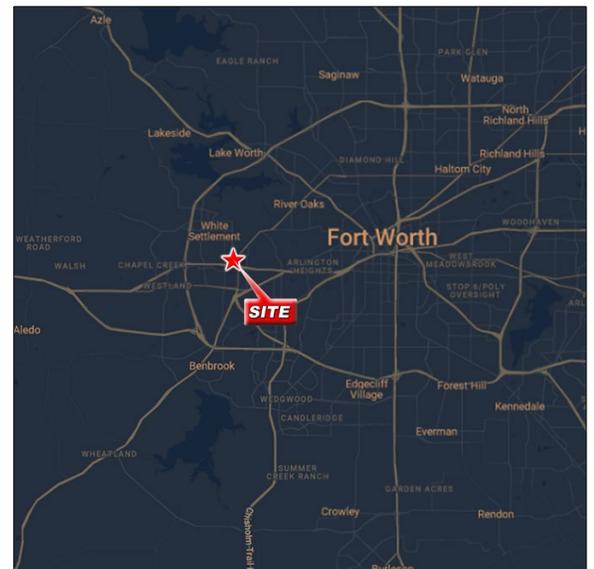
1 Acres Out parcel

DESCRIPTION

- Available for Sale \$875,000, BTS or GL
- Direct exposure to I-30 / West Freeway
- Quick access to Loop 820, connecting to the broader Fort Worth metro
- Near established national retailers including Walmart, Home Depot, Lowe's, Target, and multiple QSRs

DEMOGRAPHIC HIGHLIGHTS

- 58,000+ Daytime Employees within 3 mi.
- 36,000+ Households within 3 mi
- Median Household Incomes exceed \$62,000



Market Aerial



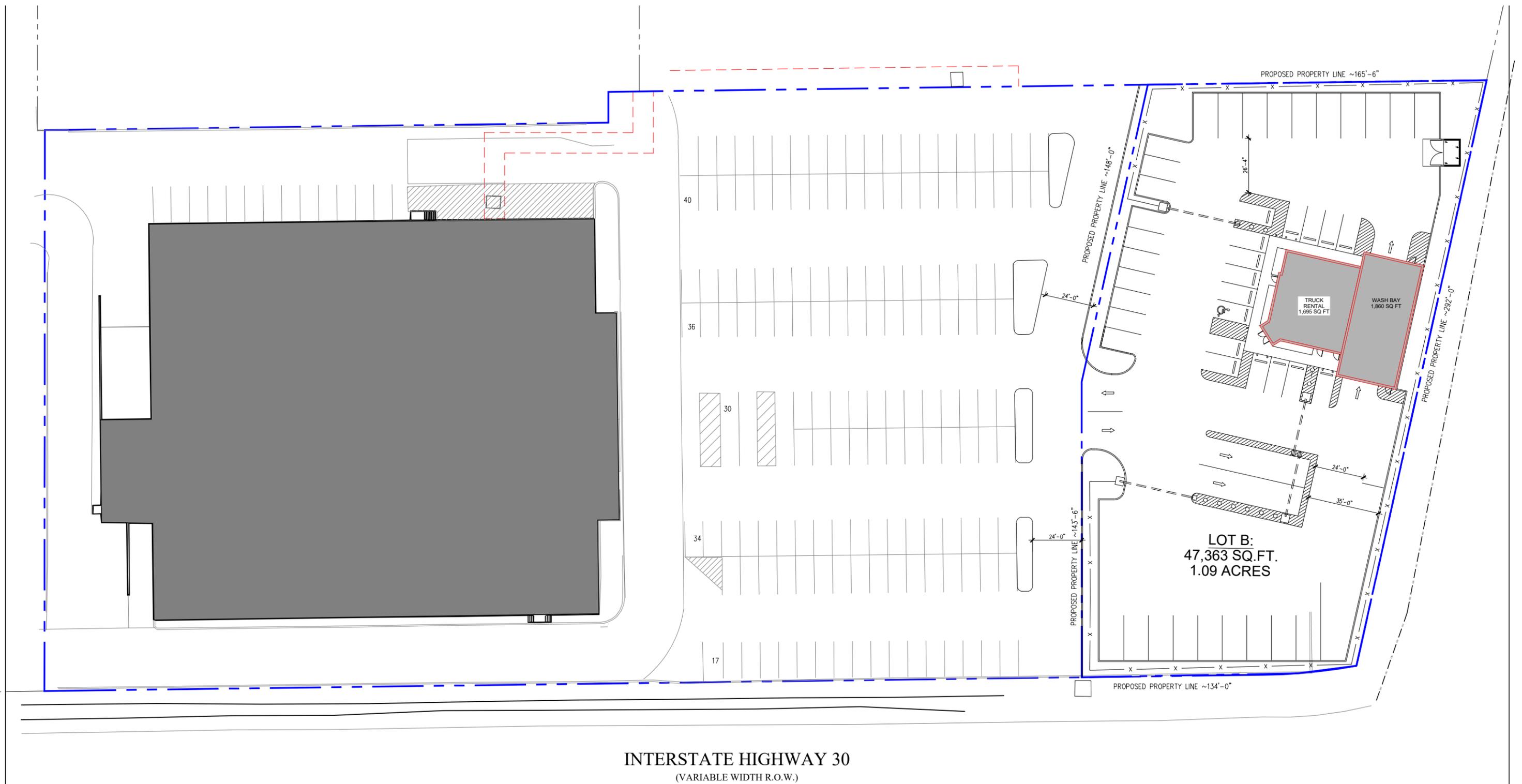
Melissa Huffman
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7606 West Freeway | White Settlement, TX

Huffman Real Estate
3208 Collinsworth Street
Fort Worth, TX 76107



Proposed Site Plan



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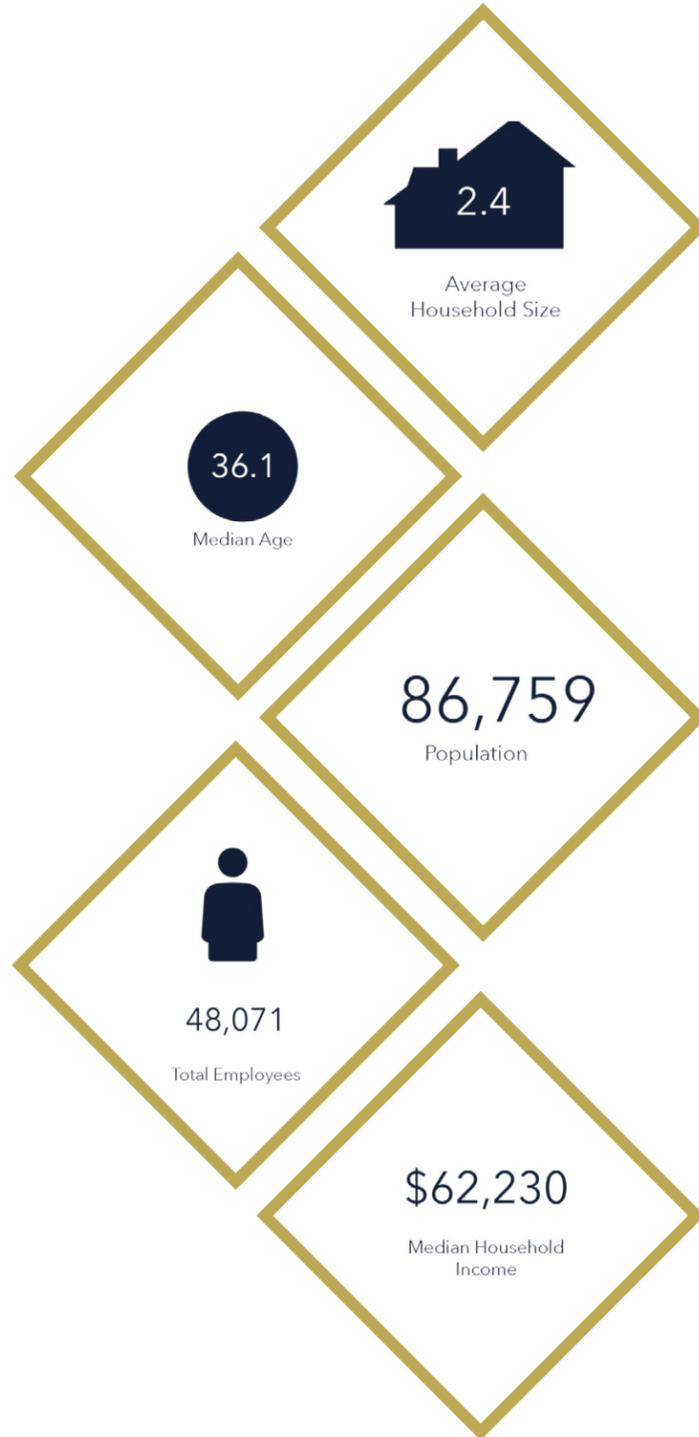
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Demographics

3-Mile Radius



Population Summary	1 mile	3 miles	5 miles
2010 Total Population	8,679	74,941	161,069
2020 Total Population	9,811	84,501	182,198
2020 Group Quarters	276	1,084	3,188
2025 Total Population	9,741	86,759	189,229
2030 Total Population	9,786	88,687	195,702
2025-2030 Annual Rate	0.09%	0.44%	0.67%
2025 Total Daytime Population	14,418	102,042	206,693
Workers	9,204	58,051	116,222
Residents	5,214	43,991	90,471
Household Summary			
2010 Average Household Size	2.42	2.38	2.31
2020 Total Households	3,910	34,669	76,331
2020 Average Household Size	2.44	2.41	2.35
2025 Households	4,032	36,427	81,274
2025 Average Household Size	2.35	2.35	2.28
2030 Average Household Size	2.32	2.32	2.25
2025 Families	2,199	20,558	45,750
2025 Average Family Size	3.16	3.18	3.09
2030 Families	2,206	21,079	47,587
2030 Average Family Size	3.16	3.16	3.07
Housing Unit Summary			
2020 Housing Units	4,345	37,878	83,084
2025 Housing Units	4,411	39,387	88,097
Median Household Income			
2025	\$38,123	\$62,230	\$72,577
2030	\$44,872	\$68,581	\$79,816
Median Home Value			
2025	\$232,374	\$320,939	\$357,392
2030	\$305,030	\$382,622	\$432,869
Per Capita Income			
2025	\$21,402	\$38,476	\$46,618
2030	\$23,769	\$42,856	\$51,726
Median Age			
2010	31.1	34.5	35.4
2020	32.5	35.0	35.9
2025	33.4	36.1	36.8
2030	34.3	37.5	38.2



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:
 - 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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