

# MULTIFAMILY ENTITLED LAND FOR SALE

4520 Sycamore School Rd, Fort Worth, TX, 76133



**ARRIVE**  
ARCHITECTURE GROUP

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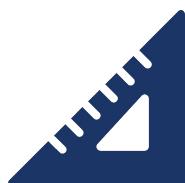
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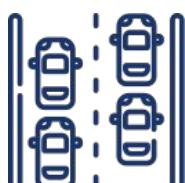
**MATTHEWS™**  
REAL ESTATE INVESTMENT SERVICES

## PROJECT SCOPE

- ±4.68 AC (±203,032 SF) Available for Sale
- Zoned: Planned Development - Allows for "D" High Density Multifamily; Entitled for 146 units
- Strategically located at the NEQ of Sycamore School Rd and S Hulen St
- Prime multifamily development opportunity in a strong market with high rent comps
- Utilities to the site
- Call for pricing!



**±4.68 AC  
FOR SALE**



**±18,000 VPD** (Sycamore School Rd)  
**±30,000 VPD** (McCart Ave)

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	21,009	134,332	239,578
Current Year Estimate	18,745	122,359	220,168
2020 Census	18,336	117,935	215,863
Growth Current Year-Five-Year	12.08%	9.79%	8.82%
Growth 2020-Current Year	2.23%	3.75%	1.99%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	8,036	49,144	88,690
Current Year Estimate	7,176	45,289	81,801
2020 Census	6,908	43,823	79,633
Growth Current Year-Five-Year	11.98%	8.51%	8.42%
Growth 2020-Current Year	3.88%	3.35%	2.72%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$129,052	\$107,232	\$114,108



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## **Land For Sale**

# MATTHEWS<sup>TM</sup>

REAL ESTATE INVESTMENT SERVICES

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Fort Worth, TX, 76133**






**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.



11-2-2015

**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.

**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.

**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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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 \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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**BROKER OF RECORD**

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