



EAGLE MOUNTAIN LAKE

THE RESORT AT EAGLE MOUNTAIN LAKE  
± 555 LOTS

THE ORCHARDS  
± 119 LOTS

SITE

PROPOSED ALLIANCE GATEWAY

E PEDEN RD

ESTATES AT EAGLE MOUNTAIN LAKE  
± 1,000 LOTS

MORRIS DIDO RD

MORRIS DIDO RD

# 4R RANCH FORT WORTH, TX

**RANGE**  
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# PROPERTY OVERVIEW



## LOCATION

SEQ Dido Hicks Rd & Morris Dido Rd  
Fort Worth, TX 76179



## ACREAGE

Gross: ± 219  
Net: ± 179.22



## ZONING

Fort Worth ETJ



## PROPOSED USE

Single Family Residential



## UTILITIES

Water: Off Site  
Sewer: Off Site  
(Aqua Texas water well & sewer)



## ISD

Eagle Mountain ISD



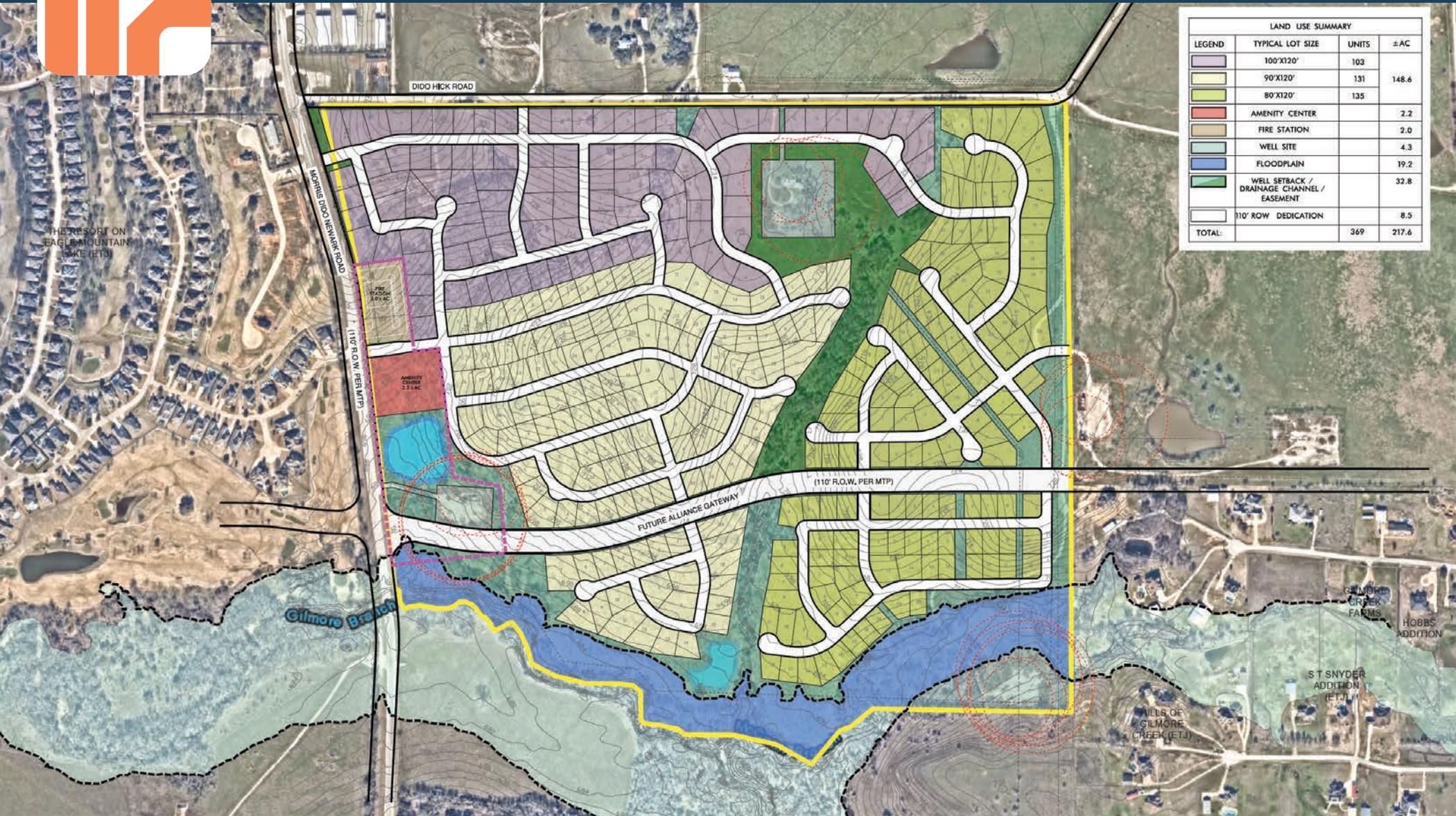
## VPD

Morris Dido Newark Rd: ± 2,571





# CONCEPT PLAN



LAND USE SUMMARY			
LEGEND	TYPICAL LOT SIZE	UNITS	±AC
	100'X120'	103	
	90'X120'	131	148.6
	80'X120'	135	
	AMENITY CENTER		2.2
	FIRE STATION		2.0
	WELL SITE		4.3
	FLOODPLAIN		19.2
	WELL SETBACK / DRAINAGE CHANNEL / EASEMENT		32.8
	110' ROW DEDICATION		8.5
<b>TOTAL:</b>		<b>369</b>	<b>217.6</b>

## 4R Tract At Morris Dido Newark Road

Fort Worth ETJ, Texas  
Exhibit - 221± AC



# MARKET OVERVIEW



## SUMMARY

FORT WORTH, TEXAS, IS A MAJOR CITY LOCATED IN TARRANT COUNTY WITHIN THE DALLAS-FORT WORTH METROPOLITAN AREA AND IS CURRENTLY THE 11TH LARGEST CITY IN THE UNITED STATES. THE CITY HAS EXPERIENCED SIGNIFICANT ECONOMIC DEVELOPMENT, WITH A BALANCED MIX OF RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL GROWTH DRIVING ITS EXPANSION. ONGOING RESIDENTIAL AND COMMERCIAL DEVELOPMENTS CONTINUE TO FUEL POPULATION GROWTH, STRENGTHEN THE LOCAL ECONOMY, AND POSITIVELY IMPACT FORT WORTH'S REAL ESTATE LANDSCAPE.

## DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	8,580	39,901	256,452
2029 POPULATION	9,308	43,509	281,156
POP. GROWTH 2024-2029	1.7%	1.8%	1.9%
2024 TOTAL HOUSEHOLDS	3,146	14,600	86,667
MEDIAN HOUSEHOLD INCOME	\$97,800	\$90,400	\$90,070
2024 TOTAL BUSINESSES	203	1,497	6,514
2024 TOTAL EMPLOYMENT	1,155	11,401	55,292



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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.

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:
  - 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_