



PROPOSED INDUSTRIAL

BASSWOOD OFFICE PARK

BASSWOOD BOULEVARD

SITE

OLD DENTON ROAD EXTENSION

**PROSE BASSWOOD
± 288 MF UNITS**

**ROAD EXTENSION
EST. COMPLETION:
JULY 2026**

**7401 & 7500 N RIVERSIDE DRIVE
FORT WORTH, TX 76137**



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PROPERTY OVERVIEW



LOCATION

7401 & 7500 N Riverside Drive
Fort Worth, TX 76137



ACREAGE

Gross: ± 4.957
Net: ± 4.359



ZONING

PD-349 / SU
(see page 5 of flyer for uses)



FUTURE LAND USE

Commercial / Car Wash / Self Storage



UTILITIES

Water: To Site
Sewer: To Site



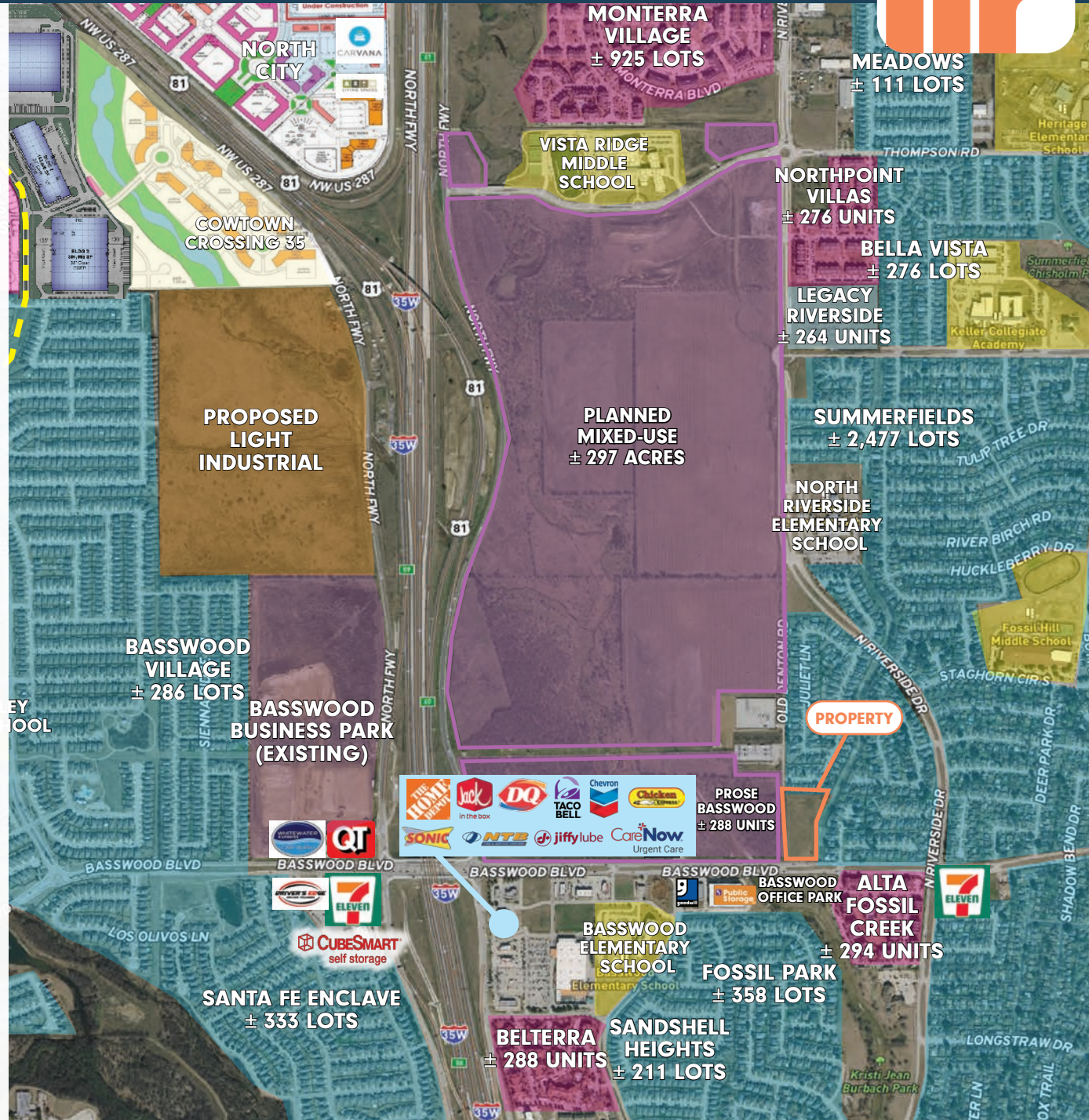
ISD

Keller ISD

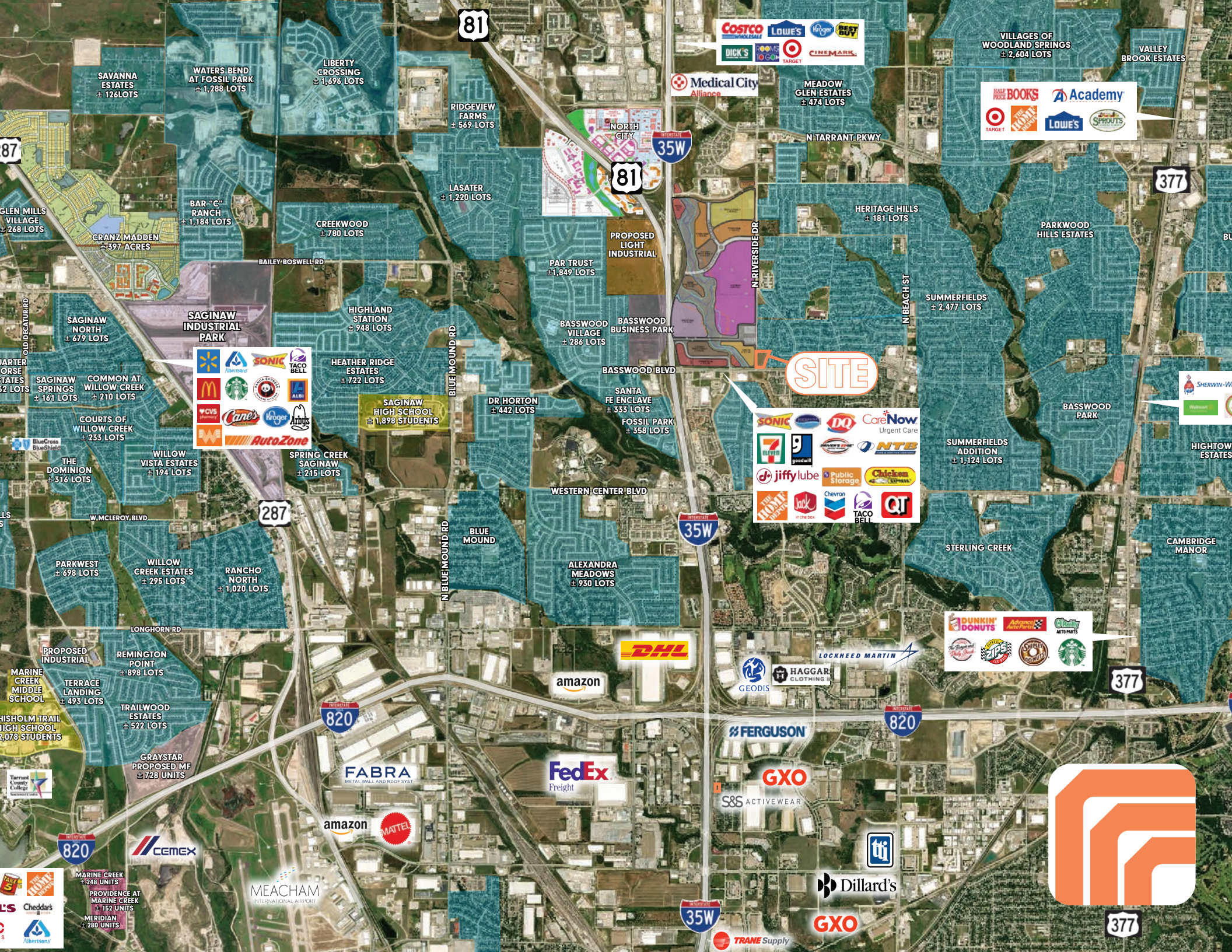


VPD

Basswood Blvd: ± 23,600 (2025)
I-35W: ± 159,803 (2021)



Disclaimer: Range Realty Advisors, LLC makes no guarantee, warranty or representation regarding any information contained in this marketing flyer. All prospective buyers are solely responsible for conducting any and all due diligence to determine the feasibility for your intended use. The content within this marketing flyer is for speculative marketing purposes only.



81

COSTCO
LOWE'S
WALMART
DICK'S
GO
TARGET
CINEMARK

VILLAGES OF WOODLAND SPRINGS
± 2,604 LOTS

VALLEY BROOK ESTATES

Medical City Alliance

MEADOW GLEN ESTATES
± 474 LOTS

HALF PRICE BOOKS
Academy
TARGET
LOWE'S
SMOUTS

87

81

35W

N TARRANT PKWY

377

GLEN MILLS VILLAGE
± 268 LOTS

GRANZ MADDEN
± 397 ACRES

WATERS BEND AT FOSSIL PARK
± 1,288 LOTS

LIBERTY CROSSING
± 1,696 LOTS

RIDGEVIEW FARMS
± 569 LOTS

LASATER
± 1,220 LOTS

CREEKWOOD
± 780 LOTS

PROPOSED LIGHT INDUSTRIAL

PAR TRUST
± 1,847 LOTS

HERITAGE HILLS
± 181 LOTS

PARKWOOD HILLS ESTATES

SUMMERFIELDS
± 2,477 LOTS

SAGINAW NORTH
± 679 LOTS

SAGINAW INDUSTRIAL PARK

HIGHLAND STATION
± 948 LOTS

BASSWOOD VILLAGE
± 286 LOTS

BASSWOOD BUSINESS PARK

SITE

SONIC
TACO BELL
McDonald's
Starbucks
CVS
Cane's
Wendy's
AutoZone

HEATHER RIDGE ESTATES
± 722 LOTS

SANTA FE ENCLAVE
± 333 LOTS

FOSSIL PARK
± 358 LOTS

SONIC
DQ
CareNow Urgent Care
7-Eleven
Public Storage
Chick-fil-A
jiffy lube
Public Storage
Chevron
TACO BELL
QT

SAGINAW SPRINGS
± 161 LOTS

COMMON AT WILLOW CREEK
± 210 LOTS

COURTS OF WILLOW CREEK
± 233 LOTS

SPRING CREEK SAGINAW
± 215 LOTS

DR HORTON
± 442 LOTS

SUMMERFIELDS ADDITION
± 1,124 LOTS

BASSWOOD PARK

THE DOMINION
± 316 LOTS

WILLOW VISTA ESTATES
± 194 LOTS

287

BLUE MOUND

WESTERN CENTER BLVD

35W

HIGHTOW ESTATES

PARKWEST
± 498 LOTS

WILLOW CREEK ESTATES
± 295 LOTS

RANCHO NORTH
± 1,020 LOTS

ALEXANDRA MEADOWS
± 930 LOTS

STERLING CREEK

CAMBRIDGE MANOR

PROPOSED INDUSTRIAL
MARINE CREEK MIDDLE SCHOOL

REMINCTON POINT
± 898 LOTS

TRAILWOOD ESTATES
± 522 LOTS

GRAYSTAR PROPOSED MF
± 728 UNITS

amazon

DHL

GEODIS

LOCKHEED MARTIN

DUNKIN' DONUTS
Advance Auto Parts
Starbucks

377

HISHOLM TRAIL HIGH SCHOOL
± 1,078 STUDENTS

820

FABRA
METAL WALL AND ROOF SYST

FedEx Freight

FERGUSON

GXO

S&S ACTIVEWEAR



CEMEX

amazon

MATTEL

MEACHAM
INTERNATIONAL AIRPORT

Dillard's

GXO

35W

TRANE Supply

377

Cheddar's
Albertsons

MARINE CREEK
± 248 UNITS

PROVIDENCE AT MARINE CREEK
± 152 UNITS

MERIDIAN
± 280 UNITS

WESTWARD VIEW



PROSE BASSWOOD
± 288 MF UNITS

**PLANNED
MIXED-USE**
± 297 ACRES

ROAD EXTENSION
EST. COMPLETION:
JULY 2026

OLD DENTON ROAD EXTENSION

SITE

BASSWOOD BOULEVARD

N RIVERSIDE DR

35W

35W

ZONING: PERMITTED USES PER PD-349



- DAY CARE CENTER
- KINDERGARTEN
- SCHOOL, ELEMENTARY OR SECONDARY
- GOVERNMENT OFFICE FACILITY
- MUSEUM, LIBRARY OR FINE ART CENTER
- AMBULANCE DISPATCH STATION
- BLOOD BANK
- CARE FACILITY
- HEALTH SERVICES CENTER
- HOSPICE
- HOSPITAL
- NURSING HOME
- CENTER, COMMUNITY RECREATION
- COUNTRY CLUB, PRIVATE
- GOLF COURSE
- PLACE OF WORSHIP
- ELECTRIC POWER STATION
- AMUSEMENT, OUTDOOR
- BASEBALL/SOFTBALL FACILITY
- BOWLING ALLEY
- CLUB
- DRIVE-IN RESTAURANT OR BUSINESS
- LODGE OR CIVIC CENTER
- MUSEUM OR CULTURAL FACILITY
- RESTAURANT, CAFÉ, CAFETERIA
- THEATER, DRIVE-IN
- HOTEL, MOTEL OR INN
- BANK, FINANCIAL INSTITUTION
- OFFICES
- ANTIQUE SHOP
- APPLIANCES, SALES, SUPPLY
- BAKERY
- BARBER OR BEAUTY SHOP
- BOOK, STATIONARY STORE
- BURGLAR ALARM SALES
- BUSINESS COLLEGE OR SCHOOL
- CATERER OR WEDDING SERVICE
- CLOTHING/WEARING APPAREL SALES
- CONVENIENCE STORE
- COPE STORE OR COMMERCIAL PRINTING
- DRESSMAKING
- EXPRESS OFFICE
- FEED STORE
- FIREWOOD SALES
- FURNITURE SALES
- GREENHOUSE OR NURSERY
- GROCERY STORE
- GUNSMITHING
- LAUNDRY OR DRY CLEANING
- LEATHER GOODS SHOP
- LOCKSMITH
- MEDICAL SUPPLIES SALES OR RENTAL
- MINI-WAREHOUSES (MIN. 70% MASONRY)
- MORTUARY OR FUNERAL HOME
- NEWSPAPER DISTRIBUTION
- OPTICIAN
- PHARMACY (DRUG STORE)
- PHOTOGRAPH, CAMERA SHOP
- PRINT CENTERS
- RECORDING STUDIO
- RETAIL SALES, GENERAL
- SADDLE OR HARNESS SALES
- SHOE SHINE SHOP
- STUDIO, ART OR PHOTOGRAPHY
- TAILOR, CLOTHING OR APPAREL
- TAXIDERMIST SHOP
- VETERINARY CLINIC
- AUTO PARTS SUPPLY, SALES
- CAR WASH, FULL OR SELF SERVICE
- GASOLINE SALES
- PASSENGERS STATION
- SATELLITE ANTENNA
- RESIDENCE FOR SECURITY PURPOSES

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MARKET OVERVIEW



SUMMARY

Fort Worth, Texas, is a suburban city located in Tarrant County within the Dallas-Fort Worth metropolitan area. The city has seen significant economic development with a mix of residential, commercial, and industrial areas contributing to its growth. Ongoing residential and commercial developments contribute to the city's growth and continue to positively impact the real estate landscape.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2023 POPULATION	124,052	281,260	799,147
2028 POPULATION	127,612	288,620	819,805
POP. GROWTH 2023-2028	0.6%	0.5%	0.5%
2023 TOTAL HOUSEHOLDS	42,332	95,938	281,100
MEDIAN HOUSE HOLDS INCOME	\$85,903	\$84,232	\$78,298
2023 TOTAL BUSINESSES	2,919	6,812	31,119
2023 TOTAL EMPLOYMENT	25,642	60,244	273,569



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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.

Range Realty Advisors, LLC	9008180	info@rangerealtyadvisors.com	214-416-8222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dillon Cook	650315	dcook@rangerealtyadvisors.com	214-416-8223
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Corbin Frederick	800830	cfrederick@rangerealtyadvisors.com	214-416-8225
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____