

±5.5 & ±1.7 ACRE DEVELOPMENT SITES

CHAPEL CREEK BOULEVARD & WESTPOINT BOULEVARD, FORT WORTH, TEXAS 76108



EXCLUSIVELY OFFERED BY

TY UNDERWOOD

214.520.8818 x 4

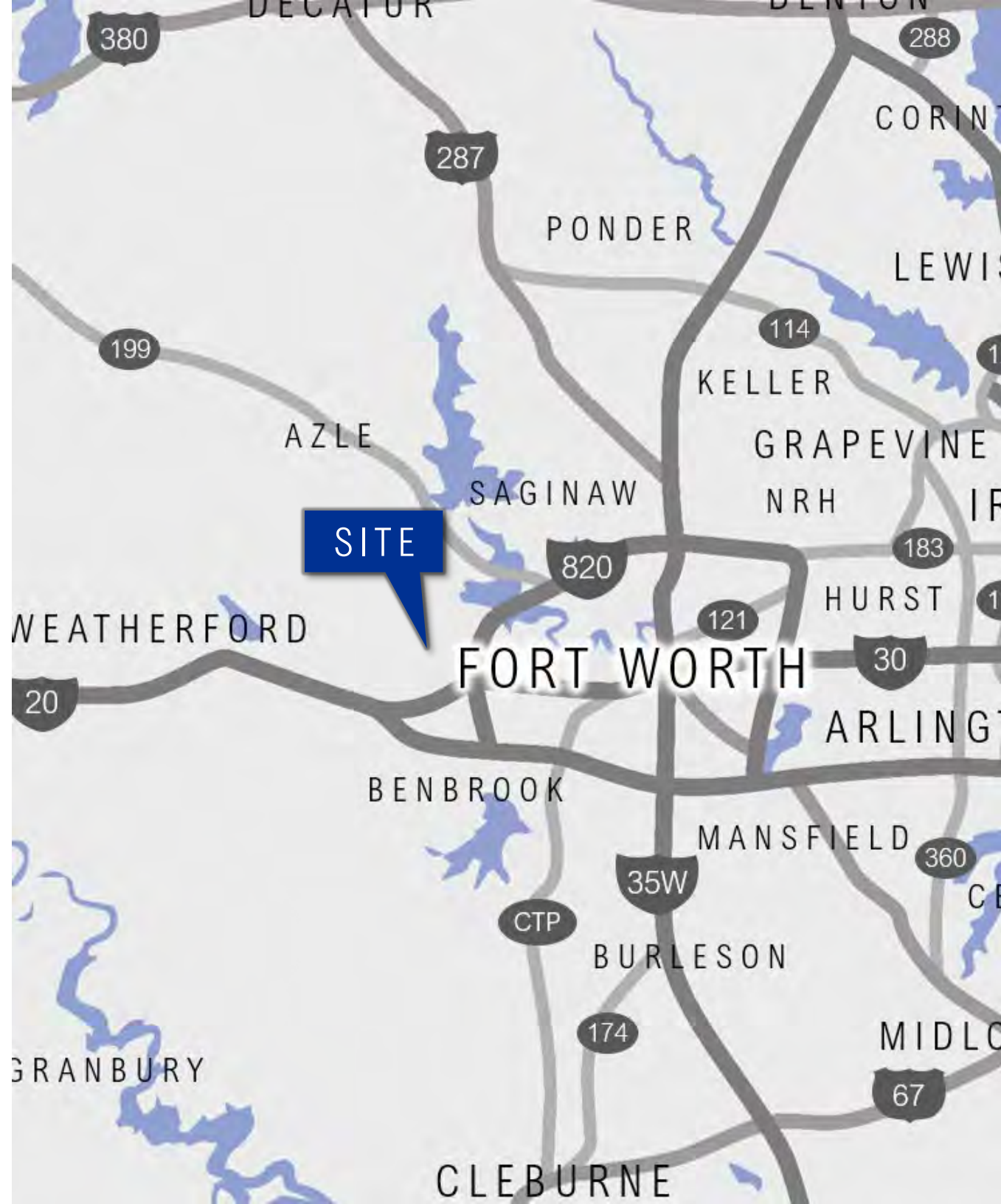
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SLJ

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EXECUTIVE SUMMARY

SLJ Company, LLC (“SLJ”) has been exclusively retained to offer ±5.5 & ±1.7 Acre Development Sites in Fort Worth, Texas (the “Property”). The Property is located at the northeast corner of Westpoint Blvd. and Chapel Creek Blvd., and the northwest corner of Westpoint Blvd. and Blue Haze Dr. in the West Southwest Fort Worth Submarket. The Property is in close proximity to Interstate 20, Interstate 30, and Interstate 820. Additionally, the Property is just minutes from West Fort Worth’s new 7,000 acre Walsh Ranch community. The Property offers the opportunity to develop in an area with liberal zoning, ease of access and rapid population growth. No minerals are included in the proposed transaction.





PROPERTY HIGHLIGHTS

EXCELLENT LOCATION

Located at the northeast corner of Westpoint Blvd. and Chapel Creek Blvd., and at the northwest corner of Westpoint Blvd. and Blue Haze Dr., the Property is well positioned in Far West Fort Worth. The Property offers ease of access to Interstate 20, Interstate 30, Interstate 820 and the area's other major thoroughfares. The Property is just minutes from West Fort Worth's 7,000 acre innovative master-planned Walsh Ranch community.

PRIME DEVELOPMENT SITES

The Property's adjacency to established residential neighborhoods and proximity to numerous traffic drivers make this a prime development site. Lot 1 consists of approximately 612 feet of frontage on Westpoint Blvd. and approximately 466 feet of frontage on Chapel Creek Blvd. Lot 2 consists of approximately 250 feet of frontage on Westpoint Blvd. and approximately 396 feet of frontage on Blue Haze Dr. The Property offers high visibility and excellent access. A conceptual site plan has been completed which divides the Property in 7 lots of varying retail, restaurant and office uses. Lot 2 has already been platted, saving additional construction time.

LIBERAL ZONING

The Property is located in Fort Worth's "E" Neighborhood Commercial District. This liberal zoning district allows a variety of uses including Retail Sales, Banks, Restaurants, Gasoline Sales, Alcohol Sales, Offices, Bakeries, Daycare, Nursing Homes, Healthcare, Beauty/Barber Shops, Drug Stores, and Public/Civic Uses.

RAPID POPULATION GROWTH

With a population of approximately 50,333 and 95,964 living within a 3 and 5 mile radii of the property respectively, the Property benefits from a large pool of consumers in close proximity. Population growth over the next five years (2019-2024) within a 5 mile radius of the Property is projected to reach 8.93%.



PROPERTY PROFILE – LOT 1

ADDRESS

10210 & 10250 Westpoint Blvd., Fort Worth, TX 76108

*No minerals are included in the proposed transaction

LOCATION

The subject property is located at the northeast corner of Chapel Creek Blvd. and Westpoint Blvd. in West Fort Worth.

LOT DIMENSIONS

Frontage on Chapel Creek Blvd:

Approximately 466 Feet

Frontage on Westpoint Blvd:

Approximately 612 Feet

LAND AREA

Approximately 5.5778 Acres (242,969 Square Feet)

ZONING

“E” Neighborhood Commercial District

Primary Uses:

Retail, Personal Service, Office, Banks,
Restaurant, Gasoline Sales, Alcohol Sales,
Nursing Home, Health Care, Daycare.

TRAFFIC COUNTS

Chapel Creek Blvd:

5,382 VPD (2018)

Westpoint Blvd:

4,854 VPD (2018)



PROPERTY PROFILE – LOT 2

ADDRESS

10200 Westpoint Blvd., Fort Worth, TX 76108

*No minerals are included in the proposed transaction

LOCATION

The subject property is located at the northwest corner of Westpoint Blvd. and Blue Haze Dr. in West Fort Worth.

LOT DIMENSIONS

Frontage on Westpoint Blvd:	Approximately 250 Feet
Frontage on Blue Haze Dr:	Approximately 396 Feet

LAND AREA

Approximately 1.7892 Acres (77,938 Square Feet)

ZONING

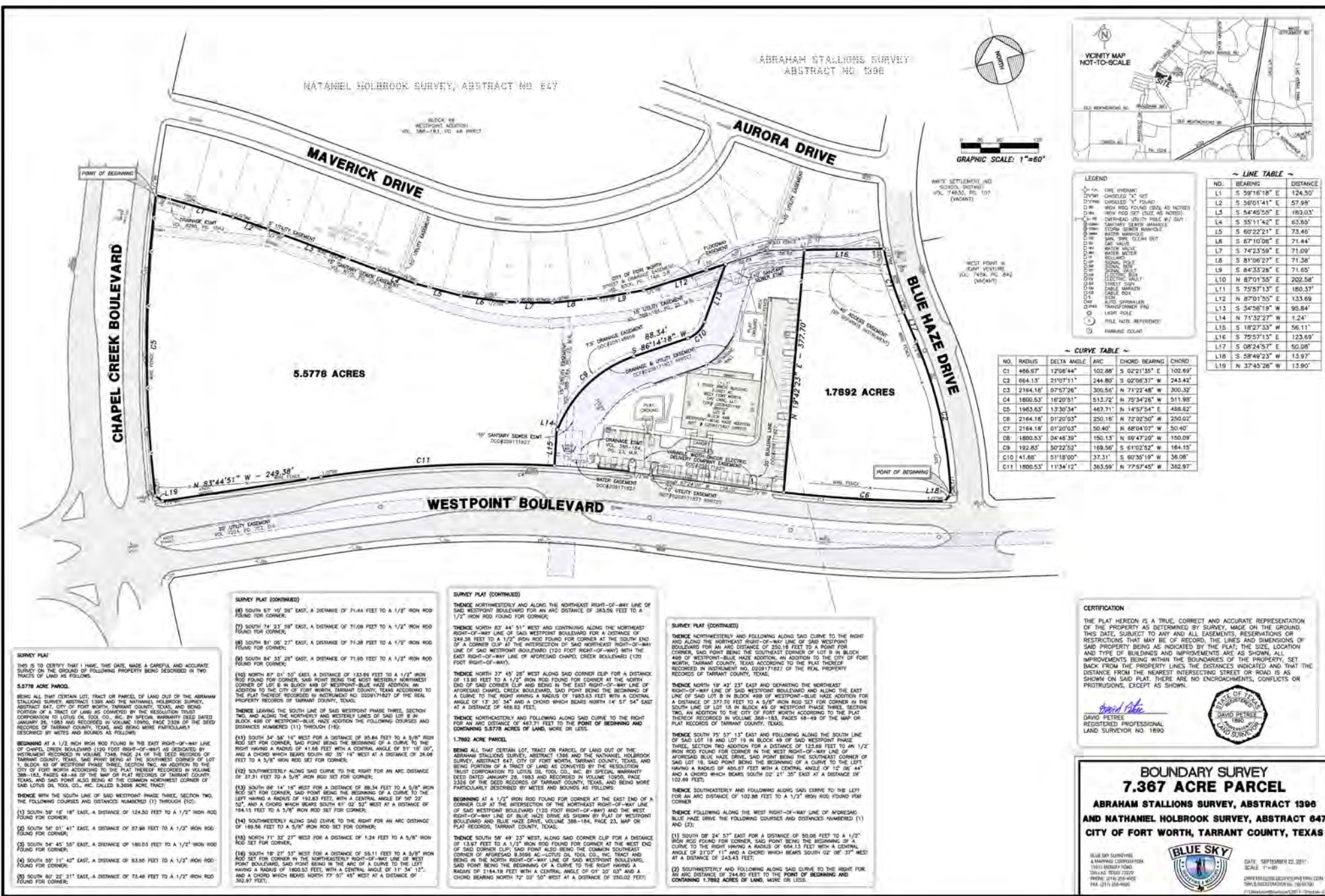
“E” Neighborhood Commercial District

Primary Uses:	Retail, Personal Service, Office, Banks, Restaurant, Gasoline Sales, Alcohol Sales, Nursing Home, Health Care, Daycare.
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TRAFFIC COUNTS

Chapel Creek Blvd:	5,382 VPD (2018)
Westpoint Blvd:	4,854 VPD (2018)

SURVEY



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(214) 555-4555

By: _____ Secretary

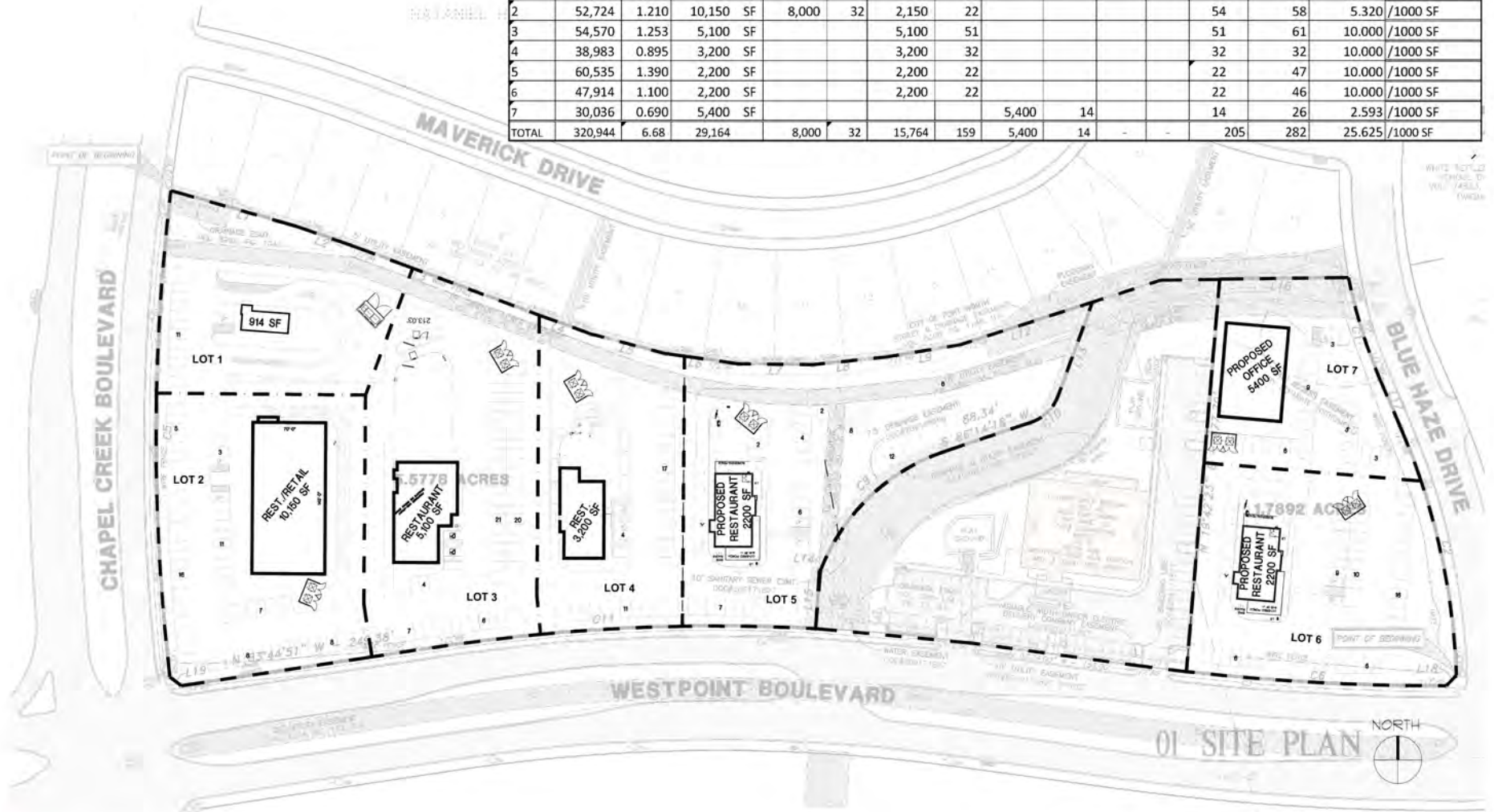
SHEET 1 OF 1

THIS PLAT WAS FILED IN DOCUMENT NUMBER _____, DATED:

CONCEPTUAL SITE PLAN

TABULATIONS

SITE AREA			BUILDING AREA	PARKING REQUIRED						TOTAL REQ'D	TOTAL PROV.	PARKING RATIO	
LOT	SF	ACRES		Retail	Restaurant	Office							
				1 PER	250	1 PER	100	2.5 PER	1000				
1	36,182	0.831	914 SF			914	10			10	12	10.941	/1000 SF
2	52,724	1.210	10,150 SF	8,000	32	2,150	22			54	58	5.320	/1000 SF
3	54,570	1.253	5,100 SF			5,100	51			51	61	10.000	/1000 SF
4	38,983	0.895	3,200 SF			3,200	32			32	32	10.000	/1000 SF
5	60,535	1.390	2,200 SF			2,200	22			22	47	10.000	/1000 SF
6	47,914	1.100	2,200 SF			2,200	22			22	46	10.000	/1000 SF
7	30,036	0.690	5,400 SF					5,400	14	14	26	2.593	/1000 SF
TOTAL	320,944	6.68	29,164	8,000	32	15,764	159	5,400	14	205	282	25.625	/1000 SF



CHAPEL CREEK & WEST POINT

FORT WORTH TEXAS

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

SP01

JOB NO. 22-005
ISSUE DATE: 2/22/2022
SCALE: AS NOTED



2021 DEMOGRAPHICS

1 MILE

OF
BUSINESSES

50

OF
EMPLOYEES

389

CONSUMER
SPENDING
(\$000S)

130,551

3 MILE

EMPLOYED
POPULATION

64.3%

COLLEGE
EDUCATED
POPULATION

59.1%

POPULATION
<30 MINUTE
COMMUTE

64.4%

5 MILE

POPULATION

91K

HOUSEHOLDS

35K

MEDIAN AGE

35.5

AVERAGE
HOUSEHOLD
INCOME

\$76K

MEDIAN
HOME
VALUE

\$179K

PROJECTED
POP. GROWTH
2021-2026

5.47%



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Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.



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:
 - 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.

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Louis Harold Lebowitz	171613	llebowitz@sljcompany.com	214-520-8818
Designated Broker of Firm	License No.	Email	Phone
Charles Titus Underwood III	488370	tyunderwood@sljcompany.com	214-520-8818
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Fabio Ernesto Felix Vega	802044	fabio@sljcompany.com	214-520-8818
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date