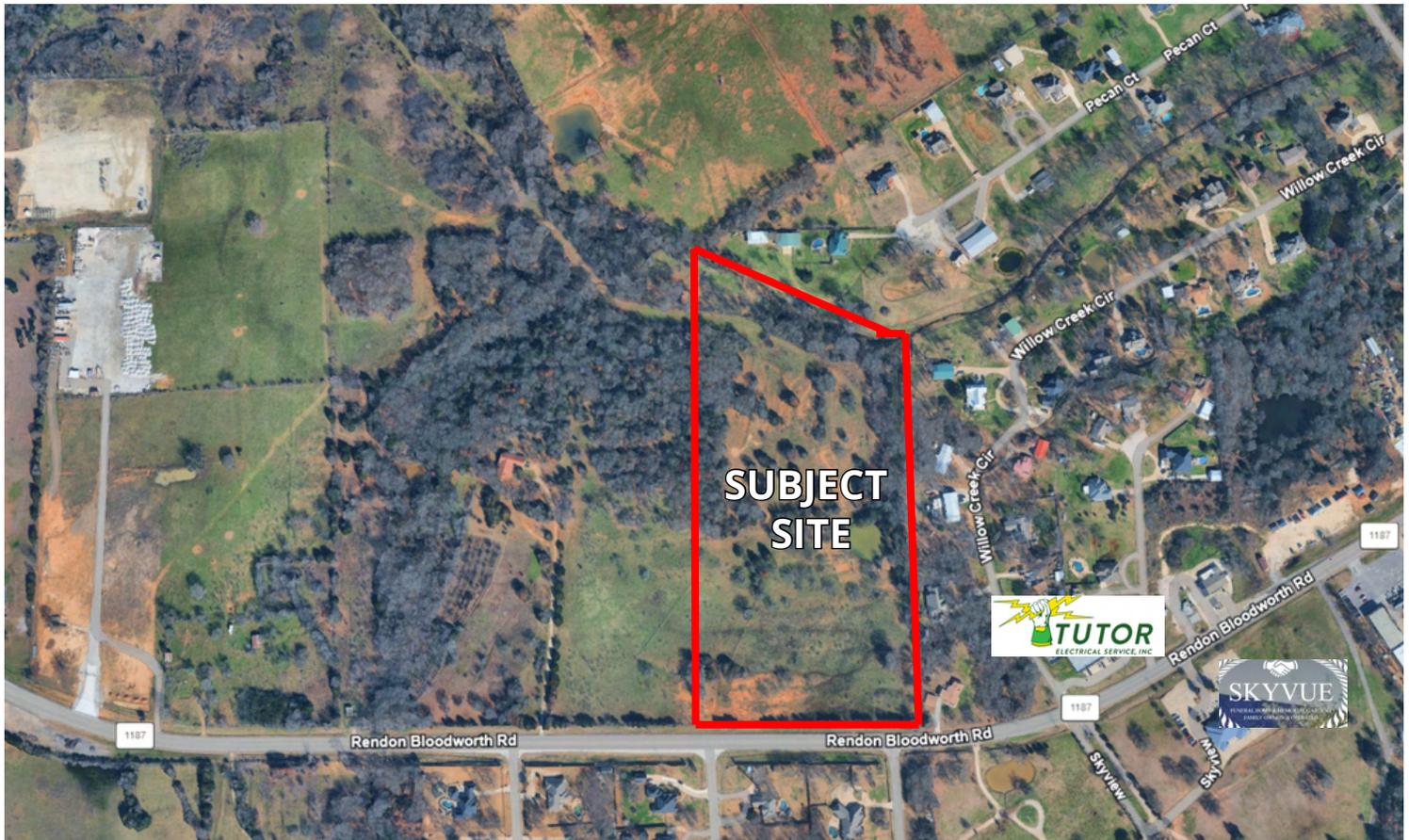


13.75 Acre (+/-) Industrial Development Site | For Sale

TVCRE.com

6885 Rendon Bloodworth Road, Fort Worth, Texas 76140



13.75 Acre (+/-) rectangular development site in the county with no zoning restrictions. Located six miles east of I-35W and four miles west of Highway 287.

Prepared by:



Nathan Vasseur
Cell: 682-429-7400
nvasseur@tvcre.com

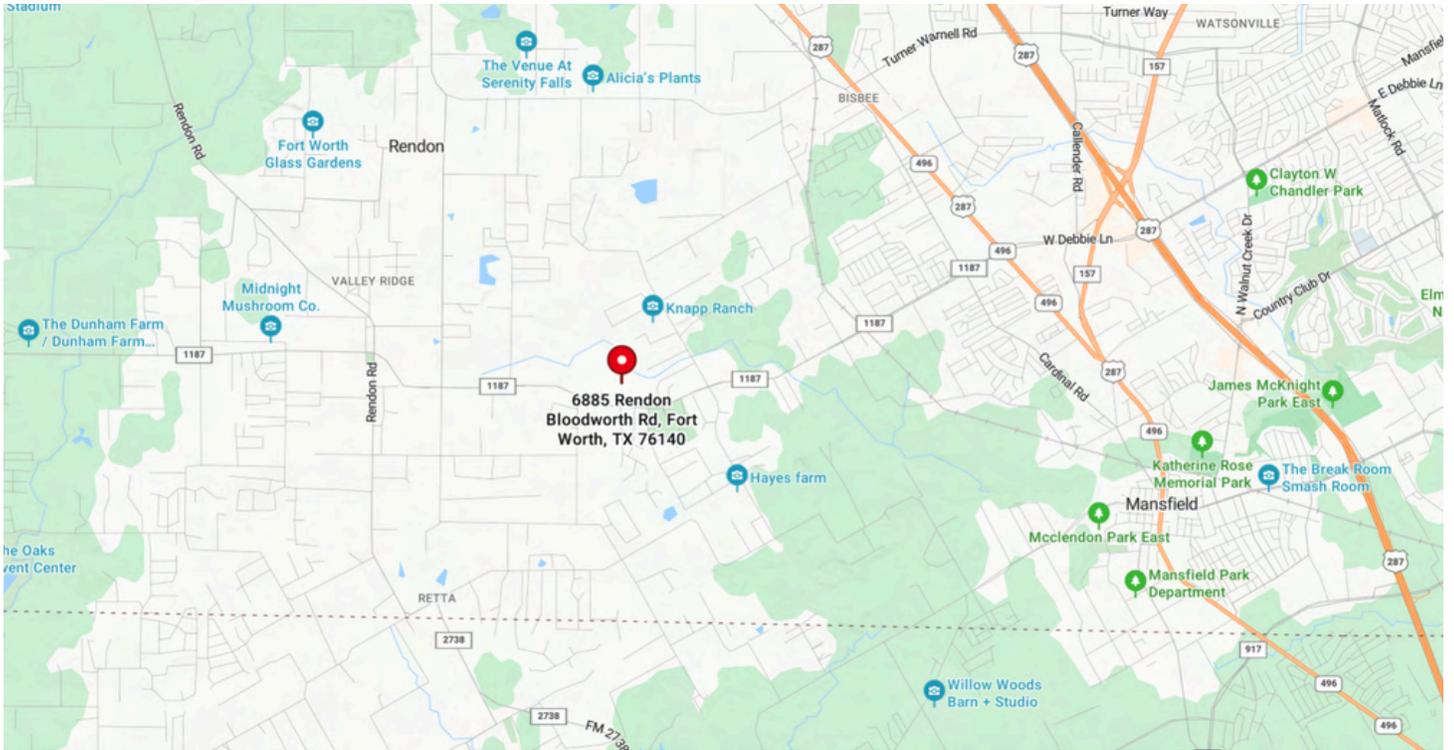
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COMMERCIAL REAL ESTATE

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Land Area

- Land Size: 13.75 Acres (+/-)

Property Overview

- No zoning - in the county
- Water serviced by Bethesda Water Supply
- Electric available/no sewer (septic only)

Property Features

- Heavy traffic/highly visible site with over 13,000 vehicles per day along Rendon Bloodworth Road
- 547 Ft. (+/-) of frontage

Sales Price

\$2,395,800 (\$4.00 PSF)

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DEMOGRAPHICS

Development Site in the ETJ			
6885 Rendon Bloodworth Rd, Fort Worth, TX 76140			
Building Type: Land	Total Available: 0 SF		
Class: -	% Leased: 0%		
RBA: -	Rent/SF/Yr: -		
Typical Floor: -			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	1,848	19,606	67,672
2024 Estimate	1,760	18,308	62,736
2020 Census	1,758	17,466	59,032
Growth 2024 - 2029	5.00%	7.09%	7.87%
Growth 2020 - 2024	0.11%	4.82%	6.27%
2024 Population by Hispanic Origin	487	4,084	13,949
2024 Population	1,760	18,308	62,736
White	1,539 87.44%	15,662 85.55%	50,442 80.40%
Black	130 7.39%	1,636 8.94%	8,187 13.05%
Am. Indian & Alaskan	28 1.59%	178 0.97%	572 0.91%
Asian	17 0.97%	307 1.68%	1,673 2.67%
Hawaiian & Pacific Island	2 0.11%	26 0.14%	93 0.15%
Other	44 2.50%	500 2.73%	1,768 2.82%
U.S. Armed Forces	0	4	56
Households			
2029 Projection	590	6,516	23,402
2024 Estimate	561	6,079	21,673
2020 Census	561	5,812	20,414
Growth 2024 - 2029	5.17%	7.19%	7.98%
Growth 2020 - 2024	0.00%	4.59%	6.17%
Owner Occupied	485 86.45%	5,031 82.76%	15,823 73.01%
Renter Occupied	76 13.55%	1,048 17.24%	5,850 26.99%
2024 Households by HH Income	562	6,078	21,672
Income: <\$25,000	70 12.46%	648 10.66%	2,496 11.52%
Income: \$25,000 - \$50,000	87 15.48%	944 15.53%	3,249 14.99%
Income: \$50,000 - \$75,000	82 14.59%	743 12.22%	3,208 14.80%
Income: \$75,000 - \$100,000	79 14.06%	897 14.76%	3,328 15.36%
Income: \$100,000 - \$125,000	19 3.38%	533 8.77%	2,275 10.50%
Income: \$125,000 - \$150,000	27 4.80%	525 8.64%	1,999 9.22%
Income: \$150,000 - \$200,000	71 12.63%	734 12.08%	2,372 10.94%
Income: \$200,000+	127 22.60%	1,054 17.34%	2,745 12.67%
2024 Avg Household Income	\$131,794	\$124,563	\$112,751
2024 Med Household Income	\$88,291	\$94,620	\$89,145

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PROPERTY PHOTOS



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APPROX. DIMENSIONS



Boundary

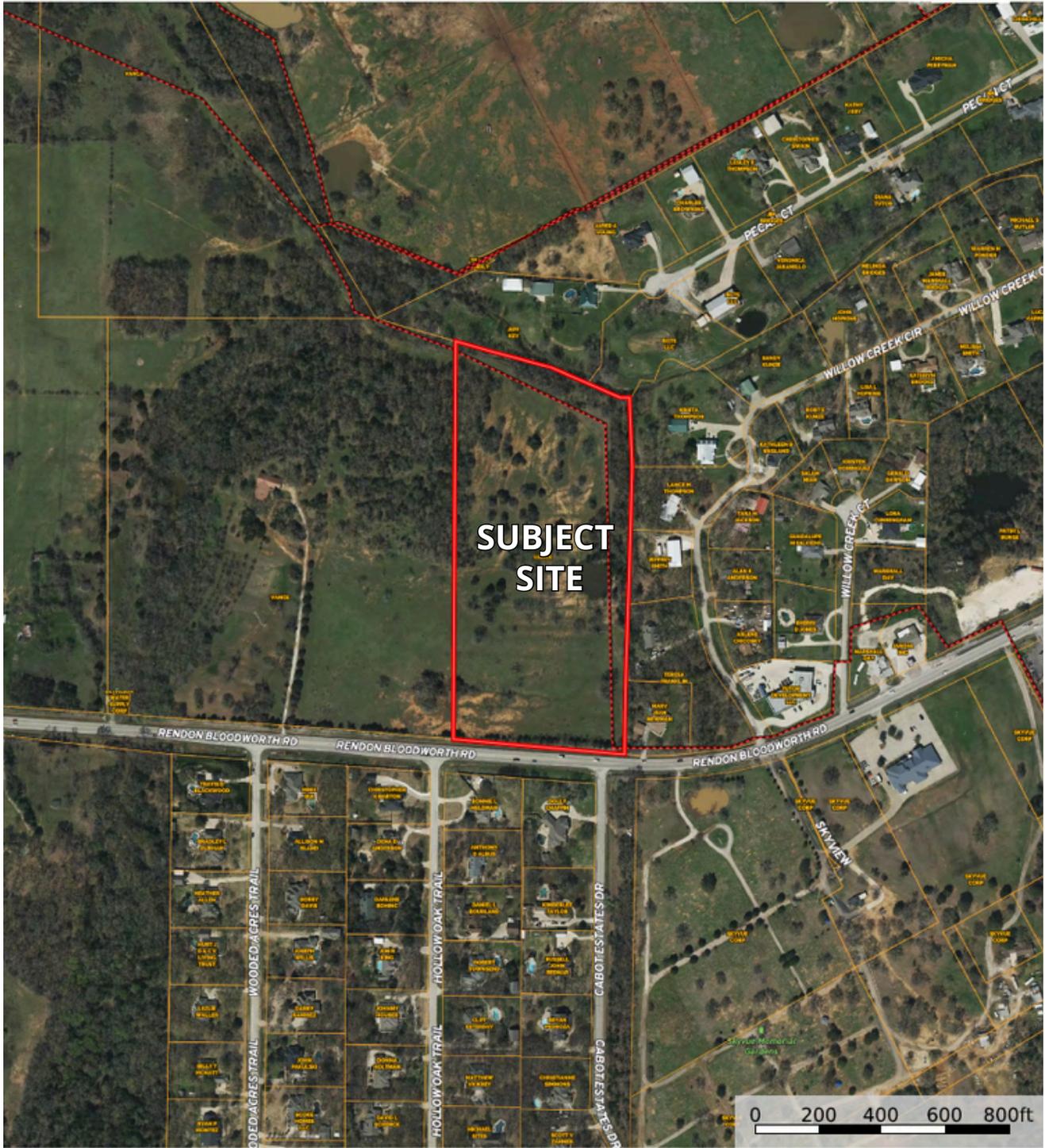
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NATURAL GAS PIPELINE



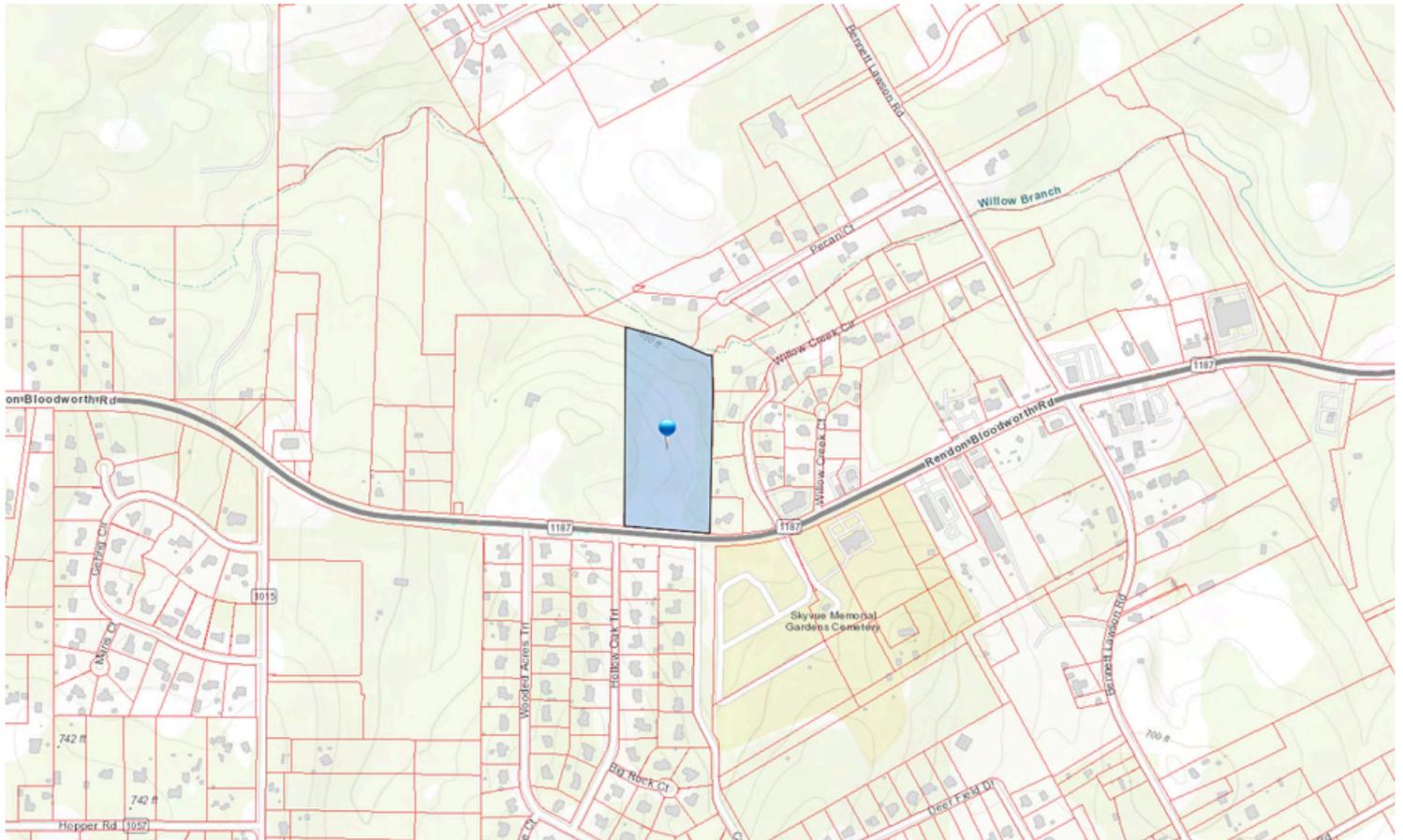
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PLAT MAP



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AERIAL

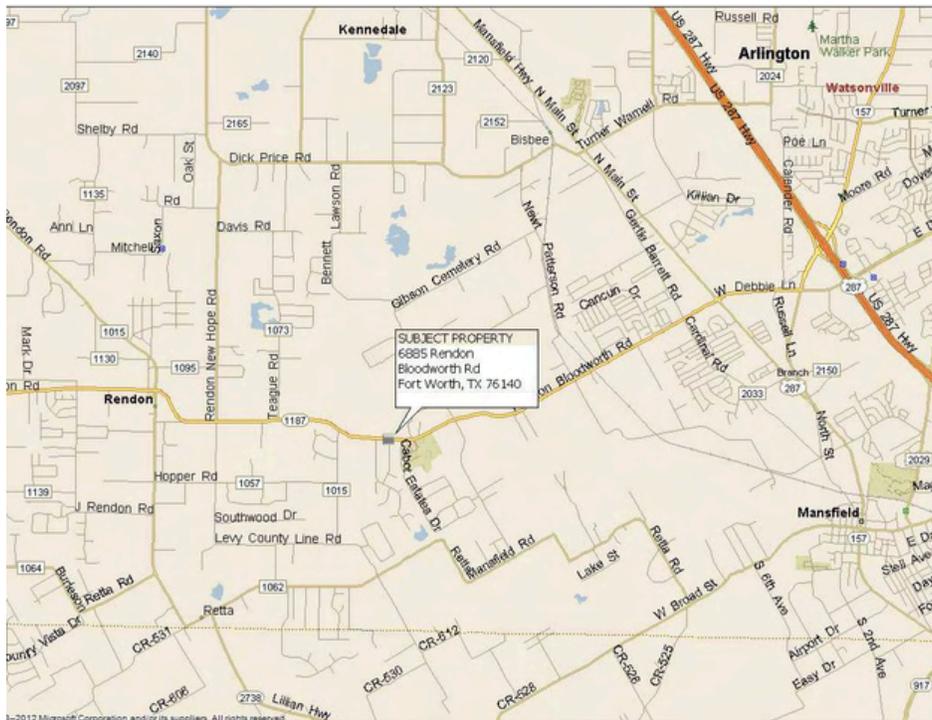
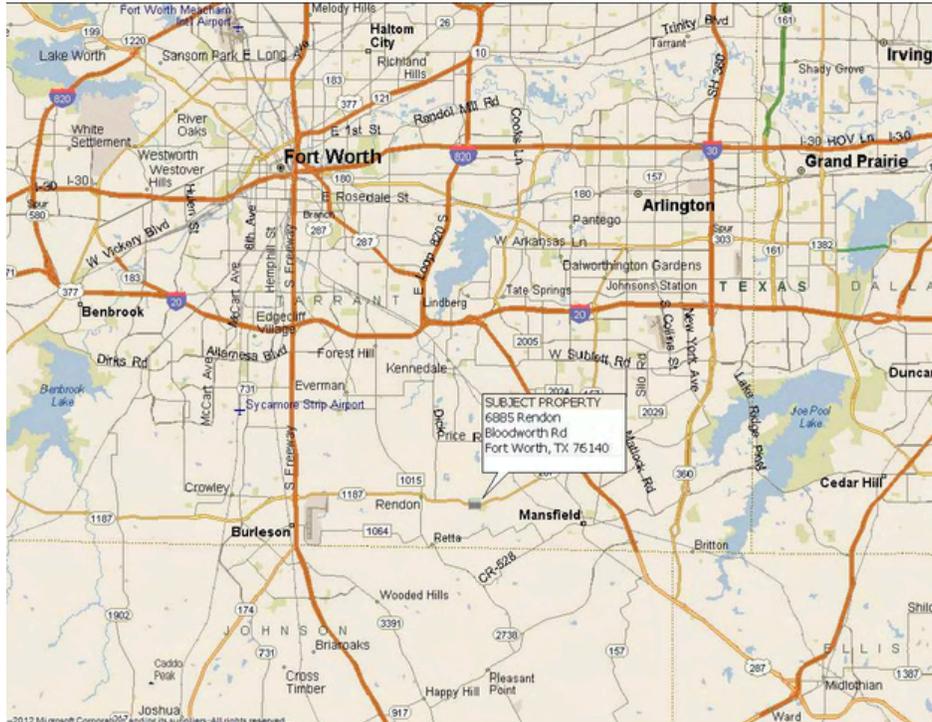


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LOCATION MAPS



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>Team & Vasseur Commercial Real Estate</u>	<u>9015393</u>	<u>info@tvcre.com</u>	<u>817-335-7575</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Charles "C.B." Team</u>	<u>563820</u>	<u>cteam@tvcre.com</u>	<u>817-335-7575</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Charles "C.B." Team</u>	<u>563820</u>	<u>cteam@tvcre.com</u>	<u>817-335-7575</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Nathan Vasseur</u>	<u>588136</u>	<u>nvasseur@tvcre.com</u>	<u>817-335-7575</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date