



2201 COBB PARK DR FORT WORTH, TX 76105

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PROPERTY OVERVIEW



LOCATION

2201 Cobb Park Dr
Fort Worth, TX 76105



ACREAGE

Gross: ± 32.37
Net: ± 20.50



ZONING

A-5



FUTURE LAND USE

Single Family Residential



UTILITIES

Water: On Site
Sewer: Off Site



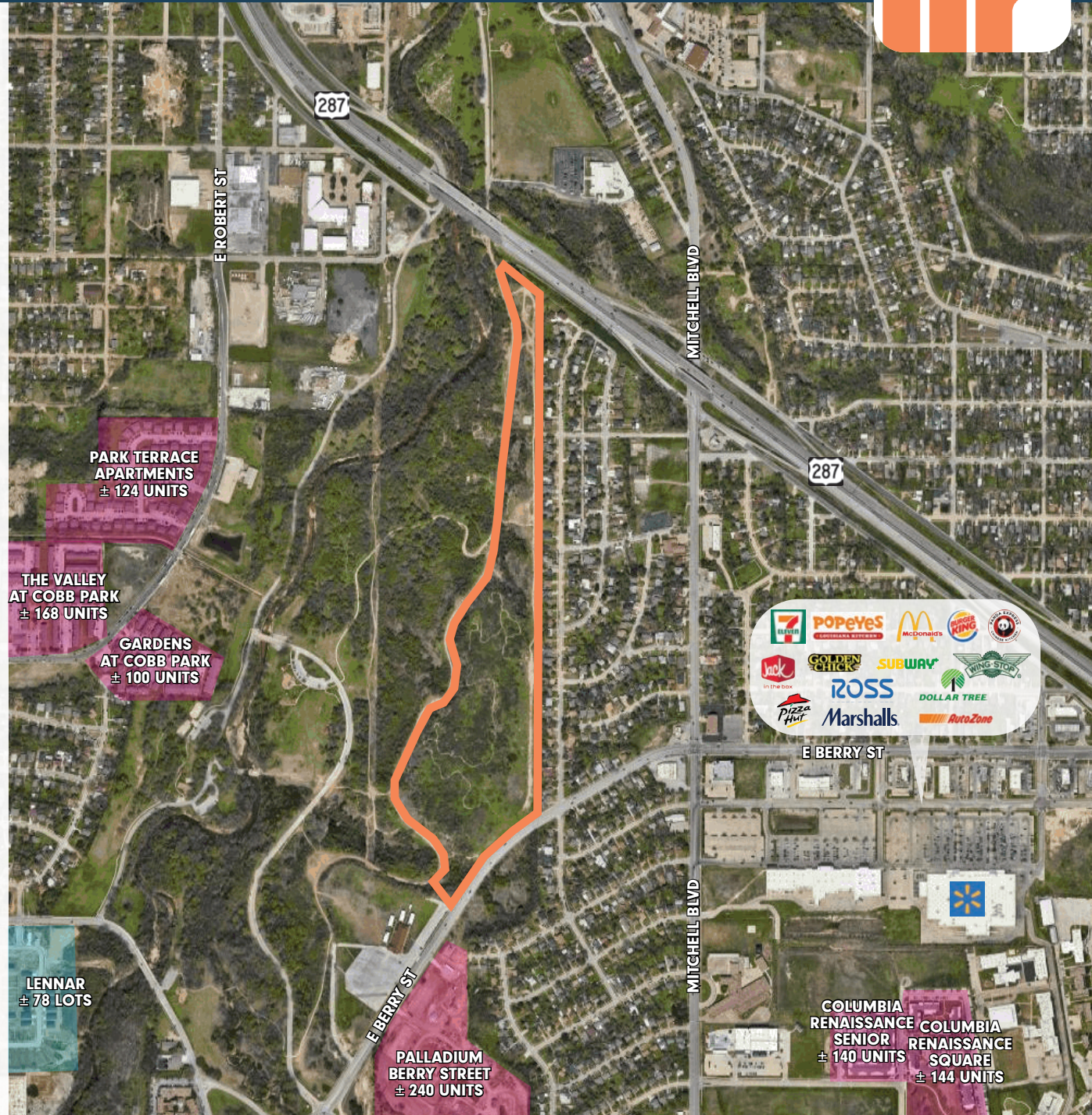
ISD

Fort Worth ISD

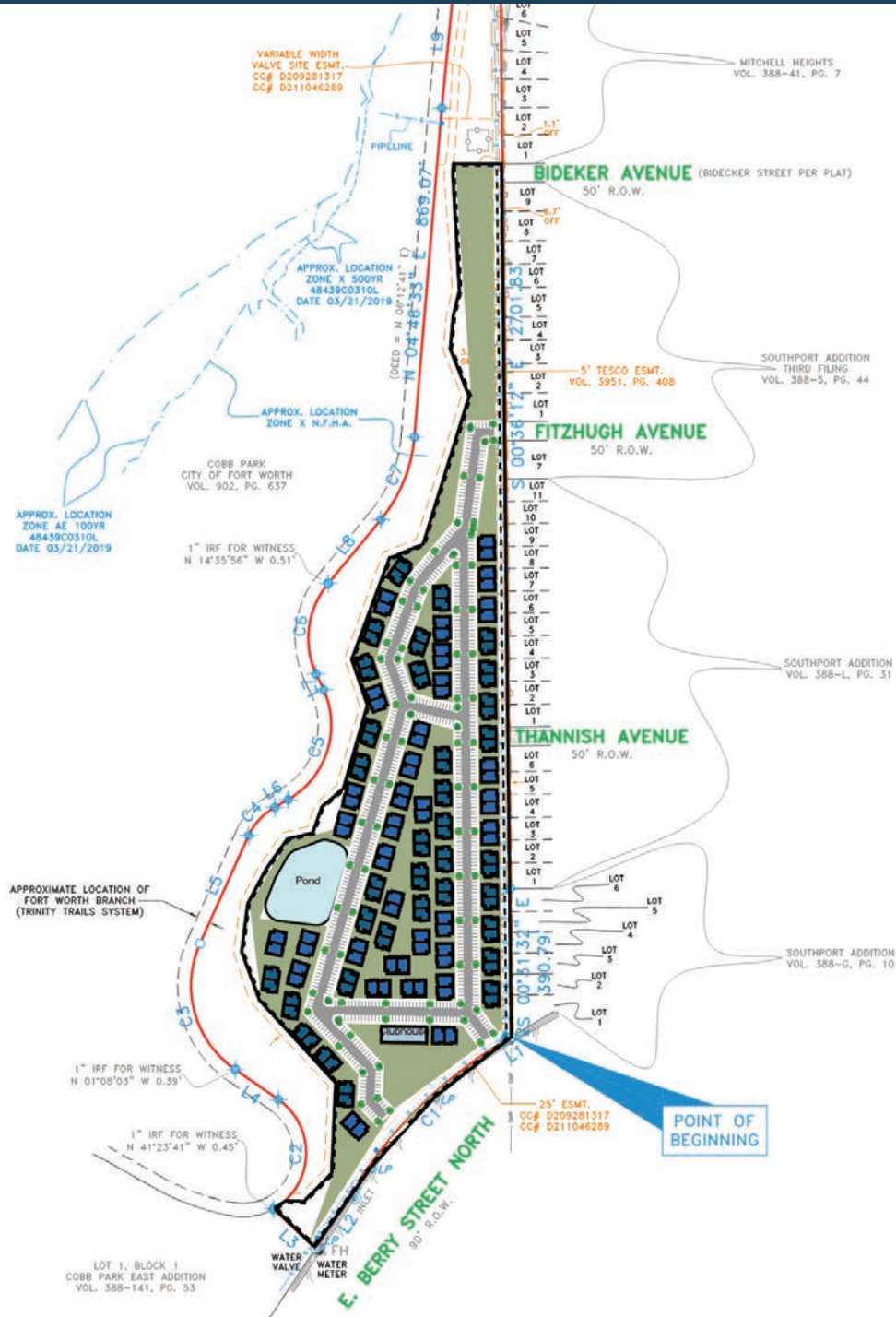


VPD

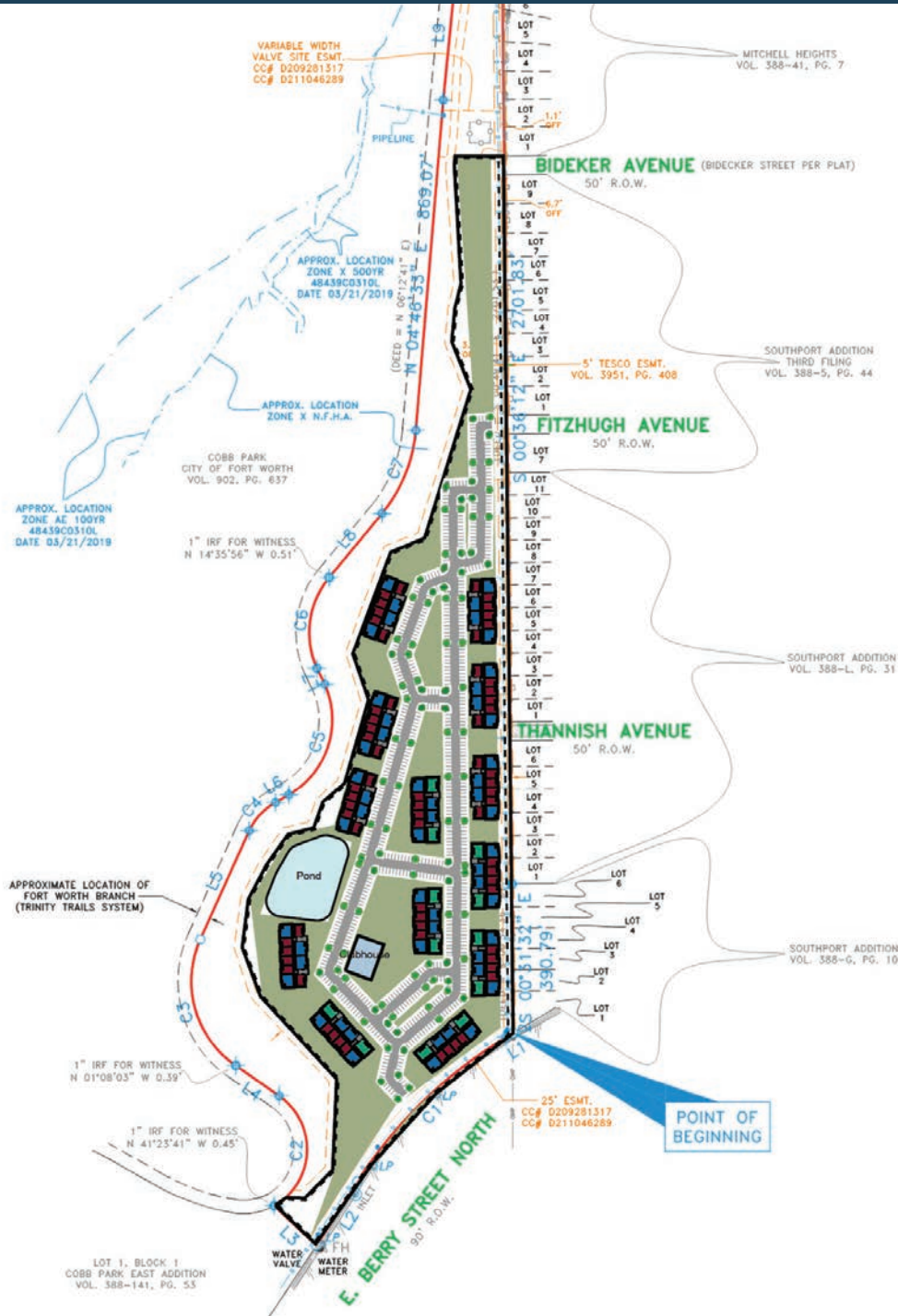
E Berry St: ± 13,934



CONCEPTUAL BTR



CONCEPTUAL MF





**WILLIAM JAMES
MIDDLE SCHOOL**
± 950 STUDENTS



**POLYTECHNIC
HIGH SCHOOL**
± 1,209 STUDENTS



**MORNINGSIDE
ELEMENTARY SCHOOL**
± 362 STUDENTS

**MORNINGSIDE
MIDDLE SCHOOL**
± 484 STUDENTS

**EDWARD J BRISCOE
ELEMENTARY SCHOOL**
± 353 STUDENTS

**SIERRA VISTA
SENIOR VILLAS**
± 272 UNITS

LENNAR
± 78 LOTS

PRIMAVERA
± 164 UNITS

**PALLADIUM
BERRY STREET**
± 240 UNITS

**VILLAS BY
THE PARK**
± 172 UNITS

**PARK TERRACE
APARTMENTS**
± 124 UNITS
POPE DR.

**THE VALLEY
AT COBB PARK**
± 168 UNITS

**GARDENS
AT COBB PARK**
± 100 UNITS



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	122,333	275,168	917,740
2028 POPULATION	125,171	282,249	932,890
POP. GROWTH 2023-2028	.5%	.6%	.3%
2023 TOTAL HOUSEHOLDS	37,361	93,693	338,235
MEDIAN HOUSE HOLDS INCOME	\$41,325	\$48,724	\$60,662
2023 TOTAL BUSINESSES	4,864	15,812	42,503
2023 TOTAL EMPLOYMENT	42,240	169,558	415,516



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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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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
John Thrash	745040	jthrash@rangerealtyadvisors.com	214-416-8226
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____