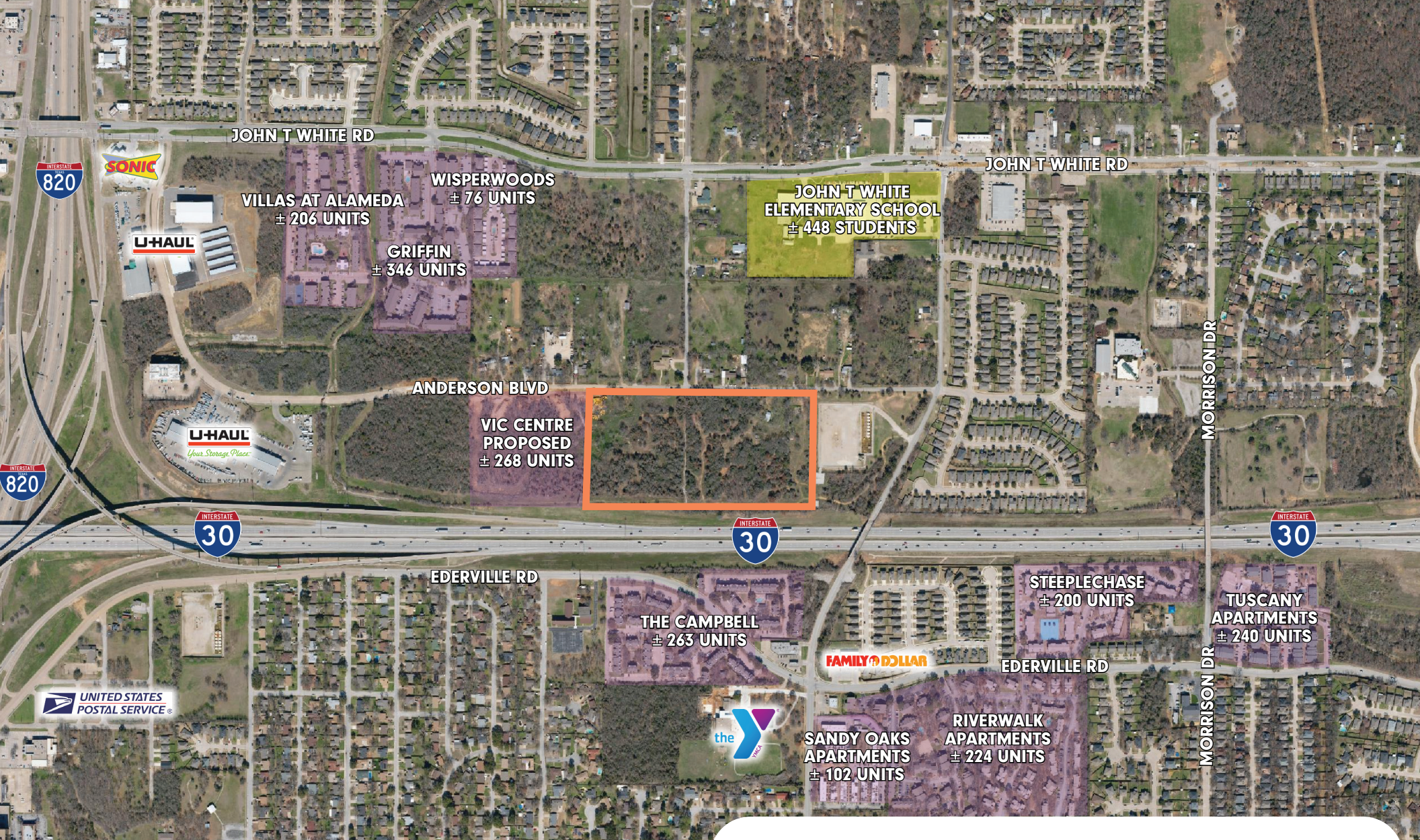




**7124 ANDERSON BLVD  
FORT WORTH, TX 76120**

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REALTY ADVISORS

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# PROPERTY OVERVIEW



## LOCATION

7124 Anderson Blvd  
Fort Worth, TX 76120



## ACREAGE

Gross: ± 19.18  
Net: ± 19.18



## ZONING

C  
(24 units per acre)



## PROPOSED USE

Multifamily



## UTILITIES

Water: To Site  
Sewer: To Site



## ISD

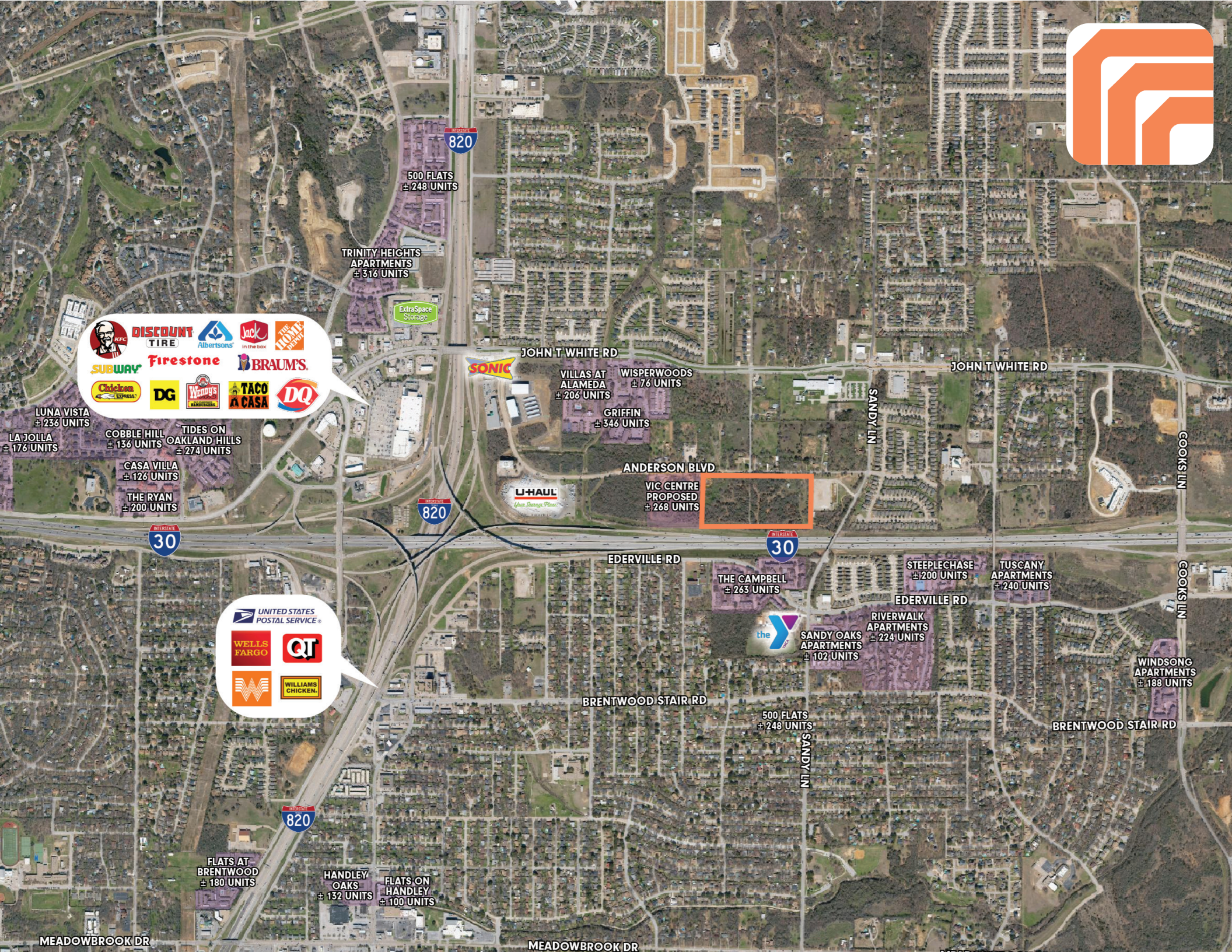
Fort Worth ISD



## VPD

I-30 & 820: ±112,395





500 FLATS  
± 248 UNITS

TRINITY HEIGHTS  
APARTMENTS  
± 316 UNITS

ExtraSpace  
Storage

JOHN T WHITE RD

VILLAS AT  
ALAMEDA  
± 206 UNITS

WISPERWOODS  
± 76 UNITS

GRIFFIN  
± 346 UNITS

ANDERSON BLVD

VIC CENTRE  
PROPOSED  
± 268 UNITS

U-HAUL  
Your Storage Place

SANDY LN

JOHN T WHITE RD

COOKS LN

COOKS LN

Logos for local businesses: KFC, DISCOUNT TIRE, Albertsons, Jack in the Box, THE HOME DEPOT, SUBWAY, Firestone, BRAUM'S, Chick-fil-A, DG, Wendy's, TACO A CASA, and DQ.

LUNA VISTA  
± 236 UNITS

LA JOLLA  
± 176 UNITS

COBBLE HILL  
± 136 UNITS

TIDES ON  
OAKLAND HILLS  
± 274 UNITS

CASA VILLA  
± 126 UNITS

THE RYAN  
± 200 UNITS

INTERSTATE  
30

INTERSTATE  
820

INTERSTATE  
30

EDERVILLE RD

THE CAMPBELL  
± 263 UNITS

STEEPLECHASE  
± 200 UNITS

TUSCANY  
APARTMENTS  
± 240 UNITS

EDERVILLE RD

RIVERWALK  
APARTMENTS  
± 224 UNITS

SANDY OAKS  
APARTMENTS  
± 102 UNITS

the Y

BRENTWOOD STAIR RD

500 FLATS  
± 248 UNITS

SANDY LN

BRENTWOOD STAIR RD

WINDSONG  
APARTMENTS  
± 188 UNITS

UNITED STATES  
POSTAL SERVICE®

Logos for local businesses: Wells Fargo, QT, Williams Chicken, and a stylized W logo.

FLATS AT  
BRENTWOOD  
± 180 UNITS

HANDLEY  
OAKS  
± 132 UNITS

FLATS ON  
HANDLEY  
± 100 UNITS

MEADOWBROOK DR

MEADOWBROOK DR

# 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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DALLAS, TX 75205**

**214-416-8222 | [RANGEREALTYADVISORS.COM](https://rangerealtyadvisors.com)**



# 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<br>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/<br>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 \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0