

5295 BOAT CLUB

5295 Boat Club Rd
Fort Worth, Texas
76135



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5295 Boat Club

**5295 Boat Club Rd
Fort Worth, Texas 76135**



5295
BOAT CLUB

PROPERTY INFORMATION

Purchase Price
\$200,000.00

Property Address
5295 Boat Club Rd
Fort Worth, Texas 76135

Land Size
0.43 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CENTURY 21 Commercial[®], the CENTURY 21 Commercial Logo and C21 Commercial[®] are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated..

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PROPERTY OVERVIEW

Located on a prime .44 acre parcel, this versatile property is zoned residential but holds potential for commercial development. With 100ft of excellent road frontage, the lot is fully cleared and ready for construction, offering a blank canvas for your vision. Its location provides great visibility and accessibility, making it ideal for a variety of projects. This property offers flexible options in a desirable area with amazing potential. Buyer is responsible for zoning change request.

5295

BOAT CLUB

**5295 Boat Club Rd
Fort Worth, Texas 76135**

PROPERTY PHOTOS



5295
BOAT CLUB



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PROPERTY PHOTOS



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PROPERTY PHOTOS

Texas, AC +/-



Boundary Crude Oil Natural Gas Other

Melony Bleeker

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610 N. East 25th



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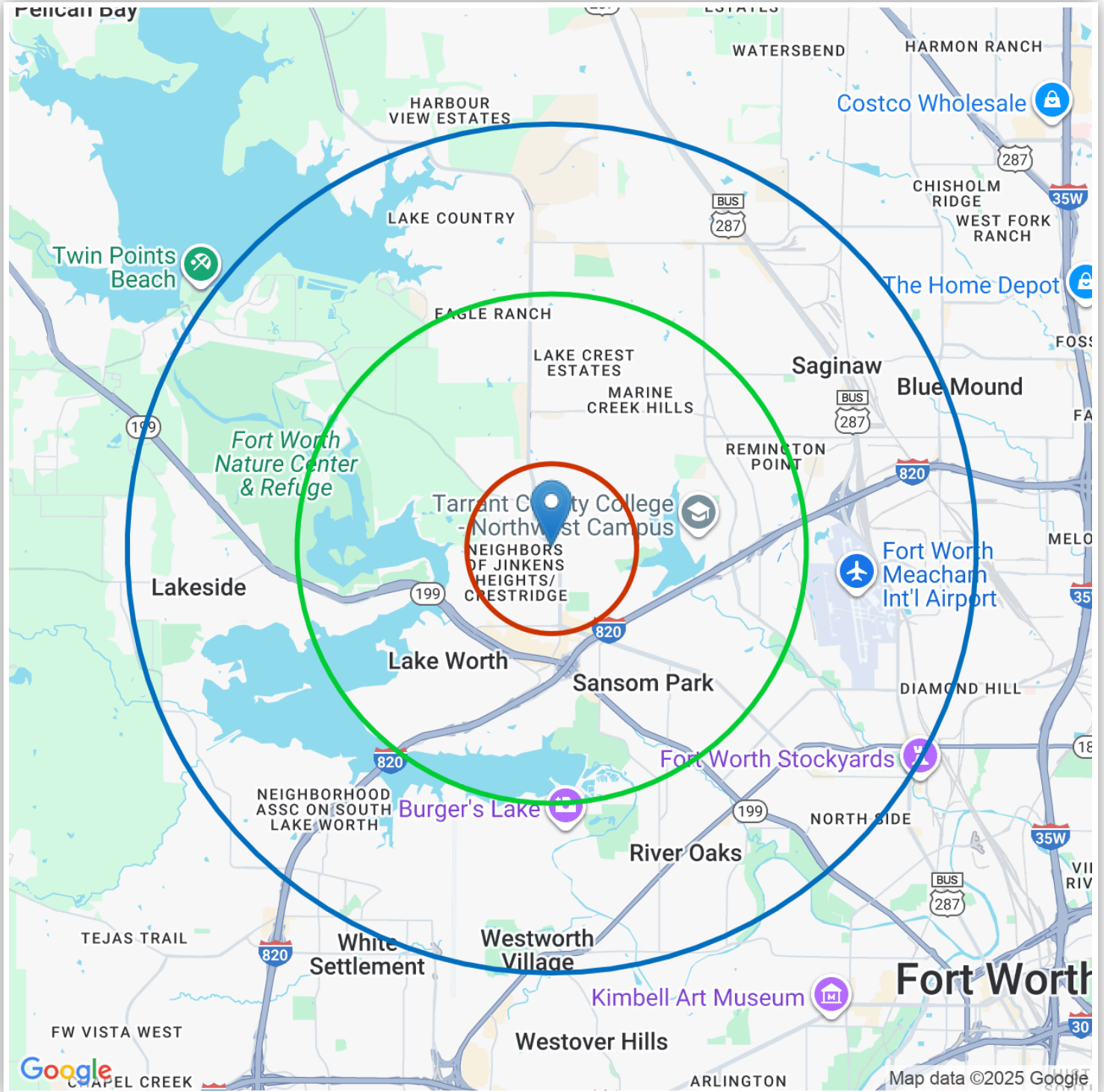
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LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

10,563
Population

35.9 Median Age



2.86
Average Household Size

3,691
Total Households

EDUCATION



3.95%
No High School Diploma



10.27%
High School Graduate



23.75%
Some College



21%
Bachelor's/Grad

BUSINESS



221
Total Businesses



1,719
Total Employees

EMPLOYMENT

15
Manufacturing Employees

563
Retail Trade Employees

242
Eating & Drinking Employees

132
Finance/Ins/Real Estate Emp

2.8% Unemployment Rate

INCOME



\$103,899
Median Household Income



\$41,010
Per Capita Income



\$328,389
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (27.8%) ■

The smallest group : < \$15,000 (2.53%) ■

Indicator	Value(%)	
< \$15,000	2.53	■
\$15,000 - \$24,999	2.53	■
\$25,000 - \$34,999	3.59	■
\$35,000 - \$49,999	7.5	■
\$50,000 - \$74,999	21.28	■
\$75,000 - \$99,999	8.99	■
\$100,000 - \$149,999	27.8	■
\$150,000 - \$199,999	16.68	■
\$200,000+	9.08	■



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5295 BOAT CLUB

5295 BOAT CLUB RD, FORT WORTH, TEXAS, 76135



INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

66,675
Population

33.1 Median Age



3

Average Household Size

20,919
Total Households

EDUCATION



5.85%
No High
School
Diploma



7.67%
High School
Graduate



19.24%
Some College

16.54%
Bachelor's/
Grad

BUSINESS



1,238

Total Businesses



12,573

Total Employees

EMPLOYMENT

4,840

Retail Trade
Employees

388

Manufacturing
Employees

2,195

Eating &
Drinking
Employees

638

Finance/Ins/Real
Estate Emp

4%

Unemployment Rate

INCOME



\$79,073

Median Household Income



\$33,821

Per Capita Income



\$208,234

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (21.81%) ■

The smallest group : \$15,000 - \$24,999 (3.68%) ■

Indicator	Value(%)	
< \$15,000	5.83	■
\$15,000 - \$24,999	3.68	■
\$25,000 - \$34,999	7.01	■
\$35,000 - \$49,999	10.25	■
\$50,000 - \$74,999	20.7	■
\$75,000 - \$99,999	12.41	■
\$100,000 - \$149,999	21.81	■
\$150,000 - \$199,999	10.59	■
\$200,000+	7.73	■



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5295 BOAT CLUB

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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

161,652
Population

34.5 Median Age

2.98
Average Household Size

50,583
Total Households

EDUCATION

8.41%

No High
School
Diploma

7.19%

High School
Graduate

18.52%

Some College

17.01%

Bachelor's/
Grad

BUSINESS

3,719

Total Businesses

49,466

Total Employees

EMPLOYMENT

11,673

Retail Trade
Employees

3,231

Manufacturing
Employees

4,926

Eating &
Drinking
Employees

1,709

Finance/Ins/Real
Estate Emp

3.6%

Unemployment Rate

INCOME

\$77,346

Median Household Income

\$33,463

Per Capita Income

\$214,387

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (20.89%)

The smallest group : \$15,000 - \$24,999 (4.03%)

Indicator	Value(%)	
< \$15,000	6.36	
\$15,000 - \$24,999	4.03	
\$25,000 - \$34,999	6.52	
\$35,000 - \$49,999	10.54	
\$50,000 - \$74,999	20.89	
\$75,000 - \$99,999	13.56	
\$100,000 - \$149,999	20.28	
\$150,000 - \$199,999	10.07	
\$200,000+	7.75	



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5295 BOAT CLUB

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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

10,563
Population

3,680
Households

35.9
Median Age

2.86
Avg Size Household

\$103,899
Median Household
Income

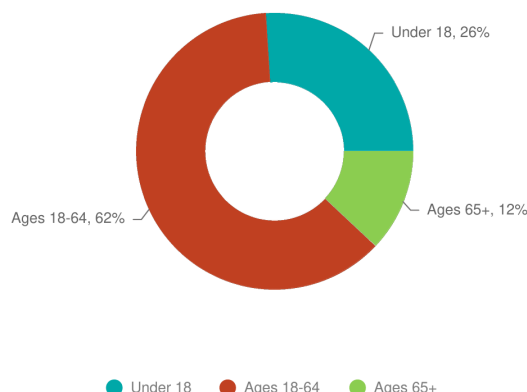
\$291,488
Median Home Value

93
Wealth Index

126
Housing Affordability

78.7
Diversity Index

POPULATION BY AGE



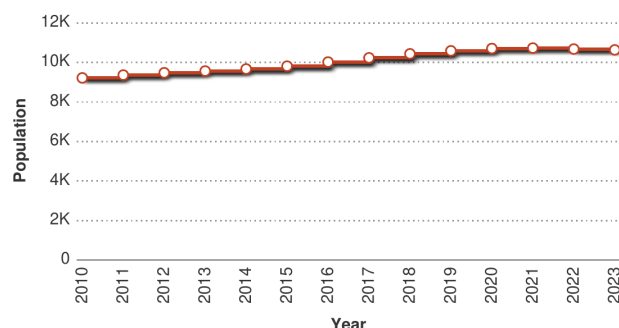
HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate
-0.23%

2024-2029
Forecasted
Growth Rate
2.5%

11,953
Household
Population

3,819
Population
Density



DAYTIME POPULATION

7,485
2024 Total Daytime Population

5,092
2024 Daytime Pop: Residents

2,393
2024 Daytime Pop: Workers

2,384
2024 Daytime Pop Density

POPULATION BY GENERATION

2.6%
Greatest Gen: Born
1945/Earlier

15.15%
Baby Boomer: Born
1946 to 1964

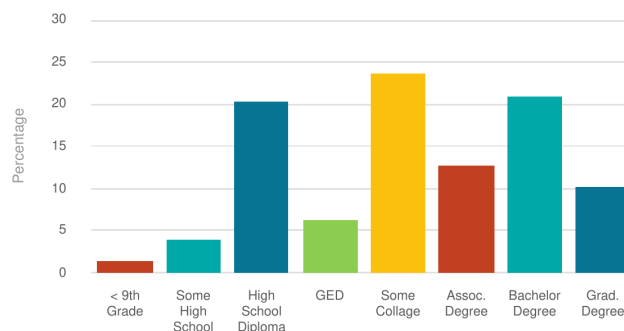
19.24%
Generation X: Born
1965 to 1980

27.22%
Millennial: Born 1981
to 1998

25%
Generation Z: Born
1999 to 2016

10.79%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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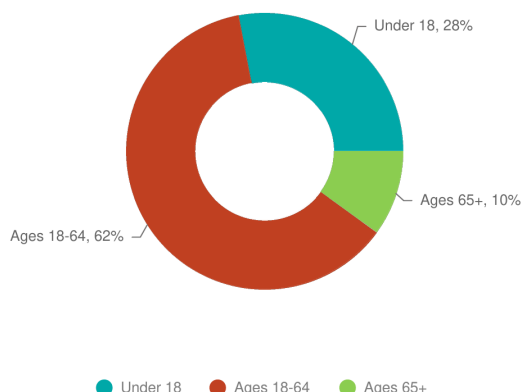


INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

66,675 Population	22,092 Households	33.1 Median Age
3 Avg Size Household	\$79,073 Median Household Income	\$296,189 Median Home Value
76 Wealth Index	94 Housing Affordability	84.5 Diversity Index

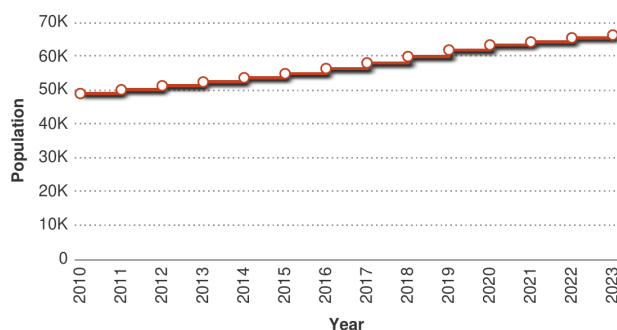
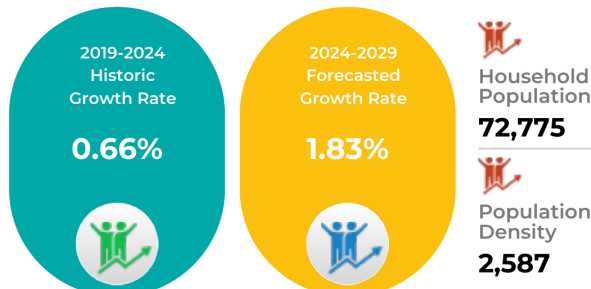
POPULATION BY AGE



POPULATION BY GENERATION

2.28% Greatest Gen: Born 1945/Earlier	12.75% Baby Boomer: Born 1946 to 1964	18.08% Generation X: Born 1965 to 1980
27.52% Millennial: Born 1981 to 1998	27.59% Generation Z: Born 1999 to 2016	11.8% Alpha: Born 2017 to Present

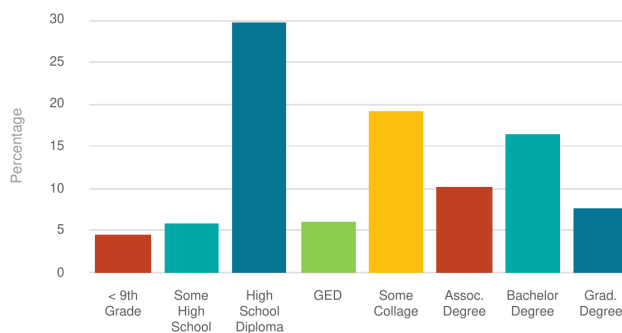
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION

48,612 2024 Total Daytime Population	31,421 2024 Daytime Pop: Residents
17,191 2024 Daytime Pop: Workers	1,720 2024 Daytime Pop Density

POPULATION BY EDUCATION



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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

161,652

Population

53,613

Households

34.5

Median Age

2.98

Avg Size Household

\$77,346

Median Household
Income

\$283,942

Median Home Value

80

Wealth Index

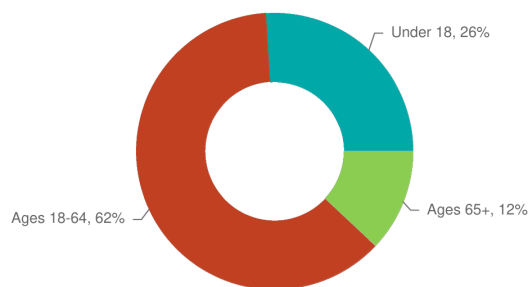
96

Housing Affordability

84

Diversity Index

POPULATION BY AGE



Under 18 Ages 18-64 Ages 65+

POPULATION BY GENERATION



2.7%

Greatest Gen: Born
1945/Earlier



14.16%

Baby Boomer: Born
1946 to 1964



18.78%

Generation X: Born
1965 to 1980



26.63%

Millennial: Born 1981
to 1998



26.68%

Generation Z: Born
1999 to 2016



11.05%

Alpha: Born 2017 to
Present

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

1.22%



2024-2029
Forecasted
Growth Rate

1.06%



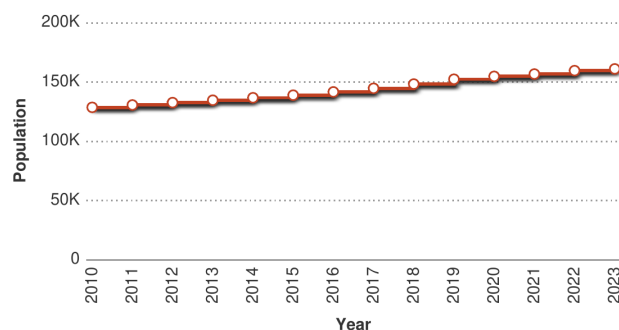
Household
Population

168,769



Population
Density

2,174



DAYTIME POPULATION



143,675

2024 Total Daytime Population



78,122

2024 Daytime Pop: Residents



65,553

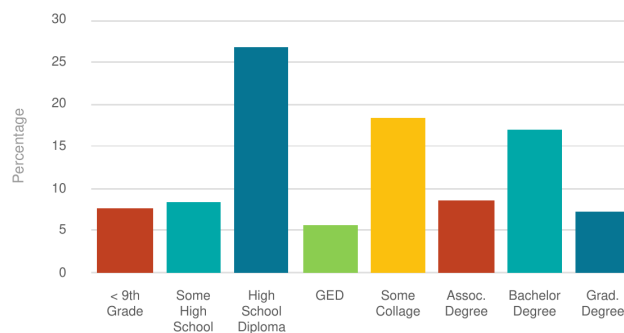
2024 Daytime Pop: Workers



1,830

2024 Daytime Pop Density

POPULATION BY EDUCATION



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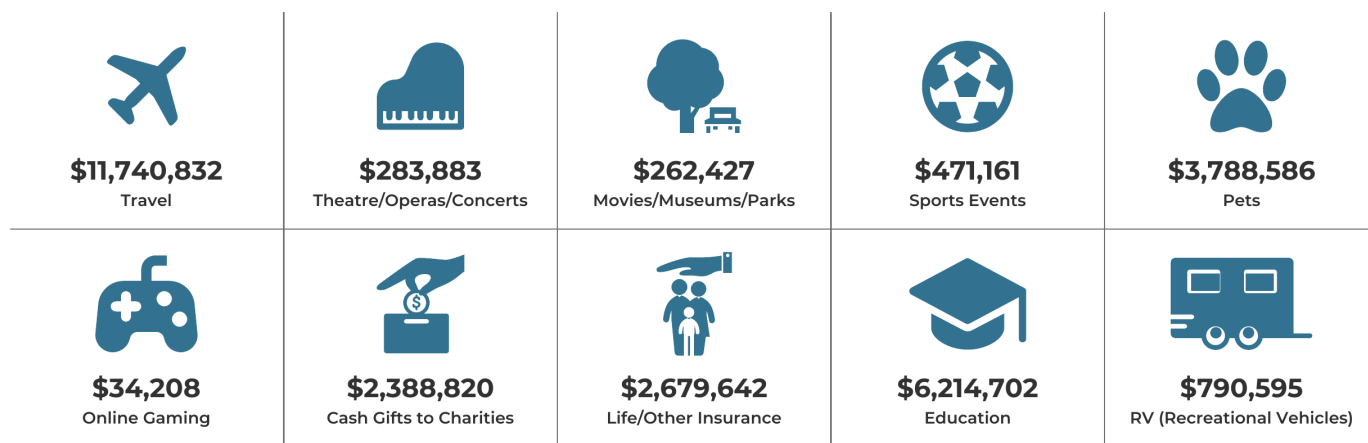
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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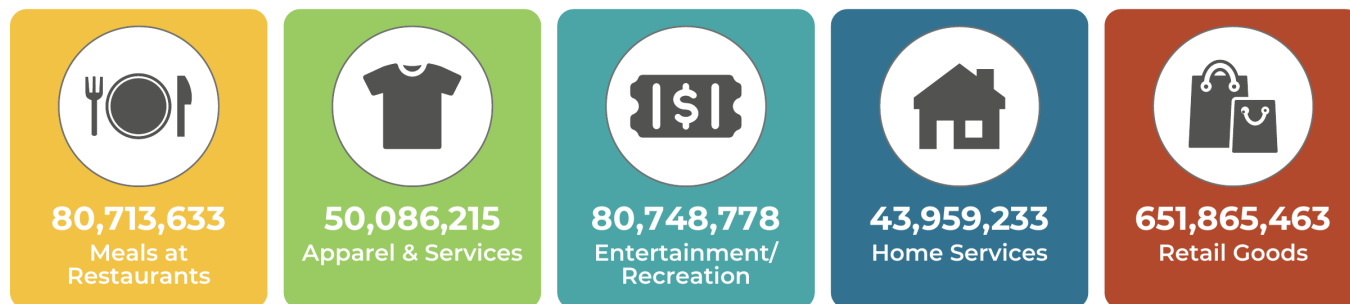
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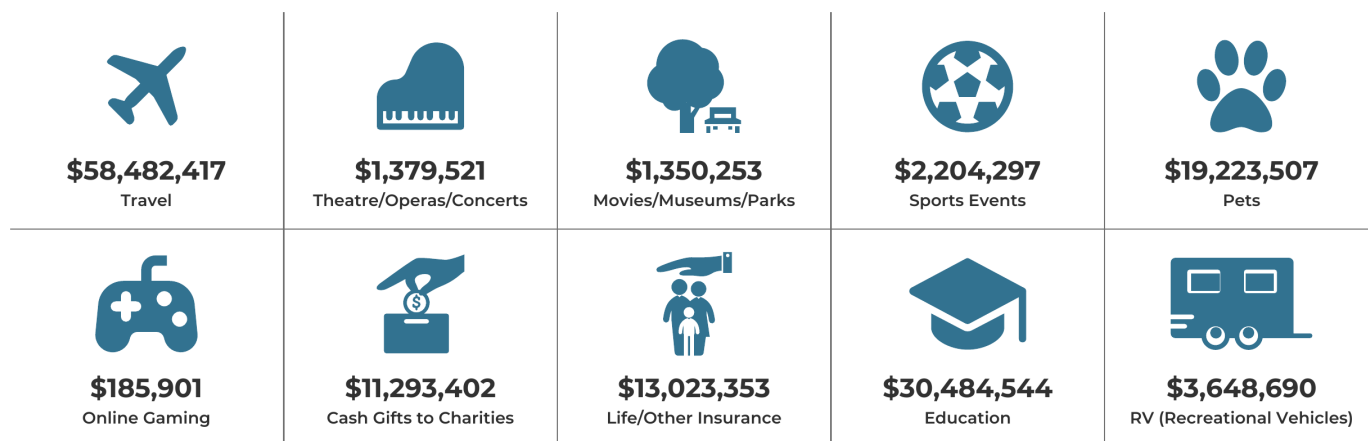
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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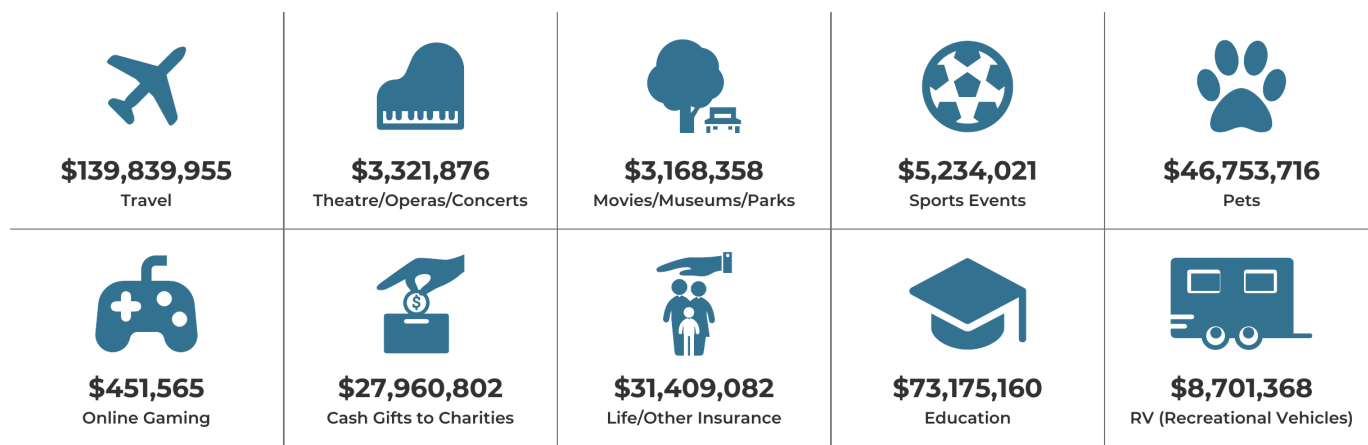
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

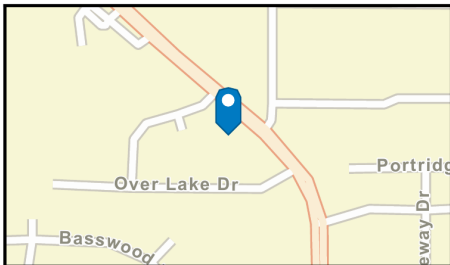
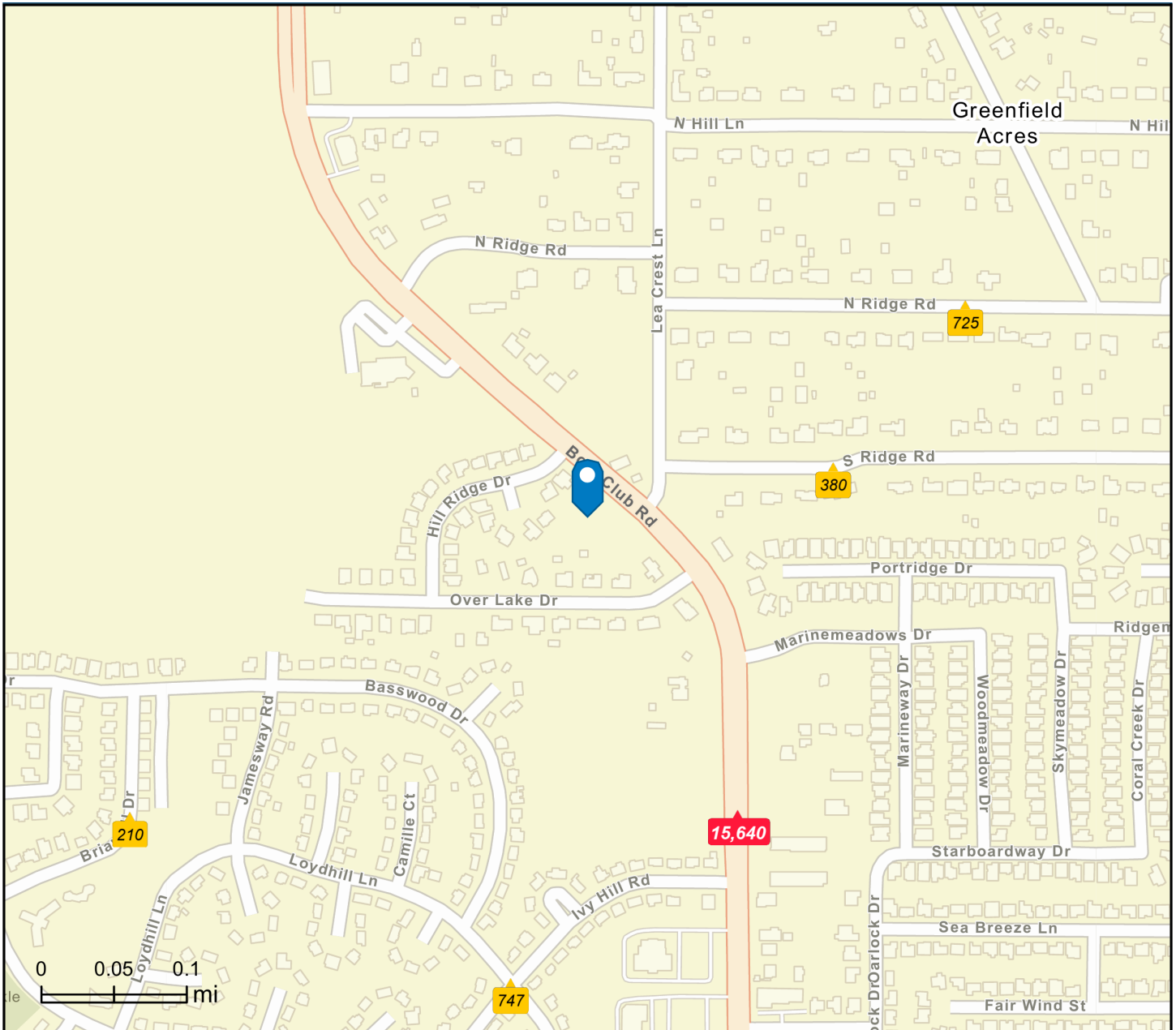
Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)

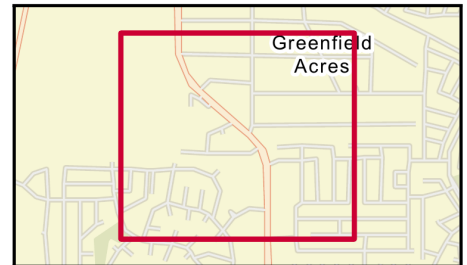


TRAFFIC COUNT MAP - CLOSE-UP



Average Daily Traffic Volume

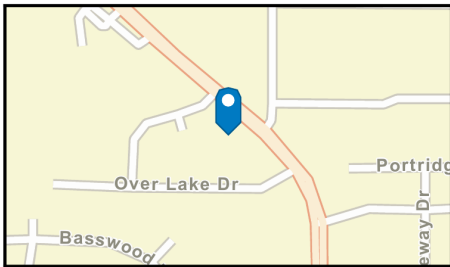
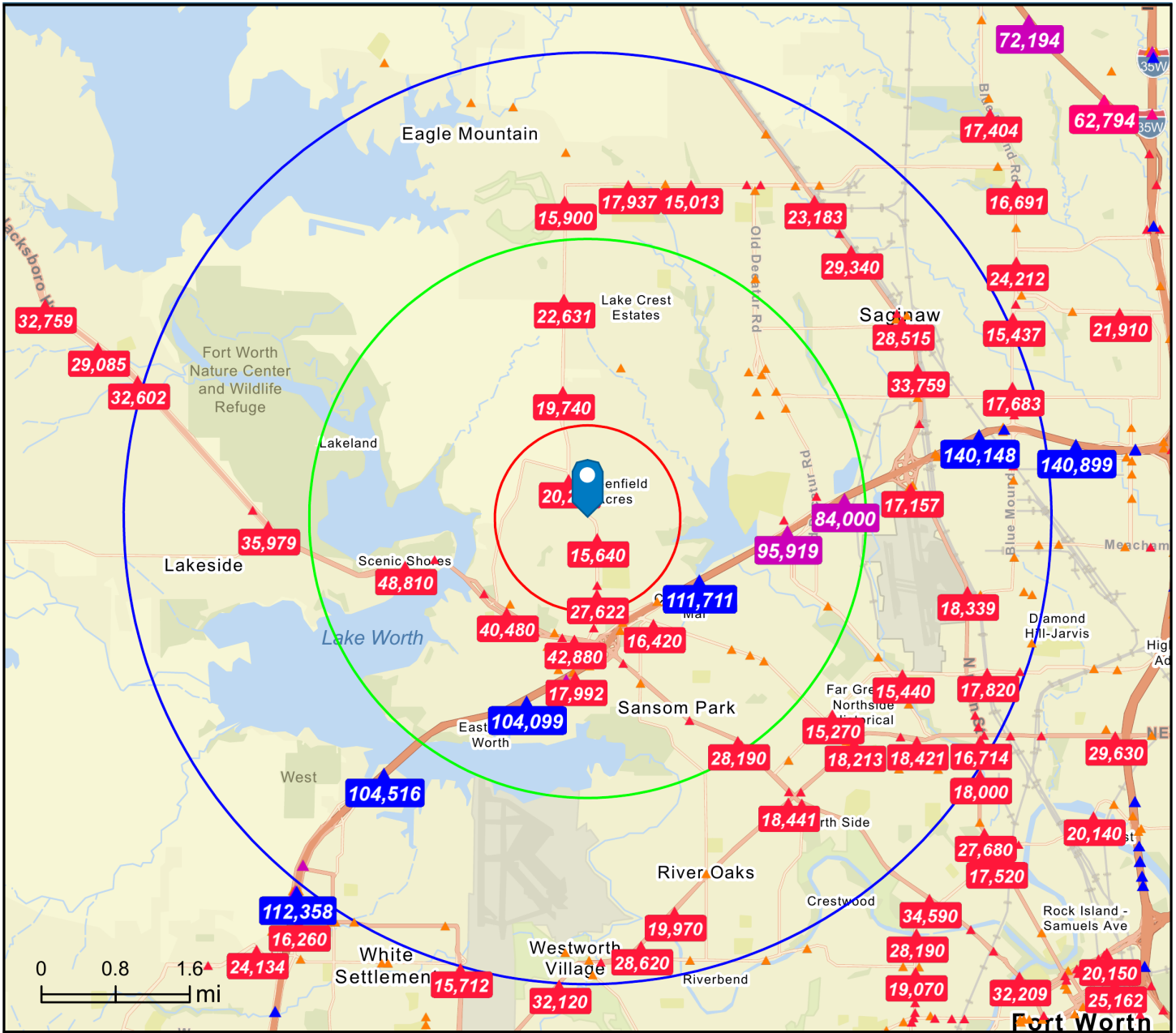
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

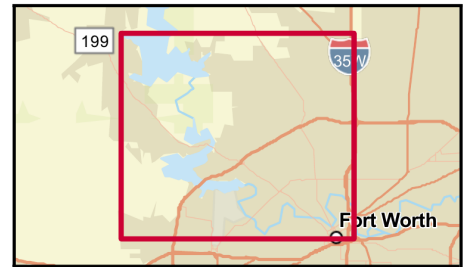


TRAFFIC COUNT - STUDY AREA (RINGS: 1, 3, 5 MILE RADIUS)



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).





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.

CENTURY 21 Judge Fite Company	316490	broker@judgefite.com	(214) 920-9611
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ashley Conlon	459849	ashleyconlon@judgefite.com	817-565-3760
Designated Broker of Firm	License No.	Email	Phone
Allie Hendricks	643200	alliehendricks@judgefite.com	(817) 714-5407
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Melony Bleeker	0780443	melonybleeker@judgefite.com	(817) 408-0870
Sales Agent/Associate's Name	License No.	Email	Phone

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