

# Hard Corner Pad Site

**12100 BELLA ITALIA DR.**

Fort Worth, TX 76126

**SALE**

**PRESENTED BY:**

**BROOKE FORD**

O: 313.618.7176

brooke.ford@svn.com

**OFFICE  
DEVELOPMENT**

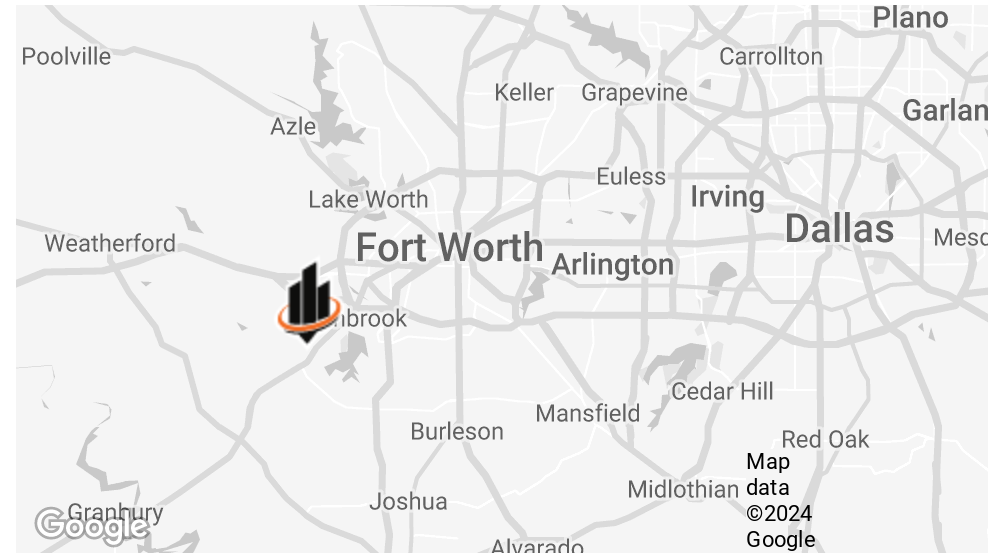
**UNDER  
CONTRACT**

**2.5 AC.  
AVAILABLE**

**BELLA RANCH  
OFFICE PARK**



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Call Broker
<b>LOT SIZE:</b>	2.5 - 5.97 Acres
<b>ZONING:</b>	Fort Worth ETJ

## PROPERTY OVERVIEW

This 2.5 - 5.97 acre commercial land parcel holds significant appeal in a high-demographic area experiencing a 19% increase in VPD along Highway 377 over the last two years. Positioned strategically on a hard corner, the property guarantees exceptional accessibility and substantial traffic flow, making it an ideal choice for retailers and businesses.

## PROPERTY HIGHLIGHTS

- Graded Hard Corner ready for development
- Frontage on Hwy 377 with 30,000 VPD
- Directly across from a 100% occupied Bella Ranch Office Park
- Just 20 minutes southwest of downtown Fort Worth
- Surrounded by newly built custom homes valued \$1-4 Million

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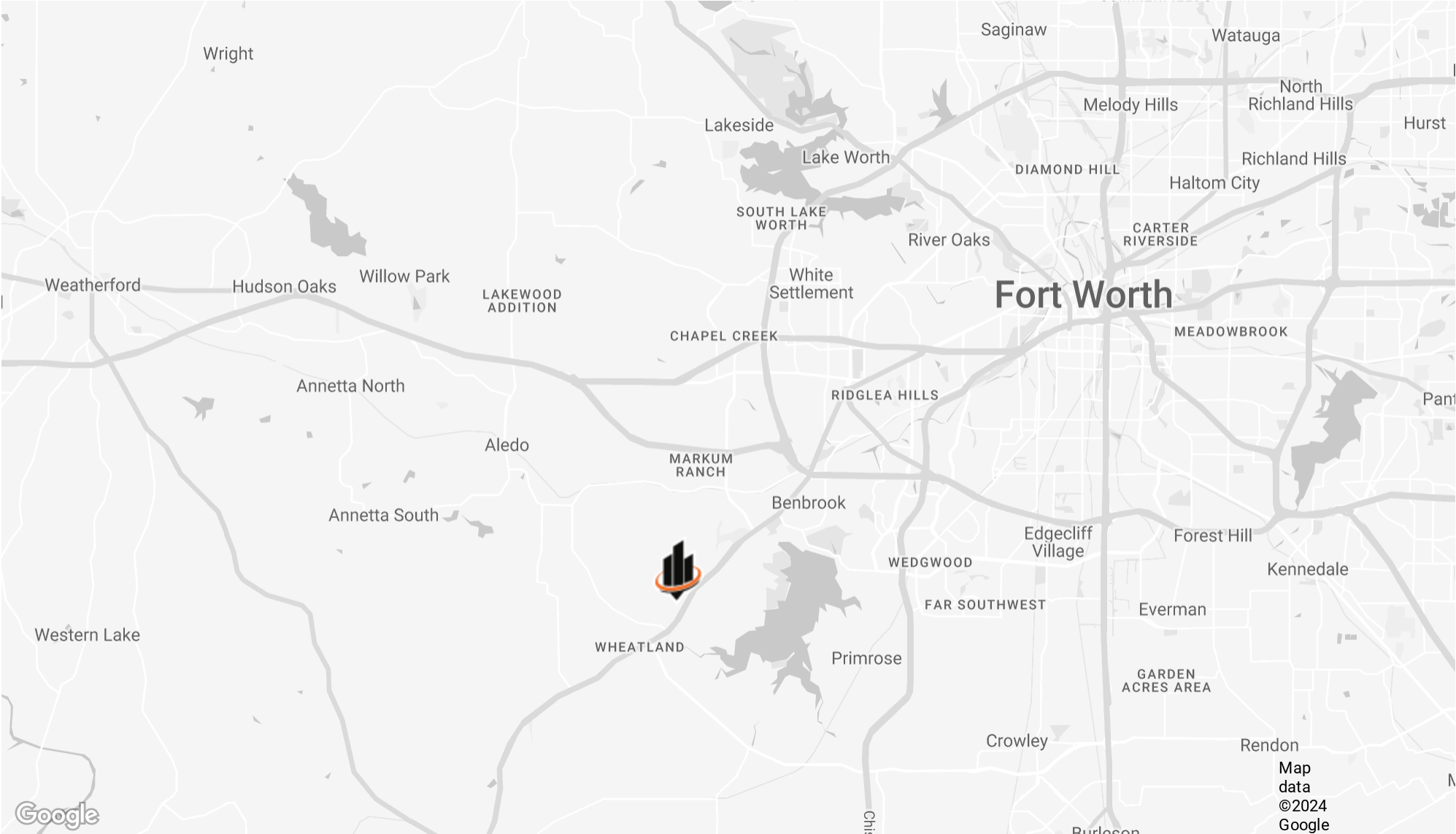
# ADDITIONAL PHOTOS



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# LOCATION MAP

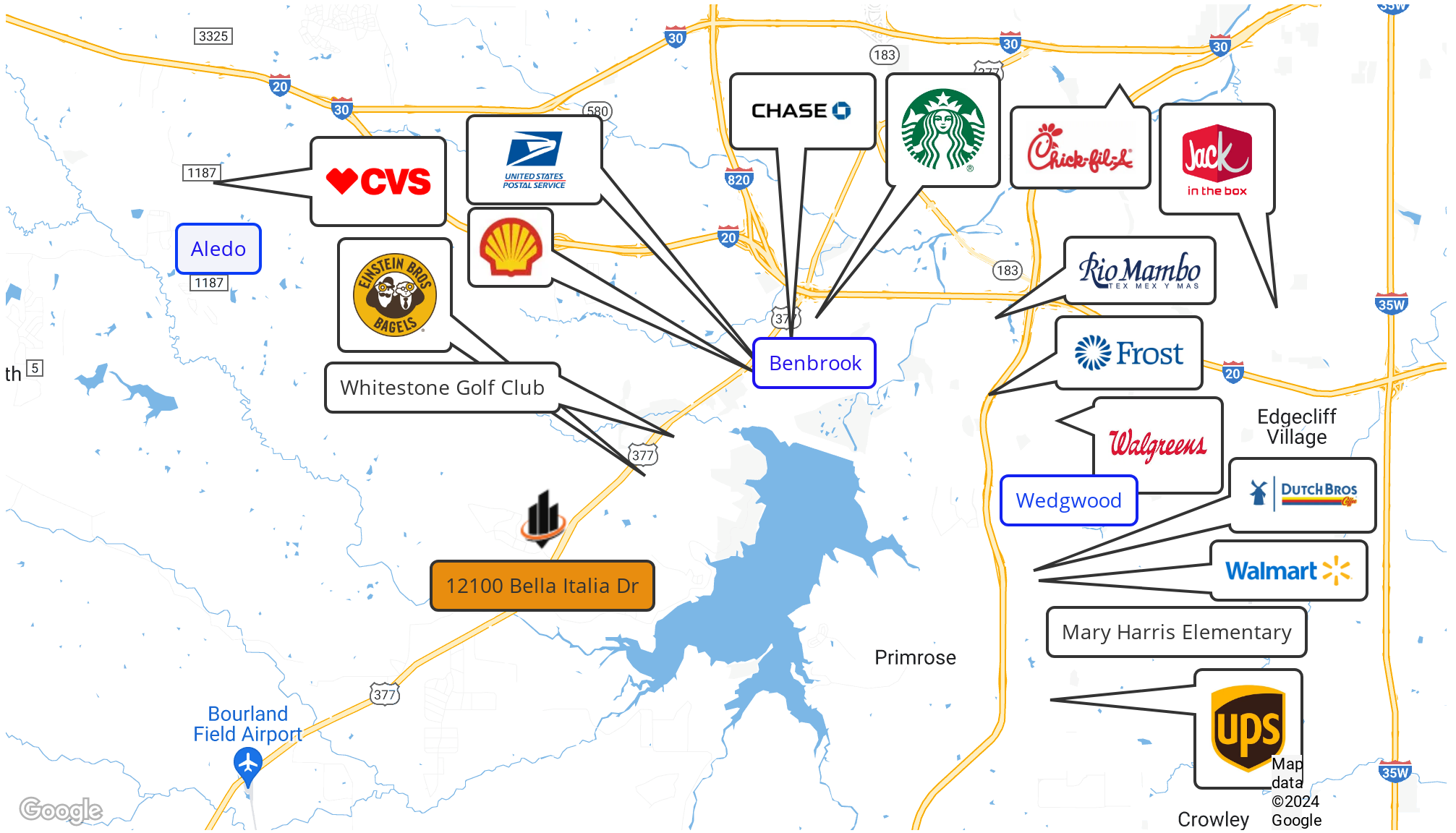


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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

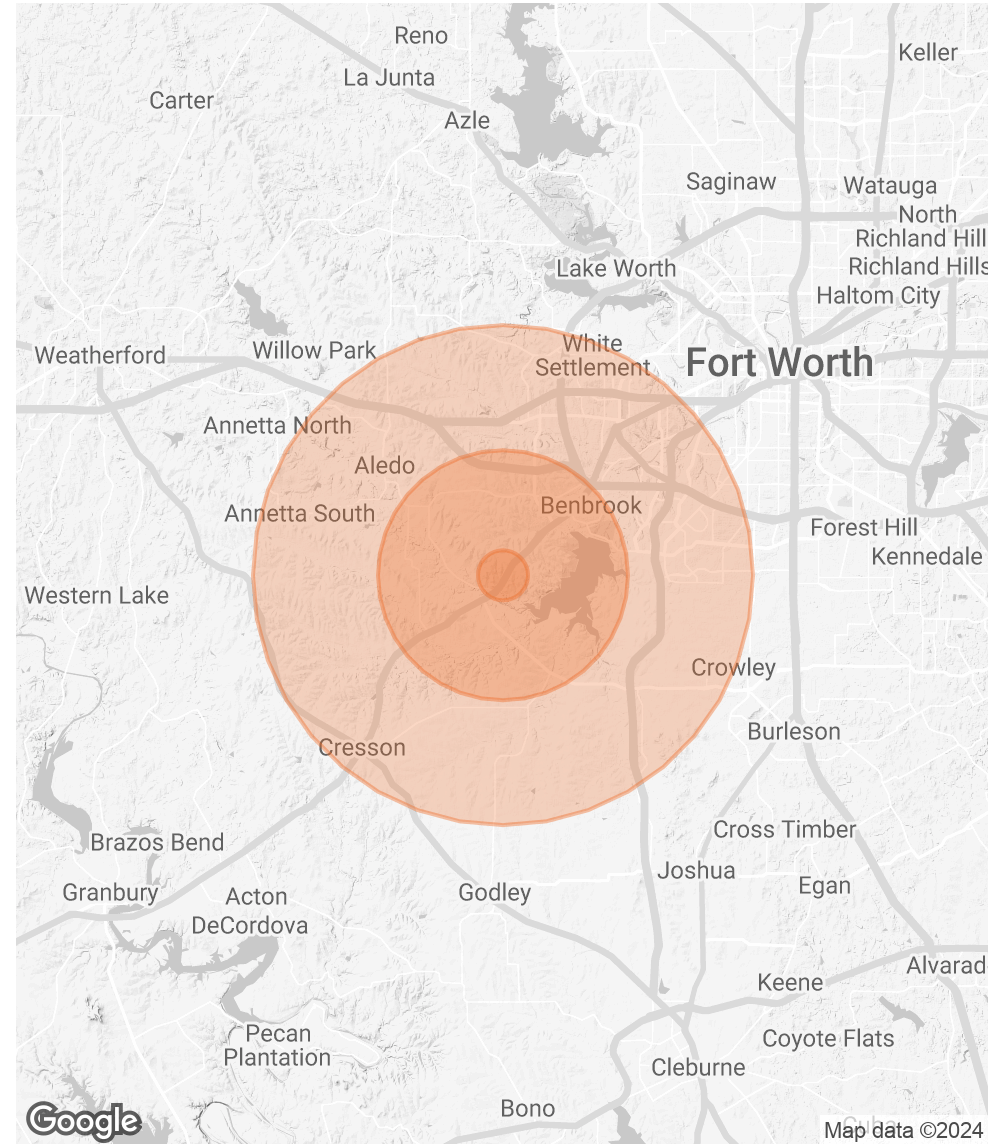
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	517	20,381	286,278
<b>AVERAGE AGE</b>	37.0	41.6	36.2
<b>AVERAGE AGE (MALE)</b>	36.7	40.0	34.3
<b>AVERAGE AGE (FEMALE)</b>	38.5	43.3	37.9

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	214	8,283	117,889
<b># OF PERSONS PER HH</b>	2.4	2.5	2.4
<b>AVERAGE HH INCOME</b>	\$121,736	\$110,191	\$84,597
<b>AVERAGE HOUSE VALUE</b>	\$370,249	\$313,016	\$197,757

2020 American Community Survey (ACS)



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## ADVISOR BIO



### BROOKE FORD

Advisor

brooke.ford@svn.com

Direct: **313.618.7176** | Cell: **313.618.7176**

## PROFESSIONAL BACKGROUND

Brooke is a commercial realtor at SVN | Matthews Group with a specialty in office and medical investment properties. She works with small business owners in the community on leasing and purchasing, and investors looking to expand their portfolio. Brooke started her career in the Southlake and Grapevine communities and has expanded into Colleyville, Keller, and North Richland Hills.

Still having a Detroit area code, Brooke stays true to her Midwestern roots. She is originally from Michigan and frequently goes back to visit family. Her Alma Mater is The University of Alabama (Roll Tide!) where she graduated with a degree in Mechanical Engineering and Mathematics. Prior to joining SVN | Matthews Group, Brooke spent five years as a design and manufacturing engineer in the automotive sector.

As an active member in the community, Brooke founded and is currently President of the Southlake Chamber Young Professionals. One of her core values is giving back, which is why once a quarter the group volunteers in the community. Brooke is also part of the Southlake Leadership Class for the 2022-2023 year and an active member in Grapevine Rotary.

In her leisure time, you can find her playing tennis, enjoying a cup of coffee, or traveling.

#### SVN | Trinity Advisors

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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.



### 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date