

FOR SALE | 0.782 AC | ADDISON, TX

14920 LANDMARK BLVD, ADDISON, TX 75254



ADDISON, TX | FOR SALE

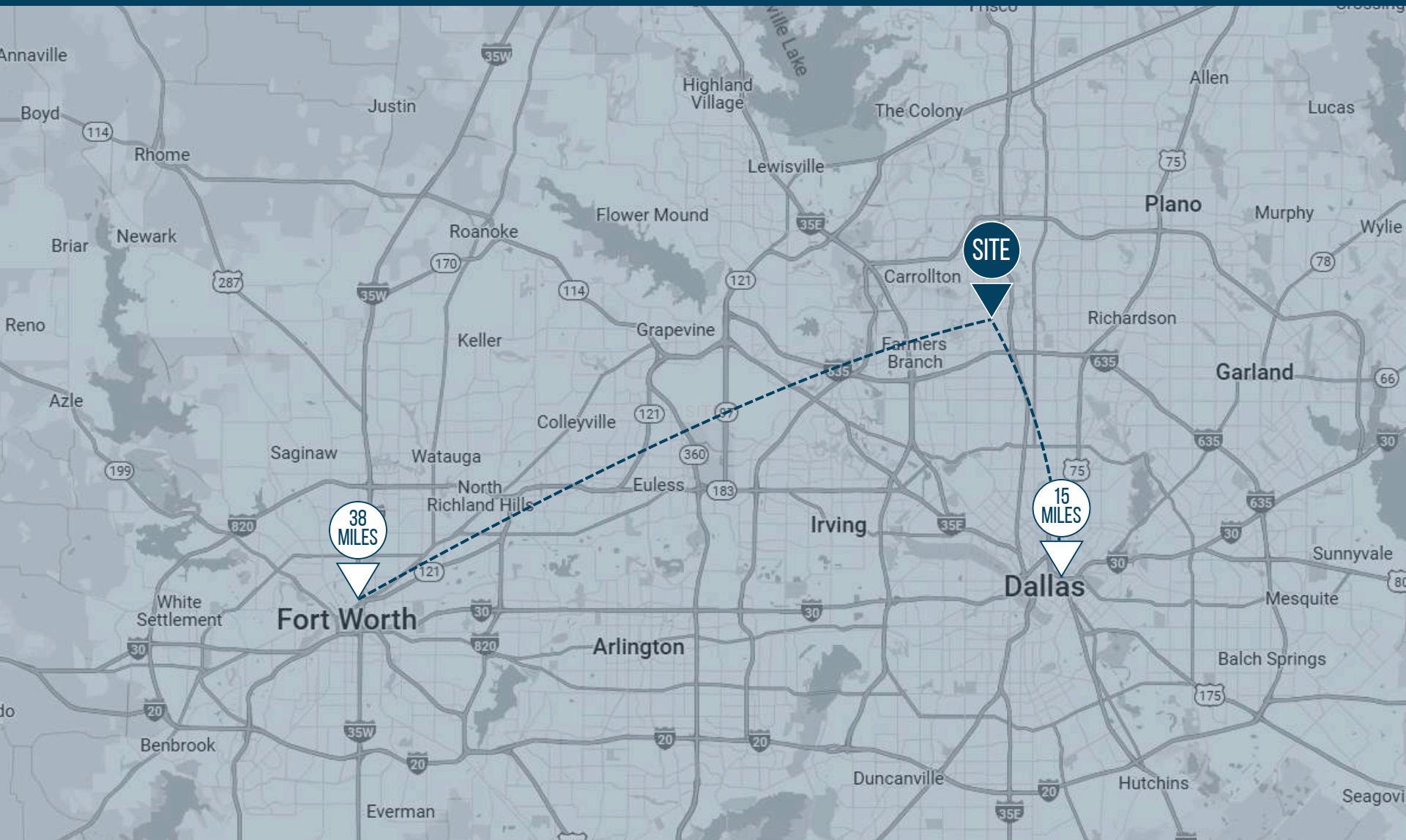
0.782 AC | ZONING: HOTEL/HOSPITALITY



WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

LAND FOR SALE | ADDISON, TX

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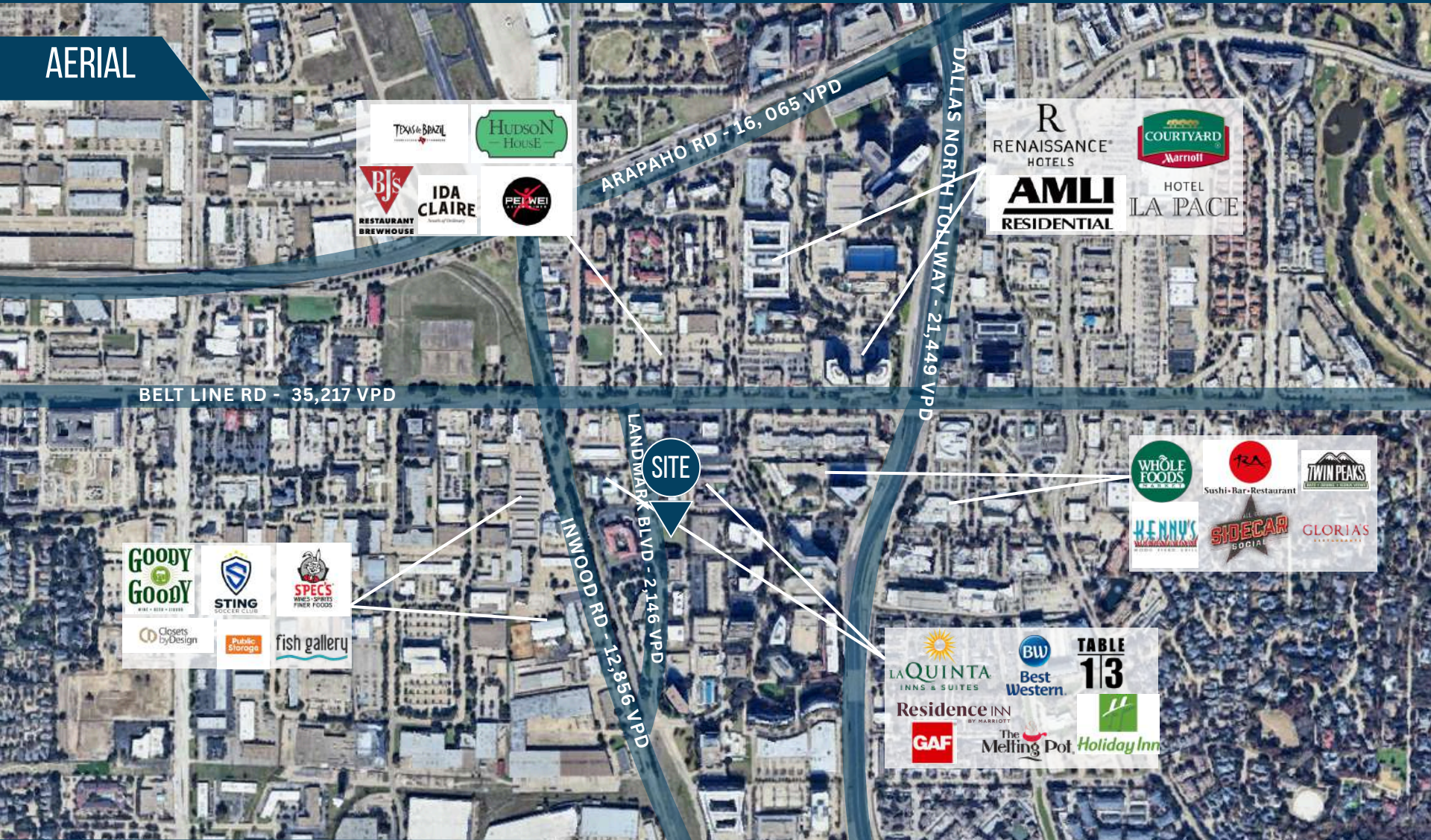
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AERIAL



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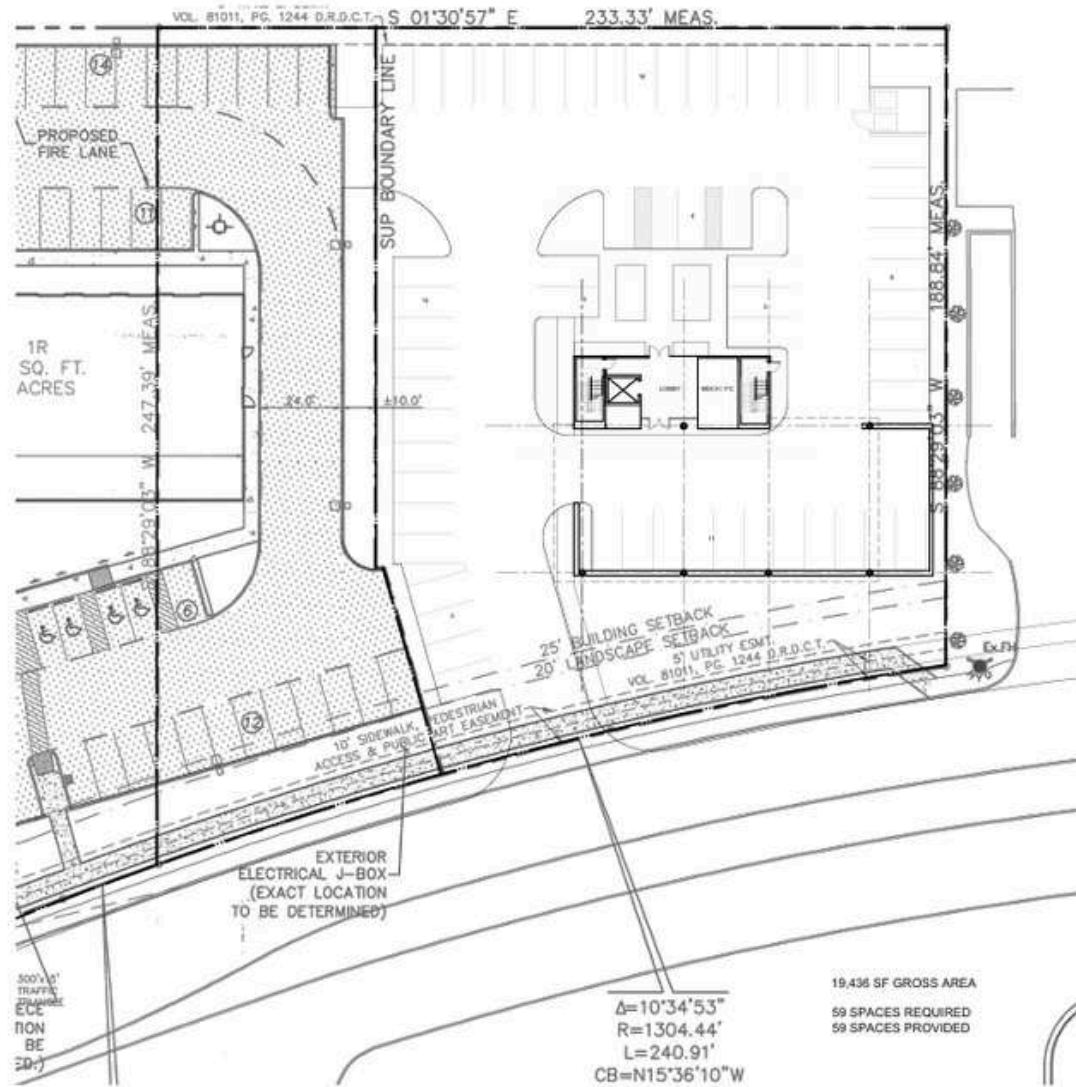
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SITE PLAN



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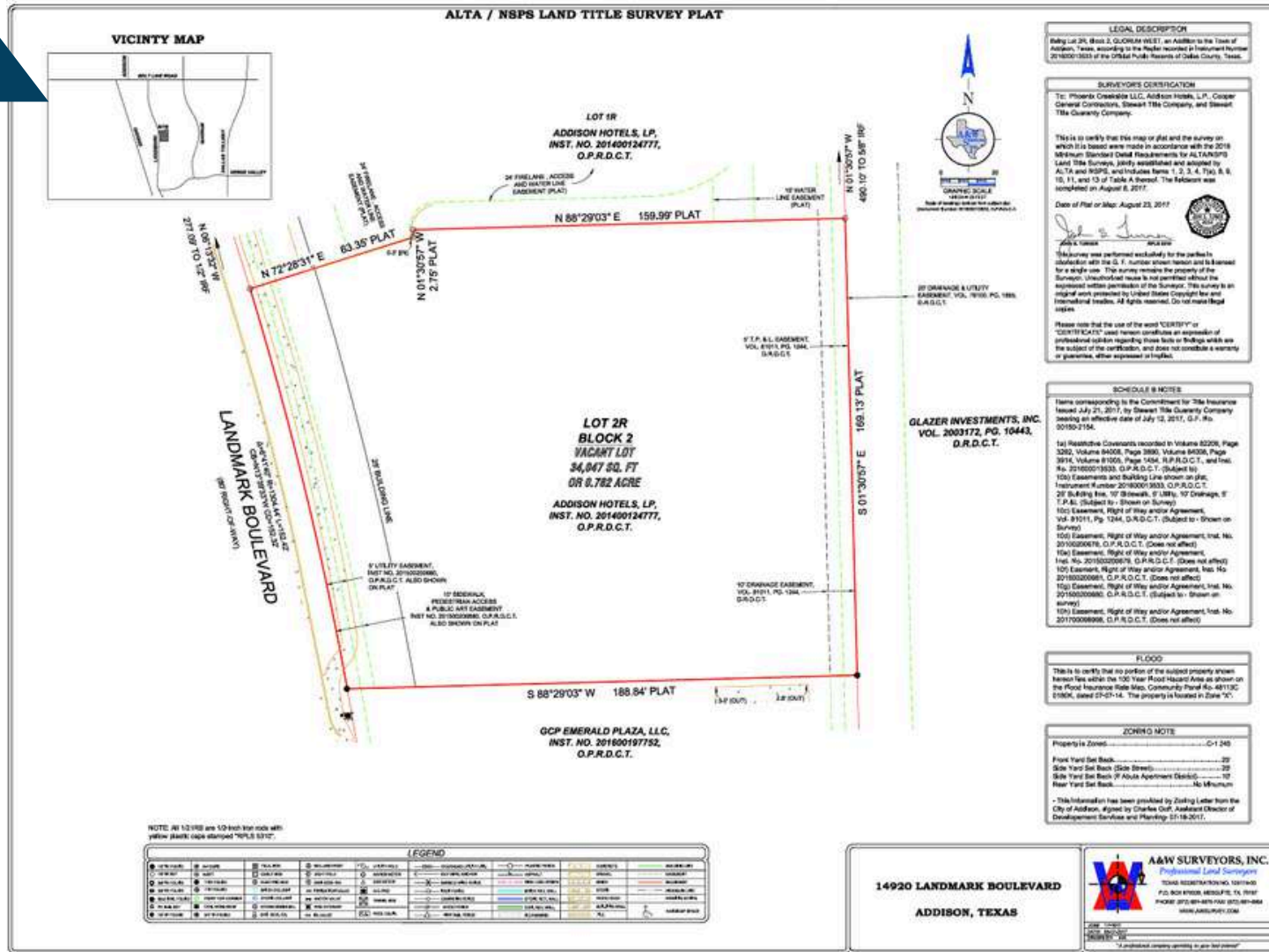
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SURVEY



LAND FOR SALE | ADDISON, TX

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PROPERTY OVERVIEW

- **Welcome to Hotel Row!**
- **Located in the Addison Trade Area**
- **Last parcel available in a 6-block radius**
- **Lot Size:** 0.782 AC
- **Pricing:** Contact Broker
- **Topography:** Flat
- **Just west of the Dallas North Tollway**
- **Just east of Inwood Drive**
- **2 blocks south of Belt Line Rd (Restaurant Row)**
- **Zoning:** Hotel/Hospitality
- **Next to Holiday Inn Express & Suites**
- **Across the street from LaQuinta Inn & Suites**
- **Across the street Best Western Plus**
- **Residence Inn one parcel to the northeast**



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**# AVERAGE VISITS
PER MONTH**

**TOTAL # VISITS OVER
THE LAST YEAR**

**PERCENTILE
RANKING**



17,231

137,845

92nd%



10,704

64,222

78th%



13,294

79,766

83rd%



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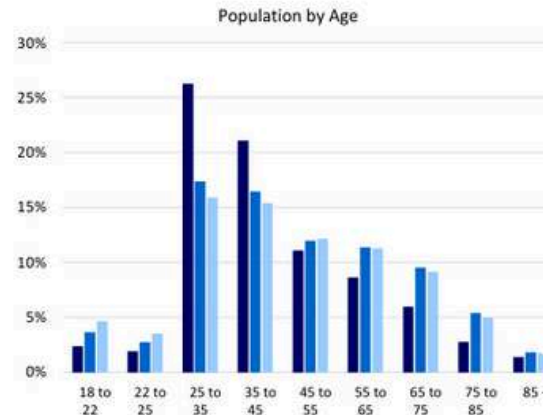
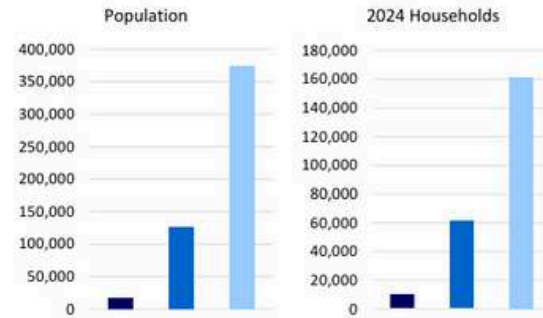
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DEMOGRAPHICS

Consumer Profile Report

STI: PopStats, 2024 Q4

	1 Mile		3 Miles		5 Miles	
Current						
2024 Population	16,592	---	126,133	---	374,389	---
2029 Projected Population	17,289	---	128,820	---	375,520	---
Pop Growth (%)	4.2%	---	2.1%	---	0.3%	---
2024 Households	9,542	---	60,949	---	161,442	---
2029 Projected Households	9,960	---	62,255	---	161,541	---
HH Growth (%)	4.4%	---	2.1%	---	0.1%	---
Census Year						
2010 Population	12,894	---	114,808	---	345,171	---
2020 Population	16,139	---	126,479	---	372,916	---
Pop Growth (%)	25.2%	---	10.2%	---	8.0%	---
2010 Households	7,419	---	54,267	---	148,034	---
2020 Households	9,276	---	61,059	---	160,705	---
HH Growth (%)	25.0%	---	12.5%	---	8.6%	---
Total Population by Age						
Average Age (2024)	36.8		40.1		39.2	
Children (2024)						
0 - 4 Years	1,619		9,182		25,911	
5 - 9 Years	651		6,391		20,658	
10-13 Years	450		4,776		16,499	
14-17 Years	372		4,613		16,965	
Adults (2024)						
18 to 22	388	2.3%	4,580	3.6%	17,284	4.6%
22 to 25	313	1.9%	3,447	2.7%	13,087	3.5%
25 to 35	4,357	26.3%	21,903	17.4%	59,500	15.9%
35 to 45	3,499	21.1%	20,724	16.4%	57,675	15.4%
45 to 55	1,837	11.1%	15,112	12.0%	45,466	12.1%
55 to 65	1,432	8.6%	14,317	11.4%	42,192	11.3%
65 to 75	992	6.0%	12,020	9.5%	34,205	9.1%
75 to 85	458	2.8%	6,810	5.4%	18,535	5.0%
85 +	225	1.4%	2,259	1.8%	6,414	1.7%



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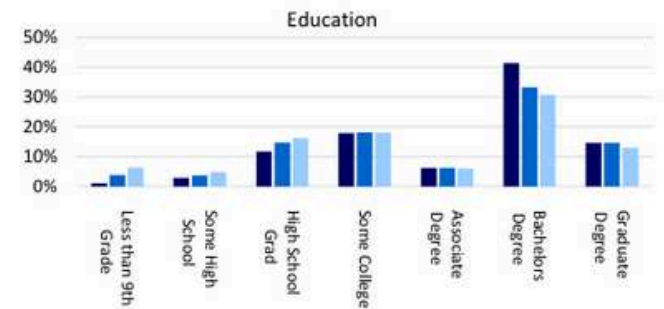
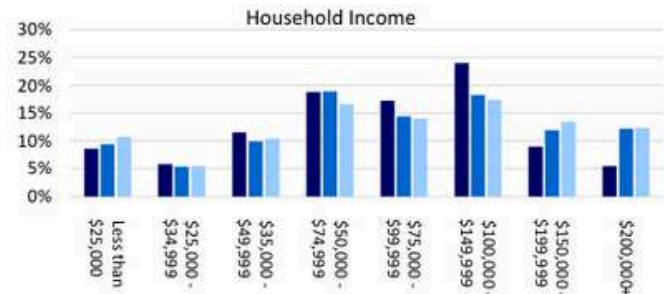
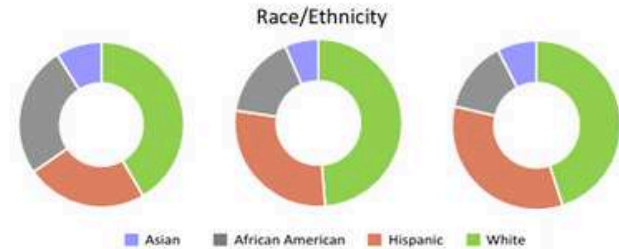
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Consumer Profile Report

STI: PopStats, 2024 Q4

	1 Mile		3 Miles		5 Miles	
Population by Race/Ethnicity (2024)						
White, Non-Hispanic	6,508	39.2%	58,703	46.5%	161,788	43.2%
Hispanic	3,712	22.4%	34,588	27.4%	120,805	32.3%
Black	4,028	24.3%	19,418	15.4%	49,644	13.3%
Asian	1,400	8.4%	7,808	6.2%	27,157	7.3%
Language at Home (2024)						
Spanish	2,372	15.8%	24,336	20.8%	87,942	25.2%
Asian Language	381	2.5%	3,693	3.2%	13,664	3.9%
Ancestry (2024)						
American Indian (ancestry)	51	0.3%	305	0.2%	893	0.2%
Hawaiin (ancestry)	26	0.2%	61	0.0%	161	0.0%
Household Income (2024)						
Per Capita Income	\$54,619	---	\$62,314	---	\$56,930	---
Average HH Income	\$94,978	---	\$128,957	---	\$132,022	---
Median HH Income	\$82,089	---	\$85,654	---	\$86,309	---
Less than \$25,000	812	8.5%	5,683	9.3%	17,288	10.7%
\$25,000 - \$34,999	555	5.8%	3,243	5.3%	8,816	5.5%
\$35,000 - \$49,999	1,100	11.5%	6,005	9.9%	16,681	10.3%
\$50,000 - \$74,999	1,786	18.7%	11,517	18.9%	26,721	16.6%
\$75,000 - \$99,999	1,634	17.1%	8,735	14.3%	22,582	14.0%
\$100,000 - \$149,999	2,284	23.9%	11,091	18.2%	28,014	17.4%
\$150,000 - \$199,999	852	8.9%	7,240	11.9%	21,521	13.3%
\$200,000+	520	5.4%	7,436	12.2%	19,820	12.3%
Education (2024)						
Less than 9th Grade	121	0.9%	3,524	3.8%	16,359	6.2%
Some High School	338	2.6%	3,317	3.6%	12,511	4.7%
High School Grad	1,486	11.6%	13,553	14.6%	42,459	16.1%
Some College	2,265	17.7%	16,770	18.0%	47,051	17.8%
Associate Degree	784	6.1%	5,709	6.1%	15,330	5.8%
Bachelors Degree	5,283	41.3%	30,881	33.2%	80,856	30.6%
Graduate Degree	1,853	14.5%	13,469	14.5%	34,073	12.9%



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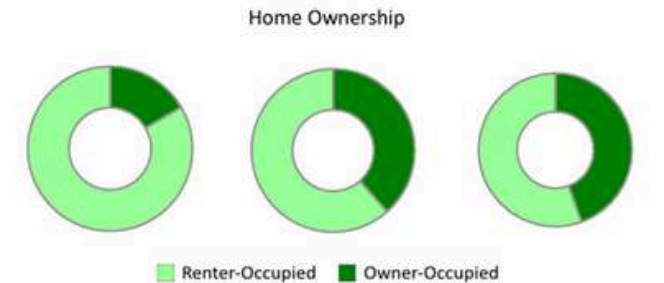
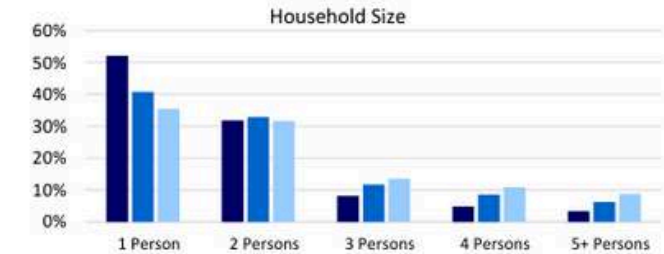
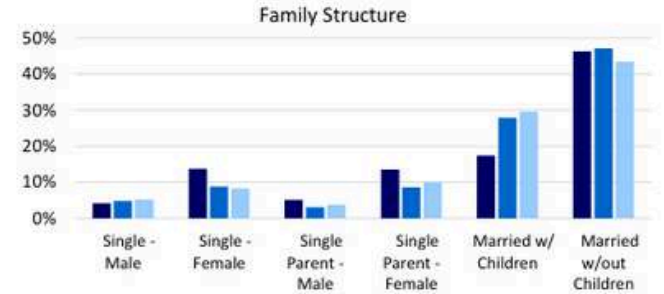
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Consumer Profile Report

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Family Structure (2024)	2,919		29,609		89,944	
Single - Male	121	4.1%	1,417	4.8%	4,638	5.2%
Single - Female	400	13.7%	2,611	8.8%	7,414	8.2%
Single Parent - Male	147	5.0%	891	3.0%	3,302	3.7%
Single Parent - Female	395	13.5%	2,535	8.6%	8,966	10.0%
Married w/ Children	508	17.4%	8,234	27.8%	26,557	29.5%
Married w/out Children	1,348	46.2%	13,920	47.0%	39,067	43.4%
Household Size (2024)						
1 Person	4,973	52.1%	24,860	40.8%	57,163	35.4%
2 Persons	3,032	31.8%	20,014	32.8%	51,020	31.6%
3 Persons	771	8.1%	7,100	11.6%	21,771	13.5%
4 Persons	459	4.8%	5,196	8.5%	17,505	10.8%
5+ Persons	307	3.2%	3,780	6.2%	13,984	8.7%
Home Ownership (2024)	9,542		60,949		161,442	
Owners	1,583	16.6%	23,485	38.5%	71,747	44.4%
Renters	7,959	83.4%	37,464	61.5%	89,695	55.6%
Components of Change (2024)						
Births	265	1.6%	1,620	1.3%	4,800	1.3%
Deaths	83	0.5%	887	0.7%	2,525	0.7%
Migration	-198	-1.2%	-751	-0.6%	-1,287	-0.3%
Unemployment Rate (2024)		2.8%		2.8%		3.5%
Employment, Pop 16+ (2024)	13,684		103,487		302,833	
Armed Services	41	0.3%	108	0.1%	306	0.1%
Civilian	11,691	85.4%	77,823	75.2%	223,454	73.8%
Employed	11,357	83.0%	75,629	73.1%	215,535	71.2%
Unemployed	334	2.4%	2,194	2.1%	7,918	2.6%
Not in Labor Force	1,993	14.6%	25,664	24.8%	79,379	26.2%
Businesses						
Establishments	2,128	---	8,979	---	18,226	---
Employees (FTEs)	42,096	---	164,649	---	319,797	---



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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.

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:
 - 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.

Waypoint Real Estate Advisors LLC	9015127	jake@waypoint-red.com	817-505-5894
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Jake McCoy	702534	jake@waypoint-red.com	817-505-5894
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	677154	derek@waypoint-red.com	817-991-5072
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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