



N TARRANT PKWY

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PARK VISTA BLVD

NORTHSIDE RETAIL FORT WORTH, TX 76244

RANGE
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PROPERTY OVERVIEW



LOCATION

4941 N Tarrant Pkwy
Fort Worth, TX 76244



ACREAGE

Gross: ± 0.9
Net: ± 0.64



ZONING

FR/CR



PROPOSED USE

Commercial / Retail



UTILITIES

Water: On Site
Sewer: On Site



ISD

Keller ISD



VPD

North Tarrant Parkway: ±20,208





SHIVER RD

HEIGHTS OF
PARK VISTA
± 117 LOTS

VALLEY BROOK
ESTATES
± 569 LOTS

WATERVUE
± 398 UNITS

TRACE
RIDGE
± 457 LOTS

COVENTRY
HILLS
± 502 LOTS

HERITAGE
PARK VISTA
± 140 UNITS

REPUBLIC
PARK VISTA
± 308 UNITS

THE SOVEREIGN
± 322 UNITS

AVENTINE
± 240 UNITS

N BEACH ST

PARK VISTA BLVD

377



SITE



FUTURE
H-E-B

N TARRANT PKWY

N TARRANT PKWY



N BEACH ST

PARK VISTA BLVD

HILLWOOD
MIDDLE SCHOOL
1,146 STUDENTS

PARKWOOD
HILLS
± 564 LOTS

PARK GLEN
± 3,465 LOTS

377

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
2024 POPULATION	133,157	311,714	831,496
2029 POPULATION	139,289	328,310	884,137
POP. GROWTH 2024-2029	0.9%	1.1%	1.3%
2024 TOTAL HOUSEHOLDS	44,956	108,640	290,322
MEDIAN HOUSEHOLD INCOME	\$95,584	\$92,377	\$86,323
2024 TOTAL BUSINESSES	4,236	9,934	34,834
2024 TOTAL EMPLOYMENT	28,961	76,383	292,115



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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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____