

FOR SALE | WHISPERING PINES- +/- 90 ACRES

515 SANDY BEACH RD - AZLE, TX 76020 (ETJ OF AZLE)



WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

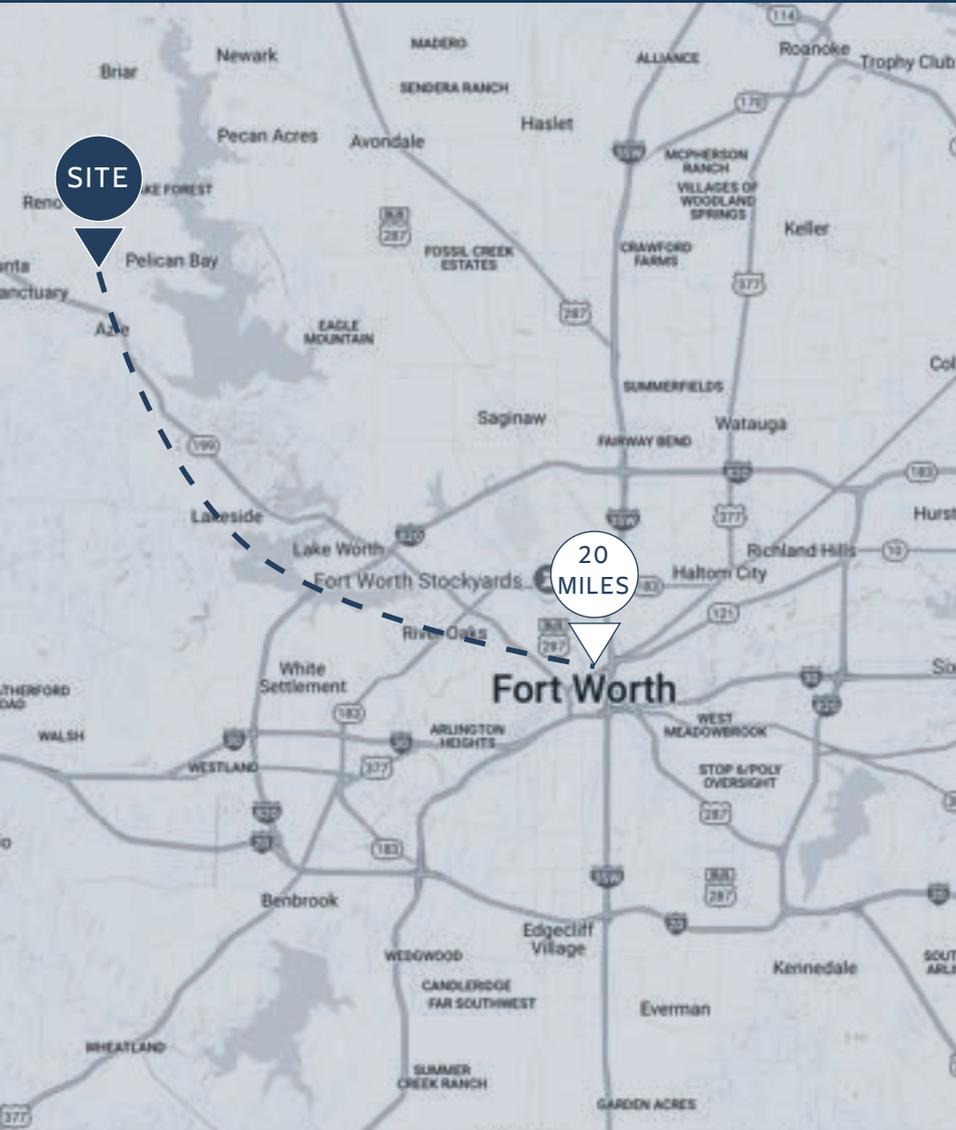
DEREK ANTHONY

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PROPERTY OVERVIEW

- » 90 +/- Acres of land near Eagle Mountain Lake and new Single-family home development
- » AZLE ETJ, but in AZLE ISD
- » 150 homes going up across the street on Sandy Beach Rd (2024 opens)
- » Flat topography with wide-open prairies and tall "East Texas Pine Trees"
- » Rear of parcel backs up to residential neighborhood that could be connected to this project
- » Frontage access off of Sandy Beach Rd
- » Seller's homesteads on west and east of land on Frontage and "could" be considered to sell if needed (case-by-case basis)
- » City water on Sandy Beach Rd (per PUC)
- » Sewer to the south and east of property across the street of Sandy Beach Rd (Per PUC)
- » NO FLOOD (except a small portion of front east section)
- » NO GAS PIPELINES

TRAFFIC COUNTS

Boyd Rd (FM 730) & Sandy Beach Rd Intersection

- » 7M vehicles per year
- » 19.6K vehicles per day
- » 162% increase from 3 years ago

Sandy Beach Rd

- » 8K vehicles per day



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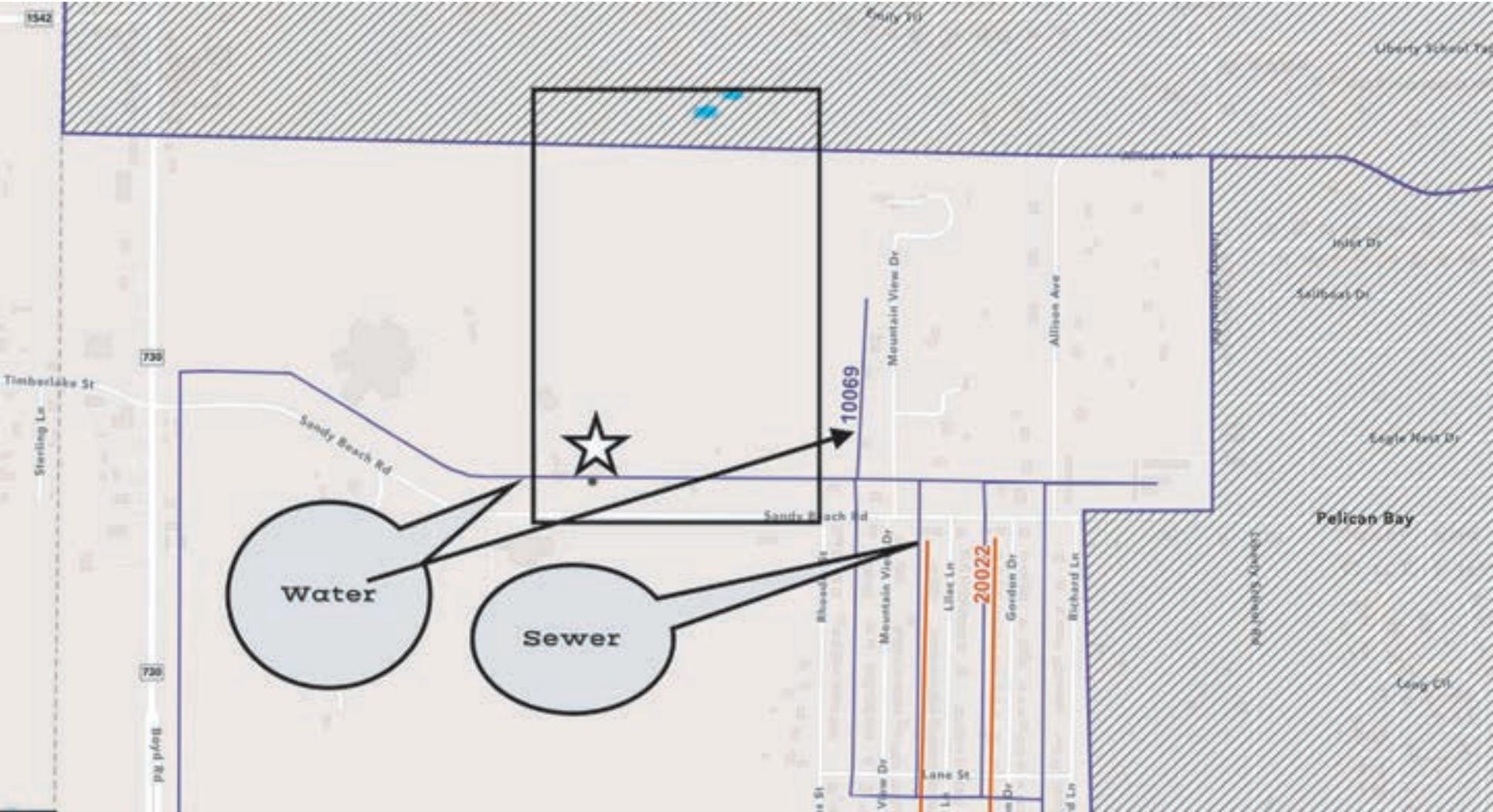
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Current Development Projects in Azle

COMMERCIAL

HORNETS PLAZA

1004 Boyd Rd.
Multi-use retail with drive thru.

PLANNING | PERMITS | UNDER CONSTRUCTION | COMPLETE
APPROVED | SECURED | COMPLETED

HILL'S BODY & REPAIR

1500 Boyd Rd.
Automotive paint and body shop.

PLANNING | PERMITS | UNDER CONSTRUCTION | COMPLETE
APPROVED | SECURED | COMPLETED

CRAVE

377 W Main St.
Restaurant (relocation).

PLANNING | PERMITS | UNDER CONSTRUCTION | COMPLETE
APPROVED | SECURED | COMPLETED

KATIE'S CAR WASH

1330 NW Parkway.
Self-service car wash.

PLANNING | PERMITS | UNDER CONSTRUCTION | COMPLETE
APPROVED | SECURED | COMPLETED

RICKY G'S WINGS

636 Boyd Rd #102.
Restaurant.

PLANNING | PERMITS | UNDER CONSTRUCTION | COMPLETE
APPROVED | SECURED | COMPLETED

MAGNET SIGNS NW

602 South St.
Removable sign rentals.

PLANNING | PERMITS | UNDER CONSTRUCTION | COMPLETE
APPROVED | SECURED | COMPLETED

STAFFORD PLACE APTS

1200 & 1501 SE Parkway.
222-unit apartment complex.

PLANNING | PERMITS | UNDER CONSTRUCTION | COMPLETE
APPROVED | SECURED | COMPLETED

AZLE RETAIL DEV.

300 Block of Fm 750 N.
Commercial speculative development.

PLANNING | PERMITS | UNDER CONSTRUCTION | COMPLETE
APPROVED | SECURED | COMPLETED

RESIDENTIAL 1,000+ Lots

STONE EAGLE

14000 W. McCombs Rd.
100 lots.



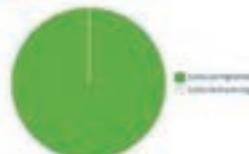
LAKELINE HEIGHTS

14000 W. McCombs Rd.
100 lots.



WOODLAND HILLS

14000 W. McCombs Rd.
100 lots.



ROSEWOOD PHASE I

14000 W. McCombs Rd.
100 lots.



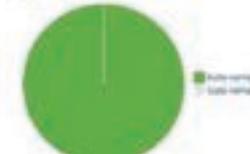
ROSEWOOD PHASE II

14000 W. McCombs Rd.
100 lots.



GRAYSTONE RIDGE

14000 W. McCombs Rd.
100 lots.



SANDY BEACH ASH

14000 W. McCombs Rd.
100 lots.



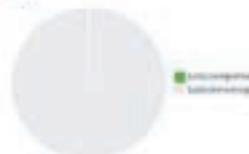
AZLE GROVE PHASE I

14000 W. McCombs Rd.
100 lots.



AZLE GROVE PHASE II

14000 W. McCombs Rd.
100 lots.



AUBURN TERRACE

14000 W. McCombs Rd.
100 lots.



ROSEY PARK ASH

14000 W. McCombs Rd.
100 lots.



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AZLE ISD INFO

Countries Served: Tarrant, Parker, and Wise

Incorporated: 1978 (served: Azle, Lakeside, Reno, Parker Bay and Sanjourney and is located approximately 20 miles northwest of downtown Fort Worth

Bordering: Lake, Lake Worth to the south and Eagle Mountain Lake to the east

District Size: Approximately 1388 students

Division: In the new 5A football division, Azle High School is in 3-5A Division I, Azle High School is in the 3-5A for basketball and volleyball

Average Home Value in District: The average home value in Azle ISD is \$342,000

CAMPUS NAME	OVERALL RATING 2023	DISTINCTION DESIGNATION	TOTAL STUDENTS	NOTES
High School				
Azle High School	B		1,965	
Azle Homestead Academy	B		47	100% Online for GED
Junior High School				
Azle Junior High South	A	<ul style="list-style-type: none"> Comparative Academic Growth Postsecondary Readiness Comparative Closing the Gaps Science 	587	
Samoa J. Parris Junior High	B		477	
Elementary				
Azle Elementary	C		543	
Creek Timbers Elementary	B	<ul style="list-style-type: none"> Comparative Academic Growth Comparative Closing the Gaps Mathematics 	481	National Blue Ribbon School (2016)
Eagle Heights Elementary	A	<ul style="list-style-type: none"> Comparative Academic Growth Comparative Closing the Gaps Postsecondary Readiness Mathematics ELA/Reading 	382	
Liberty Elementary	C		431	
Howell Elementary	B	<ul style="list-style-type: none"> Comparative Academic Growth Comparative Closing the Gaps Science Mathematics 	403	
Silver Creek Elementary	B	<ul style="list-style-type: none"> Comparative Closing the Gaps 	481	
Walnut Creek Elementary	B	<ul style="list-style-type: none"> Comparative Academic Growth 	608	

TAX INFORMATION

2022 CITY OF AZLE TOTAL PROPERTY TAX (PER \$100 ASSESSED VALUE)

City of Azle Ad Valorem	\$0.6234
School	\$1.2105
Total Azle taxes in TARRANT County	\$2.4394
Total Azle taxes in PARKER County	\$2.3738

COUNTY	TARRANT COUNTY	PARKER COUNTY
County Tax	\$0.2240	\$0.2495
Hospital District	\$0.2244	\$0.1051
College (Tarrant/Weatherford)	\$0.1302	\$0.1225
Lateral Road	-	\$0.0628
Regional Water District	\$0.0269	-
Total	\$0.6055	\$0.5399

SALES & USE TAX	TARRANT COUNTY	PARKER COUNTY
Municipal Sales Tax	1.25%	1.25%
State Sales Tax	6.25%	6.25%
Parker County	-	0.5%
Crime Control District	0.25%	0.25%
Municipal Development District	0.5%	
Total	8.25%	8.25%

FRANCHISE TAX

Franchise tax is levied on the net worth of an individual or the net worth of a corporation or partnership.

- 1. Individual Franchise Tax
- 2. Corporate Franchise Tax
- 3. Partnership Franchise Tax
- 4. Trust Franchise Tax



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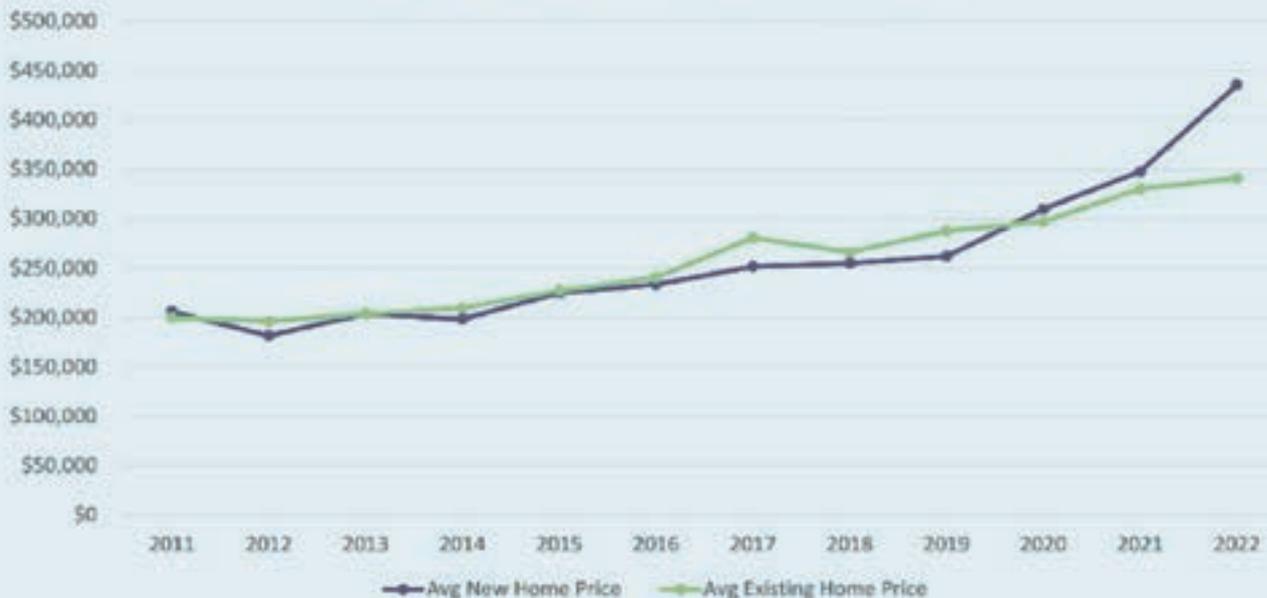
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Azle ISD Home Price Analysis

Average New vs Existing Home Price, 2011 - 2022



- The average new home sale price in Azle ISD has risen 111% since 2011, an increase of \$229,682
- The average existing home sale price within Azle ISD has increased over 70% over the last 11 years, rising \$141,255

	Avg New Home Price	Avg Existing Home Price
2011	\$205,940	\$199,714
2012	\$181,687	\$196,149
2013	\$203,857	\$203,890
2014	\$198,416	\$209,713
2015	\$224,949	\$227,178
2016	\$233,604	\$240,605
2017	\$251,560	\$280,667
2018	\$254,971	\$266,300
2019	\$261,990	\$287,761
2020	\$309,933	\$297,164
2021	\$348,039	\$330,282
2022	\$435,622	\$340,969



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Ten Year Forecast by Campus

Campus	Functional Capacity	ENROLLMENT PROJECTIONS											
		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Azle Pre-K Center	200	195	193	193	193	193	193	193	193	193	193	193	193
Cross Timbers Elementary School	532	544	546	558	581	597	625	633	641	647	647	650	654
Eagle Heights Elementary School	476	410	446	482	500	525	526	514	509	506	504	509	498
Liberty Elementary School	566	458	466	483	477	505	518	529	538	537	542	544	545
Silver Creek Elementary School	702	466	499	506	530	566	582	598	597	609	613	605	615
Walnut Creek Elementary School	673	654	638	637	649	674	690	722	750	784	822	864	908
Hilltop Elementary School	583			Elementary #6									
ELEMENTARY TOTALS	3,732	2,727	2,788	2,859	2,930	3,060	3,134	3,189	3,228	3,276	3,321	3,365	3,413
Elementary Percent Change		6.86%	2.24%	2.55%	2.48%	4.44%	2.42%	1.75%	1.22%	1.49%	1.37%	1.32%	1.43%
Elementary Absolute Change		175	61	71	71	130	74	55	39	48	45	44	48
Azle Elementary School	664	564	575	577	614	617	628	685	706	719	716	728	735
Hoover Elementary School	585	475	492	523	561	547	532	562	590	616	633	638	637
INTERMEDIATE TOTALS	1,249	1,039	1,067	1,100	1,175	1,164	1,160	1,247	1,296	1,335	1,349	1,366	1,372
Intermediate Percent Change		-1.61%	2.69%	3.09%	6.82%	-0.94%	-0.34%	7.50%	3.93%	3.01%	1.05%	1.26%	0.44%
Intermediate Absolute Change		-17	28	33	75	-11	-4	87	49	39	14	17	6
Azle Junior High South	730	570	595	594	600	613	639	637	658	718	741	754	759
Santo Forte Junior High School	739	525	520	493	515	571	617	595	578	614	653	683	701
JUNIOR HIGH SCHOOL TOTALS	1,469	1,095	1,115	1,087	1,115	1,184	1,256	1,232	1,236	1,332	1,394	1,437	1,460
Junior High School Percent Change		2.82%	1.83%	-2.51%	2.58%	6.19%	6.08%	-1.91%	0.32%	7.77%	4.65%	3.08%	1.60%
Junior High School Absolute Change		30	20	-28	28	69	72	-24	4	96	62	43	23
Azle High School	2401	1,981	2,083	2,210	2,266	2,250	2,265	2,281	2,385	2,400	2,476	2,563	2,642
Azle Hornet Adademy		47	60	60	60	60	60	60	60	60	60	60	60
HIGH SCHOOL TOTALS	2401	2,028	2,143	2,270	2,326	2,310	2,325	2,341	2,445	2,460	2,536	2,623	2,702
High School Percent Change		0.80%	5.67%	5.93%	2.47%	-0.69%	0.65%	0.69%	4.44%	0.61%	3.09%	3.43%	3.01%
High School Absolute Change		16	115	127	56	-16	15	16	104	15	76	87	79
DISTRICT TOTALS	8,851	6,889	7,113	7,316	7,546	7,718	7,875	8,009	8,205	8,403	8,600	8,791	8,947
District Percent Change		3.05%	3.25%	2.85%	3.14%	2.28%	2.03%	1.70%	2.45%	2.41%	2.34%	2.22%	1.77%
District Absolute Change		204	224	203	230	172	157	134	196	198	197	191	156

Exceeds Functional Capacity



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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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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 _____