



MC PHERSON RANCH
± 820 LOTS

TIMBERLAND - FORT WORTH
± 626 LOTS

STEADMAN FARMS
± 387 LOTS

TRINITY PREP ACADEMY
± 500 STUDENTS

SITE

VILLAGES OF WOODLAND SPRINGS
± 2,604 LOTS

**12800 TIMBERLAND BLVD
FORT WORTH, TX 76244**

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PROPERTY OVERVIEW



LOCATION

12800 Timberland Blvd
Fort Worth, TX 76244



ACREAGE

Gross: ± 12.27
Net: ± 11.78



ZONING

Fort Worth A-21



PROPOSED USE

Suburban Residential



UTILITIES

Water: Off Site
Sewer: Off Site

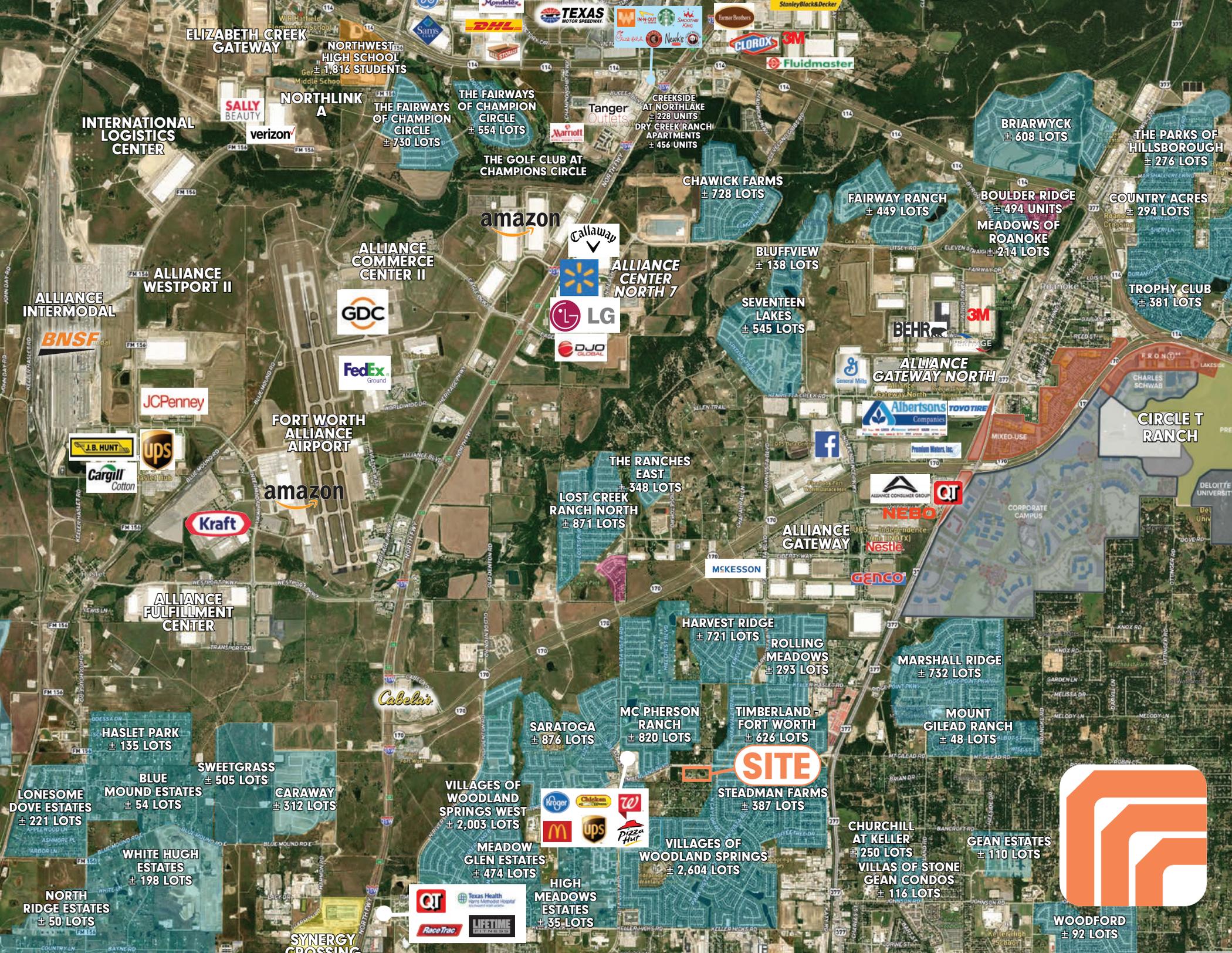


ISD

Keller ISD



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ELIZABETH CREEK GATEWAY

NORTHWEST HIGH SCHOOL ± 1,816 STUDENTS

NORHLINK A

THE FAIRWAYS OF CHAMPION CIRCLE ± 730 LOTS

THE FAIRWAYS OF CHAMPION CIRCLE ± 554 LOTS

THE GOLF CLUB AT CHAMPIONS CIRCLE

CREEKSIDE AT NORTHLAKE ± 228 UNITS
DRY CREEK RANCH APARTMENTS ± 456 UNITS

BRIARWYCK ± 608 LOTS

THE PARKS OF HILLSBOROUGH ± 276 LOTS

INTERNATIONAL LOGISTICS CENTER

SALLY BEAUTY
verizon

amazon

Callaway

ALLIANCE CENTER NORTH 7

CHAWICK FARMS ± 728 LOTS

FAIRWAY RANCH ± 449 LOTS

BOULDER RIDGE ± 494 UNITS
MEADOWS OF ROANOKE ± 214 LOTS

COUNTRY ACRES ± 294 LOTS

TROPHY CLUB ± 381 LOTS

ALLIANCE INTERMODAL

ALLIANCE WESTPORT II

ALLIANCE COMMERCE CENTER II

GDC

LG

DJO

BLUFFVIEW ± 138 LOTS

SEVENTEEN LAKES ± 545 LOTS

ALLIANCE GATEWAY NORTH

Albertsons
TOYOTIRE Companies

CIRCLE T RANCH

FORT WORTH ALLIANCE AIRPORT

amazon

THE RANCHES EAST ± 348 LOTS

LOST CREEK RANCH NORTH ± 871 LOTS

ALLIANCE GATEWAY

NEBO
Nestle

ALLIANCE FULFILLMENT CENTER

Kraft

HARVEST RIDGE ± 721 LOTS

ROLLING MEADOWS ± 293 LOTS

MARSHALL RIDGE ± 732 LOTS

MOUNT GILEAD RANCH ± 48 LOTS

HASLET PARK ± 135 LOTS

SWEETGRASS ± 505 LOTS

BLUE MOUND ESTATES ± 54 LOTS

CARAWAY ± 312 LOTS

LONESOME DOVE ESTATES ± 221 LOTS

WHITE HUGH ESTATES ± 198 LOTS

NORTH RIDGE ESTATES ± 50 LOTS

SARATOGA ± 876 LOTS

MC PHERSON RANCH ± 820 LOTS

TIMBERLAND - FORT WORTH ± 626 LOTS

STEADMAN FARMS ± 387 LOTS

CHURCHILL AT KELLER ± 250 LOTS

GEAN ESTATES ± 110 LOTS

VILLAS OF STONE GEAN CONDOS ± 116 LOTS

VILLAGES OF WOODLAND SPRINGS WEST ± 2,003 LOTS

MEADOW GLEN ESTATES ± 474 LOTS

VILLAGES OF WOODLAND SPRINGS ± 2,604 LOTS

HIGH MEADOWS ESTATES ± 35 LOTS

WOODFORD ± 92 LOTS

SITE



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	76,278	183,817	604,497
2029 POPULATION	80,805	197,125	650,186
POP. GROWTH 2024-2029	1.2%	1.4%	1.5%
2024 TOTAL HOUSEHOLDS	24,809	61,864	207,865
MEDIAN HOUSEHOLD INCOME	\$111,314	\$112,523	\$100,584
2024 TOTAL BUSINESSES	2,482	6,833	24,132
2024 TOTAL EMPLOYMENT	17,890	54,873	195,801



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

Buyer/Tenant/Seller/Landlord Initials _____ Date _____