

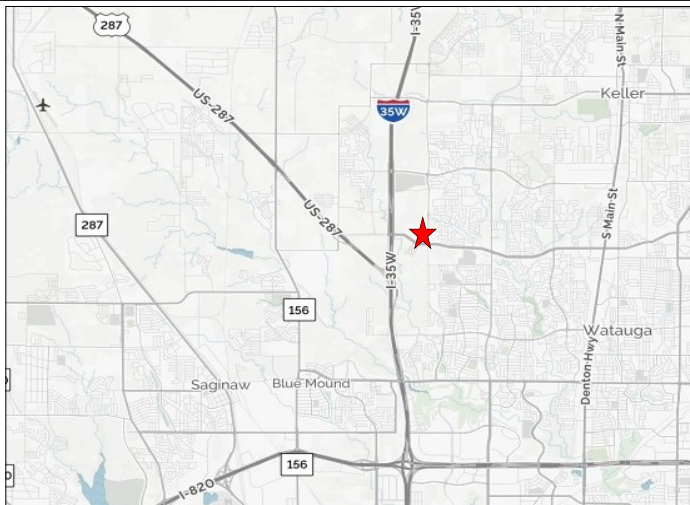
7.8 Acres - Commercial Land

NWQ N Tarrant Pkwy & N Riverside Dr
Fort Worth, Texas 76244

FOR SALE

PROPERTY INFORMATION:

- Size:** 7.8 Acres
- Zoning:** "AG" Agricultural. City of Fort Worth Future Land Use Plan shows site as "Mixed Use."
- Utilities:** Water and Sewer to the site
- Frontage:** N Riverside Dr. - 355'
- Traffic Counts:**
 - N Tarrant Pkwy - 20,889 vpd
 - I-35W - 117,082 vpd
 - US Hwy 81 - 33,000 vpd
- Other Info:**
 - Divisible
 - 35,145 sf available adjacent to SW portion of site
 - N Riverside to be improved to 4-lane divided
 - Located in rapidly growing Alliance area
- Price:** Call Agent



LOCATION DESCRIPTION: Property is located at the northwest quadrant of North Riverside Drive and North Tarrant Parkway in the Alliance area of north Ft. Worth.

DEMOGRAPHICS:

	1-Mile	3-Mile	5-Mile
Population	8,126	110,365	243,917
Projected Growth 2019-2024	6.56%	8.01%	7.84%
Avg Household Income	\$102,610	\$102,056	\$96,726
Median Home Value	\$167,173	\$182,954	\$179,124

FOR MORE INFORMATION:

Matt Patterson

(817) 877-0422 Ext 2

mpatterson@pattersoncommercial.com

Information furnished from sources deemed reliable but not guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

**PATTERSON
&
ASSOCIATES**
COMMERCIAL REAL ESTATE

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Fort Worth, TX 76147
Office (817) 877-0422
Fax (817) 877-0115

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FOR SALE

Alliance Town Center

Medical City Alliance

Ft. Worth Police Administration Building

Monterra Village 550 Units

Keller ISD

Fossil Ridge High School

Pine Meadows 190 Lots

N. Riverside Dr.

N. Tarrant Pkwy. - 20,889 vpd

I-35W - 103,458 vpd

35W

Monterra Village Phases 3

Monterra Village 550 Units

Light of the World Church

Legend Assisted Living

pet supplies

CALLAWAY'S RESERVES

Thompson Rd

Heritage Way Dr

Spencer St

Queenswood Ct

Glassenberry St

Sevenoaks Dr

Chisos Rim Trail

Gaines Dr

Big Thicket Dr

Carlisle Dr

Carroll Dr

Phyllis Ln

Tupelo Trail

Rossie Butte Dr

Golden Sunset Trail

Weller Ln

Heartwood Dr

Dry Creek Dr

Rochester Dr

Silverwood Trail

Naples Ln

Milan Ln

Summerhill Ln

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N. Tarrant Pkwy.

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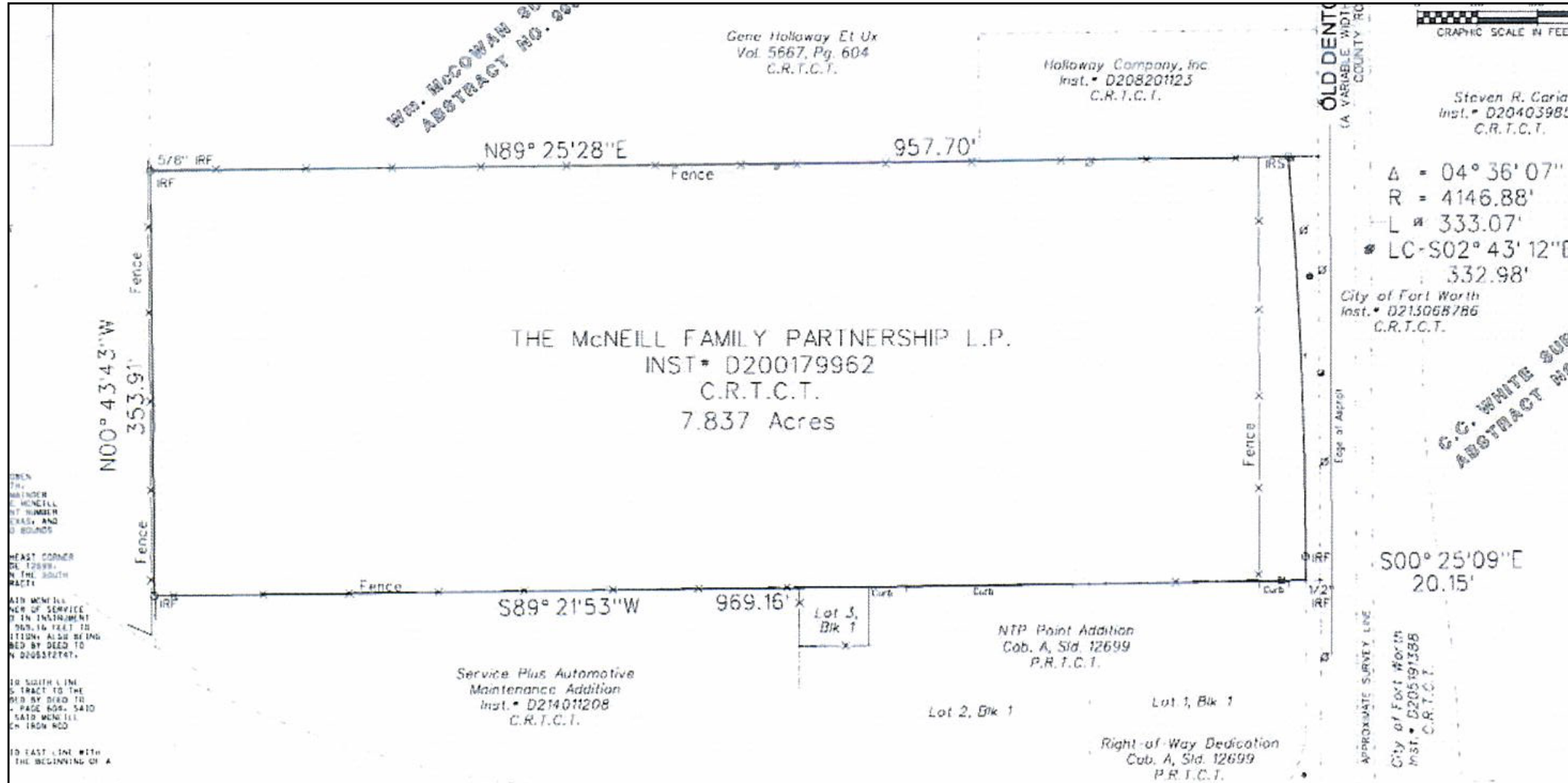
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Information About Brokerage Services

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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