



**4501 BLUE MOUND RD
FORT WORTH, TX 76106**

RANGE
REALTY ADVISORS

DILLON COOK
214.416.8223
dcook@rangerealtyadvisors.com

JOHN THRASH
214.416.8226
jthrash@rangerealtyadvisors.com

PROPERTY OVERVIEW



LOCATION

4501 Blue Mound Rd
Fort Worth, TX 76106



ACREAGE

Gross: ± 2.48
Net: ± 2.2



ZONING

Heavy Industrial



PROPOSED USE

Industrial Growth Center



UTILITIES

Water: To Site
Sewer: On Site

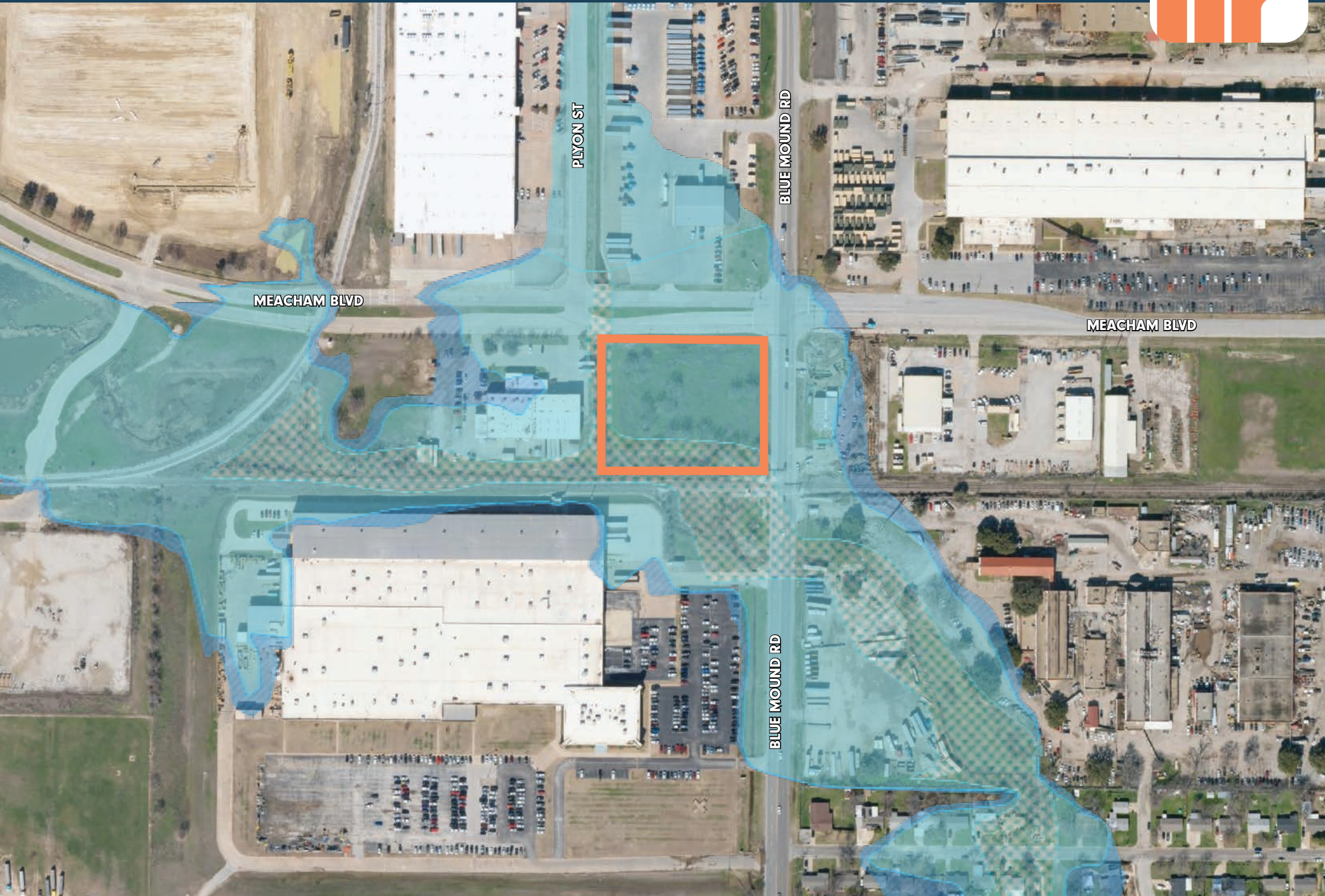


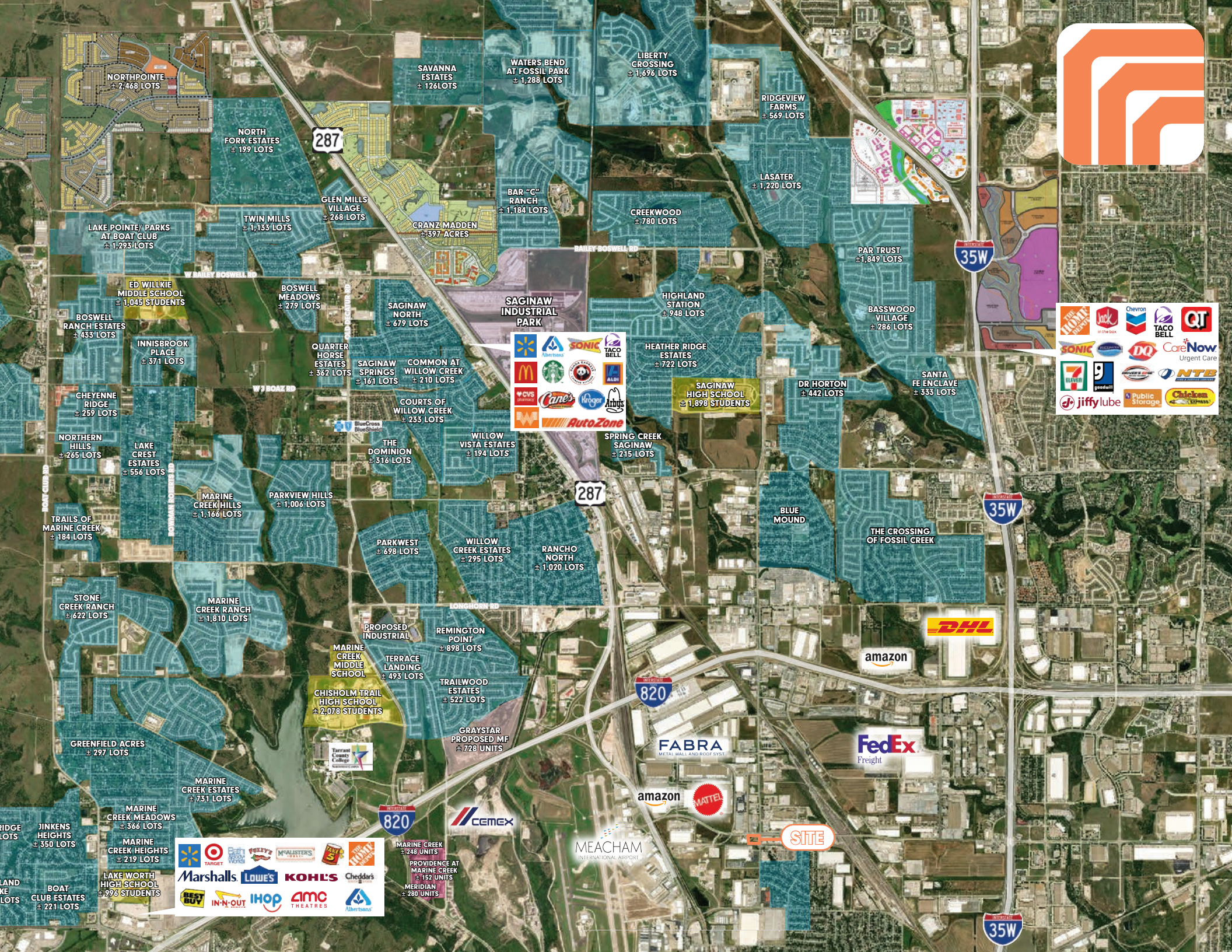
ISD

Fort Worth ISD



FLOOD MAP





NORTHPOINTE
± 7,468 LOTS

NORTH FORK ESTATES
± 199 LOTS

SAVANNA ESTATES
± 126 LOTS

WATERS BEND AT FOSSIL PARK
± 1,288 LOTS

LIBERTY CROSSING
± 1,696 LOTS

RIDGEVIEW FARMS
± 569 LOTS

287

35W

LAKE POINTE/PARKS AT BOAT CLUB
± 1,293 LOTS

TWIN MILLS
± 1,133 LOTS

GLEN MILLS VILLAGE
± 268 LOTS

CRANZ MADDEN
± 397 ACRES

BAR "C" RANCH
± 1,184 LOTS

CREEKWOOD
± 780 LOTS

LASATER
± 1,220 LOTS



PAR TRUST
± 1,849 LOTS

ED WILLKIE MIDDLE SCHOOL
± 1,045 STUDENTS

BOSWELL MEADOWS
± 279 LOTS

SAGINAW NORTH
± 679 LOTS

SAGINAW INDUSTRIAL PARK

HIGHLAND STATION
± 948 LOTS

BASSWOOD VILLAGE
± 286 LOTS

BOSWELL RANCH ESTATES
± 433 LOTS

INNISBROOK PLACE
± 371 LOTS

QUARTER HORSE ESTATES
± 382 LOTS

SAGINAW SPRINGS
± 161 LOTS

COMMON AT WILLOW CREEK
± 210 LOTS

HEATHER RIDGE ESTATES
± 722 LOTS

SANTA FE ENCLAVE
± 333 LOTS

CHEYENNE RIDGE
± 259 LOTS

COURTS OF WILLOW CREEK
± 233 LOTS

WILLOW VISTA ESTATES
± 194 LOTS

SPRING CREEK SAGINAW
± 215 LOTS

DR HORTON
± 442 LOTS

NORTHERN HILLS
± 265 LOTS

LAKE CREST ESTATES
± 556 LOTS

MARINE CREEK HILLS
± 1,166 LOTS

PARKVIEW HILLS
± 1,006 LOTS

PARKWEST
± 698 LOTS

WILLOW CREEK ESTATES
± 295 LOTS

RANCHO NORTH
± 1,020 LOTS

287

35W

TRAILS OF MARINE CREEK
± 184 LOTS

MARINE CREEK RANCH
± 1,810 LOTS

PROPOSED INDUSTRIAL

REMINGTON POINT
± 898 LOTS

TRAILWOOD ESTATES
± 522 LOTS

820



STONE CREEK RANCH
± 622 LOTS

MARINE CREEK MIDDLE SCHOOL

TERRACE LANDING
± 493 LOTS

CHISHOLM TRAIL HIGH SCHOOL
± 2,078 STUDENTS

GRAYSTAR PROPOSED MF
± 728 UNITS

FABRA METAL WALL AND ROOF SYST



GREENFIELD ACRES
± 297 LOTS

MARINE CREEK ESTATES
± 731 LOTS

MARINE CREEK MIDDLE SCHOOL

MARINE CREEK
± 248 UNITS

MEACHAM INTERNATIONAL AIRPORT



35W

BRIDGE LOTS
± 350 LOTS

BOAT CLUB ESTATES
± 221 LOTS

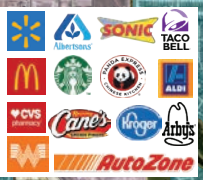
LAKE WORTH HIGH SCHOOL
± 993 STUDENTS

MARINE CREEK MEADOWS
± 366 LOTS

MARINE CREEK HEIGHTS
± 219 LOTS

PROVIDENCE AT MARINE CREEK
± 152 UNITS

MERIDIAN
± 280 UNITS



MARKET OVERVIEW



SUMMARY

THE GRAHAM TRACT CONSISTS OF ±2.2 NET ACRES OF LAND LOCATED OFF BLUE MOUND ROAD IN FORT WORTH, TEXAS. THE PROPERTY IS LOCATED IN THE MEACHAM MARKET WHICH IS ONE OF THE MOST ESTABLISHED INDUSTRIAL MARKETS IN THE DFW METROPLEX. LOCATED ON A HARD CORNER THIS PROPERTY IS HIGHLY VISIBLE AND PROVIDES EASY ACCESS TO THE SURROUNDING AREA.

DEMOGRAPHICS

MILE RADIUS	1 MILE	3 MILE	5 MILE
2024 POPULATION	5,341	74,256	268,676
2029 POPULATION	5,623	79,395	288,764
POP. GROWTH 2024-2029	1.1%	1.4%	1.5%
2023 TOTAL HOUSEHOLDS	1,294	22,201	88,895
MEDIAN HOUSEHOLD INCOME	\$49,610	\$55,136	\$64,124
2024 TOTAL BUSINESSES	231	2,635	9,318
2024 TOTAL EMPLOYMENT	4,689	33,293	106,431



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**RANGE REALTY ADVISORS
4633 N CENTRAL EXPY, SUITE 250
DALLAS, TX 75205**

214-416-8222 | [RANGEREALTYADVISORS.COM](https://www.rangerealtyadvisors.com)



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.

Range Realty Advisors, LLC	9008180	info@rangerealtyadvisors.com	214-416-8222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dillon Cook	650315	dcook@rangerealtyadvisors.com	214-416-8223
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John Thrash	745040	jthrash@rangerealtyadvisors.com	214-416-8226
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____