

FOR SALE

+/-20.7 Acre Development Opportunity

3621 NW Loop 820
Fort Worth, Texas



SUBJECT PROPERTY

Logan Call, Land Coordinator
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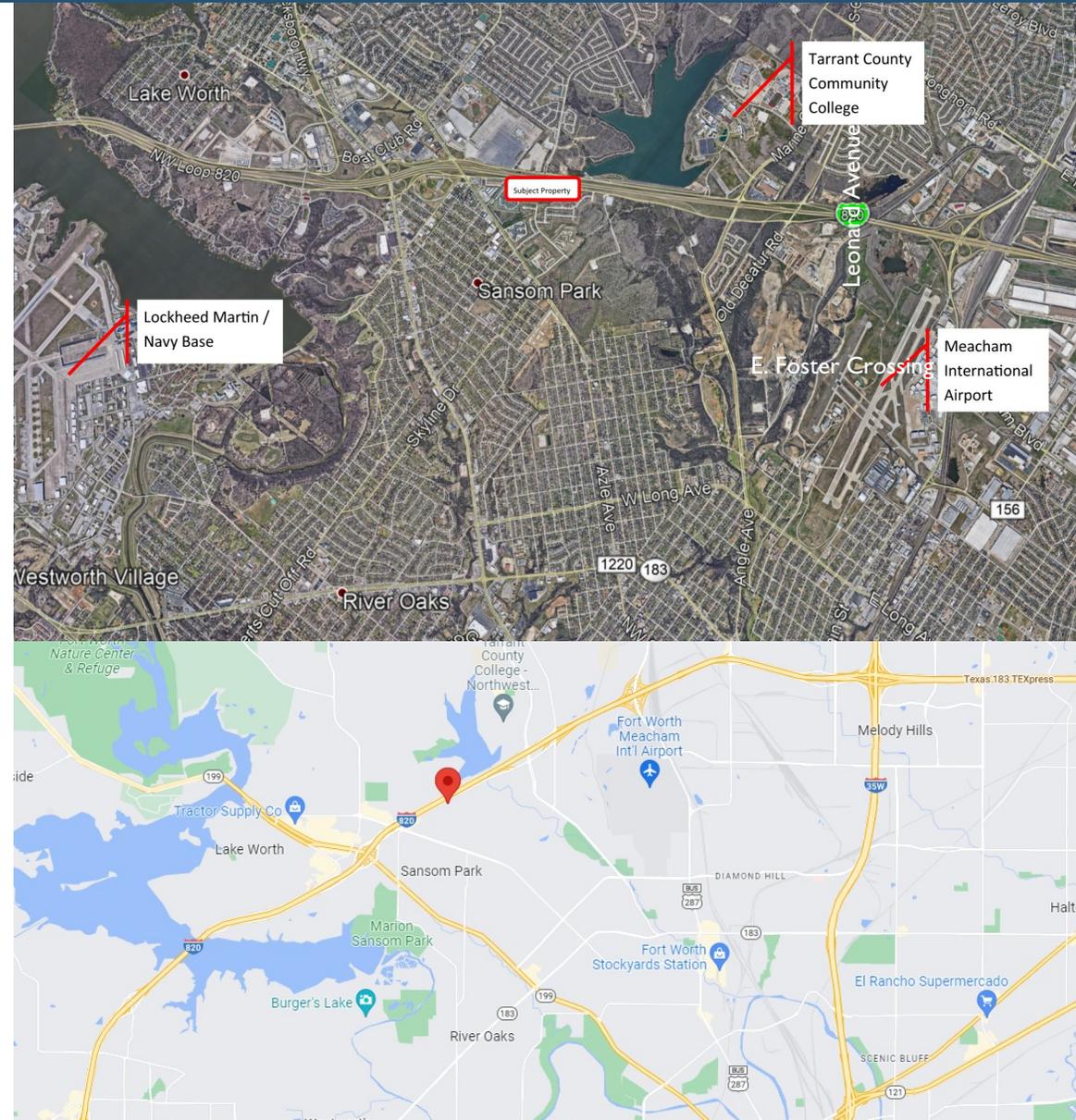
Outstanding opportunity to acquire +/-20.7 acres off Interstate 820 between Angle and Azle Avenue in Fort Worth, Texas. Prime development opportunity with +/-2,500 feet of frontage on I-820. Located across from Tarrant County Community College and 2 miles from Meacham International Airport.

SITE DESCRIPTION

- Location** Located mid-block between Angle and Azle Avenue fronting 820, Fort Worth, Texas
- Size** +/-20.7 Acres
- Zoning** "A-5" One-Family (minimum lot size 5,000 square feet)
- Utilities** Water on-site, sewer off-site to the east
- Traffic Counts** 105,701 cars per day on 820 and Azle Avenue SW
99,000 cars per day on NW Loop 820 Service Road E
- Area Retailers** Home Depot, Denny's Bed, Bath & Beyond, WalMart, Target, Hobby Lobby, Staples, Lowes

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
2022 Population	35,359	178,489	699,724
2022 Households	10,637	58,396	251,548
Average Household Income	\$73,554	\$80,051	\$87,329
Total Consumer Spending	\$316.6M	\$1.8B	\$7.9B

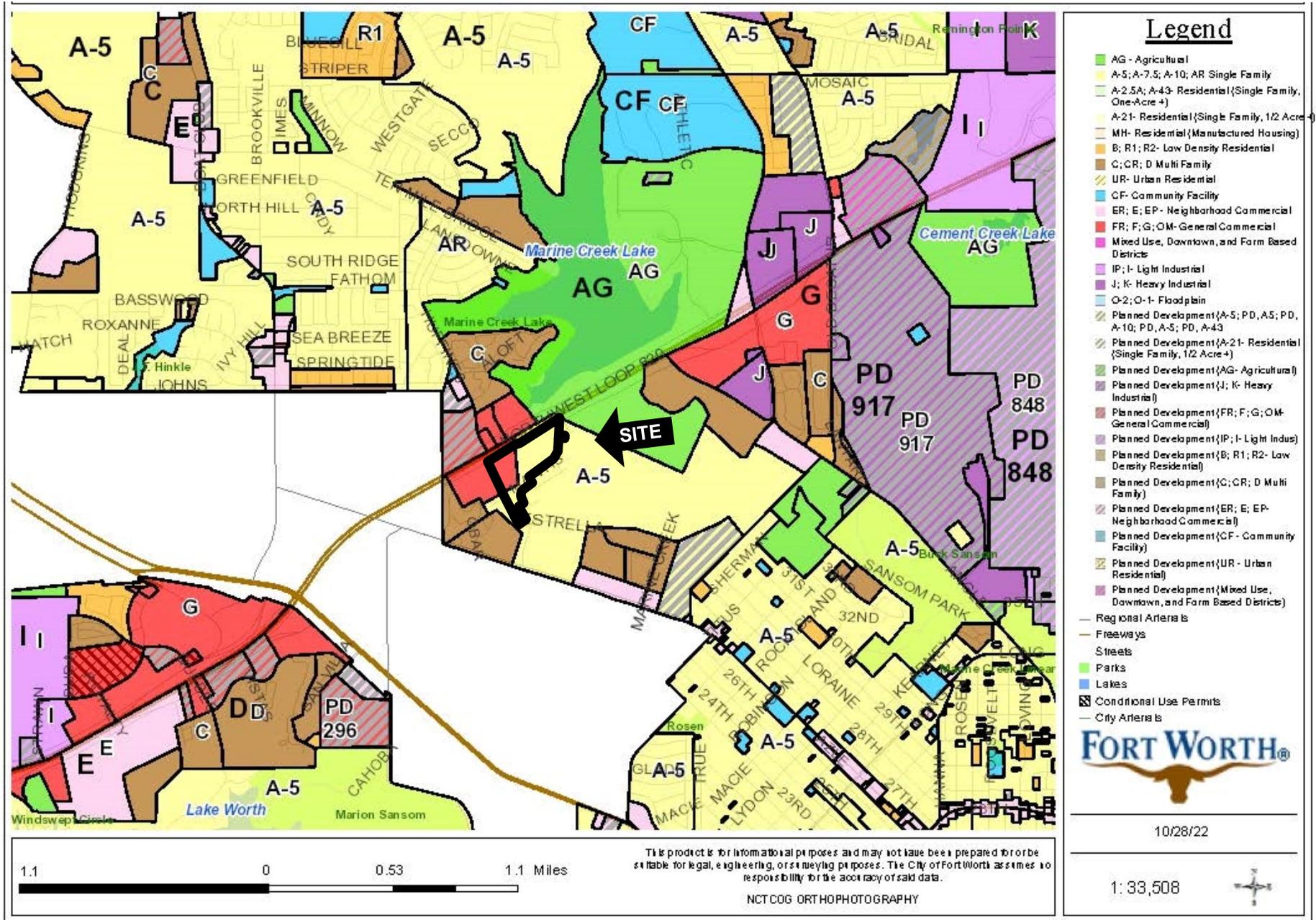


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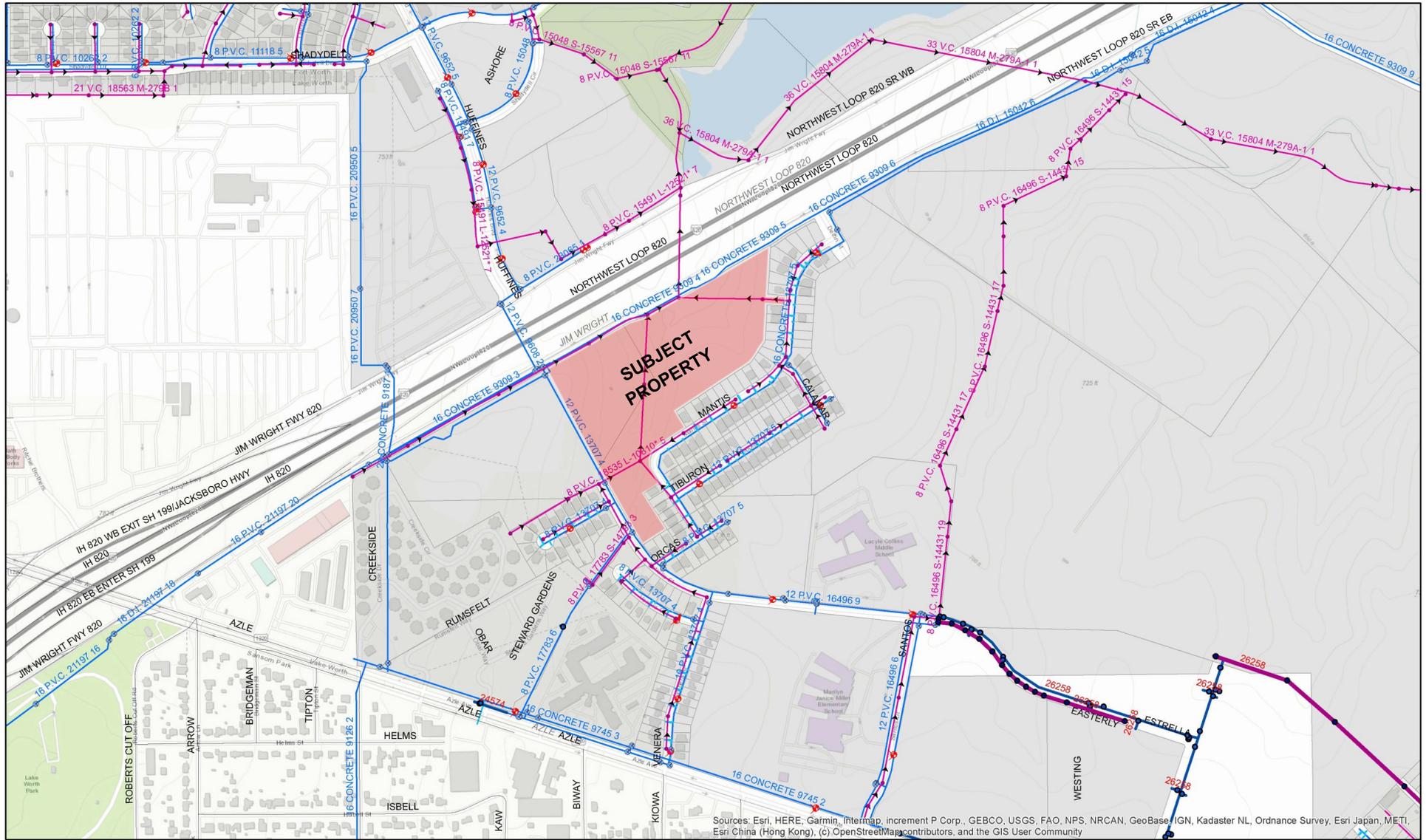
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FRANKLIN LAND COMPANY
1650 W. Virginia Street, Suite 110
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Zoning Map | "A-5" One-Family District

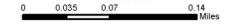


Utilities Map | Water & Sewer



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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Residential District Use | One-Family “A-5”

ARTICLE 6: RESIDENTIAL DISTRICT USE

§ 4.600 ALLOWED USES.

The table on the following pages sets forth the uses permitted within the residential districts.

(Ord. 20159-04-2012, § 1 (Exh. A), passed 4-3-2012)

§ 4.601 KEY TO TABLE DESIGNATIONS.

(a) Permitted uses (P). A “P” in a cell indicates that a use is allowed by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this zoning ordinance. A “P*” in any cell means that supplemental use standards apply. (Refer to Supplemental Use Standards, [Chapter 5, Article 1](#), Standards for Selected Uses.) The specific section number of the standard is noted in the right-hand column titled “Supplemental Standards.”

(b) Special exception uses (SE). An “SE” in a cell indicates that a use is allowed only if reviewed and approved as a special exception use, in accordance with the review procedures of [Chapter 3, Article 3](#). An “SE*” in any cell means that supplemental use standards apply.

(c) Conditional use permit (CUP). A “CUP” in a cell indicates that the use is allowed only if reviewed and approved as a conditional use permit, in accordance with the review procedures in [Chapter 4, Article 4](#). A CUP* in any cell means that supplemental use standards apply.

(d) Uses not allowed. An empty cell indicates that a use is not allowed in the respective zoning district.

(e) Supplemental use standards (*). The numbers contained in the right-hand column of the table are references to additional standards and requirements (refer to Supplemental Use Standards, [Chapter 5, Article 1](#), Standards for Selected Uses) that may apply to the use listed. Standards referenced in this column apply only in zoning districts where the designation includes a “*.”

(f) Use also included in nonresidential district use table (<<). The “<<” symbol in the second column from the right (titled “refer to Nonresidential District Use Table”) indicates this use can also be found in the Nonresidential District Use Table in Article 8.

(Ord. 20159-04-2012, § 1 (Exh. A), passed 4-3-2012; Ord. 23609-03-2019, § 2, passed 3-19-2019)

§ 4.602 UNLISTED USES.

Additional uses have been interpreted as part of or similar to many of the uses listed in the table. The full list of such uses is included in [Appendix C](#), Use Index. If a use is not listed, then the zoning administrative official shall, upon request of any interested party, make a determination within which district, if any, a proposed use should be allowed.

(Ord. 23110-02-2018, § 5, passed 2-6-2018)

Source: CITY OF FORT WORTH, TEXAS—CODE OF ORDINANCES

Residential District Use | One-Family “A-5”

§ 4.705 ONE-FAMILY (“A-5”) DISTRICT. One-Family Detached Dwellings (min. lot size 5,000 sq. ft.)

(a) *Purpose and intent.* It is the purpose and intent of the one-family (“A-5”) district to provide a specific zone with a minimum lot size of 5,000 square feet for the development of a one-family dwelling on each lot and accessory uses.

(b) *Uses.* In the one-family (“A-5”) district, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued, except in accordance with the use tables in [Chapter 4, Articles 6](#) and [8](#) and the supplemental use standards of [Chapter 5](#).

(c) *Property development standards.*

(1) In the one-family (“A-5”) district, the minimum dimension of lots and yards and the height of buildings shall be as shown in the accompanying table.

Lot area	5,000 square feet minimum see Chapter 6 , Development Standards, § 6.501 Lot Area not served by Sanitary Sewer and Chapter 7 , Nonconformities, § 7.106 Nonconforming Lot of Record
Lot width	50 feet minimum at building line
Lot coverage	50% maximum
Front yard*	20 feet minimum (local street) 15 feet minimum (limited local street)
Rear yard	5 feet minimum
Side yard*	5 feet minimum
Interior lot	10 feet minimum adjacent to side street and
Corner lot**	5 feet minimum for interior lot line
Height	35 feet maximum (see Chapter 6 , Development Standards, § 6.100 , Height)
Notes:	
* See Chapter 6 , Development Standards, § 6.101 (d), Yards for front yard setback requirements.	
** May be subject to projected front yard (§ 6.101 (f)).	

(2) Commentary.

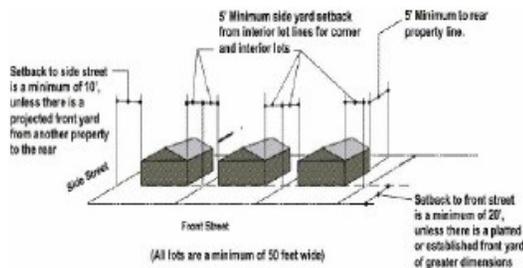
a. Carports/porte cocheres, allowed in side, rear and front yard in certain circumstances, see [Chapter 5](#), Supplemental Use Standards, § [5.301](#), Accessory Buildings on Residential Lots and [Chapter 6](#), Development Standards, § [6.101](#) Yards.

b. Fences, two feet high in public open space easement, eight feet high behind front yard, see [Chapter 5](#), Supplemental Use Standards, § [5.305](#), Fences for fence requirements for fences allowed for residential dwellings.

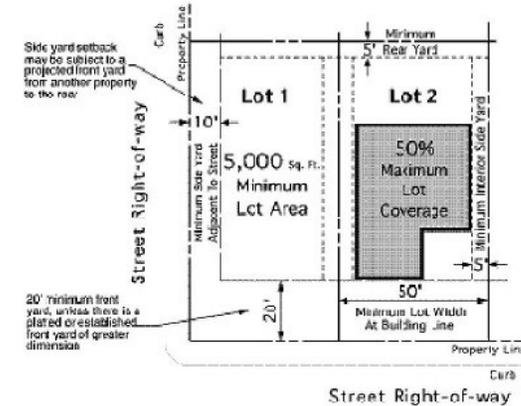
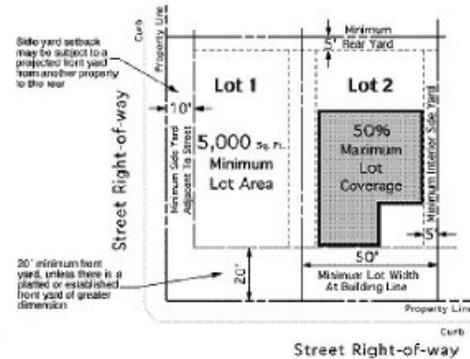
c. Facade, materials and appearance, see [Chapter 6](#), Development Standards, § [6.507](#), Single-Family Residential Design Standards

Source: CITY OF FORT WORTH, TEXAS—CODE OF ORDINANCES

Residential District Use | One-Family “A-5”



Picture 4.9



Picture 4.10

(d) Other development standards. Development in the one-family (“A-5”) district may be subject to a variety of general development standards in [Chapter 6](#), and the following provisions.

(1) Signs. On-premises signs subject to the following:

b. An unilluminated sign for those uses allowed that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.

(2) Parking. Two spaces located behind the front building wall for dwelling units with three or fewer bedrooms, plus one space located behind the front building wall or in the driveway for each bedroom above three. For nonresidential uses, see [Chapter 6](#), Development Standards, [Article 2](#), Off-Street Parking and Loading, [§ 6.200](#).

(3) Residential design standards. See [Chapter 6](#), Development Standards, [§ 6.507](#), Single-Family Residential Design Standards.

(4) Landscaping and buffers. Nonresidential uses may require landscaping or buffers. See [Chapter 6](#), Development Standards, [Article 3](#) Landscaping, Buffers and Urban Forestry, [§ 6.300](#).

(5) Access through residential districts. See [Chapter 6](#), Development Standards, [§ 6.500](#) Access through Residential Districts.

(6) Reconstruction of nonconforming accessory buildings. A nonconforming accessory building that is damaged by fire, the elements, or other cause beyond the control of the owner may be repaired or reconstructed in the same rear and side yard setbacks provided the construction is limited to the identical footprint (replacement of the foundation is allowed); the building is the same design, height and roof pitch (use of different material is allowed) and the owner or an agent obtains a building permit to repair the structure within six months after the damage date. The owner shall have the burden of proof to establish the damage date.

(7) Garage/carport. No more than one garage and one carport or porte cochere shall be allowed per residential unit on a single residential lot, unless the additional garages or porte cocheres are an integral part of the main residential structure with the same roofline and driveway as the residential structure.

(8) Side and rear yard setbacks. The side and rear yard setback for detached garages located behind the rear wall of the house may be reduced to three feet. The side yard of an attached garage may be located within three feet of the property line when located a minimum of 18 feet back of the front wall of the house.

(Ord. 20159-04-2012, § 1 (Exh. A), passed 4-3-2012; Ord. 21528-11-2014, § 1, passed 11-11-2014)

Source: CITY OF FORT WORTH, TEXAS—CODE OF ORDINANCES

Residential District Uses [Table](#) | “A-5” One-Family

4.603 Residential District Use Table		One/Two-Family Districts										Multifamily				Special Districts			In NR Table	Supplemental Standards
Residential Use		A 2.5A	A 43	A 2I	A 10	A 7-5	A5	AR	B	RI	R2	CR	C	D	UR	MH	PD/CUP			
Household Living	One-family detached dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P			>>	* Not > 10,000 sq. ft. 6.507	
	One-family zero lot line detached							P	P	P*	P*	P	P	P	P			>>	6.101(c)	
	One-family zero lot line attached (twin home)								P	P	P	P	P	P	P			>>		
	Two-family detached								P	P	P	P	P	P	P			>>		
	Duplex/two-family attached dwelling								P	P	P	P	P	P	P			>>		
	One-family attached (townhouse, rowhouse)										P*	P	P	P	P			>>	6.101(c)	
	Cluster housing											P	P	P	P			>>		
	HUD-code manufactured housing															P				
	Industrialized housing	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			>>	5.116.B
	Manufactured home park																P		>>	4.202(b)
	Manufactured home subdivision																P			
	Mobile home																P			
	Multifamily dwelling apartment												P*	P*	P*	P*			>>	6.506
Group Living	Boarding or lodging house												P*	P*	P*			>>	5.107A	
	Community home	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			>>	5.110	
	Fraternity or sorority house													P	P			>>		
	Group home I												P*	P*	P*			>>	5.115	
	Group home II													P*	P*			>>	5.115	
	Halfway house																CUP	>>	5.147	
Education	Shelter																CUP	>>		
	Day care center (child or adult)																CUP	>>	5.111	

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Residential District Uses | “A-5” One-Family

4.603 Residential District Use Table		One/Two-Family Districts										Multifamily				Special Districts			In NR Table	Supplemental Standards
Residential Use		A 2.5A	A 43	A 21	A 10	A 7-5	A5	AR	B	RI	R2	CR	C	D	UR	MH	PD/CUP			
	School, elementary or secondary (public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		>>		
Government	Government office facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		>>		
	Museum, library or fine arts center, government operated or controlled	P	P	P	P	P	P	P	P	P	P	P	P	P	P			>>		
Religious	Place of worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P			>>		
Recreation	Center, community recreation or welfare, private or non-profit																CUP	>>		
	Country club (private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P			>>		
	Golf course	P	P	P	P	P	P	P	P	P	P	P	P	P	P			>>		
	Golf driving range																	>>		
	Neighborhood recreation center	P	P	P	P	P	P	P	P	P	P	P	P	P	P			>>		
	Park or playground (public)	P	P	P	P	P	P	P	P	P	P	P	P	P	P			>>		
	Park (private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P			>>		
Utilities	Electric power substation																PD	>>		
	Stealth telecommunications towers*	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			>>	5.137	
	Telecommunications antenna (on structure)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		>>	5.136	
	Utility transmission tower or distribution line	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		>>	5.140	
	Water supply, treatment or storage facility																PD	>>		
Other	Airport, aviation field or landing area																PD	>>		
	Ambulance dispatch station																CUP*	>>	5.101	

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Residential District Uses | “A-5” One-Family

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Residential Use		A 2.5A	A 43	A 21	A 10	A 7-5	A5	AR	B	RI	R2	CR	C	D	UR	MH	PD/CUP			
	Bed and breakfast home								CUP*			CUP*	CUP*	CUP*	CUP*			>>	5.106	
	Bed and breakfast inn													CUP*	CUP*			>>	5.107	
	Greenhouse or plant nursery															CUP*		>>	5.114, 5.133	
	Hospice												P	P	P			>>		
	Gas drilling and production	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			>>	Ch. 15, city codes; 5.140	
	Parking, auxiliary																CUP*		>>	6.202(f)
	Short term home rental																			
Accessory	Accessory use or building	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			>>	5.301	
	Home occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			>>	5.116A	
	Large animals	P*	P*	P*	P*	P*	P*	P*	P*									>>	5.307	
	Private carport/private porte cochere (reduced rear and side yard setbacks)				P*	P*												>>	5.301(b)(1)	
	Private carport/private porte cochere (front yard)	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*	SE*							>>	5.301(b)(1)	
	Recreation area (private), indoor or outdoor											P	P	P	P			>>		
	Satellite antenna (dish)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			>>		
Terrace garage (in required yard setbacks)	P	P	P	P	P	P	P	P	P	P	P	P	P	P			>>			
Temporary	Amusement, outdoor (temporary)															CUP*		>>	5.400	
	Batch plant, concrete or asphalt (temporary)															CUP*		>>	5.401	
	Garage or other occasional sale	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*			>>	5.402		

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Residential Use		A 2.5A	A 43	A 2I	A 10	A 7-5	A5	AR	B	RI	R2	CR	C	D	UR	MH	PD/CUP			
	Mobile vendor, fresh market	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				
	Model home	P	P	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				
	Trailer, portable; sales, construction or storage	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				>>	
	Vendor, transient	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*				>>	
Agricultural	Community Garden	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*					

(Ord. 20159-04-2012, § 1 (Exh. A), passed 4-3-2012; Ord. 22154-04-2016, § 3, passed 4-5-2016, eff. 4-21-2016; Ord. 22335-08-2016, § 4, passed 8-2-2016; Ord. 23110-02-2018, § 2, passed 2-6-2018; Ord. 23609-03-2019, § 2, passed 3-19-2019)

Source: CITY OF FORT WORTH, TEXAS—CODE OF ORDINANCES



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



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.

Franklin Land Company	9009681	rick@franklinlandco.com	972-658-1088
<small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Richard Franklin	333777	rick@franklinlandco.com	972-658-1088
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Sam Franklin	686927	sam@franklinlandco.com	469-450-6269
<small>Licensed Supervisor of Sales Agent/Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Logan Call	837107	logan@franklinlandco.com	469-450-6269
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
_____	_____	_____	_____
<small>Buyer/Tenant/Seller/Landlord Initials</small>		<small>Date</small>	

Regulated by the Texas Real Estate Commission

Information available at www.trec.gov
IABS 1-0

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