

LAKE ARLINGTON
RANCH NORTH
± 213 LOTS

ENCHANTED BAY
BY LEGEND HOMES

SUN VALLEY
± 236 LOTS

5201 E LOOP 820 S
FORT WORTH, TX 76119

RANGE
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PROPERTY OVERVIEW



LOCATION

5201 E Loop 820 S
Fort Worth, TX 76119



ACREAGE

Gross: ± 4.76
Net: ± 4.76



ZONING

E (Neighborhood Commercial)



FUTURE LAND USE

Neighborhood Commercial



UTILITIES

Water: On Site
Sewer: On Site



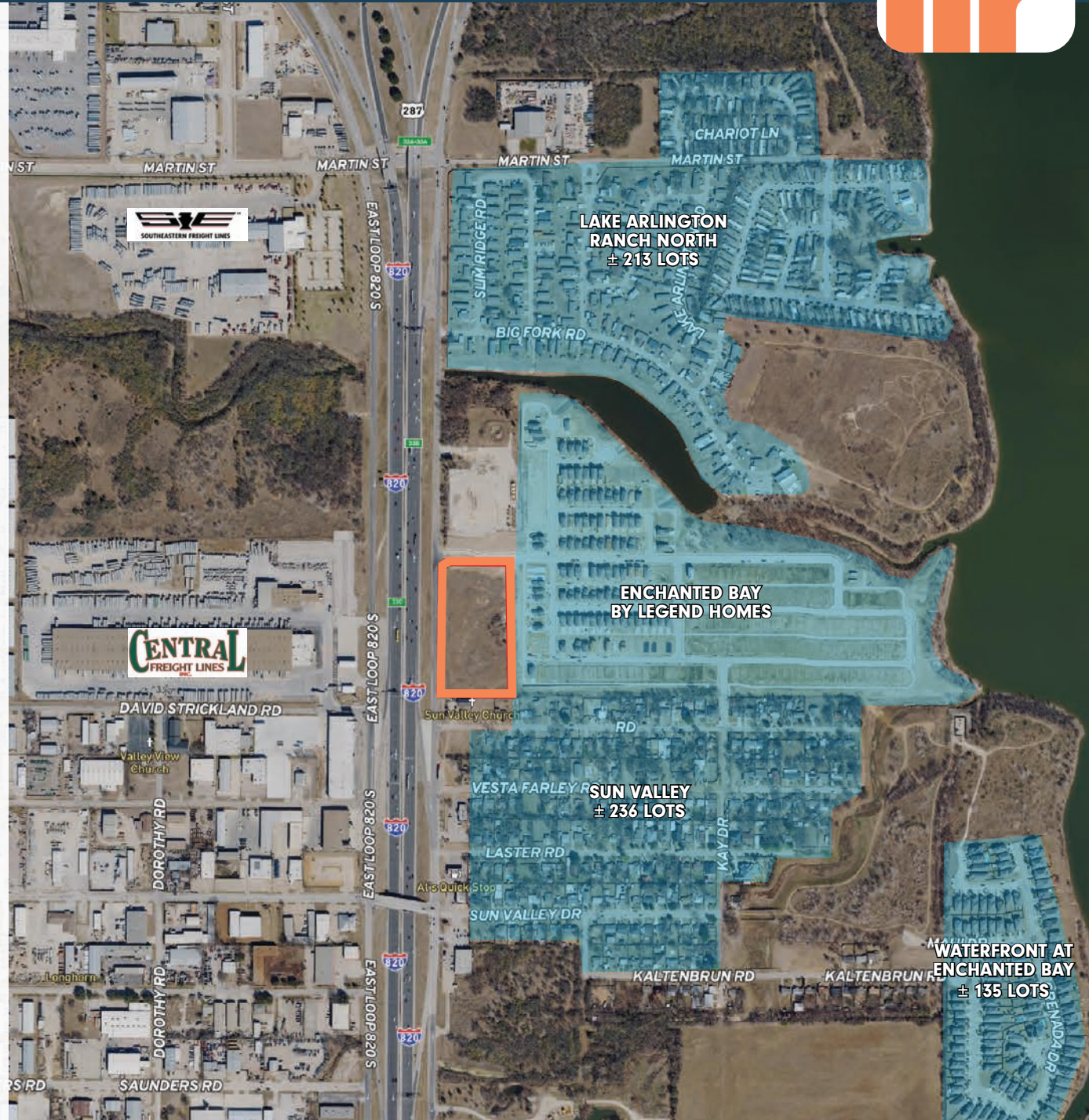
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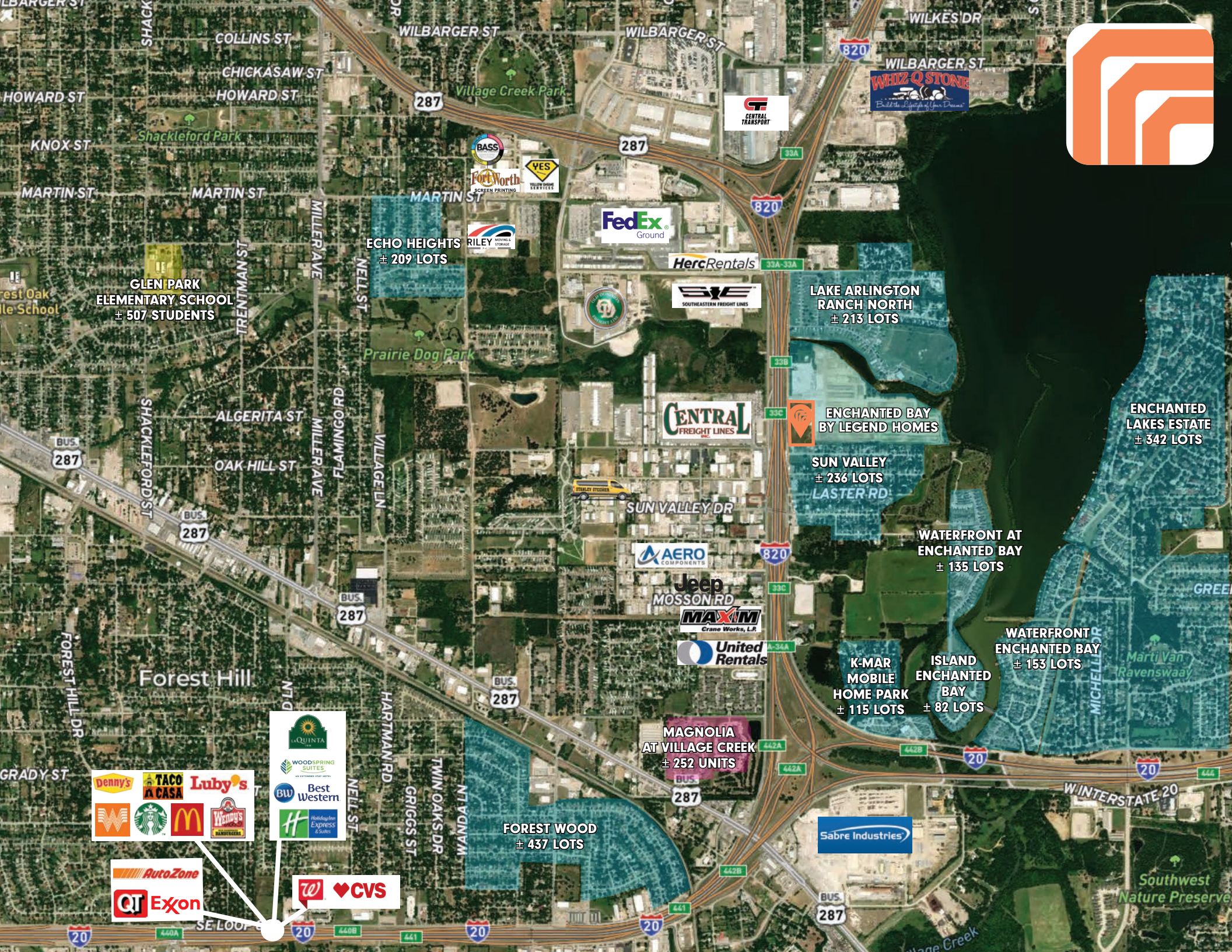
Fort Worth ISD



VPD

I-820: ± 146,000 (2017)
I-820 / Martin St N: ± 133,488 (2022)





ECHO HEIGHTS
± 209 LOTS

LAKE ARLINGTON RANCH NORTH
± 213 LOTS

ENCHANTED BAY BY LEGEND HOMES

SUN VALLEY
± 236 LOTS
LASTER RD

WATERFRONT AT ENCHANTED BAY
± 135 LOTS

WATERFRONT ENCHANTED BAY
± 153 LOTS

K-MAR MOBILE HOME PARK
± 115 LOTS

ISLAND ENCHANTED BAY
± 82 LOTS

MAGNOLIA AT VILLAGE CREEK
± 252 UNITS

FOREST WOOD
± 437 LOTS

GLEN PARK ELEMENTARY SCHOOL
± 507 STUDENTS



Southwest Nature Preserve

Marti Van Ravenswaay

Forest Hill

Village Creek Park

Shackleford Park

Prairie Dog Park

WINTERSTATE 20

820

287

287

820

820

20

20

287

20

20

20

20

KNOX ST

MARTIN ST

MARTIN ST

ALGERITA ST

OAK HILL ST

GRADY ST

SE LOOP

COLLINS ST

CHICKASAW ST

HOWARD ST

MARTIN ST

ALGERITA ST

OAK HILL ST

DLN

SE LOOP

WILBARGER ST

WILBARGER ST

MARTIN ST

HARTMAN RD

TWIN OAKS DR

GRIGGS ST

WINTERSTATE 20

WILBARGER ST

WILBARGER ST

287

SUN VALLEY DR

MOSSON RD

WINTERSTATE 20

WILKES DR

WILBARGER ST

39A

33A-33A

33B

33C

33C

A-34A

A-34A

442A

442A

442B

441

S

WINTERSTATE 20

444

441

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	1 MILE	3 MILE	5 MILE
2023 POPULATION	6,817	80,344	223,062
2028 POPULATION	7,090	81,310	225,769
POP. GROWTH 2023-2028	0.8%	0.2%	0.2%
2023 TOTAL HOUSEHOLDS	2,537	27,936	75,885
MEDIAN HOUSE HOLDS INCOME	\$49,088	\$53,765	\$56,387
2023 TOTAL BUSINESSES	142	2,223	5,477
2023 TOTAL EMPLOYMENT	1,312	16,926	45,876



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

Buyer/Tenant/Seller/Landlord Initials _____ Date _____