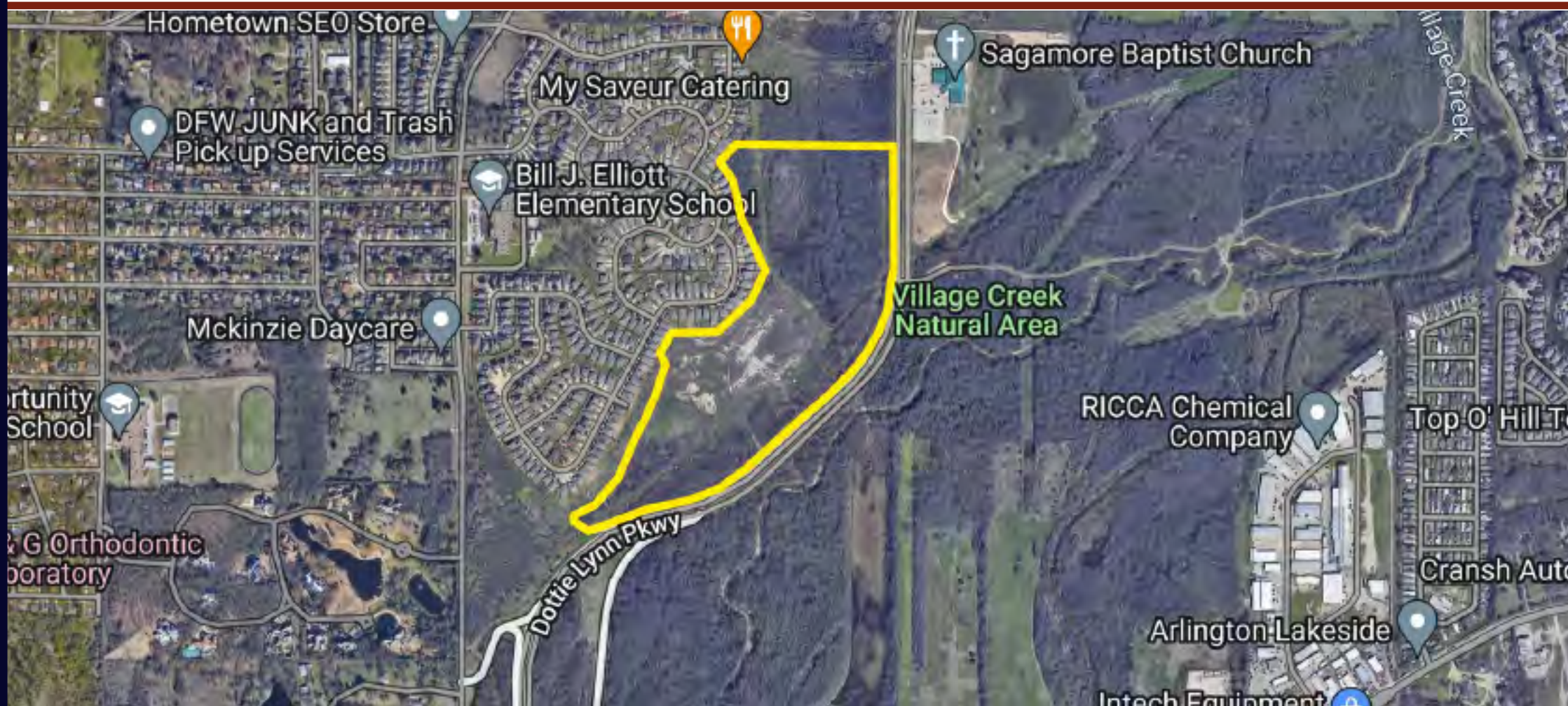


FOR SALE

MIXED USE DEVELOPMENT LAND

POTENTIAL RESIDENTIAL AND COMMERCIAL DEVELOPMENT



49 ACRES OF LAND

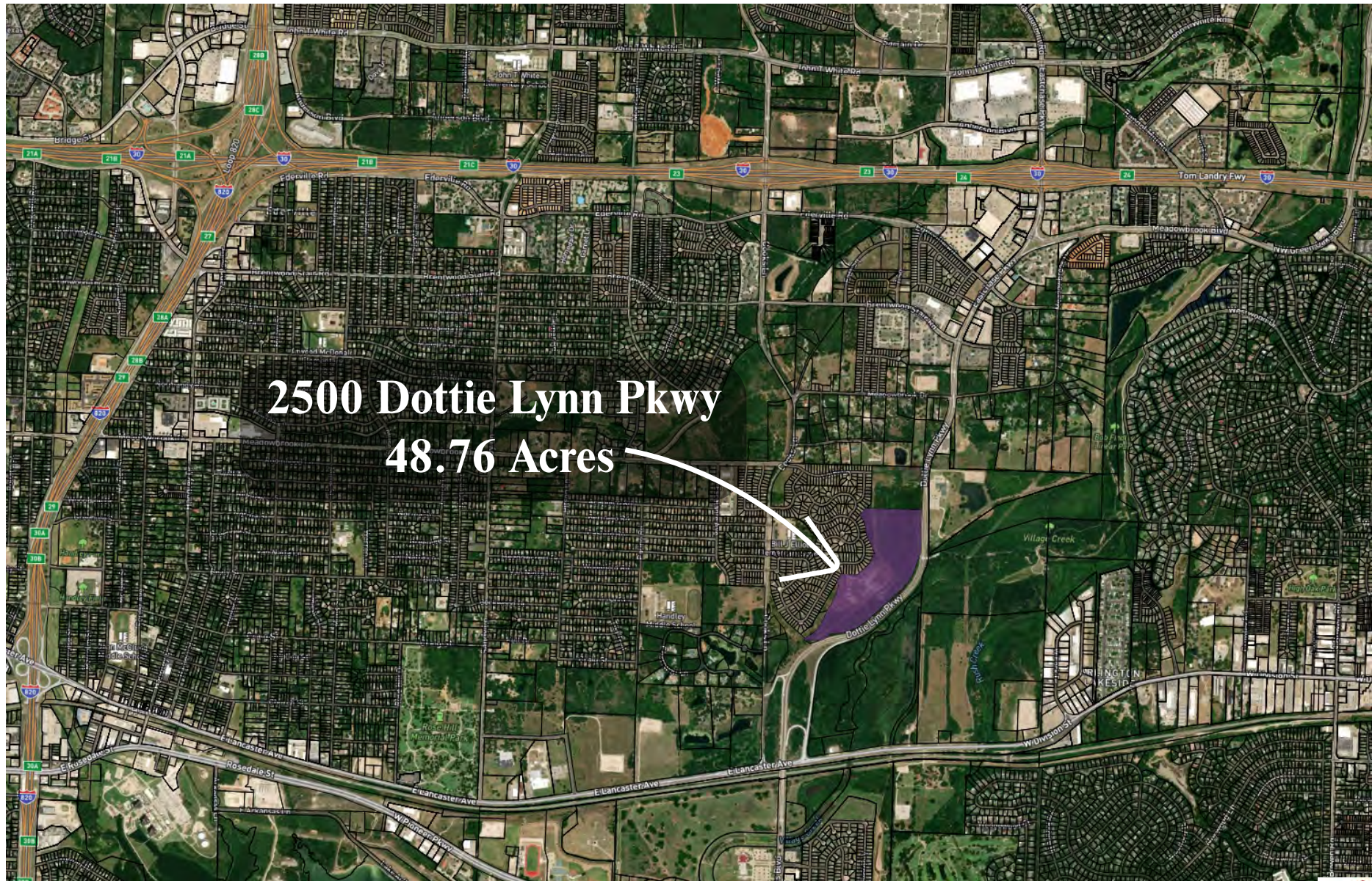
Asking Price: \$5,950,000.00

2500 Dottie Lynn Pkwy Fort Worth, TX 76120

AERIAL

MAP

2500 DOTTIE LYNN PKWY, FORT WORTH, TX



Cameron Pope | (682) 554-4598 | cameron@idfw.net | www.idfw.net

PROPERTY

INFORMATION

2500 DOTTIE LYNN PKWY, FORT WORTH, TX

49.0-acre tract located at 2500 Dottie Lynn Pkwy on the Fort Worth/Arlington boundary. Approx. 2,800+ ft frontage on Dottie Lynn.

Topography includes portions of FEMA 100-year floodplain (Village Creek tributaries). Evolving Texas 2018 study proposes ~\$1.4M floodplain mitigation via grading and fill. Significant developable area post-mitigation. (See Due Diligence Summary, Figure 1.)

Zoning: "E" Neighborhood Commercial + "AG" Agricultural (Fort Worth). Portion in Arlington unzoned. Rezoning required to enable residential uses and limited commercial frontage. Multifamily apartments not permitted.

Utilities: City water, sewer, electric, gas, and telecom available at property boundary.

Ownership: Privately owned (Cook family). Free of liens. Seller open to outright sale, seller financing, or JV with qualified developer.

Proposed master-planned residential community:

- Single-family homes on approx. 3,500–5,000 sf lots
- Duplexes and townhomes (low-density, compatible scale)
- Limited commercial frontage (office, neighborhood retail)

Community design includes:

- Greenbelt/open space along floodplain
- Connected street network with surrounding neighborhoods
- Neighborhood entry features and visual buffers

Municipal alignment:

- Fort Worth staff supports predominantly single-family plan
- Small commercial frontage acceptable along Dottie Lynn Pkwy
- Arlington supportive of compatible residential uses and greenbelt preservation

Floodplain Reclamation Study (Evolving Texas, 2018):

- ~\$1.4M estimated cost
- Grading and fill to reclaim substantial acreage
- Greenbelt/floodplain corridor to remain as open space
- Figure 1: Evolving Texas Constructable Area Plan serves as baseline

Rezoning History:

- 2022-23: PD/CR rezoning for multifamily denied (City preference for SF residential + limited commercial)
- Current focus: single-family, duplex/townhome, limited commercial

Pre-Development Meetings:

- Fort Worth: Planning, stormwater, utilities depts. supportive of revised plan
- Arlington: Supportive of compatible residential and greenbelt connectivity

LOCATION

ADVANTAGES

2500 DOTTIE LYNN PKWY, FORT WORTH, TX

Location:

- 1.5 mi to I-30; 10 mi to Downtown Fort Worth; 22 mi to Downtown Dallas
- Proximity to Loop 820, Pioneer Pkwy, Arlington attractions

Neighborhood Context:

- Adjacent to single-family neighborhoods
- Nearby parks: Village Creek Historical Area, River Legacy Park

Amenities:

- Retail: Eastchase Market (Target, Home Depot, groceries)
- Entertainment: Arlington stadiums & attractions
- Schools: Fort Worth ISD + charter/private schools nearby

Appealing infill residential location with strong market fundamentals.

Target Buyers:

- SF residential land developers
- Regional/national homebuilders
- Builder-developer joint ventures

Transaction Options:

- Outright sale
- Seller financing
- JV with seller land contribution

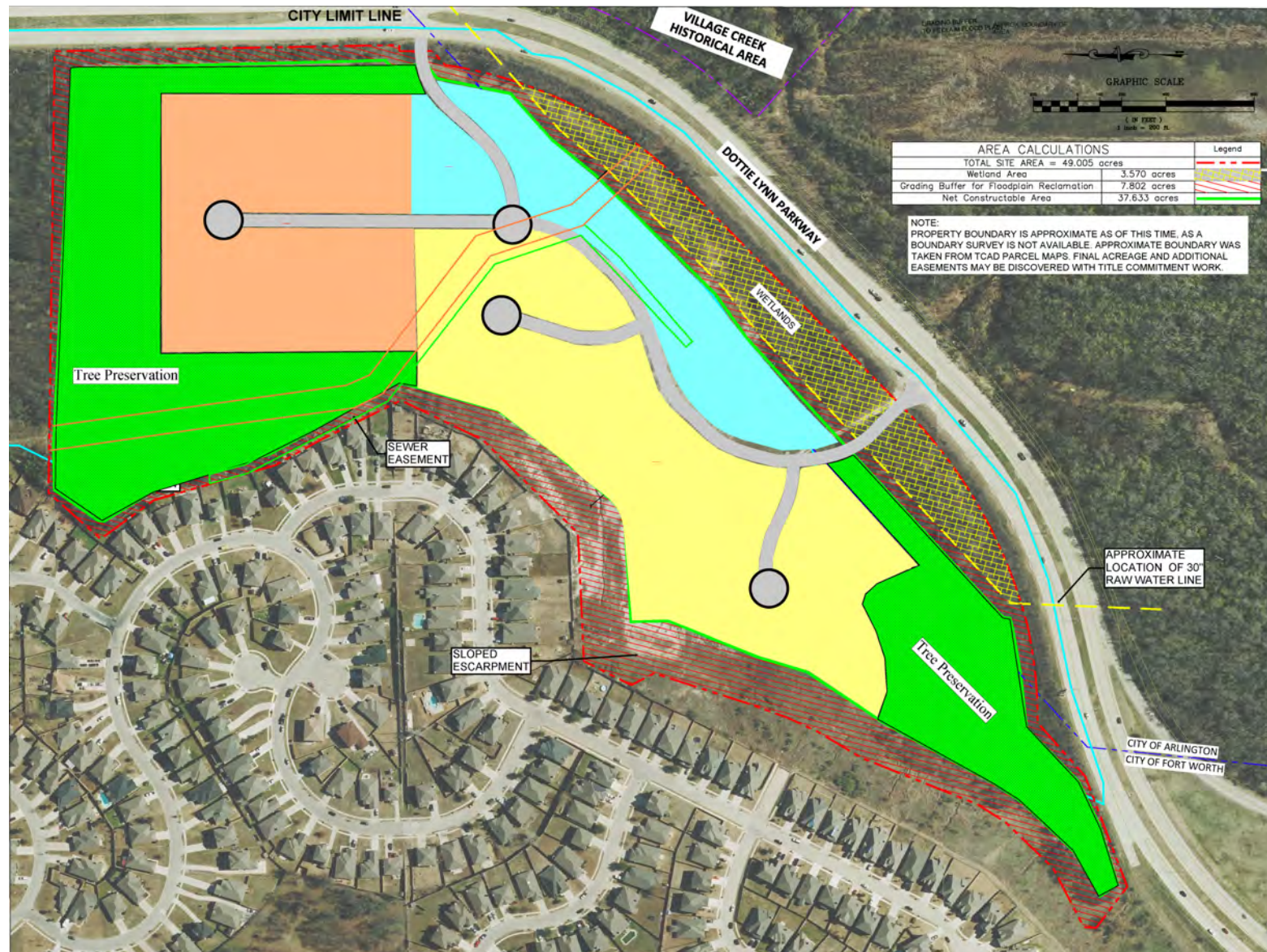
Market Dynamics:

- Strong housing demand for ownership products in East Fort Worth/Arlington submarket
- Limited new SF + townhome supply positions project for success
- Rare large-scale residential opportunity in this core location

PROPERTY

CONCEPTUAL PLAN

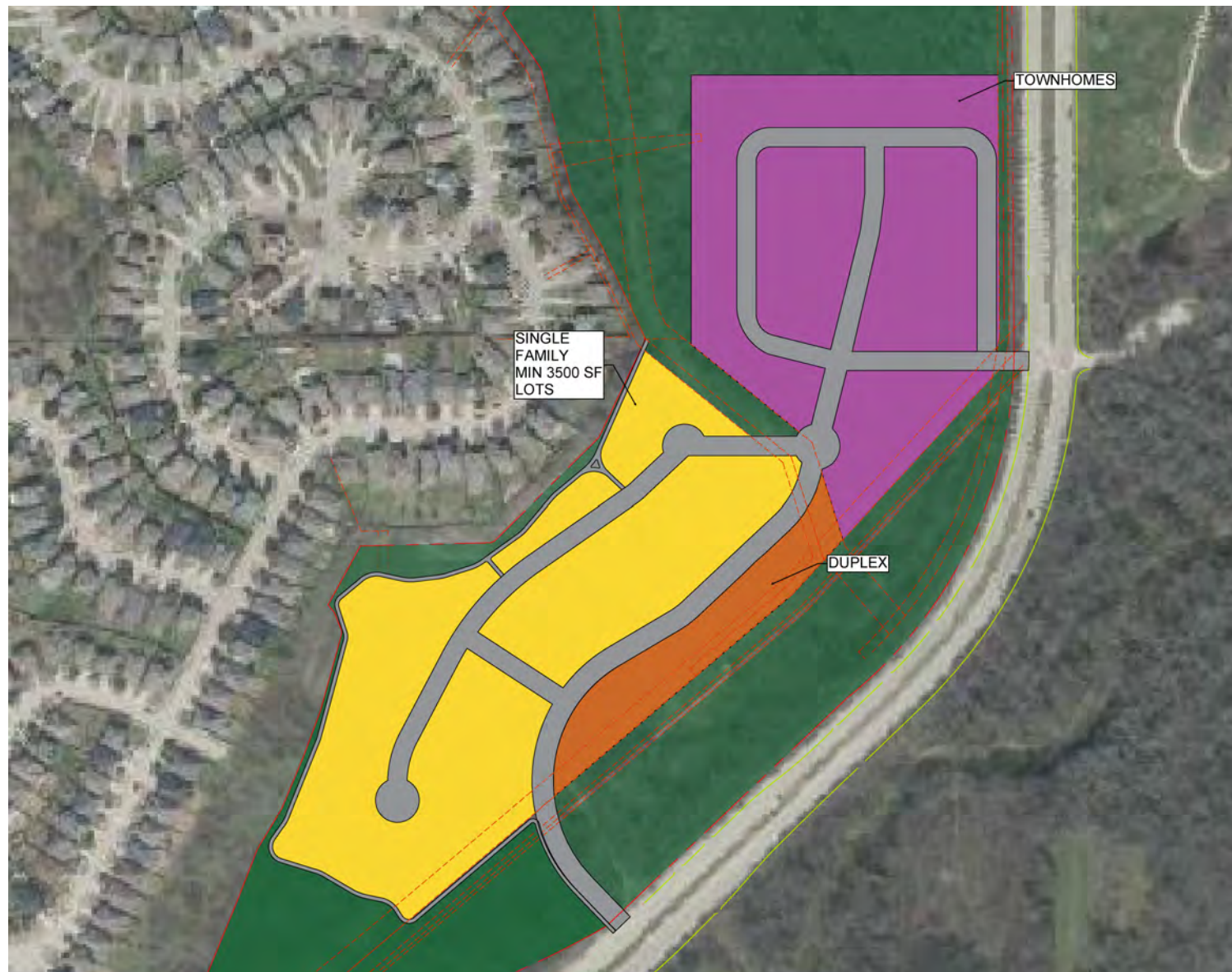
2500 DOTTIE LYNN PKWY, FORT WORTH, TX



PROPERTY

CONCEPTUAL PLAN

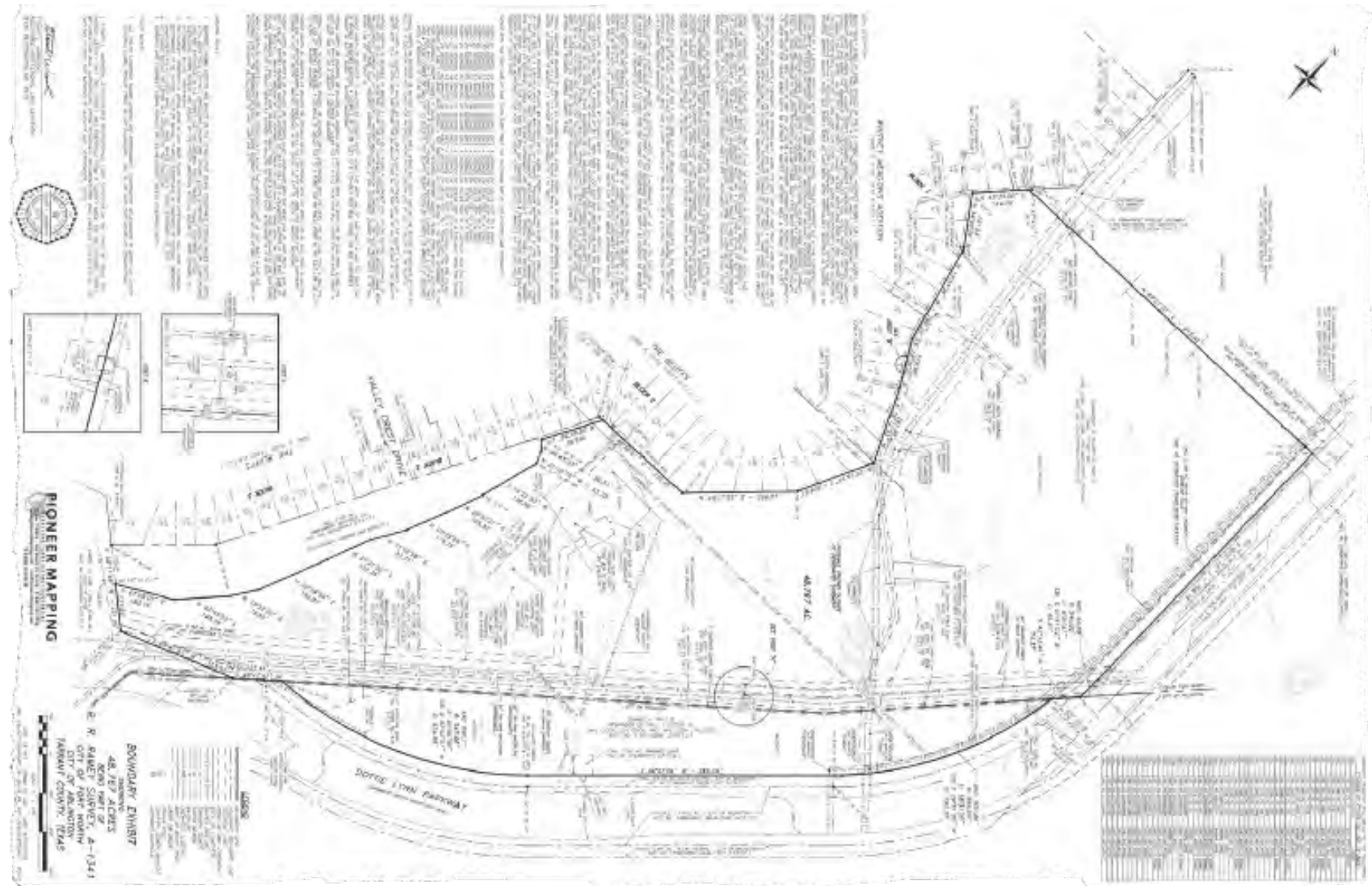
2500 DOTTIE LYNN PKWY, FORT WORTH, TX



SURVEY

EXHIBIT

2500 DOTTIE LYNN PKWY, FORT WORTH, TX



LOCATION

OVERVIEW

2500 DOTTIE LYNN PKWY, FORT WORTH, TX



Cameron Pope | (682) 554-4598 | cameron@idfw.net | www.idfw.net



Cameron brings over two decades of commercial real estate experience, specializing in ethical, client-focused brokerage in the Dallas-Fort Worth Metroplex. He began his career at Sperry Van Ness Arlington, Texas (2004-2008), gaining expertise in leasing and selling large industrial warehouses in the Great Southwest Industrial District. In 2008, he transitioned to SVN Fort Worth, where he worked under James Blake's mentorship until 2014, honing his expertise in the Fort Worth and Tarrant County markets while building valuable relationships.

Cameron founded Invest in DFW Commercial Real Estate in 2014, offering full-service brokerage focusing on collaboration and tailored solutions. He ensures exceptional representation and optimal client outcomes by partnering with professional service providers and other brokerages. Cameron's extensive market knowledge, proven track record, and unwavering dedication make him a trusted advisor for buyers, sellers, and investors throughout the region.

Invest in DFW Commercial Real Estate

IDFW Commercial Real Estate provides a full suite of commercial real estate services designed to deliver exceptional results. We excel at listing properties to help sellers achieve maximum value while representing buyers and tenants with strategic negotiation expertise. Our brokerage and development services are customized to align with each client's unique objectives. Committed to transparency and honesty, we offer end-to-end solutions backed by decades of experience in the DFW Metroplex. At Invest in DFW, your success is our mission.

Representations & Warranties:

Invest in DFW Commercial Real Estate has compiled the information provided in this memorandum from sources deemed reliable. However, no representations or warranties, express or implied, are made as to the accuracy or completeness of the information contained herein. Prospective buyers are encouraged to conduct their own independent verification of all details related to the property. Upon entering into a contract, buyers will be provided with all pertinent information by the broker and seller. Any reliance on the information presented in this memorandum is at the sole risk of the buyer. Invest in DFW Commercial Real Estate expressly disclaims any and all liability for inaccuracies, omissions, or any other discrepancies contained herein.



Information About Brokerage Services

Texas law requires all real estate licensees 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.

Invest in DFW Commercial Real Estate, LLC	9006798	cameron@idfw.net	(682)554-4598
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Susan Evitt Smith	0477944	homesbysusan@att.net	(682)551-9968
Designated Broker of Firm	License No.	Email	Phone
Susan Evitt Smith	0477944	homesbysusan@att.net	(682)551-9968
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cameron Pope	0549162	cameron@idfw.net	(682)554-4598
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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

On The Move Realty, LLC, P.O. Box 3364 Burleson TX 76097
Susan Evitt Smith

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: 6825519968

Fax: (817) 295-8182

Miscellaneous