

NEQ US 287 & BONDS RANCH RD

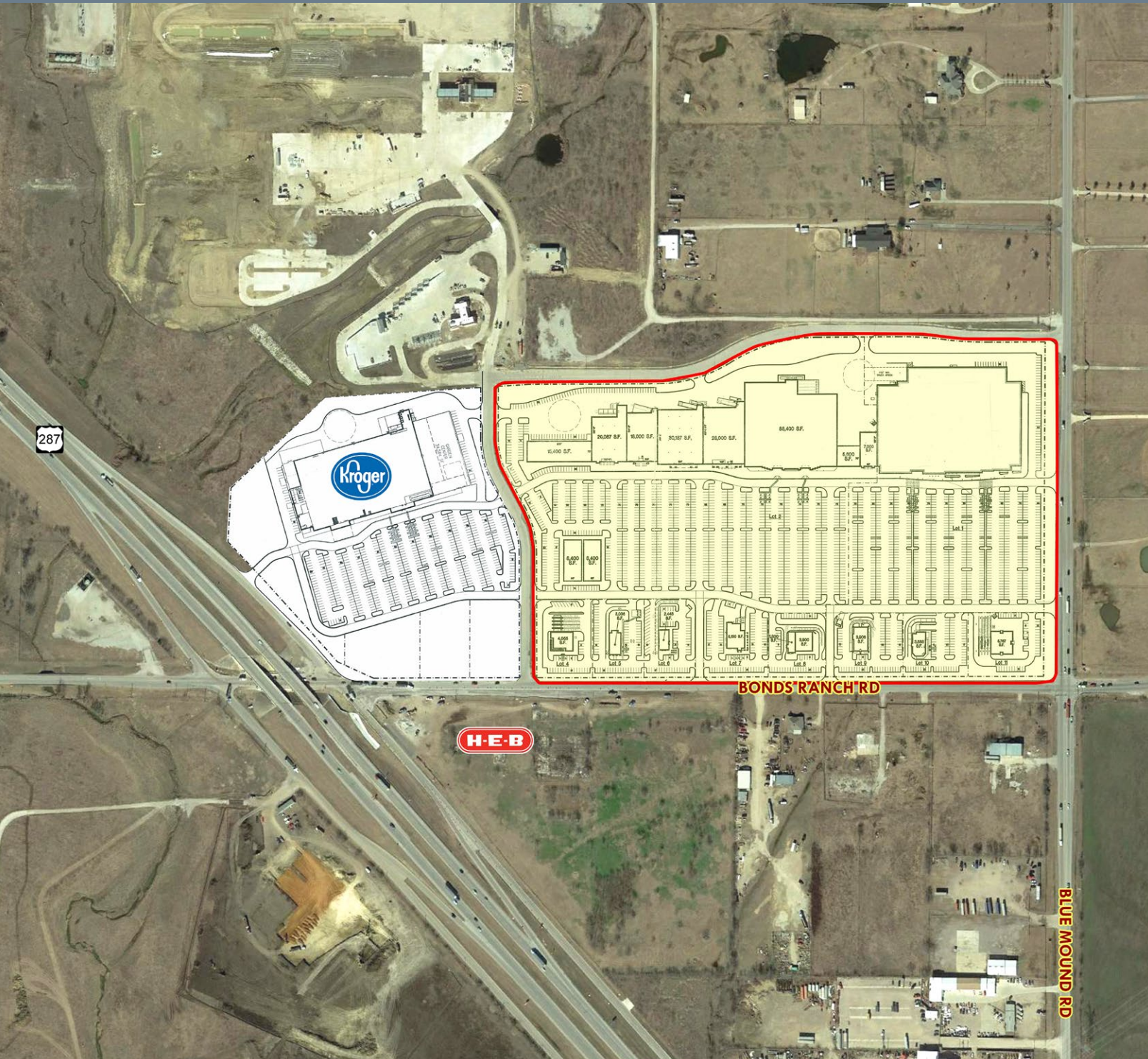
LAND FOR SALE

FORT WORTH, TEXAS

± 63.209 ACRES

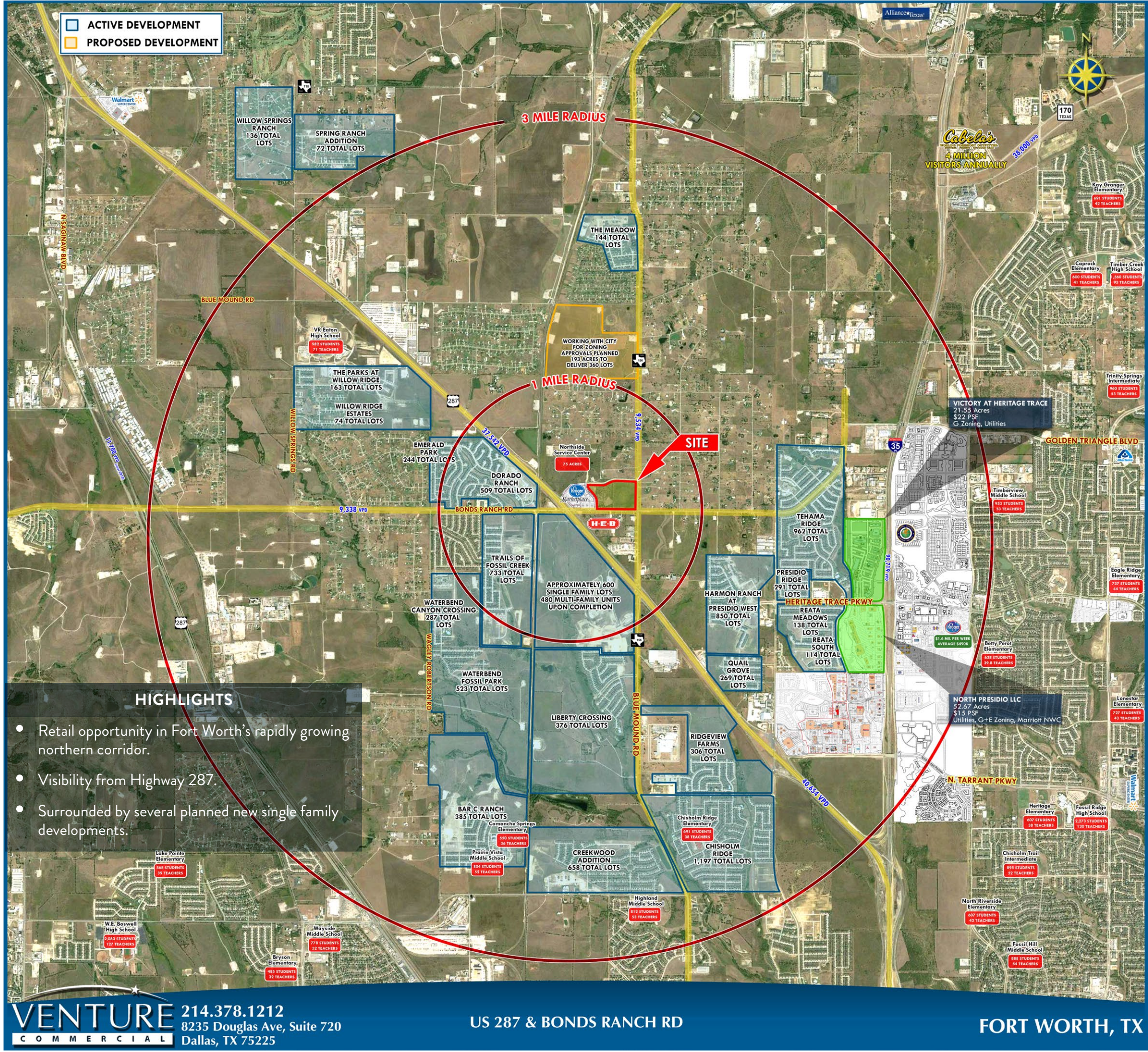
JOHN ZIKOS

KEN REIMER



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

■ ACTIVE DEVELOPMENT
■ PROPOSED DEVELOPMENT



HIGHLIGHTS

- Retail opportunity in Fort Worth's rapidly growing northern corridor.
- Visibility from Highway 287.
- Surrounded by several planned new single family developments.

3 MILE RADIUS

1 MILE RADIUS

SITE

WILLOW SPRINGS RANCH
136 TOTAL LOTS

SPRING RANCH ADDITION
72 TOTAL LOTS

THE MEADOW
144 TOTAL LOTS

THE PARKS AT WILLOW RIDGE
163 TOTAL LOTS

WILLOW RIDGE ESTATES
74 TOTAL LOTS

EMERALD PARK
244 TOTAL LOTS

DORADO RANCH
509 TOTAL LOTS

TRAILS OF FOSSIL CREEK
733 TOTAL LOTS

WATERBEND CANYON CROSSING
287 TOTAL LOTS

WATERBEND FOSSIL PARK
523 TOTAL LOTS

LIBERTY CROSSING
376 TOTAL LOTS

BAR C RANCH
385 TOTAL LOTS

CREEKWOOD ADDITION
658 TOTAL LOTS

RIDGEVIEW FARMS
306 TOTAL LOTS

CHISHOLM RIDGE
1,197 TOTAL LOTS

APPROXIMATELY 600 SINGLE-FAMILY LOTS
480 MULTI-FAMILY UNITS
UPON COMPLETION

HARMON RANCH AT PRESIDIO WEST
850 TOTAL LOTS

TEHAMA RIDGE
962 TOTAL LOTS

PRESIDIO RIDGE
291 TOTAL LOTS

REATA MEADOWS
138 TOTAL LOTS

REATA SOUTH
114 TOTAL LOTS

QUAIL GROVE
269 TOTAL LOTS

Cabela's
4 MILLION VISITORS ANNUALLY

38,000 VPD

170 TEXAS

Katy Granger High School
491 STUDENTS
45 TEACHERS

Caprock Elementary
400 STUDENTS
41 TEACHERS

Timber Creek High School
1,260 STUDENTS
95 TEACHERS

Trinity Springs Intermediate
960 STUDENTS
75 TEACHERS

VICTORY AT HERITAGE TRACE
21.55 Acres
\$22 PSF
G Zoning, Utilities

GOLDEN TRIANGLE BLVD

Timberview Middle School
933 STUDENTS
55 TEACHERS

Eagle Ridge Elementary
737 STUDENTS
46 TEACHERS

Betty Perot Elementary
628 STUDENTS
39.8 TEACHERS

NORTH PRESIDIO LLC
52.67 Acres
\$15 PSF
Utilities, G+E Zoning, Marriott NWC

Lonestar Elementary
727 STUDENTS
45 TEACHERS

N. TARRANT PKWY

Heritage Elementary
407 STUDENTS
38 TEACHERS

Fossil Ridge High School
8,208 STUDENTS
150 TEACHERS

Chisholm Trail Intermediate
883 STUDENTS
52 TEACHERS

North Riverside Elementary
407 STUDENTS
42 TEACHERS

Fossil Hill Middle School
888 STUDENTS
54 TEACHERS

Lake Pointe Elementary
548 STUDENTS
39 TEACHERS

W.E. Boswell High School
5,083 STUDENTS
127 TEACHERS

Wayside Middle School
778 STUDENTS
52 TEACHERS

Boyson Elementary
488 STUDENTS
32 TEACHERS

US 287 & BONDS RANCH RD

FORT WORTH, TX

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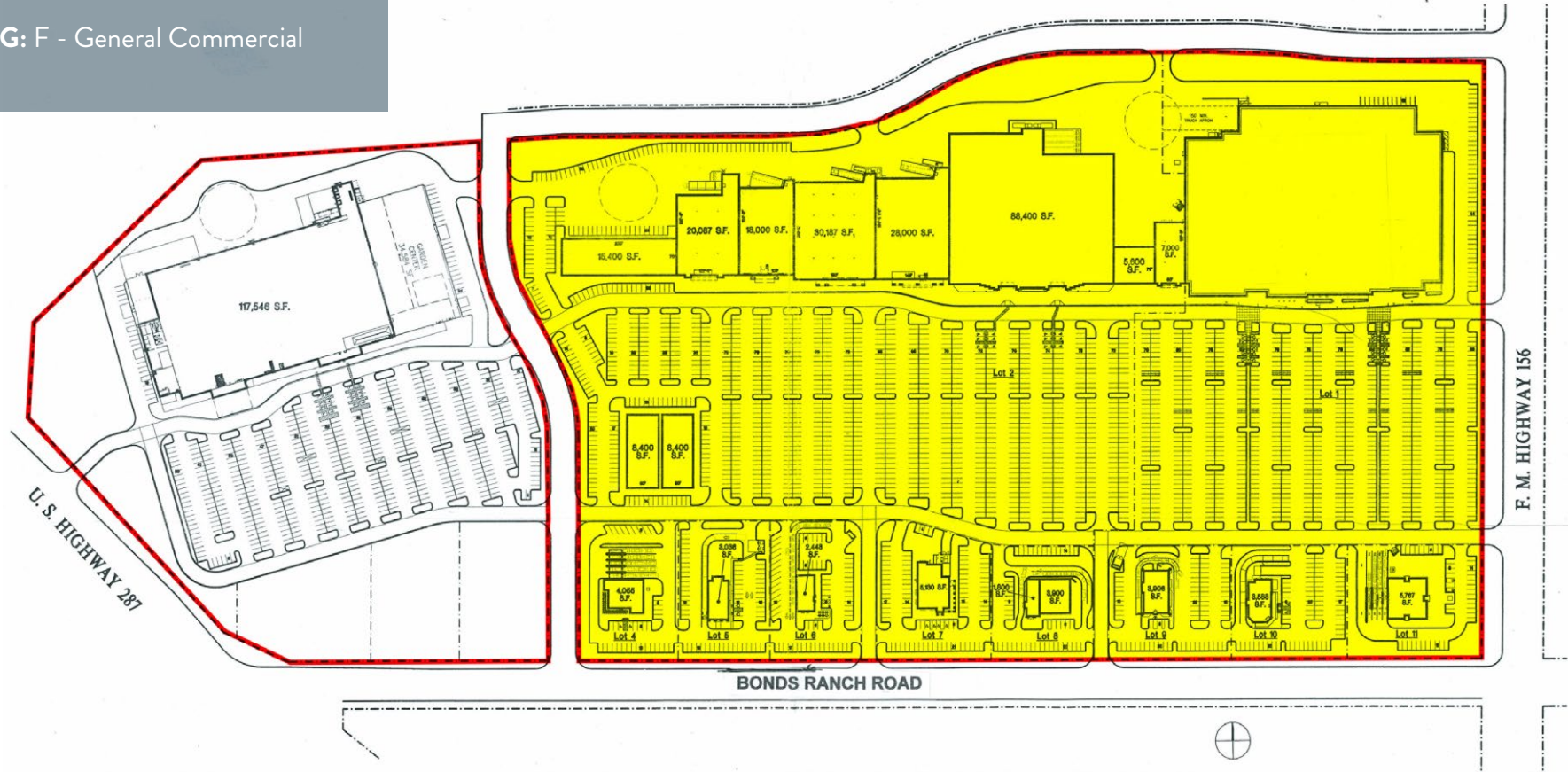
PROPERTY INFORMATION

LOCATION

NEQ US 287 & Bonds Ranch Rd
Fort Worth, TX 76131

SIZE: ± 63.209 Acres

ZONING: F - General Commercial



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE	TRAFFIC COUNTS	
2017 EST POPULATION	5,128	28,812	141,942	FM 156	9,534 VPD
2017 EST AVG HH INCOME	\$110,359	\$108,421	\$104,396	US 287	37,542 VPD
				I-35W	90,719 VPD
				BONDS RANCH	9,338 VPD



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XX			
Agent’s Supervisor’s Name Ken Reimer	License No. 428933	Email kreimer@venturedfw.com	Phone 214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

