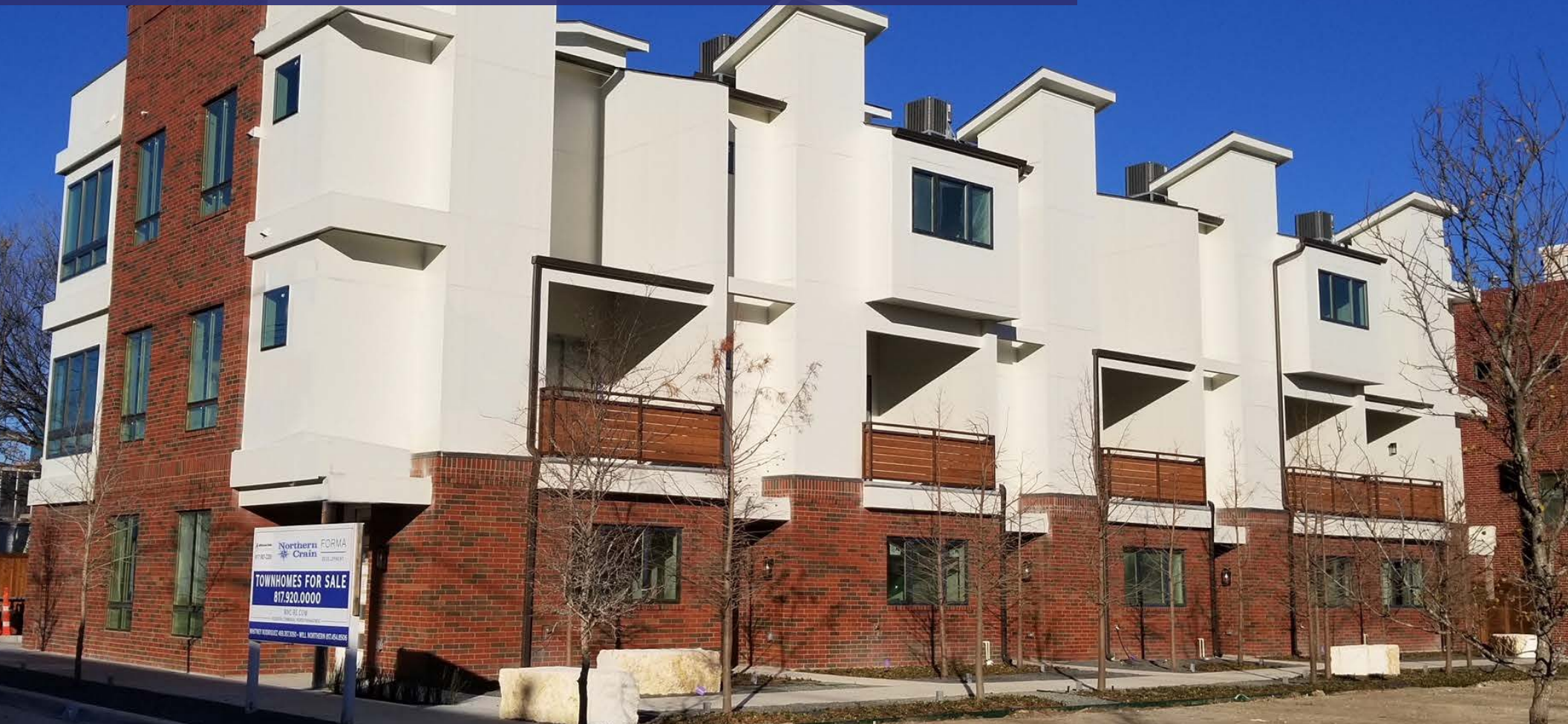


COLLEGE AVENUE TOWNHOMES

313 – 329 College Avenue, Fort Worth, TX 76104

FORMA
DEVELOPMENT



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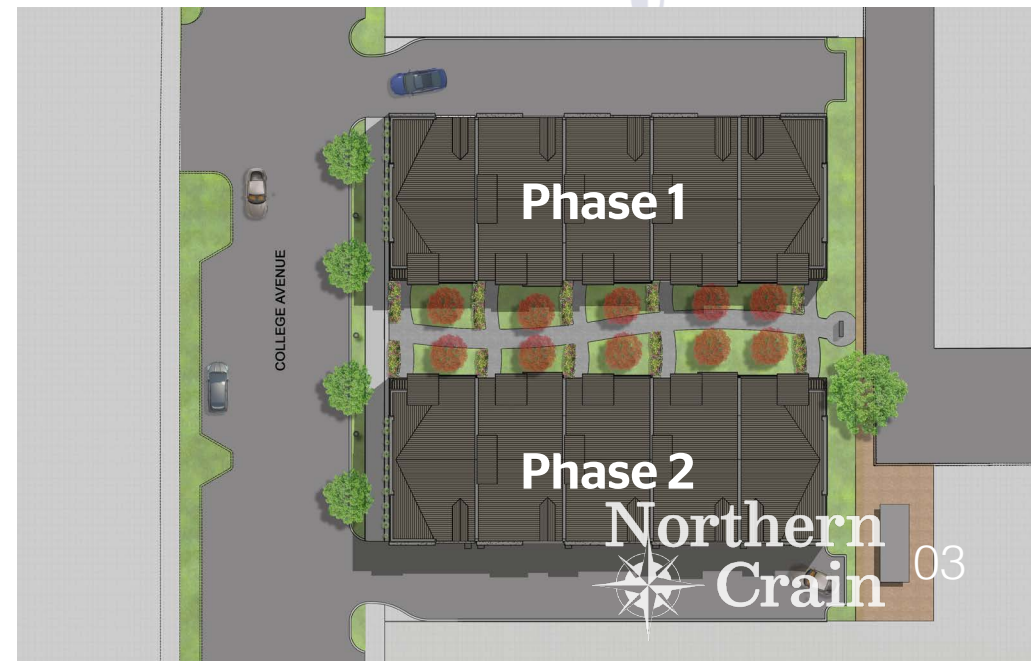


PROPERTY DESCRIPTION

College Ave Townhomes

New Townhome development in the heart of the Near Southside. Enjoy an urban lifestyle with today's modern amenities! Elevator and Smart Home System upgrades available. The College Ave Townhomes are located between Fort Worth's booming Downtown and thriving W. Magnolia Ave. Enjoy the convenience of being near the TRE and TEXRail, plus entertaining nightlife and dining options of S Main and W Magnolia. This contemporary townhome development features a modern, landscaped courtyard that offers a peaceful entry after a busy day. Other features include large windows for plenty of natural light, an open concept living area with outdoor seating overlooking the courtyard, and an additional back courtyard for resident sitting and grilling with a dog run.

Two Bedroom Corner Unit	2 Bed	2.1 Bath	1,987 SF	\$435,000
Two Bedroom Central Unit	2 Bed	2.1 Bath	2,035 SF	\$440,000
Three Bedroom Unit	3 Bed	3.1 Bath	2,178 SF	\$470,000



PROPERTY HIGHLIGHTS

- Open Floor Plan with 2nd Story Outdoor Seating at Living Area Overlooking Courtyard
- Oversized Windows Provide Lots of Natural Light
- Plenty of Storage Space
- Quartz countertops in Kitchen
- Stainless Steel Appliances

- 10ft Ceilings in Living Area
- Master Suite Includes Walk in Closet, Soaking Tub, Double Sinks and Glass Enclosed Shower
- Available Upgrades:
Elevator and Smart Home System
- LED Lighting Throughout



PROPERTY HIGHLIGHTS

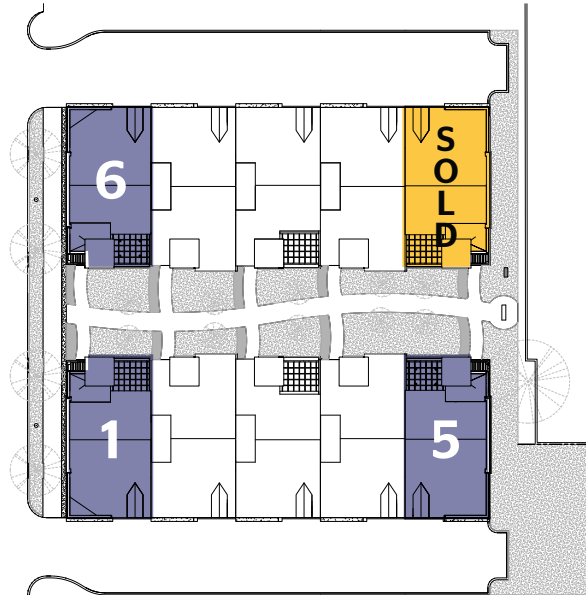
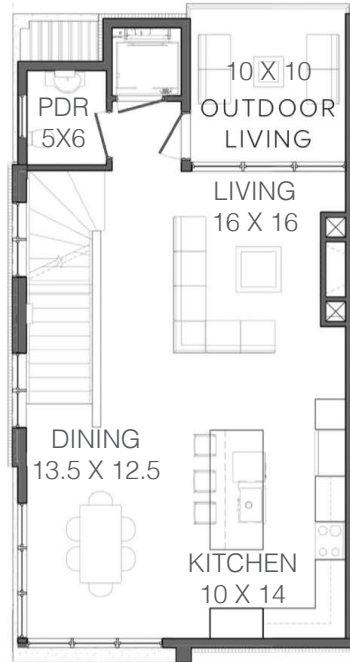
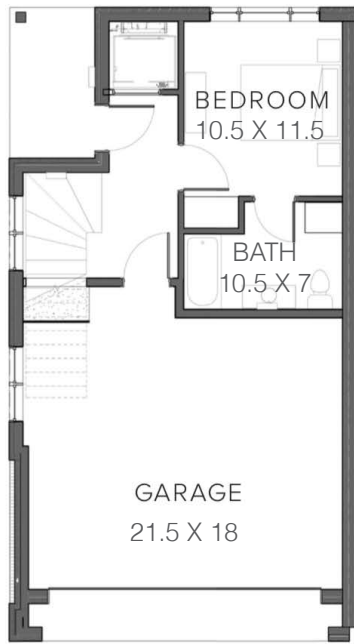
- Amenities Include an 80 SF Common Area Patio for Grilling with Dog Run
- Energy Eicient Features Include: High Eiciency Seer 16AC, Gas Cooking, Fireplace, Dryer, and Tankless Water Heater, Low E Windows, and Energy Star Roof Tiling
- Modern Landscaped Courtyard Design to Provide a Green Visual Backdrop



FLOOR PLANS

2 Bed Corner Unit Floor Plan

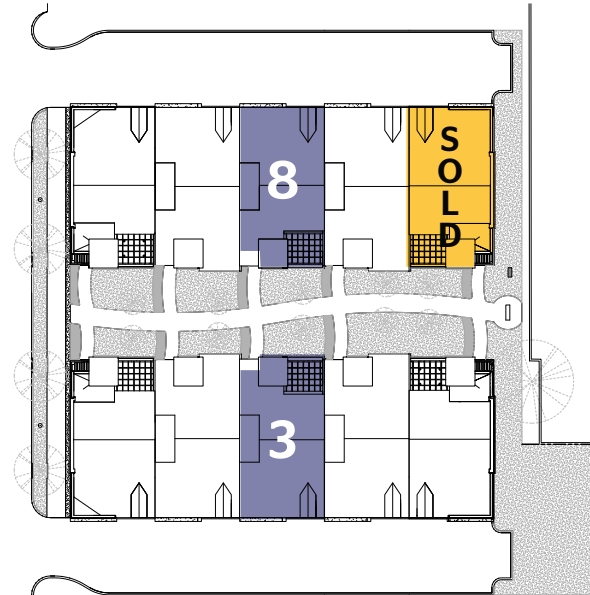
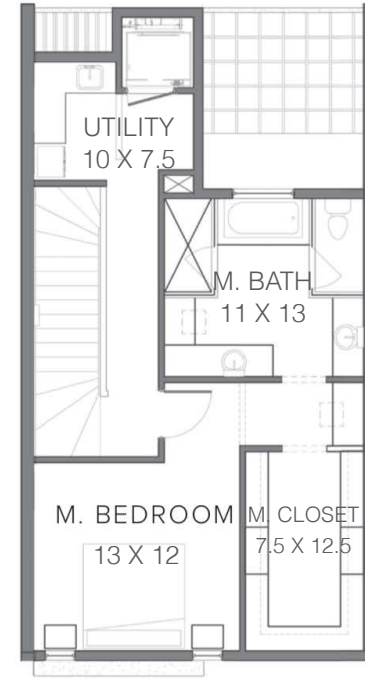
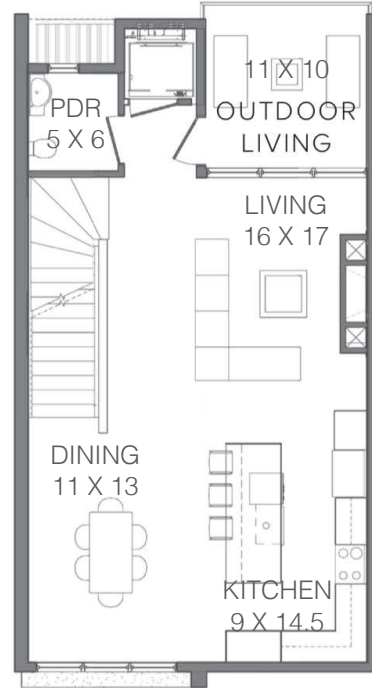
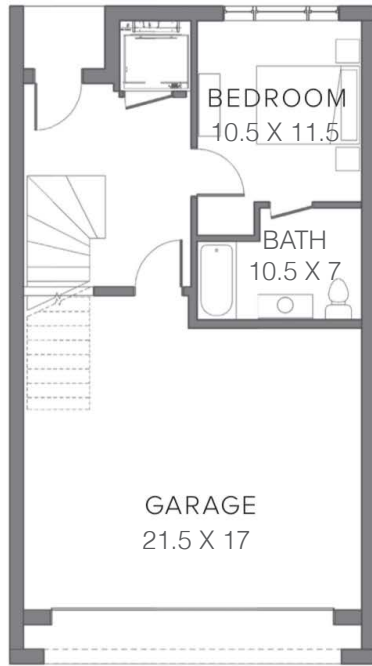
1,987 SF | Presale Price \$435,000



FLOOR PLANS

2 Bed Central Unit Floor Plan

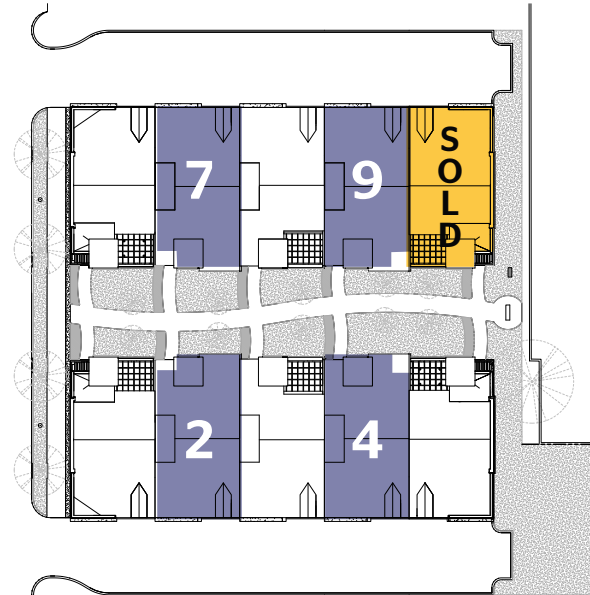
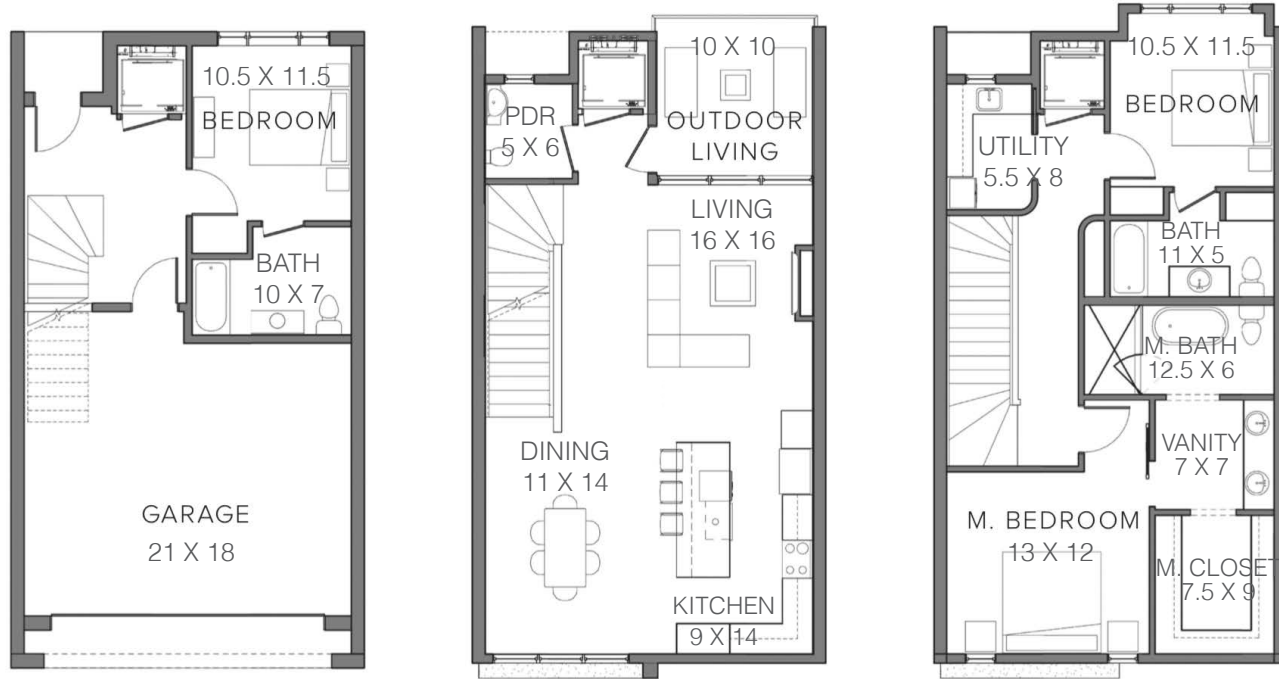
2,035 SF | Presale Price \$440,000



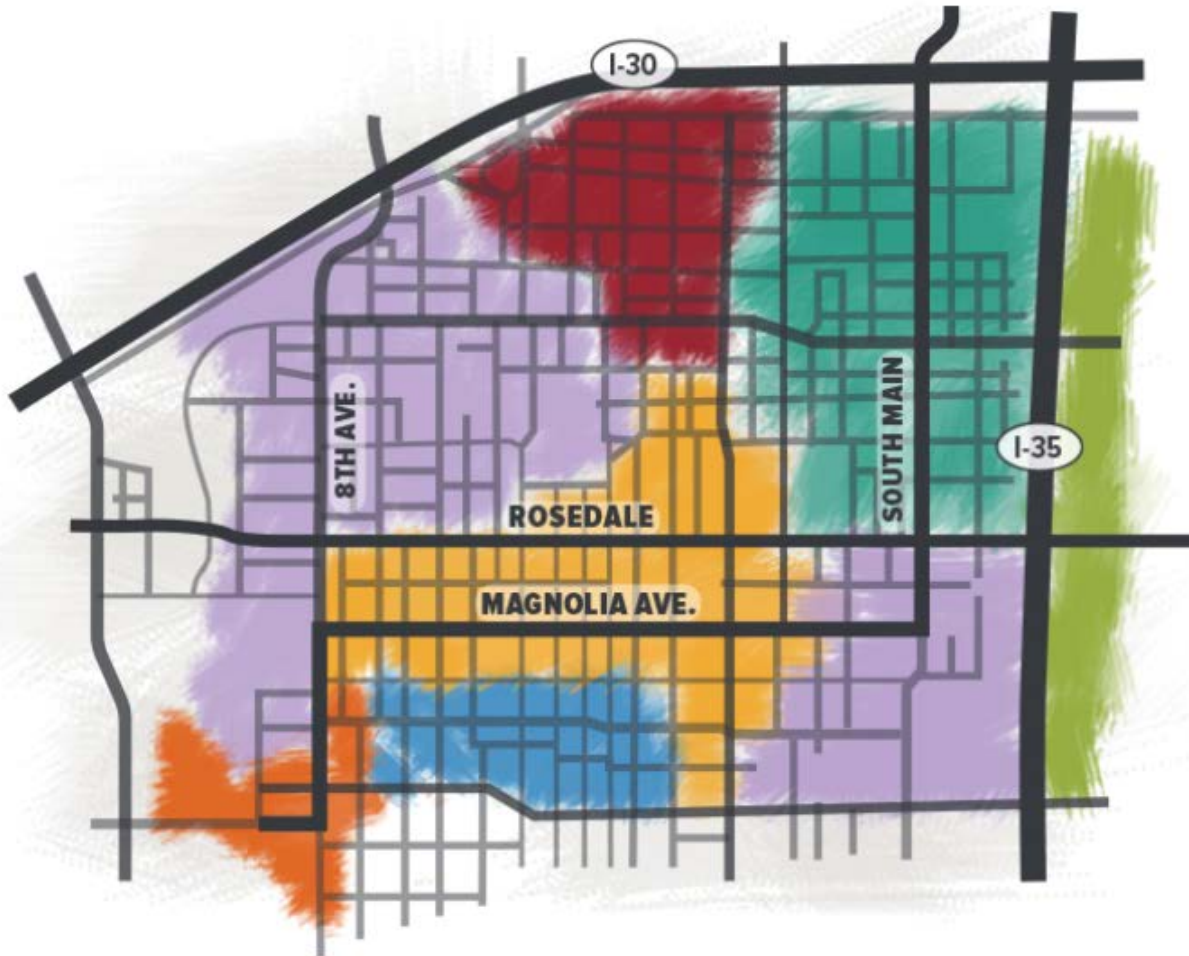
FLOOR PLANS

3 Bed Unit Floor Plan

2,178 SF | Presale Price \$470,000



NEAR SOUTHSIDE

**MAGNOLIA AVENUE**

The visible vibrancy of Magnolia Village is the result of 30 years of work to bring this historic, mixed-use area back to life.

SOUTH MAIN VILLAGE

An eclectic mix of locally-owned and operated entertainment venues and neighborhood staples line the streets, all of which are turning this formerly sleepy corner of the Near Southside into a destination all its own.

PARK PLACE VILLAGE

The extensive renovation of the historic storefronts along 8th Avenue coupled with the variety of independent retail businesses on Park Place Avenue have preserved the historic charm of this short but highly visible stretch.

EVANS & ROSEDALE

The school is just the latest in new construction in the area, following the Ella Mae Shamblee Branch Library and Hazel Harvey Peace Center for Neighborhoods, where both act as cornerstones to a town village located near I-35W.

VICKERY VILLAGE

A pivotal area at the edge of Downtown that is starting to see many signs of change. Event space, residential options, restaurants and distilleries are just a few improvements to this area.

MEDICAL DISTRICTS

The school is just the latest in new construction in the area, following the Ella Mae Shamblee Branch Library and Hazel Harvey Peace Center for Neighborhoods, where both act as cornerstones to a town village located near I-35W.

VICKERY VILLAGE

The Near Southside, a roughly 1,400-acre district located just south of downtown Fort Worth, is growing following the principles of smart urban development, sustainability, a mix of uses, walkable and bike-able streets, and truly livable pre-suburban neighborhood design. It is the heart of Fort Worth's creative class and offbeat indie spirit and is experiencing an amazing renaissance, with dozens of restoration and new construction projects transforming the district and attracting new residents and businesses. In addition, the area's renowned restaurants and historic landmarks attract visitors from throughout the region.



SOUTH MAIN VILLAGE

The bones of the buildings are what originally brought developer Eddie Vanston, architect Bob Kelly, investor Tom Reynolds, and other pioneers into South Main Village beginning in the 1990s. Back in 1998, Vanston set his sites on the restoration of the Markeen Apartments, and later teamed with Kelly and Reynolds on the Sawyer Grocery, Miller Manufacturing, and Supreme Golf buildings. The Supreme Golf building is the flagship for the village's new wave of inhabitants – adding residential units, offices, and bar/music venue Shipping & Receiving. The transformation of the village has come in stages, and today, the rate of growth is head-spinning. Spurred on by the South Main complete street project that was completed in 2017, South Main Village is changing before our eyes. Multiple adaptive reuse projects are currently underway alongside new construction of mixed-use and residential projects. An eclectic mix of locally-owned and operated entertainment venues and neighborhood staples line the streets, all of which are turning this formerly sleepy corner of the Near Southside into a destination all its own.



WEST MAGNOLIA

Magnolia Avenue is the centerpiece revitalization project of the Near Southside — a historic, mixed-use district located just south of downtown Fort Worth, Texas. Through a variety of efforts, Magnolia Avenue is contributing to the overall health of the community by making walking to services, retail, restaurants, and green space more accessible.



Sixty-nine locally owned businesses currently operate on the street, 83% of which have opened since 2006.



Three B-Cycle Bike Share stations provide spots to rent a bike.



The Magnolia Avenue of today reflects the economic diversity of the district as a whole. Located in the heart of the Medical District, Magnolia counts a range of professions and businesses including advertising agencies, architects, and real estate agents alongside restaurants, bars, retail, and salons, most of them locally owned. Magnolia Avenue is also home to educational and nonprofit agencies including the Fort Worth ISD's World Languages Institute, the first secondary school for students from the Spanish Immersion and Dual Language Enrichment programs.



This stretch of Magnolia is home to 26 restaurants, 24 of which are locally owned or DFW-based.



Five creative firms have their offices on Magnolia, including ad agencies and an architecture firm.

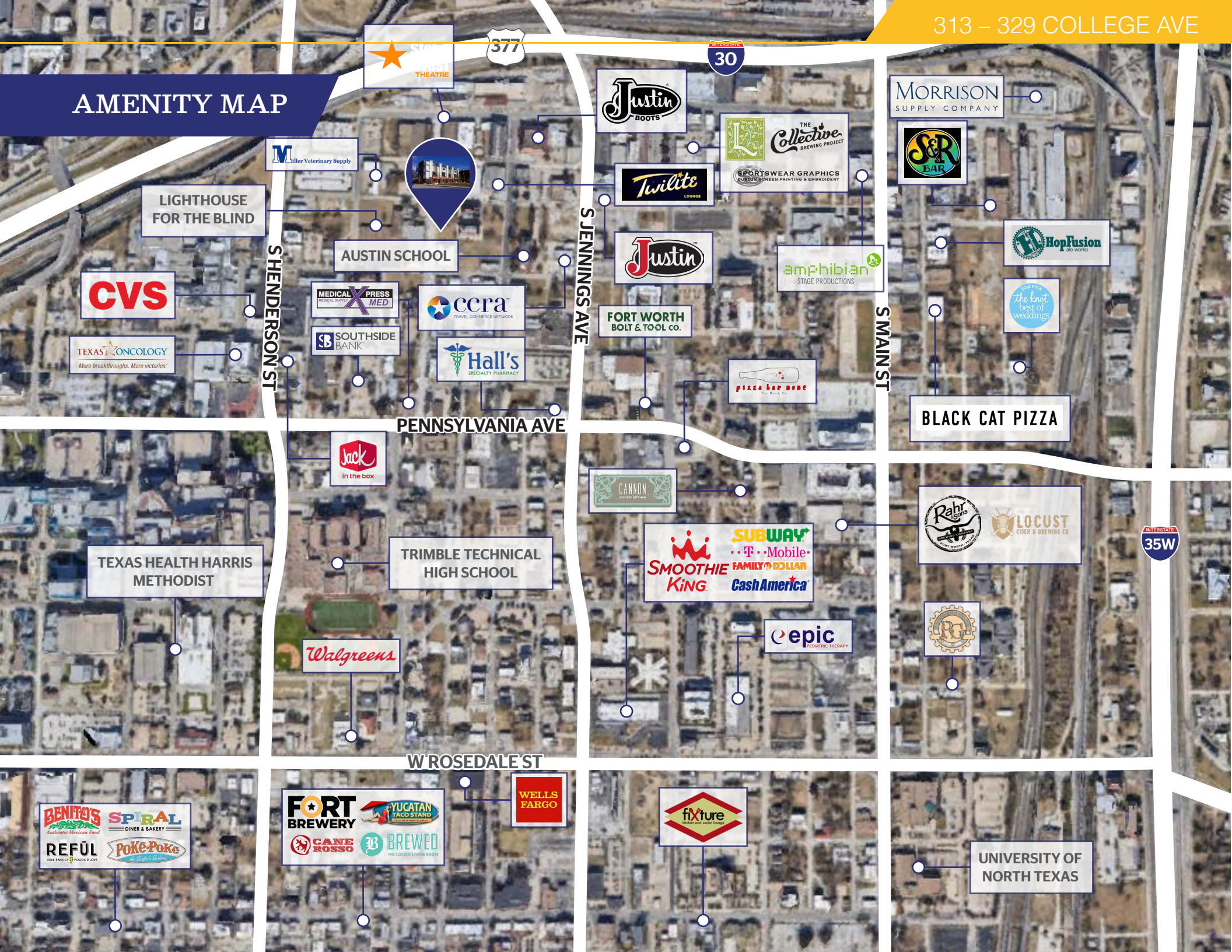


Since 2008, the total value of development permits increased 94 percent compared with the three years prior to the form-based code's adoption. Notably, this was during the economic downturn years of 2008–10.



The rapid pace of investment and development activity on Magnolia and throughout the Near Southside district is a clear indication that the strategies of placemaking, walkability, urban design, and a strong culture of support for local business are paying off. Overall, 30 years of steady investment and improvements have ensured access and safety for residents, workers, and visitors.

AMENITY MAP



LIGHTHOUSE FOR THE BLIND

S HENDERSON ST

TEXAS HEALTH HARRIS METHODIST

TRIMBLE TECHNICAL HIGH SCHOOL

W ROSEDALE ST

S JENNINGS AVE

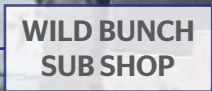
S MAIN ST

BLACK CAT PIZZA



UNIVERSITY OF NORTH TEXAS

AMENITY MAP



W VICKERY BLVD



S HENDERSON ST



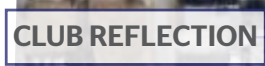
S JENNINGS AVE

COLLEGE AVE

HEMPHILL STREET



PENNSYLVANIA AVE



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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.

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Date

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