

OFFERING MEMORANDUM



SITE

FOR SALE: COMMERCIAL LAND

1209 JACKSBORO HWY FORT WORTH, TEXAS 76114

NORTHERN REALTY GROUP

1253 West Magnolia Avenue
Fort Worth, TX 76104

PRESENTED BY JANET FIELD

Realtor
817-920-0000 Office | 817-829-5474 Direct
janetf@northernrealtygroup.com

1253 W. Magnolia Ave. Fort Worth, TX 76104 | northernrealtygroup.com



CONFIDENTIALITY & DISCLAIMER

FORT WORTH, TEXAS

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Northern Realty Group makes no warranties and/or representatives regarding the veracity, completeness or relevance of any financial data or assumptions. Northern Realty Group does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Fort Worth in compliance with all applicable fair housing and equal opportunity laws.

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



EXECUTIVE SUMMARY



SALE PRICE: \$2,940,000

USE: DEVELOPMENT SITE

LOT SIZE: 391,614 SF

ZONING: B AND F (TUP OVERLAY)

PROPERTY OVERVIEW

This commercial tract of land is located on the Trinity River, at the southeast quadrant of Jacksboro Highway and University Drive. Being in the Trinity Uptown Project's peripheral Zone 4, it is prime for development. With close proximity to CBD, Medical District, and Cultural Districts, this site offers high pedestrian and traffic counts.

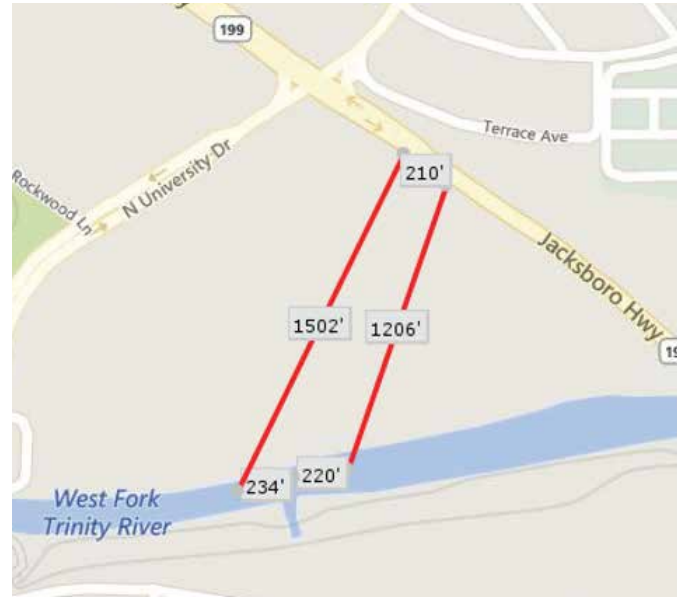


PROPERTY DETAILS

LAND SIZE: 8.99 ACRES

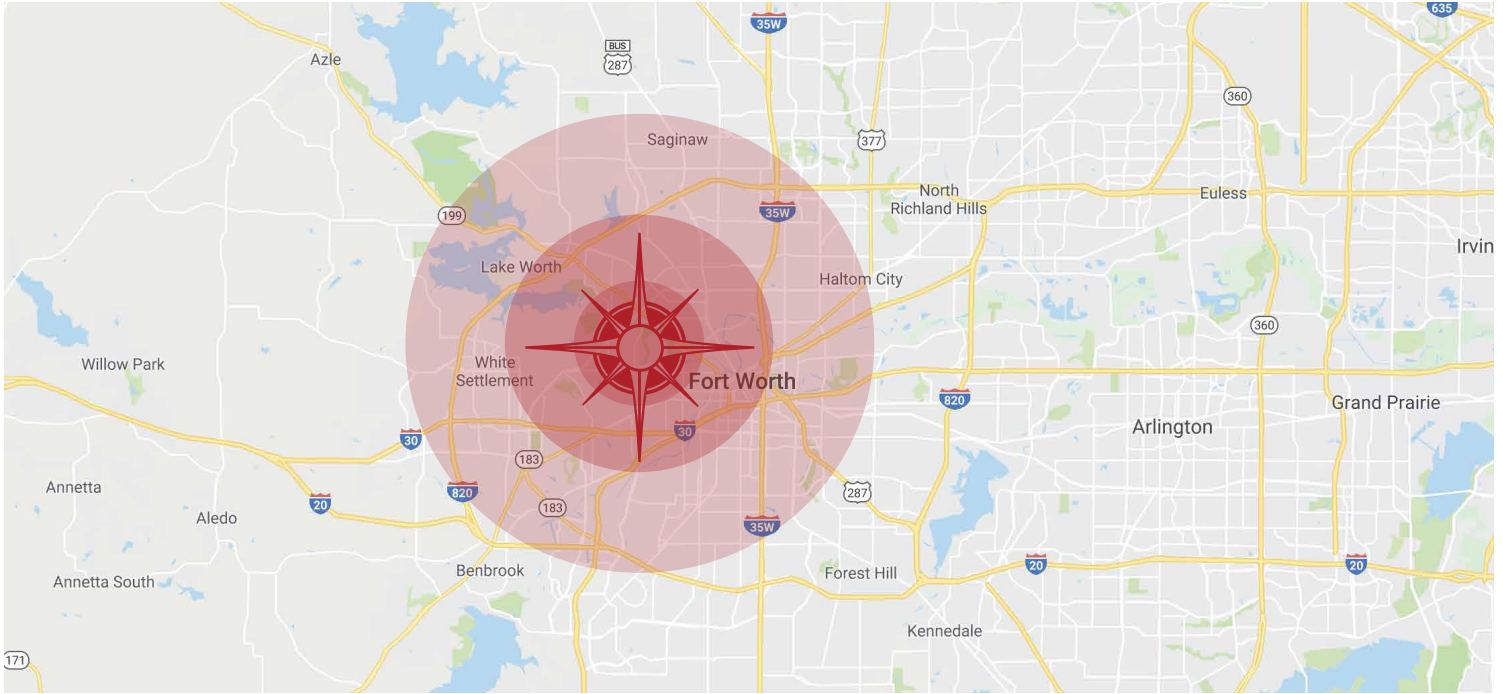
SHAPE: ROUGHLY RECTANGULAR

TOPOGRAPHY: LEVEL





DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2017 POPULATION	8,154	90,883	232,013
2022 POPULATION	8,733	97,754	249,252
POP GROWTH 2017-2022	7.10%	7.56%	7.43%
AVERAGE AGE	35.50	35.50	34.80
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2017 HOUSEHOLDS	3,056	32,746	81,464
HH GROWTH 2017-2022	7.40%	7.92%	7.68%



ABOUT REALTOR JANET FIELD



Janet Field is a member of the Greater Fort Worth, Texas and National Associations of REALTORS®. After spending 10 years in service to her community as a financial manager of Alliance For Children and as an assistant to the Tarrant County sheriff, Janet Field is continuing to contribute as a real estate professional.

Being a TCU graduate and lifelong resident of Fort Worth, Janet brings a comprehensive outlook of possibilities to her clients. Not only geographical, Janet's expansive knowledge of local real estate, construction, education, legal and financial relationships helps her anticipate your needs, especially those that may be unforeseen.





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.

Northern Realty Group	9000078	info@northernrealtygroup.com	(817)920-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Northern Realty Group	9000078	info@northernrealtygroup.com	(817)920-0000
Designated Broker of Firm	License No.	Email	Phone
Will Northern	0587357	will@northernrealtygroup.com	(817)920-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Janet Field	0659891	janetf@northernrealtygroup.com	(817)829-5474
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date