

NWC I-35 & BASSWOOD BLVD

FOR SALE

FORT WORTH, TEXAS

CLAY MOTE



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



SITE

**DR HORTON
PULTE HOMES**
1,872 LOTS

**BASSWOOD BLVD
EXTENSION**

**Saginaw
High School**

**BNSF
RAILWAY**

**35
W**

BASSWOOD BLVD

**CVS
pharmacy**
ACE

BEACH ST

WESTERN CENTER BLVD

Walgreens

Waffle House
Starbucks
Boston's
24 FITNESS

Denny's

BIRDMATS

Wendy's

Macaroni

**UNITED ARTISTS
Theatres**

SALGRASS

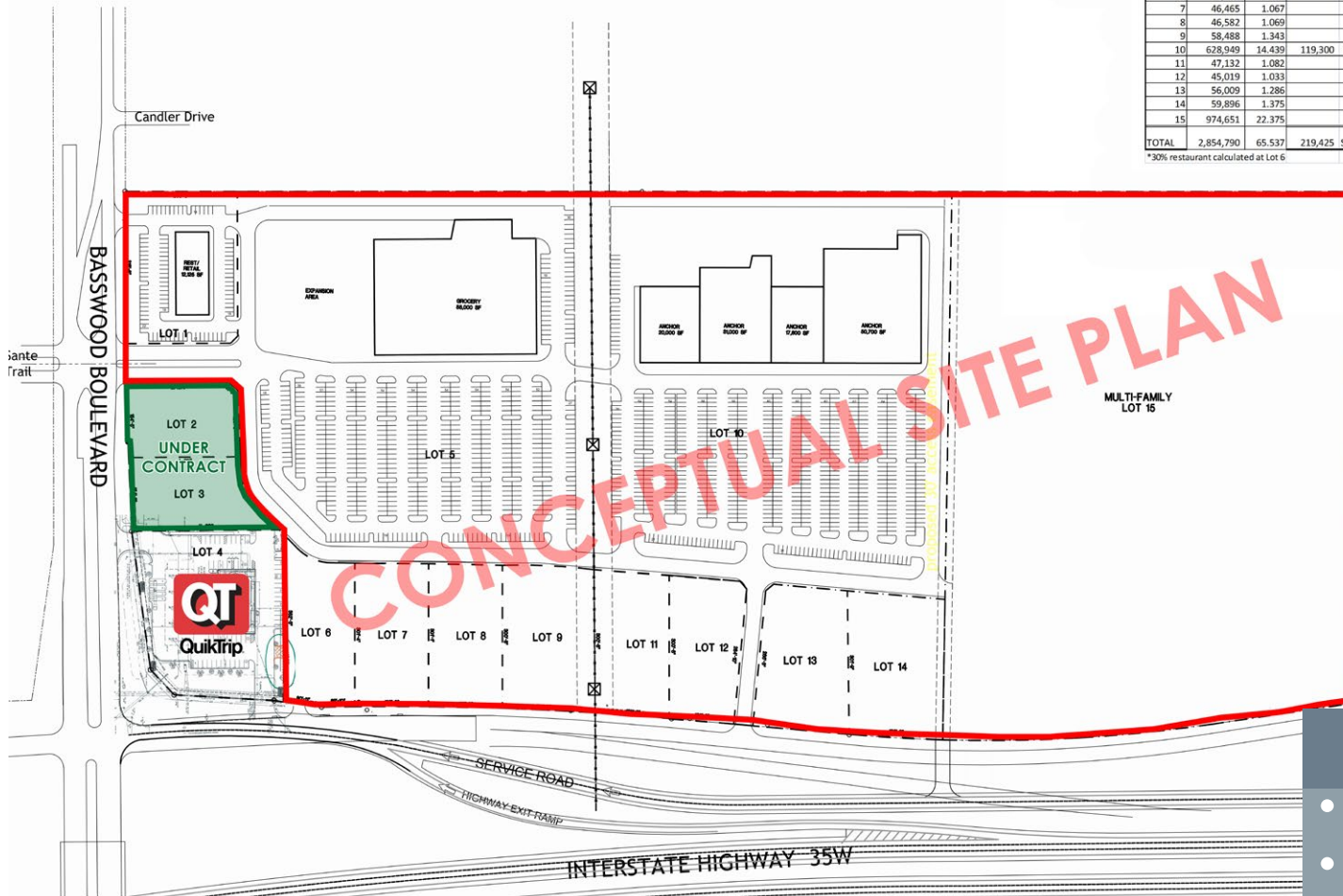
**DISCOUNT
TIRE**

Walmart

NWC I-35 & BASSWOOD BLVD

LOT	SITE AREA		BUILDING FOOTPRINT	PARKING REQUIRED		TOTAL	PROVIDED	RATIO
	SF	ACRES		1/200 SF	1/250 SF (off-street)			
1	74,966	1.721	12,125 SF	61	-	61	89	7.340/1000 SF
2	36,408	0.836	-	-	-	-	-	-
3	39,507	0.907	-	-	-	-	-	-
4	102,432	2.352	-	-	-	-	-	-
5	589,402	13.531	88,000 SF	440	-	440	597	6.784/1000 SF
6	48,884	1.122	-	-	-	-	-	-
7	46,465	1.067	-	-	-	-	-	-
8	46,582	1.069	-	-	-	-	-	-
9	58,488	1.343	-	-	-	-	-	-
10	628,949	14.439	119,300 SF	597	-	597	668	5.599/1000 SF
11	47,132	1.082	-	-	-	-	-	-
12	45,019	1.033	-	-	-	-	-	-
13	56,009	1.286	-	-	-	-	-	-
14	59,896	1.375	-	-	-	-	-	-
15	974,651	22.375	-	-	-	-	-	-
TOTAL	2,854,790	65.537	219,425 SF			1097	1354	6.17/1000 SF

*30% restaurant calculated at Lot 6



01 SITE PLAN
 1" = 100'-0"
 NORTH

HIGHLIGHTS

- ZONING "I" - LIGHT INDUSTRIAL
- SIZE 63 ACRES - WILL DIVIDE

DEMOGRAPHICS	2 MILE	5 MILE	7 MILE
2016 EST POPULATION	51,871	249,628	454,994
2016 EST AVG HH INCOME	\$81,843	\$85,907	\$84,177

TRAFFIC COUNTS	
I-35	145,784 VPD (TXDOT 2013)
BASSWOOD BLVD	19,072 VPD (NCTCOG 2009)



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...
A SALES AGENT must be supervised by a 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...
Inform the client of any material information...
Answer the client's questions...
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...
AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent...
AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties...

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...
Who will pay the broker for services provided to you...

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.

Table with 4 columns: Name/Role, License No., Email, Phone. Includes entries for Venture Commercial Real Estate, LLC, Michael E. Geisler, and Clayborne K. Mote.

Buyer/Tenant/Seller/Landlord Initials

Date