

NWQ of Granbury Rd & Altamesa Blvd ■ Fort Worth TX 76133



Property Overview

Property Location:

NWQ of Granbury Rd & Altamesa /Dirks Rd Fort Worth, TX 76133

Vacant Land:

± 2.198 Acres /± 95,745 Sq Ft
Altamesa Blvd: ±386.59' Frontage
utilities: water and sewer to site

■ Can Divide

■ **Zoning: F - General Commercial**

■ **Substantial residential growth in the immediate area**

Salient Facts: The property is situated at the signalized intersection of Granbury & Altamesa. There is a Detention Pond to the west of the property and new retail & residential construction to the south.



AREA INFORMATION

No surface or sub-surface mineral rights included with land

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Texas Real Estate Sales Agent

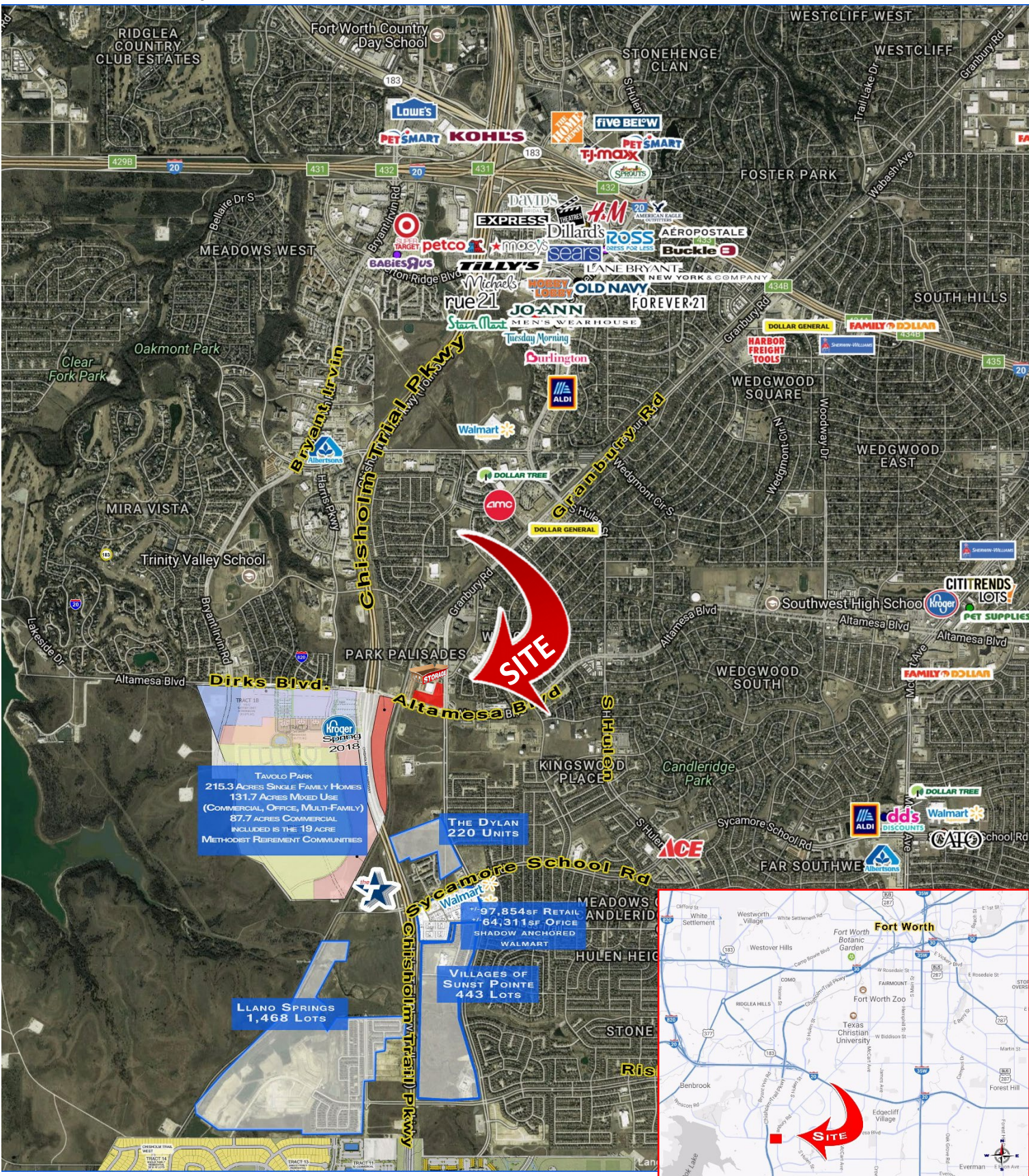
TexasQuine & Associates, Inc.
Real Estate Broker

DEMOGRAPHICS: 2018	1 Mi.	3 Mi.
± Population	13,455	95,679
± Avg HH Income	\$80,705	\$88,208
Households	5,538	37,769
Total Daytime Employment	2,959	28,687
TRAFFIC COUNTS: ±	<i>cars per day</i>	
Granbury & Dirks	± 28,000	

Per Sites USA



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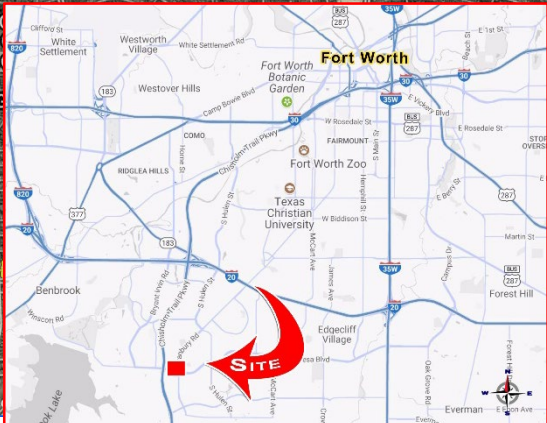
TAVOLO PARK
 215.3 ACRES SINGLE FAMILY HOMES
 131.7 ACRES MIXED USE
 (COMMERCIAL, OFFICE, MULTI-FAMILY)
 87.7 ACRES COMMERCIAL
 INCLUDED IS THE 19 ACRE
 METHODIST RETIREMENT COMMUNITIES

THE DYLAN
 220 UNITS

97,854 SF RETAIL
64,311 SF OFFICE
 SHADOW ANCHORED
 WALMART

VILLAGES OF SUNST POINT
 443 LOTS

LLANO SPRINGS
 1,468 LOTS



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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 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
			972.669.8440
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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