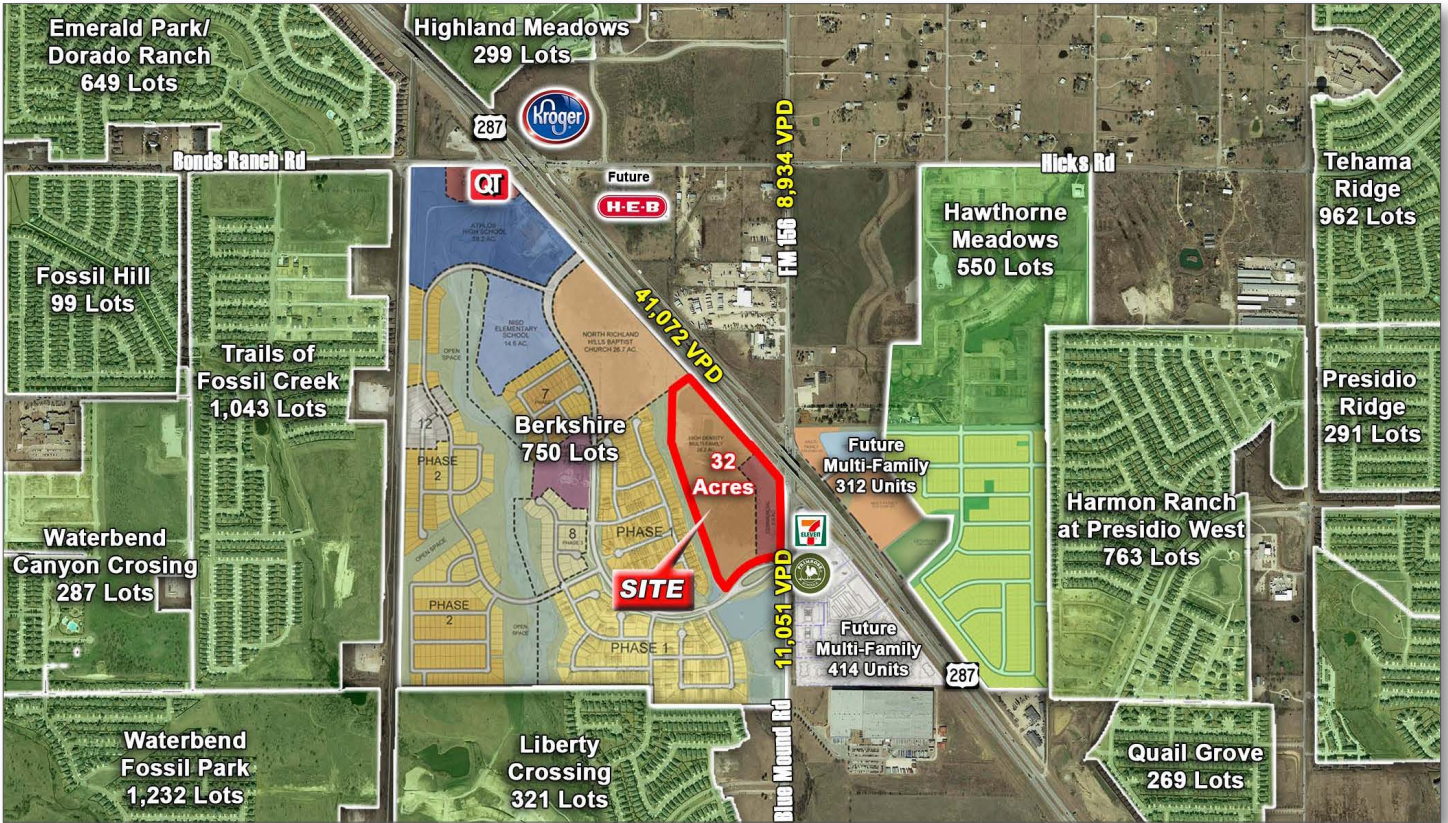


# BERKSHIRE

SWC of US 287 and Blue Mound Road  
Fort Worth, Texas 76131

# HANOVER

PROPERTY COMPANY



## AVAILABLE SPACE

- 32 Acres Available on SWC including Commercial Anchor, pad site, and MF Land opportunities

## PROPERTY HIGHLIGHTS

- Located at the intersection of Blue Mound Road and US 287 in north Fort Worth
- Includes new master planned residential, commercial, and multifamily development
- Located at a key intersection in the rapidly growing north Fort Worth corridor
- Surrounded by existing and new single family and multi-family developments
- Close proximity to I-35's Regional Retail Corridor

**RATES/NNN** Please Call for Rates

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2016 Population	3,509	41,448	174,410
5 Yr Proj. Growth	35.1%	31.6%	22.2%
Avg. HH Income	\$95,729	\$94,784	\$91,614

## TRAFFIC COUNTS

US 287: 41,072 VPD | FM 156: 11,051 VPD (TXDOT 2016)

## AREA RETAILERS



**HANOVER**  
PROPERTY COMPANY

John G. Carter  
214.445.2226  
jcarter@hanoverproperty.com

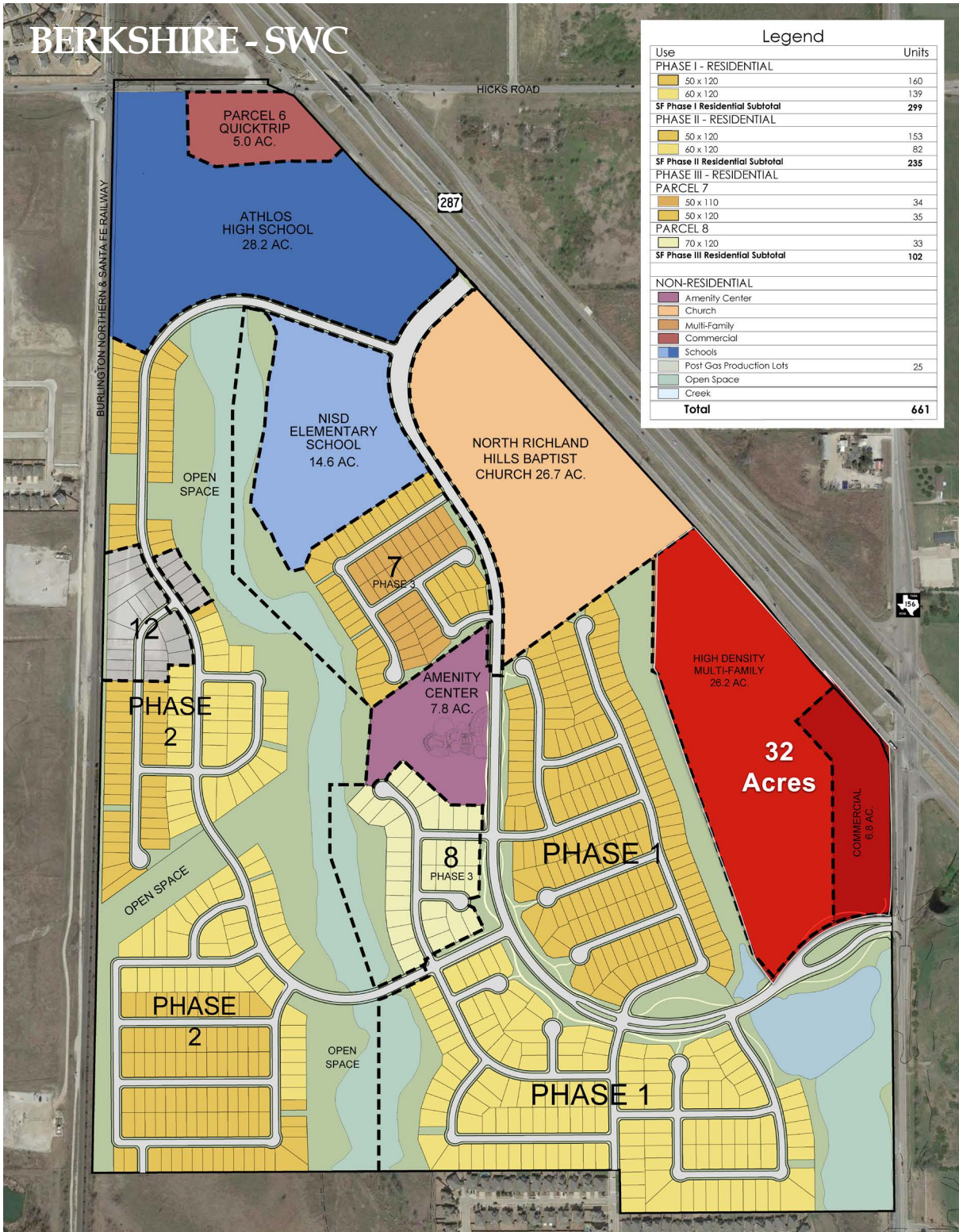
3001 Knox Street, Suite 207 | Dallas, Texas 75205

# BERKSHIRE

SWC of US 287 and Blue Mound Road  
Fort Worth, Texas 76131

# HANOVER

PROPERTY COMPANY



**HANOVER**  
PROPERTY COMPANY

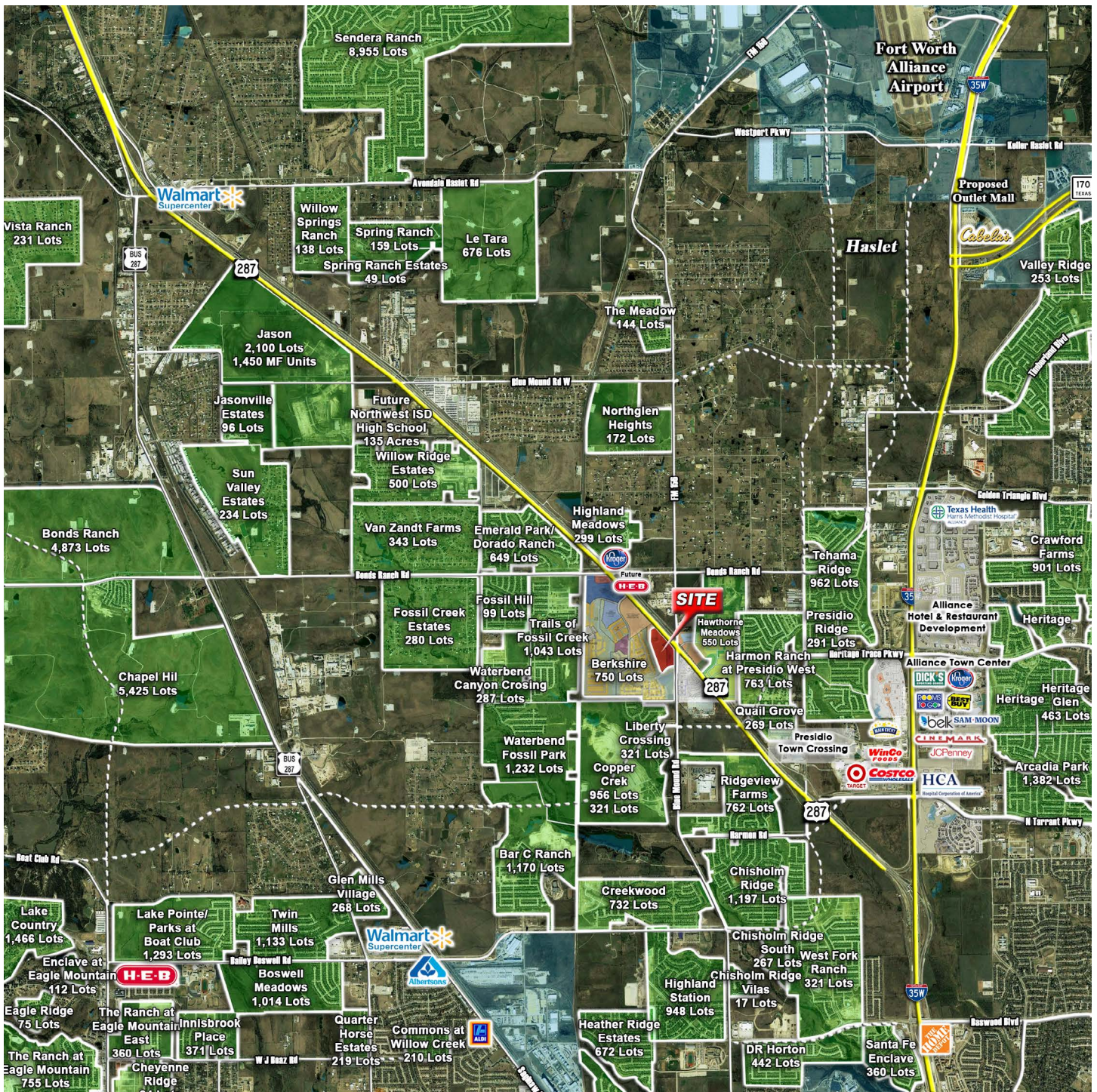
3001 Knox Street, Suite 207 | Dallas, Texas 75205

John G. Carter  
214.445.2226  
jcarter@hanoverproperty.com

# BERKSHIRE

SWC of US 287 and Blue Mound Road  
Fort Worth, Texas 76131

# HANOVER PROPERTY COMPANY



# HANOVER PROPERTY COMPANY

3001 Knox Street, Suite 207 | Dallas, Texas 75205

John G. Carter  
214.445.2226  
jcarter@hanoverproperty.com

# BERKSHIRE

SWC of US 287 and Blue Mound Road  
Fort Worth, Texas 76131

# HANOVER

PROPERTY COMPANY

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
<b>POPULATION</b>			
2016 Population	3,509	41,448	174,410
2010 Population	2,166	28,598	138,040
% Proj Growth 2016 - 2021	35.1%	31.6%	22.2%
<b>HOUSEHOLDS</b>			
2016 Households	1,070	13,186	57,504
Family Households w Children	492	6,523	27,455
Persons Per Household	3.3	3.1	3.0
<b>AREA EMPLOYMENT</b>			
Employees	2,094	16,178	44,978
Employers	43	436	1,588
<b>RACE</b>			
% White	56.8%	61.9%	64.0%
% Black	10.8%	8.4%	7.3%
% Asian	4.2%	5.3%	5.4%
% Hispanic	23.3%	20.9%	20.3%
White	1,993	25,649	111,541
Black	380	3,498	12,720
Asian	149	2,184	9,383
Hispanic	818	8,656	35,386
<b>INCOME</b>			
2016 Median Household Income	\$88,858	\$83,802	\$80,920
2016 Average Household Income	\$95,729	\$94,784	\$91,614
2016 Per Capita Income	\$29,353	\$30,268	\$30,321
<b>HIGHEST EDUCATIONAL ATTAINMENT</b>			
Education Base - Age 25+	1,993	23,633	101,286
Less than 9th Grade	2.5%	2.6%	2.4%
Some High School	5.3%	4.3%	5.0%
High School or GED	18.8%	19.4%	20.9%
Some College	28.7%	29.6%	29.9%
Associates Degree	8.8%	7.4%	8.0%
Bachelors Degree or Higher	35.9%	36.7%	33.8%



# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date