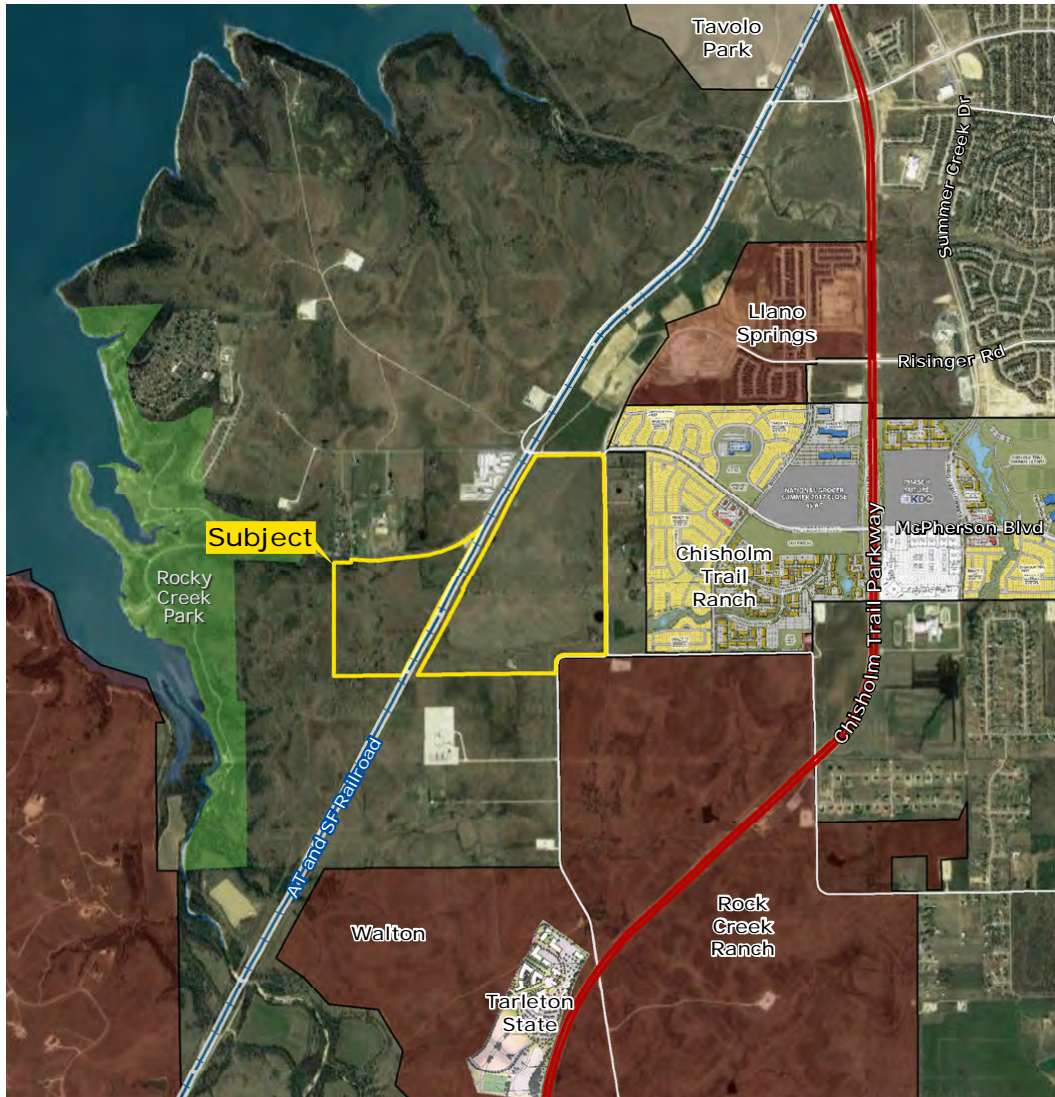


# FRASER RANCH

FORT WORTH, TARRANT COUNTY, TEXAS



**ACREAGE** ±332.124 acres

Tract 1: ±95.571 acres, Tract 2: ±236.553 acres

**LOCATION** Property is located on the Southside of McPherson Blvd, West of Old Granbury Road

- 1 Mile West of the intersection of McPherson Blvd. and Chisholm Trail Parkway
- 12 Miles from downtown Fort Worth
- 30 Miles from Dallas/Fort Worth International Airport

**ADDRESS** 10000 Old Granbury Road, Fort Worth, Tarrant County, Texas 76036

**SCHOOL DISTRICT** Crowley Independent School District

**PRICE** \$8,300,000.00 (\$25,000/acre)

**MUNICIPALITY** City of Fort Worth Extra Territorial Jurisdiction

**SURROUNDING DEVELOPMENTS** The subject tract is located within close proximity to several major active development projects including:

- **Chisholm Trail Ranch** is a ±600 acre mixed use master plan project including residential and big box commercial development.
- **Walton/Rock Creek Ranch** is a ±2,000 acre master planned community being developed by Walton International, including an 80 acre Tarleton State University Campus
- **Tavolo Park** is a ±1,000 lot mixed use residential community including a grocery anchored shopping center.

**COMMENTS** Located southwest of downtown Fort Worth, with direct access to the Chisholm Trail Parkway, Fraser Ranch is well positioned to be the next single family residential community in the growing Southwest Fort Worth market. The Crowley submarket currently has less than a year supply of vacant developed lots on the ground today. The demand for affordable, residential communities in this sub-market is large. The subject tract, when developed, will provide much needed relief to this lot-constrained market.

Less than 1 mile from Fraser Ranch is Benbrook Lake and Rocky Creek Park. Within the park you have access to a boat ramp, fishing, camping, hiking and equestrian trails.

Landry Burdine | lburdine@landadvisors.com Austin Reilly | areilly@landadvisors.com

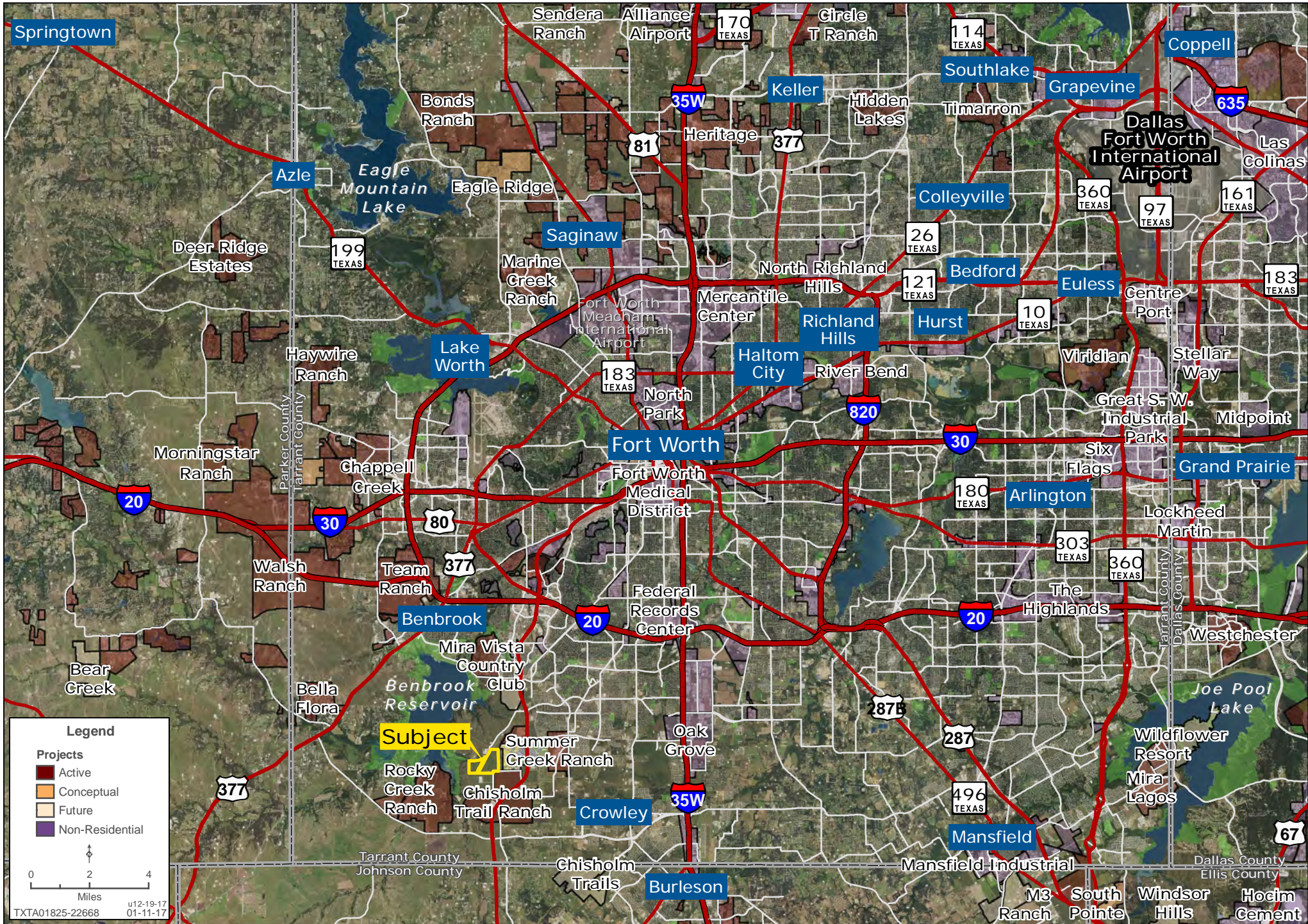
500 Main Street, Suite 600, Fort Worth, Texas 76102 ph. 214.550.1550 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. TXTA01825-12.19.17



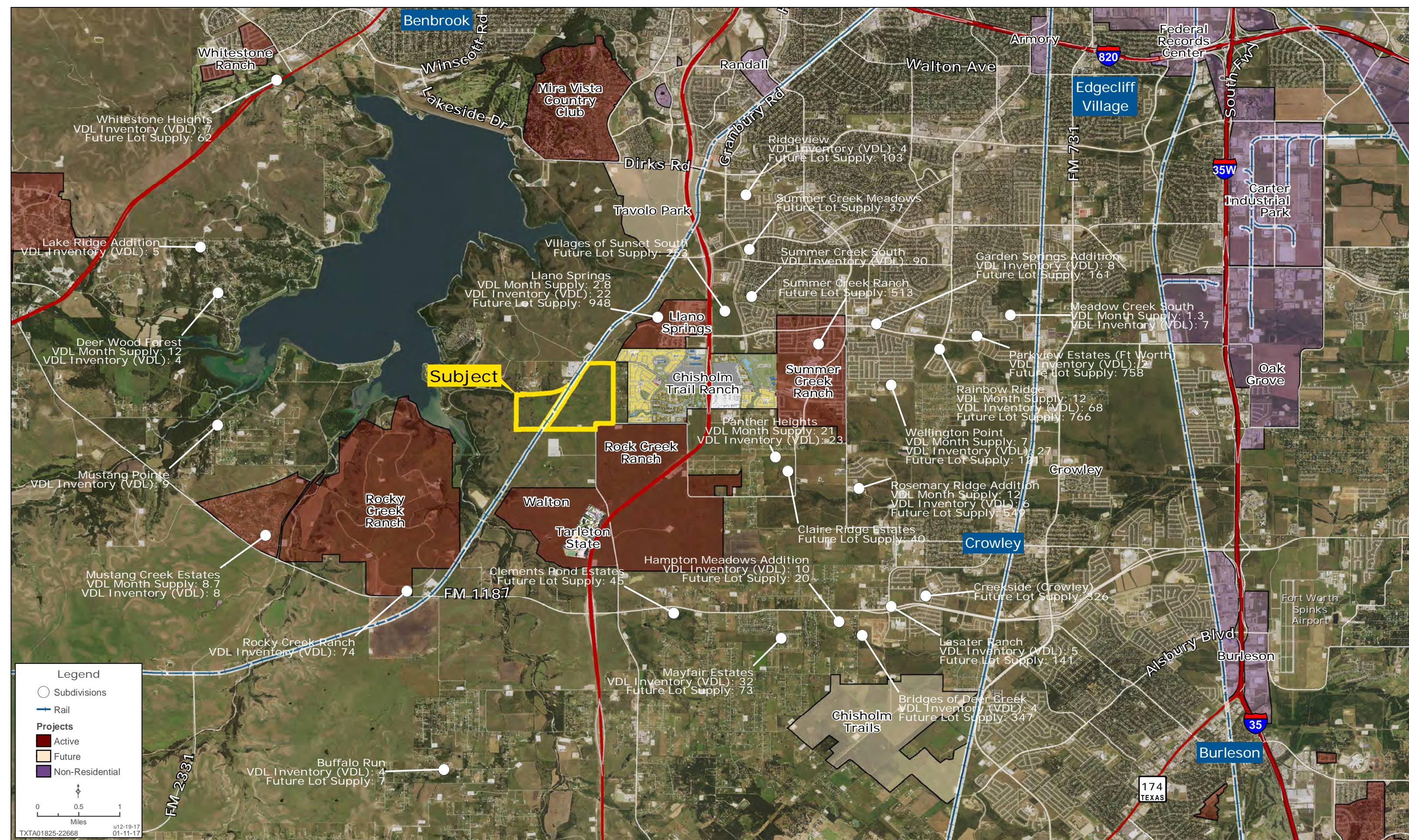
# REGIONAL MAP

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# SURROUNDING DEVELOPMENT MAP

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# SURROUNDING AREA MAP

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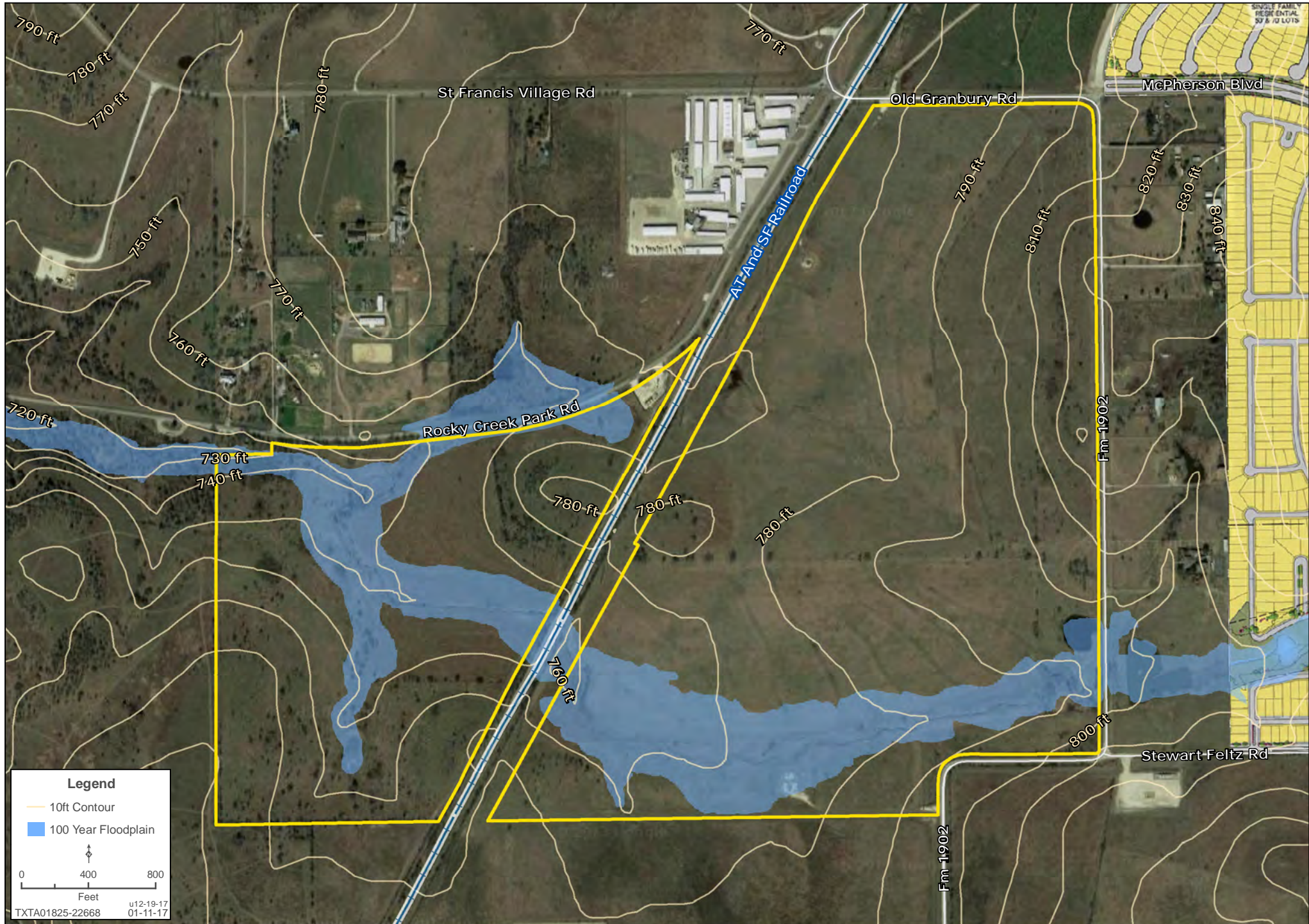
# PROPERTY DETAIL MAP

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# PROPERTY DETAIL, CONTOUR & FLOODPLAIN MAP

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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.

Texas Land Advisors, LLC	480619		214-550-1550
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Landry Burdine	471674	lburdine@landadvisors.com	214-550-1550
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Austin T. Reilly	591133	areilly@landadvisors.com	214-550-1550
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT [WWW.TREC.TEXAS.GOV](http://WWW.TREC.TEXAS.GOV)

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION  
P.O. BOX 12188  
AUSTIN, TEXAS 78711-2188  
(512) 936-3000