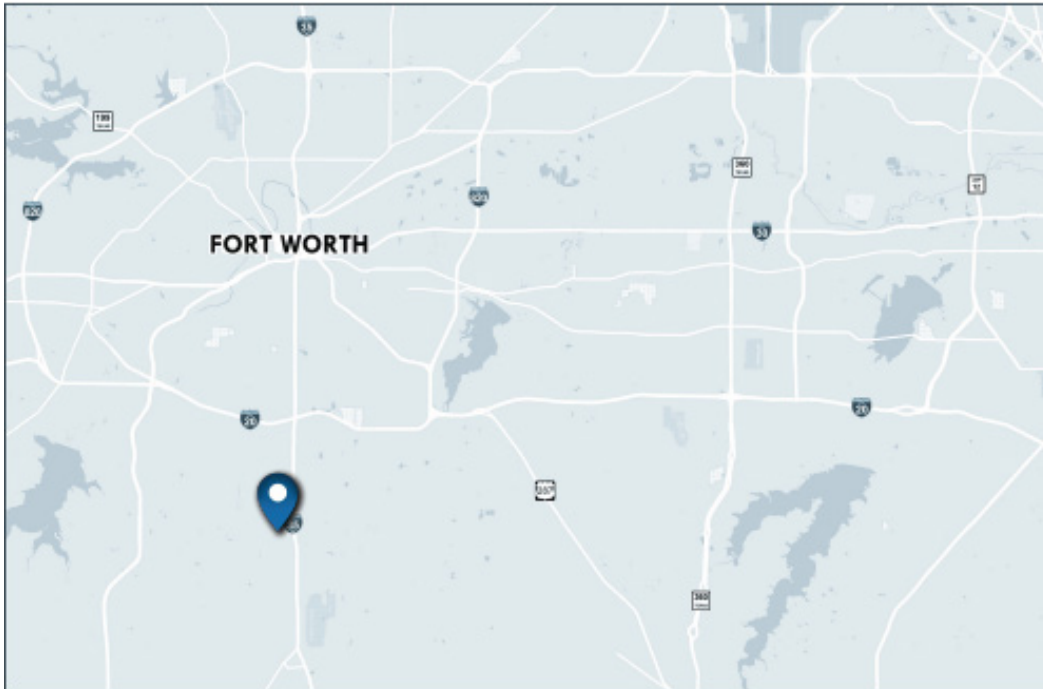


+/- 17 ACRES FOR SALE

SWQ I-35W & MCPHERSON BLVD

FORT WORTH, TEXAS



LOCATION

SWQ I-35W & McPherson Blvd, Fort Worth, TX

SIZE

+/- 17 acres

TRAFFIC COUNTS

I-35W: 126,151 VPD

McPherson Blvd: 6,525 VPD

PROPERTY HIGHLIGHTS

Zoning "I" - Light Industrial

Over 1,000 feet of I-35 access road frontage

Located 10 miles south of downtown Fort Worth

Crowley ISD

Contact broker for pricing

LOCAL RETAILERS







POPULATION

	1 MILE	3 MILE	5 MILES
2019 Total Population	6,454	58,398	182,933
2024 Total Population	7,596	64,692	202,517
2019-2024 Annual Rate	3.31%	2.15%	2.05%
2019 Total Daytime Population	4,589	50,338	152,164

HOUSEHOLDS

2019 Households	1,761	18,671	60,747
2024 Households	2,055	20,620	66,621
2019 Average Home Value	\$202,445	\$192,150	\$182,297
2024 Average Home Value	\$242,766	\$255,135	\$210,420

INCOME

2019 Average Household Income	\$89,188	\$81,651	\$81,376
2024 Average Household Income	\$104,997	\$95,381	\$93,095



TOTAL POPULATION OF OVER 182,000 WITHIN FIVE MILE RADIUS



TOTAL WORKERS OVER 152,000 WITHIN FIVE MILE RADIUS



TOTAL HOUSEHOLDS OVER 60,000 WITHIN FIVE MILE RADIUS



AVERAGE HH INCOME OVER \$81,000 WITHIN FIVE MILE RADIUS



AVERAGE HOME VALUE OVER \$182,000 WITHIN FIVE MILE RADIUS



I-35W OVER 126,000 VEHICLES PER DAY



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.

11-2-2015



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 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.

Transwestern Commercial Services Fort Worth LLC	9000246	N/A	972.774.2500
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Paul Wittorf	479373	paul.wittorf@transwestern.com	972.774.2511
Designated Broker of Firm	License No.	Email	Phone
Leland Alvinus Prowse IV	450719	leland.prowse@transwestern.com	817.877.4433
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christopher A. Corbin	596000	chris.corbin@transwestern.com	817.877.4433
Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord	License No.
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Regulated by the Texas Real Estate Commission

Information Available at www.trec.texas.gov
IABS 1-0

+/- 17 ACRES FOR SALE

SWQ I-35W & McPHERSON BLVD
FORT WORTH, TEXAS

FOR LEASING INFORMATION

CHRIS CORBIN
VICE PRESIDENT
817.259.3503 DIRECT
214.677.5856 CELL
chris.corbin@transwestern.com

FORT WORTH OFFICE

777 Main Street
Suite 1100
Fort Worth, TX 76102

TRANSWESTERN.COM

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