

214.378.1212

2.27 ACRES FOR SALE

SWC MCPHERSON BLVD & BREWER RD
CHISHOLM TRAIL - SOUTH FORT WORTH, TX

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LOCATION

SWC MCPHERSON & BREWER RD

SIZE

TOTAL LAND - 3.52 AC
 LOT 3 - 2.27 AC
 LOT 2 - 1.25 AC (UNDER CONTRACT)

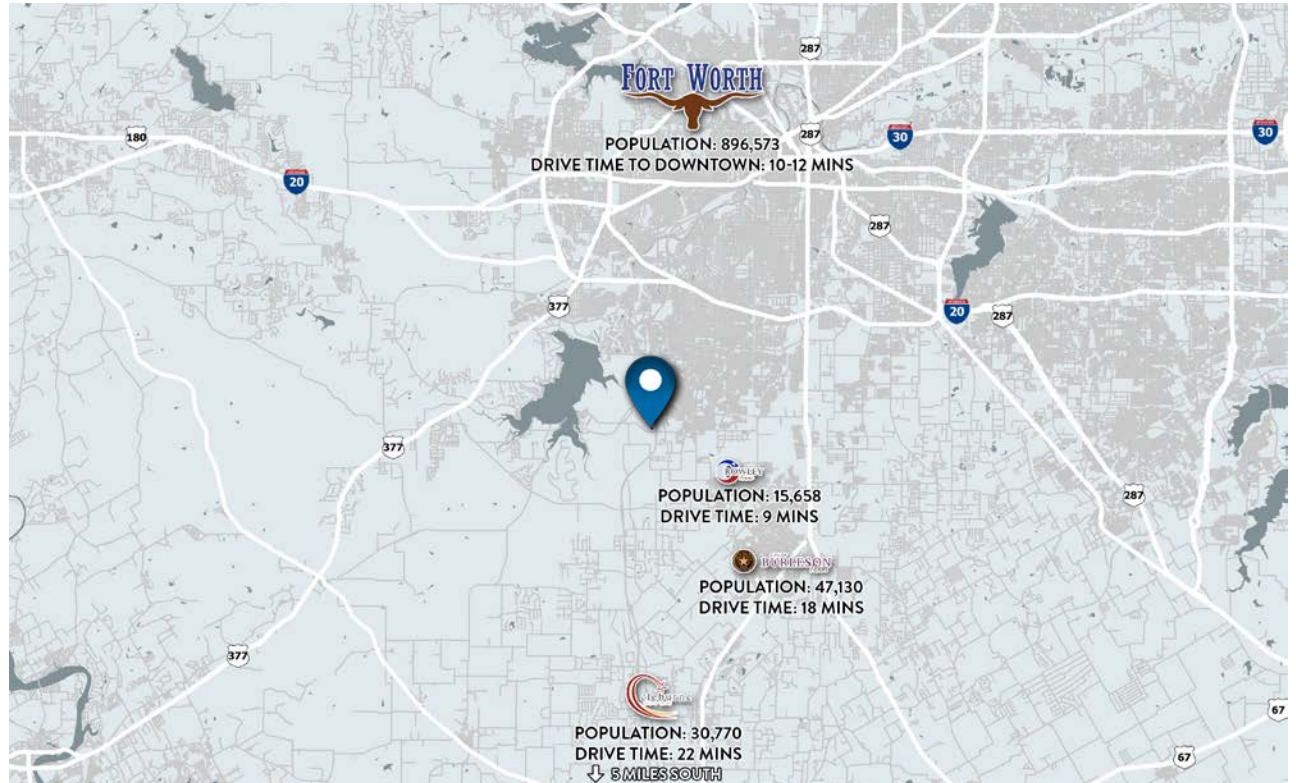
UTILITIES

WATER & SEWER TO THE SITE

PROPERTY HIGHLIGHTS

- ★ ONE OF THE HIGHEST RESIDENTIAL GROWTH MARKETS IN DFW
- ★ 2 MILES FROM TARLETON STATE UNIVERSITY. NEW 80 ACRE CAMPUS WITH OVER 1,900 STUDENTS CURRENTLY ENROLLED. THE \$41 MILLION 76,000 SF FACILITY OFFERS LEARNING AREAS, COMMON GATHERING SPACES, OFFICES AND A LARGE EVENT AREA. \$63 MILLION FUNDING APPROVED TO COVER PHASE 2 OF THE CAMPUS. PLANS ARE FOR THE CAMPUS TO SERVE 9,000 STUDENTS BY 2030.
- ★ 2,650 MULTIFAMILY UNITS PLANNED OR RECENTLY COMPLETED IN A 3 MILE RADIUS
- ★ EASY ACCESS FROM RECENTLY COMPLETED CHISHOLM TRAIL PARKWAY
- ★ OVER \$100,000 AVERAGE HOUSEHOLD INCOME IN 1 MILE RADIUS

SECONDARY TRADE AREA MAP

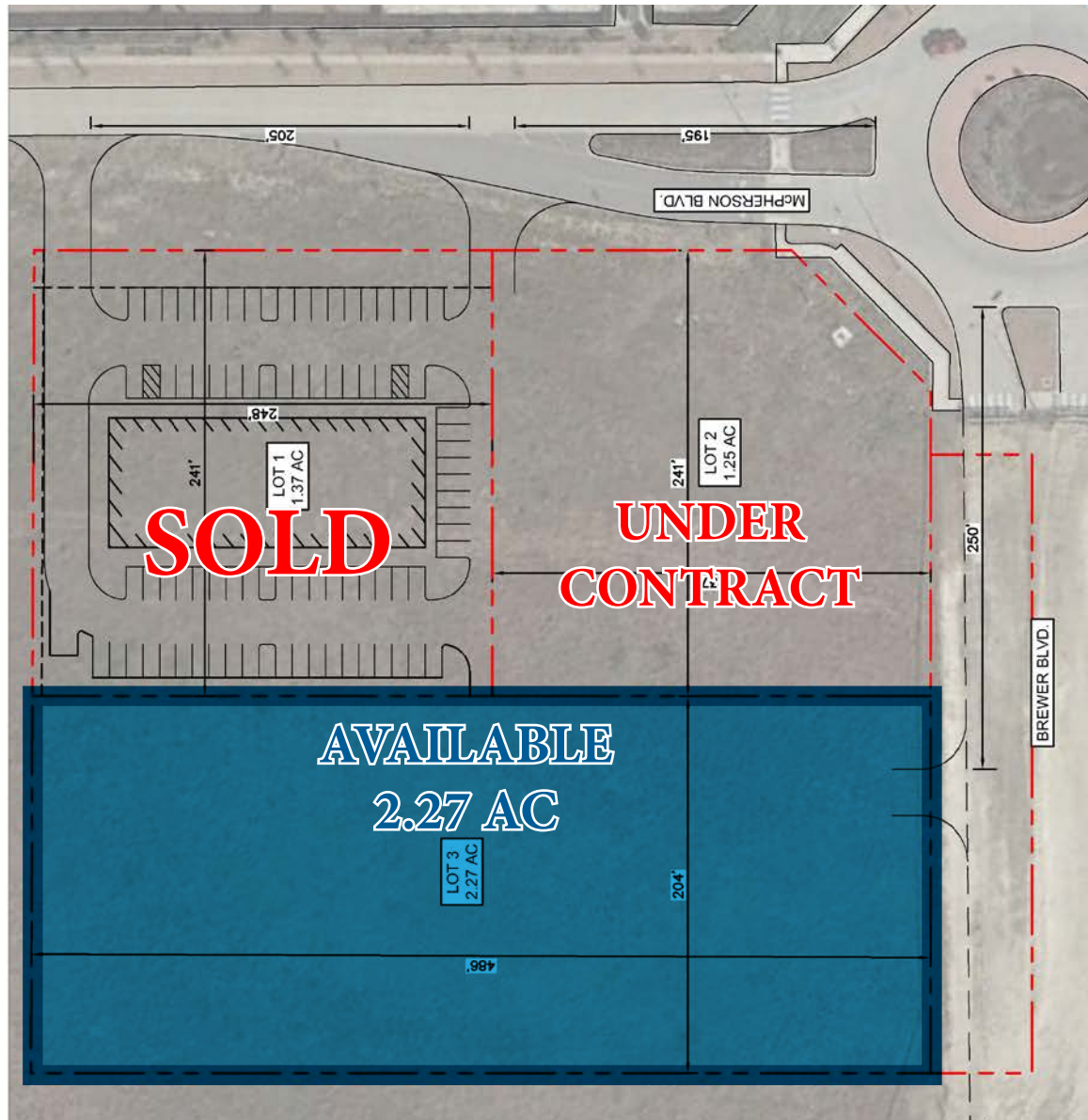


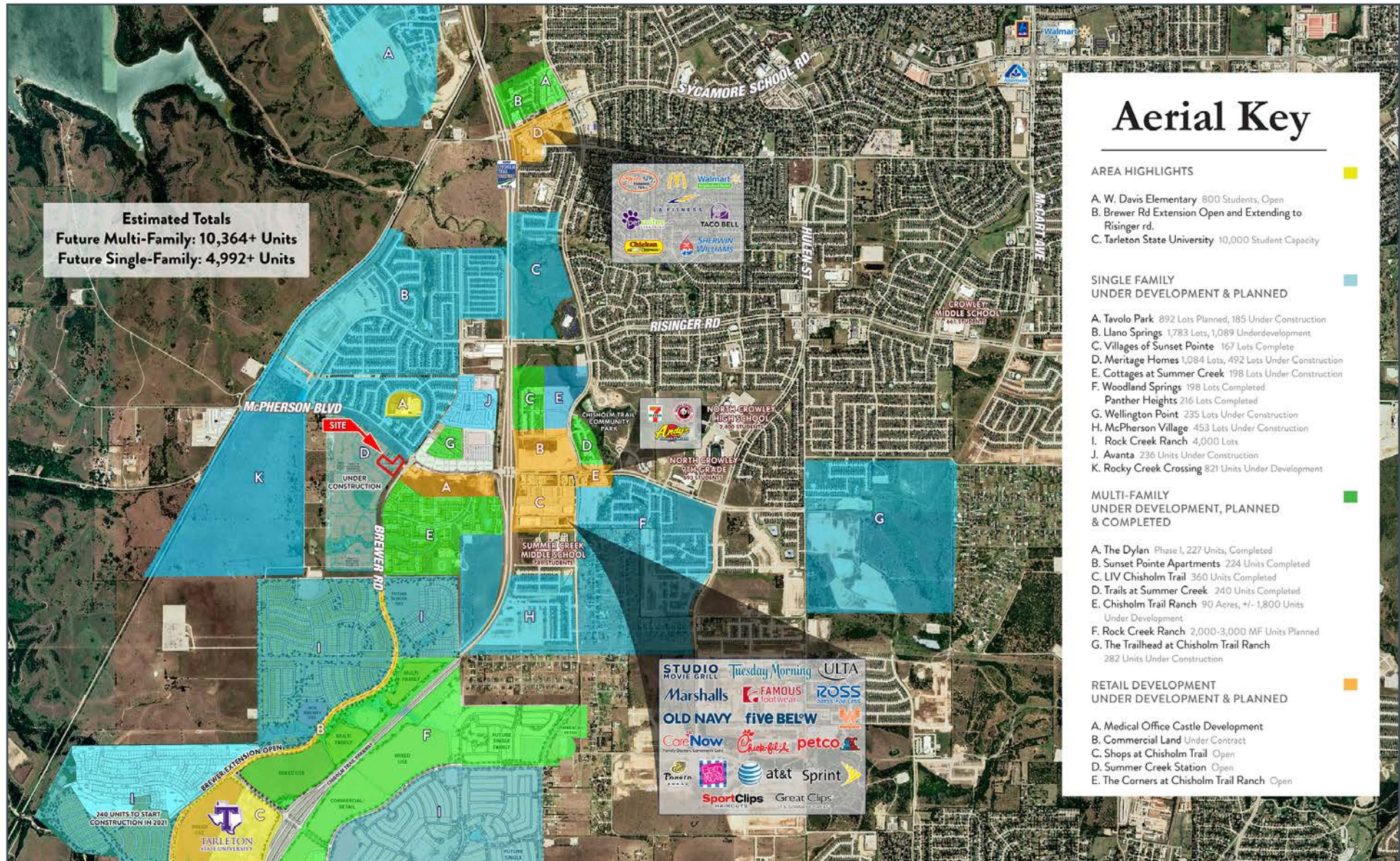
2023 DEMOGRAPHIC SUMMARY

	2 MILE	3 MILES	5 MILES
EST. POPULATION	16,765	44,396	146,980
EST. MEDIAN AGE	34.6	35.5	35.8
EST. AVG. HH INCOME	\$126,834	\$118,028	\$105,563

AREA ATTRACTIONS



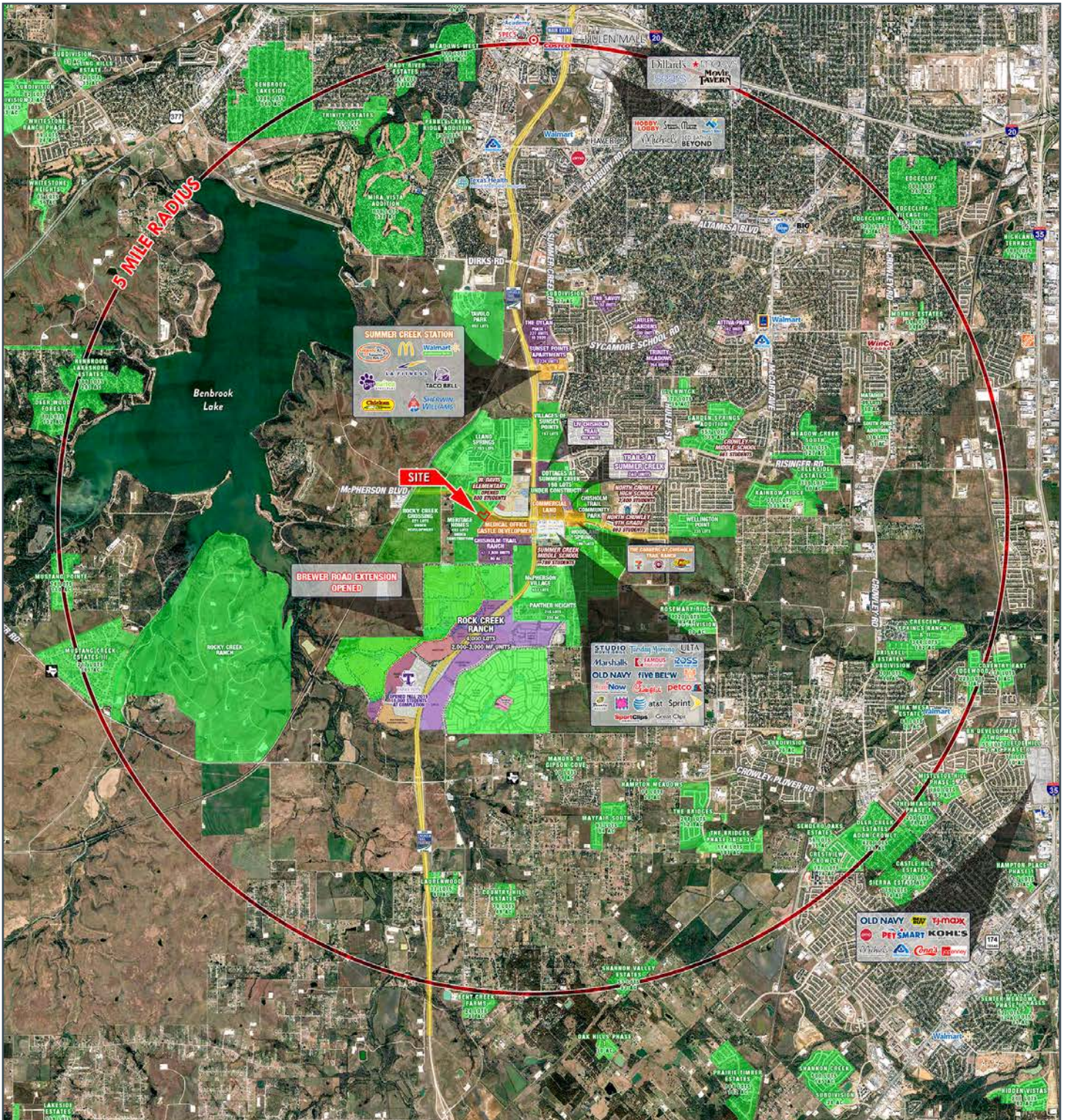




Estimated Totals
Future Multi-Family: 10,364+ Units
Future Single-Family: 4,992+ Units

Aerial Key

- AREA HIGHLIGHTS**
- A. W. Davis Elementary 800 Students, Open
 - B. Brewer Rd Extension Open and Extending to Risinger rd.
 - C. Tarleton State University 10,000 Student Capacity
- SINGLE FAMILY UNDER DEVELOPMENT & PLANNED**
- A. Tavolo Park 892 Lots Planned, 185 Under Construction
 - B. Llano Springs 1,783 Lots, 1,089 Underdevelopment
 - C. Villages of Sunset Pointe 167 Lots Complete
 - D. Meritage Homes 1,084 Lots, 492 Lots Under Construction
 - E. Cottages at Summer Creek 198 Lots Under Construction
 - F. Woodland Springs 198 Lots Completed
 - G. Wellington Point 235 Lots Under Construction
 - H. McPherson Village 453 Lots Under Construction
 - I. Rock Creek Ranch 4,000 Lots
 - J. Avanta 236 Units Under Construction
 - K. Rocky Creek Crossing 821 Units Under Development
- MULTI-FAMILY UNDER DEVELOPMENT, PLANNED & COMPLETED**
- A. The Dylan Phase I, 227 Units, Completed
 - B. Sunset Pointe Apartments 224 Units Completed
 - C. LIV Chisholm Trail 360 Units Completed
 - D. Trails at Summer Creek 240 Units Completed
 - E. Chisholm Trail Ranch 90 Acres, +/- 1,800 Units Under Development
 - F. Rock Creek Ranch 2,000-3,000 MF Units Planned
 - G. The Trailhead at Chisholm Trail Ranch 282 Units Under Construction
- RETAIL DEVELOPMENT UNDER DEVELOPMENT & PLANNED**
- A. Medical Office Castle Development
 - B. Commercial Land Under Contract
 - C. Shops at Chisholm Trail Open
 - D. Summer Creek Station Open
 - E. The Corners at Chisholm Trail Ranch Open





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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Mia Ureña	748118	murena@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date