

PINTAIL RIDGE

RANGE

TARRANT COUNTY

FOR SALE & LEASE

PINTAIL RIDGE

A DEVELOPMENT BY

 BROWN GROUP, INC.

SCOTTSDALE, ARIZONA

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PINTAIL RIDGE

Pintail Ridge is strategically located in the Southwest Fort Worth/Crowley submarket which has experienced 419% growth in residential development since 2012. The property is located across from both Crowley High School and the Crowley Ninth Grade Center, with over 2,500 students. The population within a 3-mile radius of the Property is 44,045.

LOCATION

SEC McPherson Boulevard & S. Hulen Street
Fort Worth, Texas 76036

COUNTY

Tarrant

SUBMARKET

Southwest Fort Worth / Crowley

AREA

Site Area: ± 17.23 Acres
Building Area: ± 109,400 Square Feet

PROPOSED OPENING

Fall 2019

ZONING

Intensive Commercial (G)

LAND USE

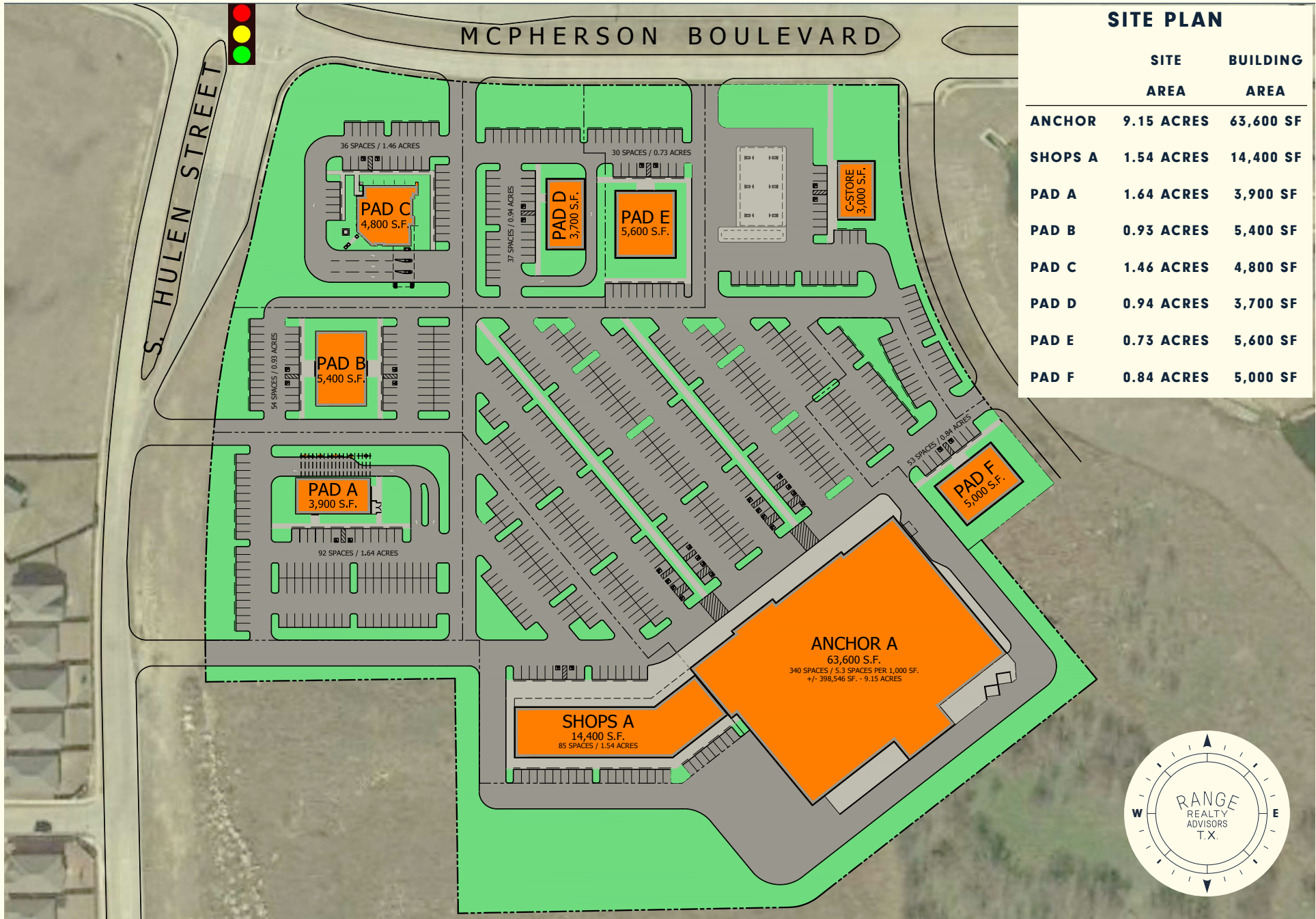
Neighborhood Retail / Commercial

FRONTAGE

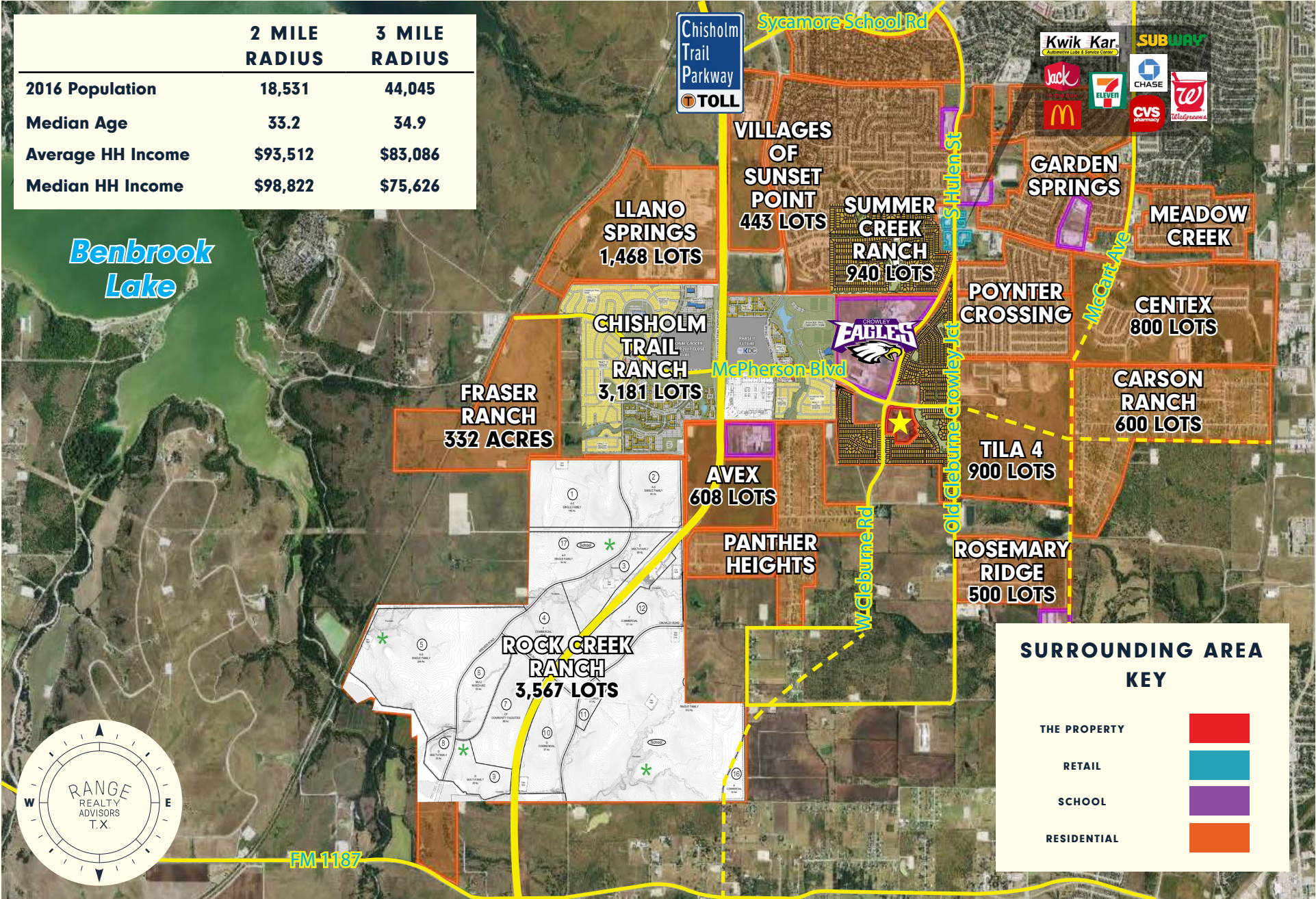
± 1,073 Feet along McPherson Boulevard
± 506 Feet along South Hulen Street

AVAILABILITY

For Sale and Lease

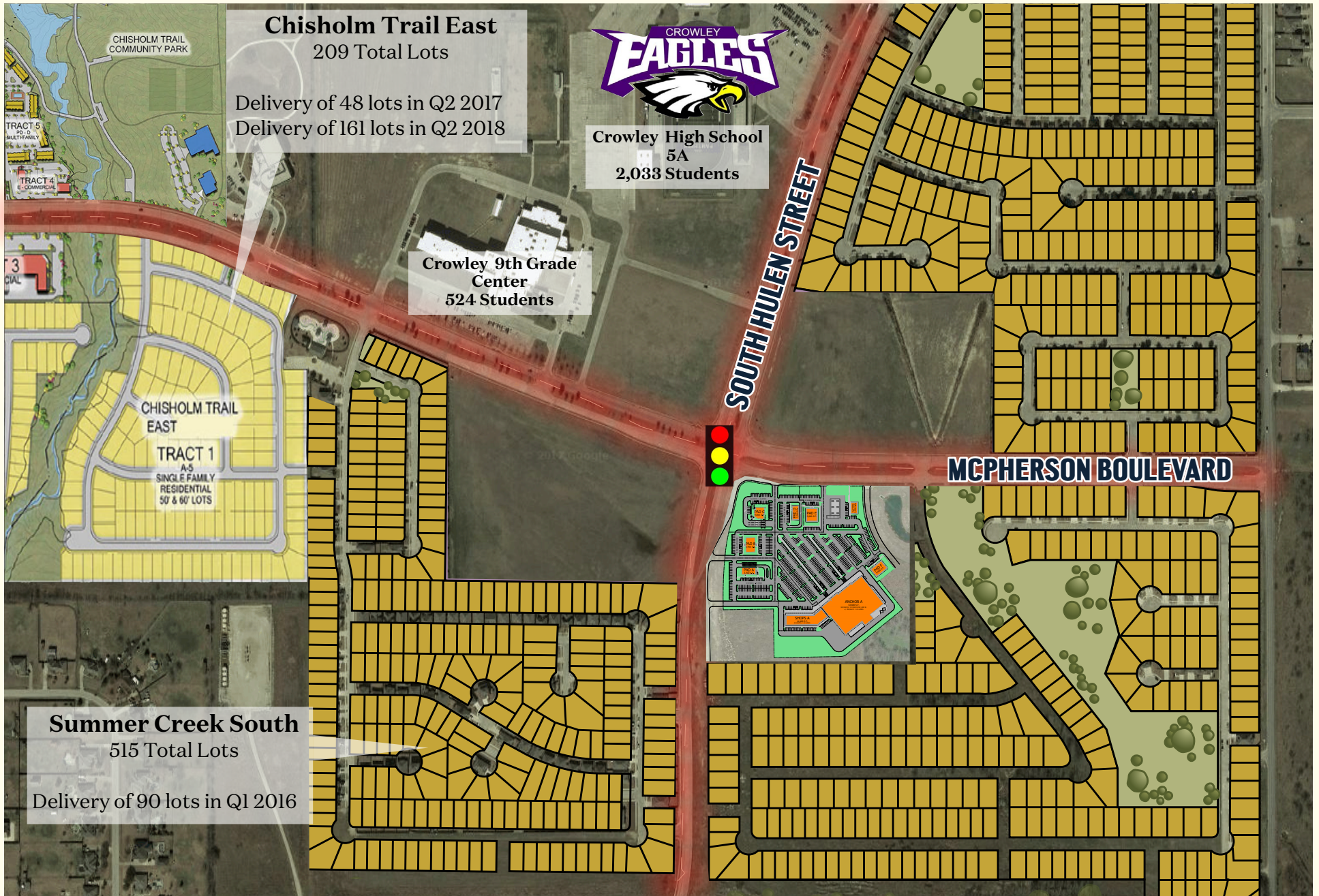


	2 MILE RADIUS	3 MILE RADIUS
2016 Population	18,531	44,045
Median Age	33.2	34.9
Average HH Income	\$93,512	\$83,086
Median HH Income	\$98,822	\$75,626



SURROUNDING AREA KEY

- THE PROPERTY
- RETAIL
- SCHOOL
- RESIDENTIAL



POPULATION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2016 Population	3,201	44,045	140,529
2021 Projected Population	3,432	47,578	152,031
Median Age	32.7	34.9	35.3
HOUSEHOLDS			
2016 Households	988	15,243	53,266
2021 Projected Households	1,050	16,298	56,995
Owner Occupied Housing Units	89.9%	72.8%	60.7%
Renter Occupied Housing Units	10.1%	27.2%	39.3%
INCOME			
Average Household Income	\$106,092	\$83,086	\$77,321
Median Household Income	\$100,204	\$75,626	\$66,271
Per Capita Income	\$32,745	\$28,800	\$29,349

CONTACT INFORMATION

Our Industry experts are here to provide you with the answers you need. Please feel free to contact Range Realty Advisors so that we may further assist you with your real estate needs.



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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.

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:
 - 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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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