

FORT WORTH, TEXAS

BONDS RANCH

OFFERING SUMMARY

**RANGE REALTY ADVISORS
3625 N. HALL STREET, SUITE 630
DALLAS, TX 75219**

214-416-8222 | [RANGEREALTYADVISORS.COM](https://rangerealtyadvisors.com)

BONDS RANCH

Bonds Ranch encompasses over 700 acres of land ideal for residential development within Northwest Fort Worth. Featuring rolling hills and excellent access to US 287, the Property is equipped for Northwest Fort Worth’s next residential community.

Located at the southeast corner of Bonds Ranch Road and Morris Dido Newark Road, the Property presents developers and builders with an excellent opportunity to fill the growing demand for both entry level and move-up homes.

The Property’s prominent location and growth potential combine to position Bonds Ranch as a premier residential development site in one of the nation’s fastest growing metropolitan areas.

LOCATION

Bonds Ranch Rd & Morris Dido Newark Rd
Fort Worth, Texas

COUNTY

Tarrant

LAND AREA

± 714.71 Acres

UTILITIES

Water: off site
Sewer: on site for eastern portion of property, off site for western portion of the property.

ZONING

Agriculture (partial), A-10 (partial),
A-21 (partial)

JURISDICTION

Fort Worth City Limits & Fort Worth ETJ

LAND USE

Residential Development, Investment

SCHOOL DISTRICT

Eagle Mountain-Saginaw ISD

DENSITY

A-10: minimum 10,000 square foot lots
A-21: minimum 1/2 acre lots

EXECUTIVE SUMMARY

The Opportunity

Bonds Ranch sits in an ideal location for a residential community or long-term investment. Located in Northwest Fort Worth, the Property lies in a growing area that is conveniently located near AllianceTexas and its employment basis surrounding Downtown Fort Worth. Additional value can be added to the Property by obtaining entitlements and creating a utility district.

Location

Bonds Ranch is nestled within the Eagle Mountain community of Fort Worth, Texas. Located west of Highway 287, the Property has frontage along Bonds Ranch Road and Morris Dido Newark Road. The Property is conveniently located next to Eagle Mountain Lake. Nearby Marinas include Fort Worth Boat Club and Lake Country Marina, which are a short 2.7 and 1.7 miles from the Ranch.

Highly Acclaimed School District



Eagle Mountain-Saginaw ISD has just over 19,000 students in grades K-12, with a student-teacher ratio of 16 to 1. The school district has achieved an average graduation rate of 94%. Moreover, the average SAT and ACT scores are 1080 and 23, respectively. Bonds Ranch benefits from its proximity to local schools and is located 1.2 miles from Eagle Mountain Elementary School. Eagle Mountain-Saginaw ISD owns 131.59-acres contiguous to Bonds Ranch to the east, which is planned for a future school as well.

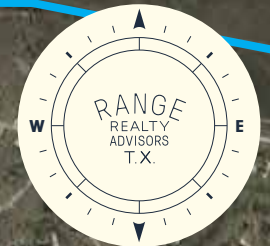
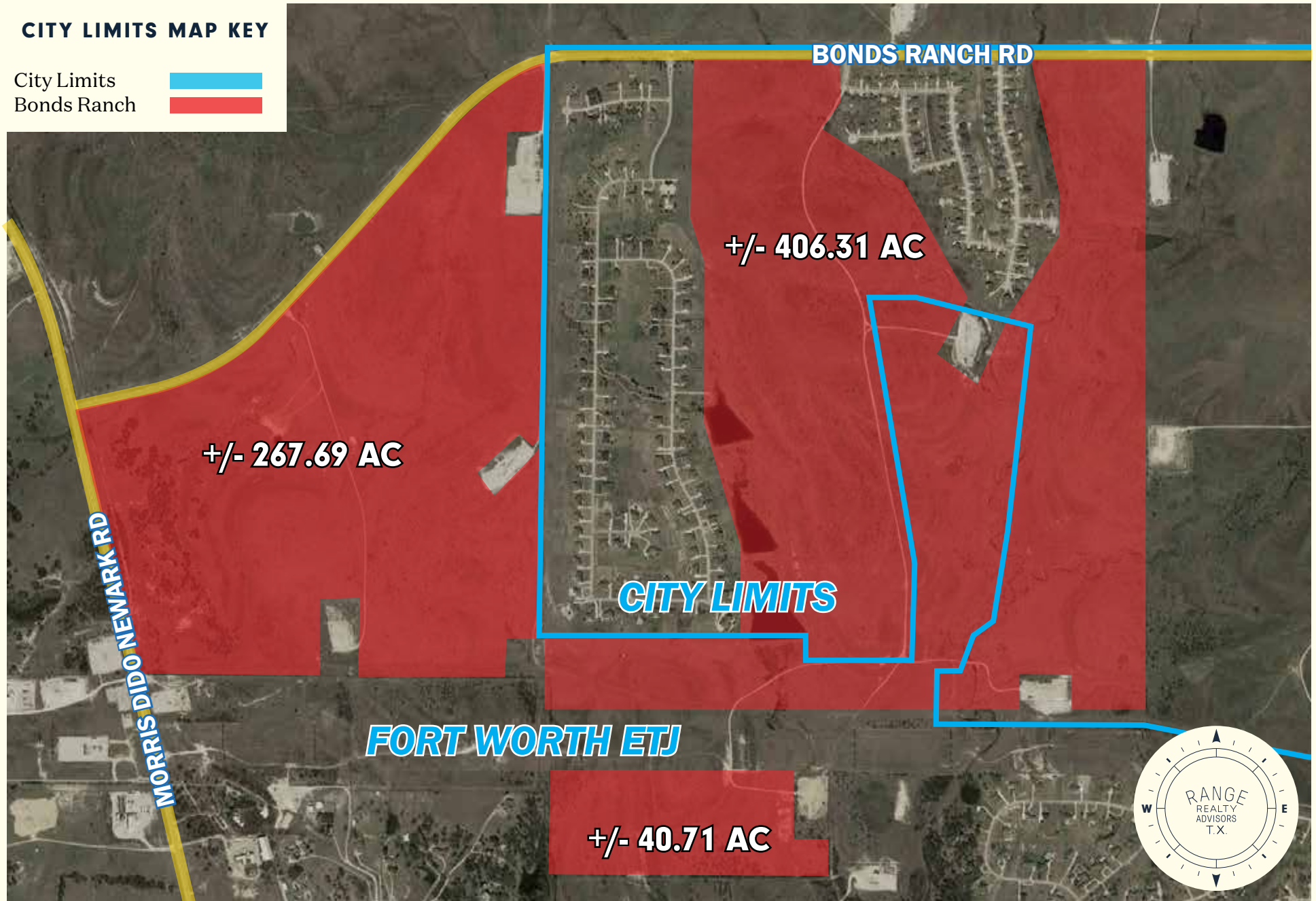
Surge in Growth Within Northwest Fort Worth

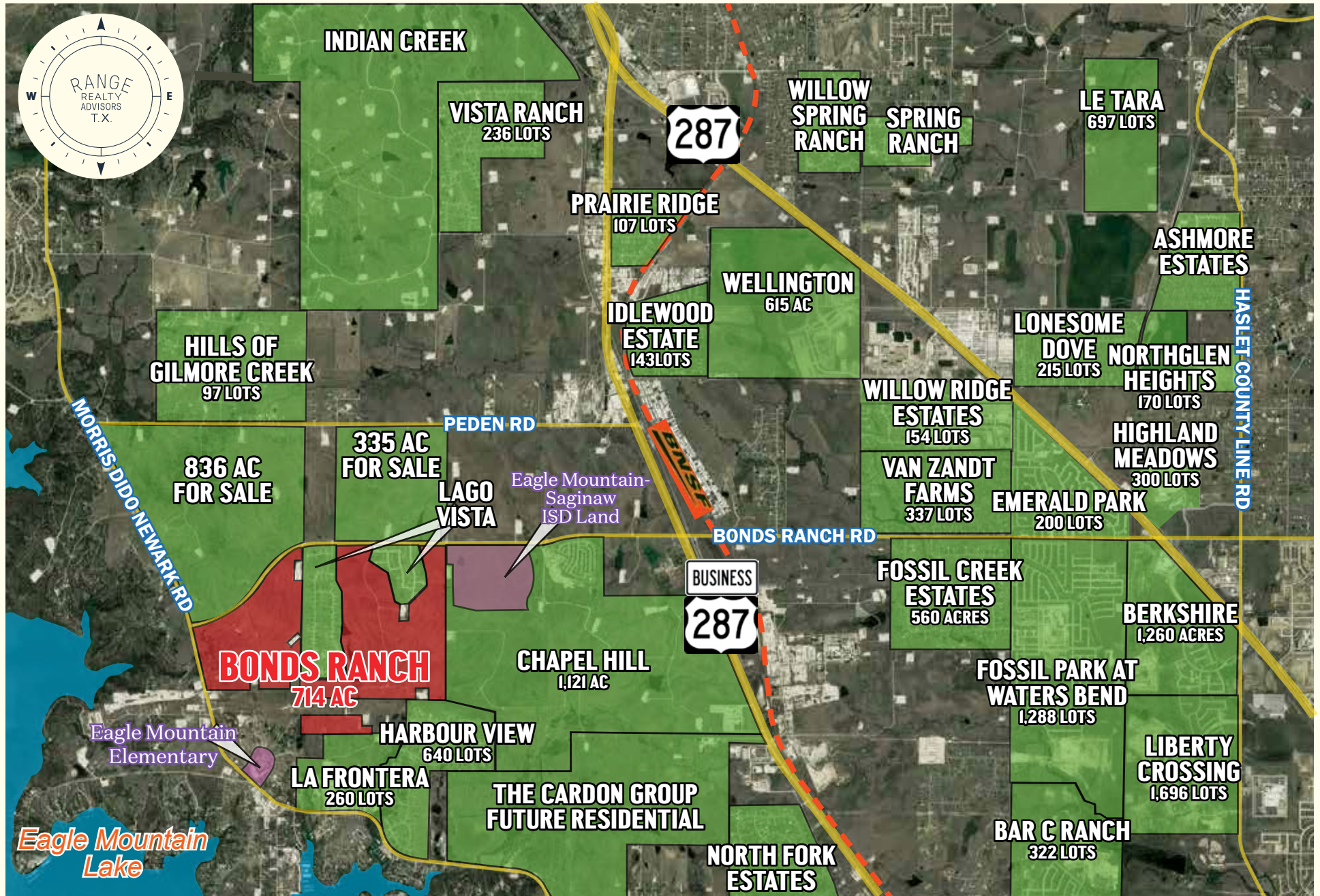
Recently named the 15th largest city in the US, Fort Worth added 18,644 people between July 2016 and July 2017. This is the fourth-largest numeric increase among cities with a population of 50,000 and higher.

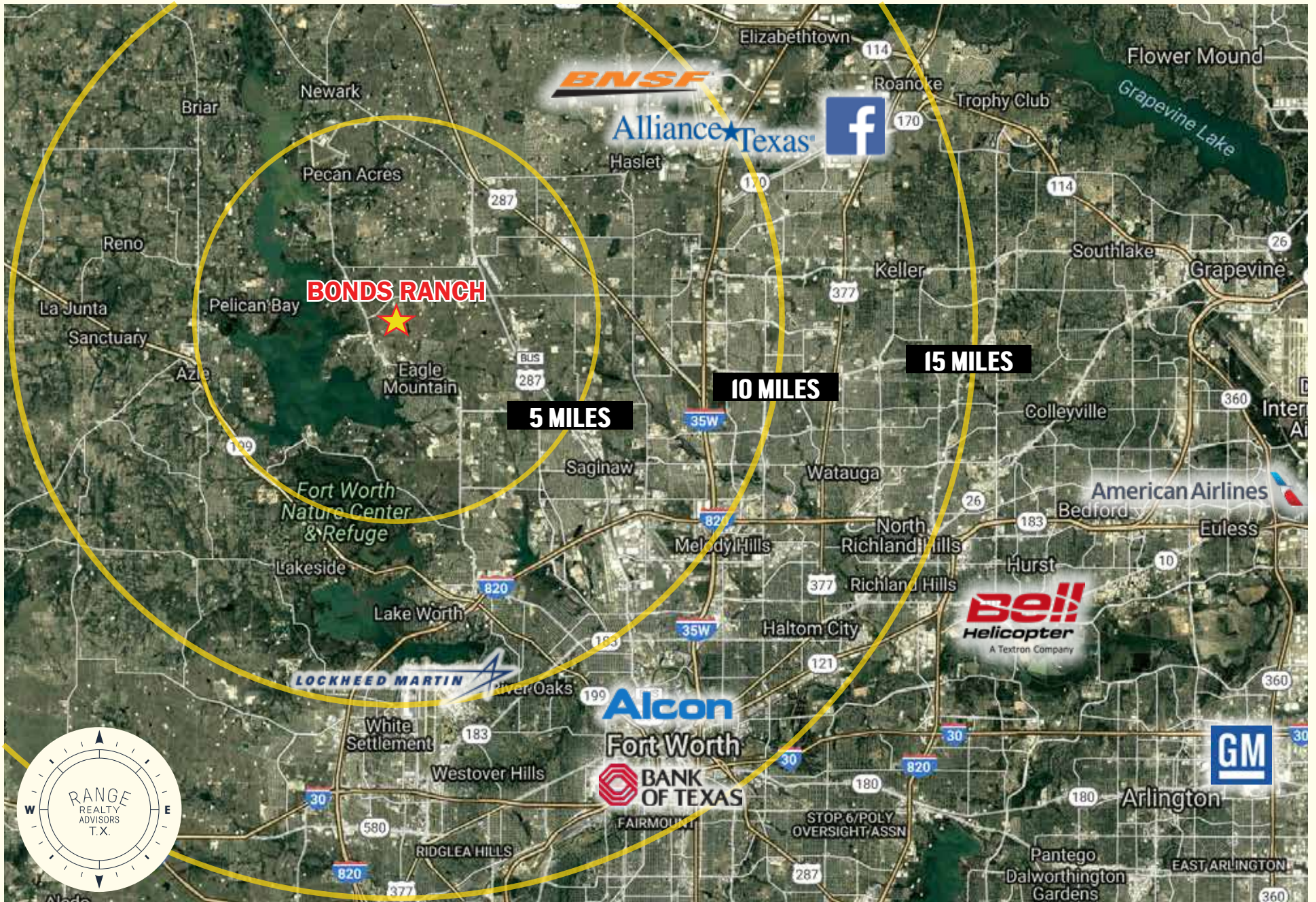
AllianceTexas, a 26,000-acre master planned community located within Northwest Fort Worth, includes six major residential developments and an airport, along with various commercial and office developments. This major development has drawn tens of thousands of new residents, and employs more than 48,000 people. AllianceTexas is easily accessible from Bonds Ranch, a mere 15 miles to the northeast.

CITY LIMITS MAP KEY

City Limits 
Bonds Ranch 







INVESTMENT MERITS

THRIVING DFW MARKET

- Economy fueled by job growth, in-migration and corporate relocations.
- #2 MSA in U.S. annual job growth through 2016 adding over 122,300 new jobs and over 400,000 residents.
- DFW residential home supply currently is at a 20-year low with a 2.5 month supply of homes available.
- Corporate relocations help fuel in-migration and job creation. Most notable: Toyota North America, Liberty Mutual, State Farm, and FedEx.
- Home price gains are highest in the U.S. at 9.5% currently.
- New home inventory currently at 2,754 in DFW compared to 12,000 in 2006.

GROWTH AND QUALITY OF LIFE

- 3-mile population estimate of 43,898– a 21.74% increase since 2010.
- Existing and proposed residential developments with houses starting at \$200,000.
- Bonds Ranch is conveniently located south of Alliance Texas, a major employment hub within Northwest Fort Worth.
- Tarrant County is one of the fastest growing counties in the state.

INVESTMENT MERITS

PREMIER DEVELOPMENT SITE

- Bonds Ranch is positioned within an area of high demand for new residential development
- Property is located within close proximity to AllianceTexas and Downtown Fort Worth.
- Situated within Eagle Mountain-Saginaw ISD, an outstanding school district.

DEVELOPMENT SUPPORT AND INCENTIVES

- No personal income tax in Texas.
- No corporate income tax in Texas.
- Low corporate franchise tax.

ACCESS TO TRANSPORTATION

- Fort Worth Alliance Airport: 17.4 Miles
- DFW International Airport: 34.1 Miles
- Dallas Love Field: 43.1 Miles

ABOUT RANGE REALTY ADVISORS

WHAT WE DO

Range is a full service commercial real estate brokerage, advisory, finance, and investment firm. Our clients include individual, institutional, and international investors, developers, family offices, and governmental entities. We represent clients seeking to acquire or sell real estate assets and assist in maximizing the return on those assets. To that end, we add value to investment real estate properties through procuring entitlement and regulatory approvals; enhancing property value through infrastructure expansion; facilitating public/private partnerships; and negotiating economic incentives from municipalities and other governmental entities.

AREAS OF PRACTICE

- Investment Property Sales and Acquisitions
- Advisory and Consulting Services
- Finance and Capital Markets
- Real Estate Investments and Management

OUR SERVICES

- Valuations
- Conceptual Land Use Planning
- Zoning and Regulatory Approvals
- Public Improvement District (PID) Formation
- Strategic Marketing Plans
- Property Entitlement and Advocacy
- Debt and Equity Placement
- Property and Asset Management

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____