

# RANGE

REALTY ADVISORS



RANGE REALTY ADVISORS  
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## FOR SALE

### PARKWOOD PLAZA

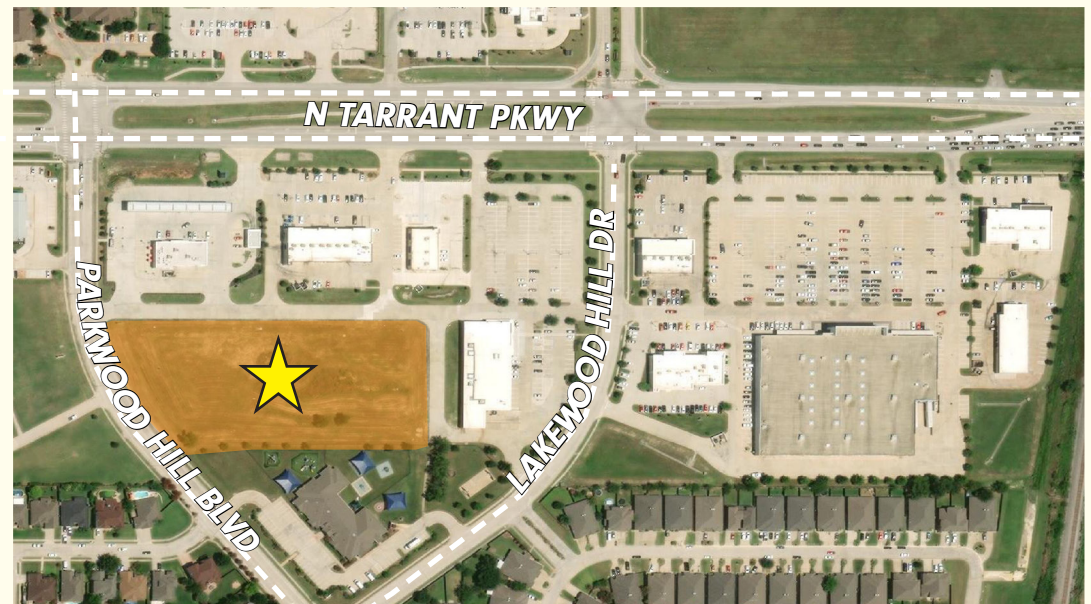
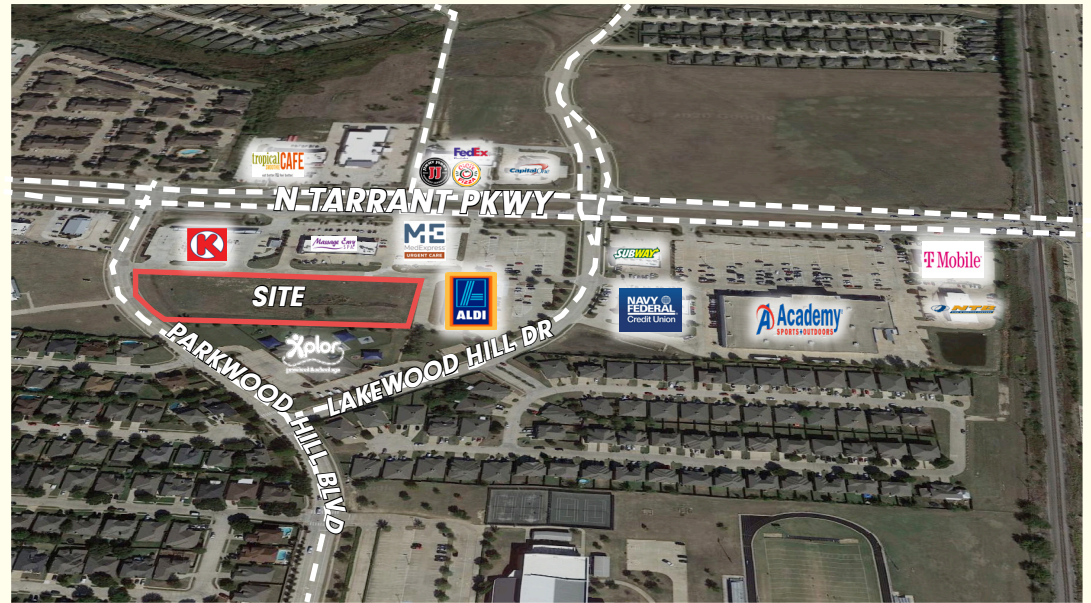
8420 PARKWOOD HILL BLVD  
FORT WORTH, TX 76137

## HIGHLIGHTS

Zoning: E- Neighborhood Commercial  
Future land use: Neighborhood Commercial  
Total land area: ± 4.9 AC  
Utilities: Water: To site  
Sewer: To site  
VPD: N Tarrant Pkwy: ± 34,041  
Parkwood Hill Blvd: ± 31,026  
School District: Keller ISD

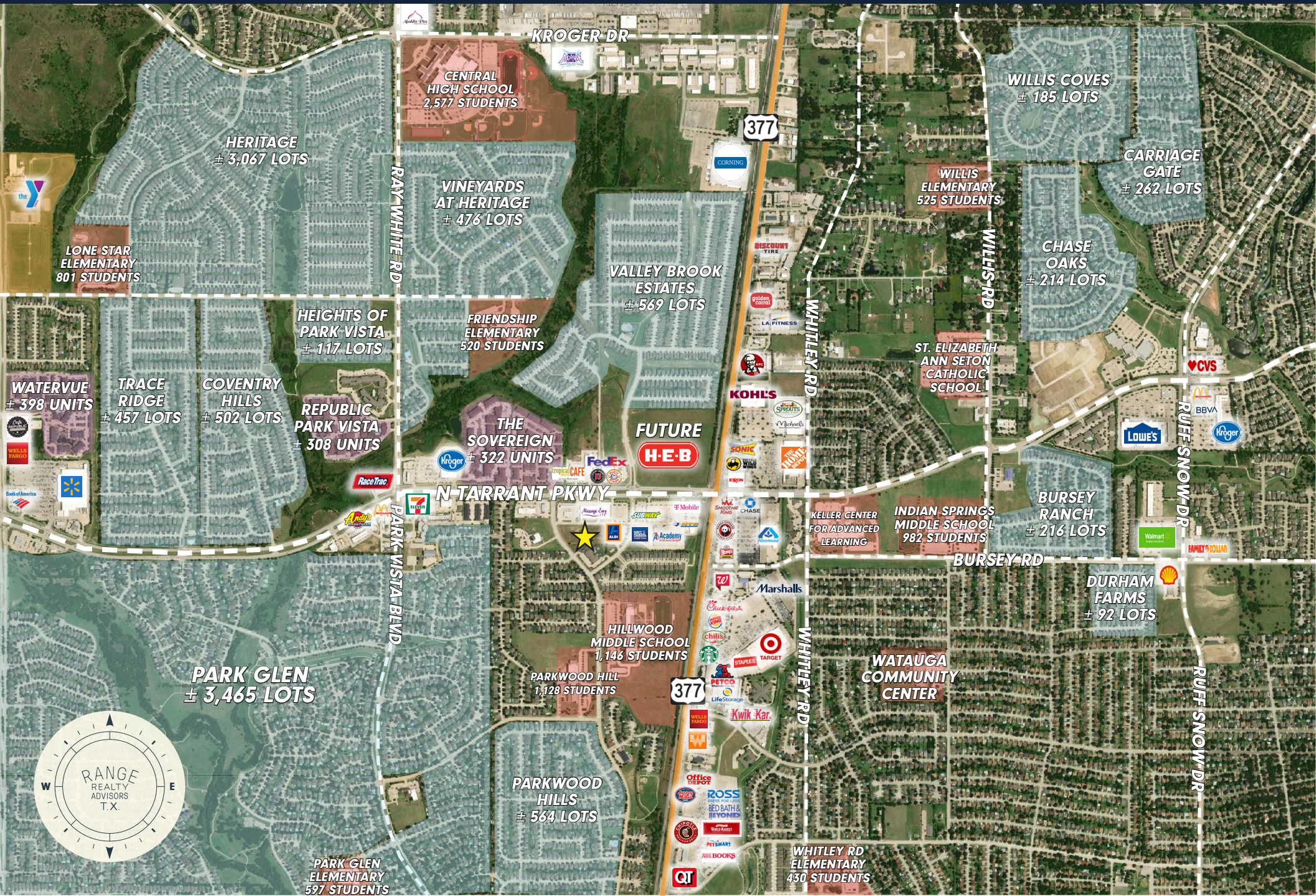
## DEMOGRAPHICS

Mile Radius	1 Mile	3 Mile	5 Mile
2020 Population	18,603	139,237	306,537
Pop. Growth 2020-2025	6.53%	6.05%	7.32%
Median HH Income	\$95,901	\$90,465	\$87,855



AVAILABLE  
± 4.9 ACRES

8420 PARKWOOD HILL BLVD  
FORT WORTH, TX 76137



KROGER DR

377

HERITAGE  
± 3,067 LOTS

RAY WHITE RD

CENTRAL  
HIGH SCHOOL  
2,577 STUDENTS

VINEYARDS  
AT HERITAGE  
± 476 LOTS

WILLIS COVES  
± 185 LOTS

CARRIAGE  
GATE  
± 262 LOTS

LONE STAR  
ELEMENTARY  
801 STUDENTS

VALLEY BROOK  
ESTATES  
± 569 LOTS

WILLIS  
ELEMENTARY  
525 STUDENTS

CHASE  
OAKS  
± 214 LOTS

HEIGHTS OF  
PARK VISTA  
± 117 LOTS

FRIENDSHIP  
ELEMENTARY  
520 STUDENTS

ST. ELIZABETH  
ANN SETON  
CATHOLIC  
SCHOOL

WATERVUE  
± 398 UNITS

TRACE  
RIDGE  
± 457 LOTS

COVENTRY  
HILLS  
± 502 LOTS

REPUBLIC  
PARK VISTA  
± 308 UNITS

THE  
SOVEREIGN  
± 322 UNITS

FUTURE  
H-E-B

CVS

N TARRANT PKWY

WHITLEY RD

WILLIS RD

RUFF SNOW DR

BURSEY  
RANCH  
± 216 LOTS

KELLER CENTER  
FOR ADVANCED  
LEARNING

INDIAN SPRINGS  
MIDDLE SCHOOL  
982 STUDENTS

BURSEY RD

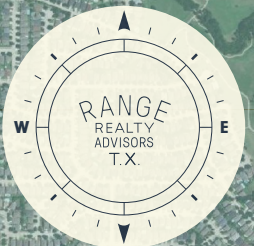
DURHAM  
FARMS  
± 92 LOTS

PARK GLEN  
± 3,465 LOTS

HILLWOOD  
MIDDLE SCHOOL  
1,146 STUDENTS

PARKWOOD HILL  
1,128 STUDENTS

WATAUGA  
COMMUNITY  
CENTER



PARKWOOD  
HILLS  
± 564 LOTS

PARK GLEN  
ELEMENTARY  
597 STUDENTS

377

WHITLEY RD

RUFF SNOW DR

WHITLEY RD  
ELEMENTARY  
430 STUDENTS



# 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.

<b>Range Realty Advisors, LLC</b>	<b>9008180</b>	<b>info@rangerealtyadvisors.com</b>	<b>214-416-8222</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Thomas Sterquell</b>	<b>0558966</b>	<b>tsterquell@rangerealtyadvisors.com</b>	<b>214-416-8225</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Thomas Sterquell</b>	<b>0558966</b>	<b>tsterquell@rangerealtyadvisors.com</b>	<b>214-416-8225</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Dillon Cook</b>	<b>0650315</b>	<b>dcook@rangerealtyadvisors.com</b>	<b>214-416-8223</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_