

**FUTURE
MIXED-USE
± 297 AC**

N RIVERSIDE DR

OLD DENTON ROAD EXTENSION

BASSWOOD BOULEVARD

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**7401 & 7500 N RIVERSIDE DRIVE
FORT WORTH, TX 76137**

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PROPERTY OVERVIEW



LOCATION

7401 & 7500 N Riverside Drive
Fort Worth, TX 76137



ACREAGE

Gross: ± 4.957
Net: ± 4.359



ZONING

PD-349 / SU



FUTURE LAND USE

Commercial / Car Wash / Self Storage



UTILITIES

Water: To Site (NWC of property)
Sewer: Off Site (Basswood Blvd. Median)



ISD

Keller ISD



VPD

Basswood Blvd: $\pm 23,600$ (2019)
I-35W: $\pm 149,094$ (2019)



WESTWARD VIEW



**FUTURE MIXED-USE
± 297 ACRES**

BASSWOOD BOULEVARD

OLD DENTON ROAD EXTENSION

CASCADE CT

ZONING: PERMITTED USES PER PD-349



- DAY CARE CENTER
- KINDERGARTEN
- SCHOOL, ELEMENTARY OR SECONDARY
- GOVERNMENT OFFICE FACILITY
- MUSEUM, LIBRARY OR FINE ART CENTER
- AMBULANCE DISPATCH STATION
- BLOOD BANK
- CARE FACILITY
- HEALTH SERVICES CENTER
- HOSPICE
- HOSPITAL
- NURSING HOME
- CENTER, COMMUNITY RECREATION
- COUNTRY CLUB, PRIVATE
- GOLF COURSE
- PLACE OF WORSHIP
- ELECTRIC POWER STATION
- AMUSEMENT, OUTDOOR
- BASEBALL/SOFTBALL FACILITY
- BOWLING ALLEY
- CLUB
- DRIVE-IN RESTAURANT OR BUSINESS
- LODGE OR CIVIC CENTER
- MUSEUM OR CULTURAL FACILITY
- RESTAURANT, CAFÉ, CAFETERIA
- THEATER, DRIVE-IN
- HOTEL, MOTEL OR INN
- BANK, FINANCIAL INSTITUTION
- OFFICES
- ANTIQUE SHOP
- APPLIANCES, SALES, SUPPLY
- BAKERY
- BARBER OR BEAUTY SHOP
- BOOK, STATIONARY STORE
- BURGLAR ALARM SALES
- BUSINESS COLLEGE OR SCHOOL
- CATERER OR WEDDING SERVICE
- CLOTHING/WEARING APPAREL SALES
- CONVENIENCE STORE
- COPE STORE OR COMMERCIAL PRINTING
- DRESSMAKING
- EXPRESS OFFICE
- FEED STORE
- FIREWOOD SALES
- FURNITURE SALES
- GREENHOUSE OR NURSERY
- GROCERY STORE
- GUNSMITHING
- LAUNDRY OR DRY CLEANING
- LEATHER GOODS SHOP
- LOCKSMITH
- MEDICAL SUPPLIES SALES OR RENTAL
- MINI-WAREHOUSES (MIN. 70% MASONRY)
- MORTUARY OR FUNERAL HOME
- NEWSPAPER DISTRIBUTION
- OPTICIAN
- PHARMACY (DRUG STORE)
- PHOTOGRAPH, CAMERA SHOP
- PRINT CENTERS
- RECORDING STUDIO
- RETAIL SALES, GENERAL
- SADDLE OR HARNESS SALES
- SHOE SHINE SHOP
- STUDIO, ART OR PHOTOGRAPHY
- TAILOR, CLOTHING OR APPAREL
- TAXIDERMIST SHOP
- VETERINARY CLINIC
- AUTO PARTS SUPPLY, SALES
- CAR WASH, FULL OR SELF SERVICE
- GASOLINE SALES
- PASSENGERS STATION
- SATELLITE ANTENNA
- RESIDENCE FOR SECURITY PURPOSES

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MARKET OVERVIEW



SUMMARY

Fort Worth, Texas, is a suburban city located in Tarrant County within the Dallas-Fort Worth metropolitan area. The city has seen significant economic development with a mix of residential, commercial, and industrial areas contributing to its growth. Ongoing residential and commercial developments contribute to the city's growth and continue to positively impact the real estate landscape.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2023 POPULATION	124,052	281,260	799,147
2028 POPULATION	127,612	288,620	819,805
POP. GROWTH 2023-2028	0.6%	0.5%	0.5%
2023 TOTAL HOUSEHOLDS	42,332	95,938	281,100
MEDIAN HOUSE HOLDS INCOME	\$85,903	\$84,232	\$78,298
2023 TOTAL BUSINESSES	2,919	6,812	31,119
2023 TOTAL EMPLOYMENT	25,642	60,244	273,569



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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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N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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