## **FOR INFORMATION**



Eastchase Parkway and Ederville Road Fort Worth, TX



## CONTACT:

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TBD

### LAND SIZE:

## 43,676 SF (1.003 Acres)

### **PROPERTY INFORMATION**

 $\,\circ\,$  Great Location Near Interstate 30

 $^{\rm O}\,$  Near ALDI and Burger King

○ Established Retail Corridor

### DEMOGRAPHICS

	1 Mile	3 Mile
Total Population	11,139	79,180
Median Age	31.6	37.3
Median HH Income	\$54,279	\$65,205

### TRAFFIC COUNTS

Interstate 30	134,055 VPD
Eastchase Parkway	34,280 VPD
Ederville Road	8,059 VPD

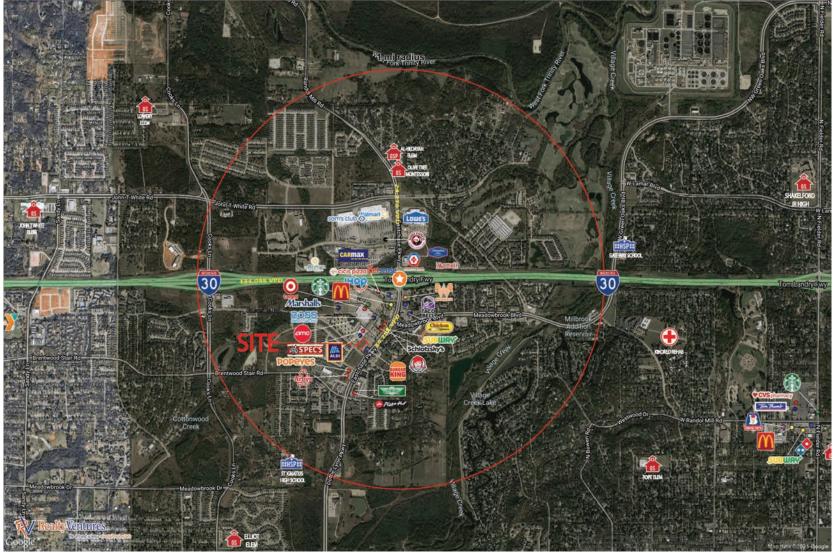


## AERIAL



# Eastchase Pad Site

Eastchase Parkway and Ederville Road Fort Worth, Texas





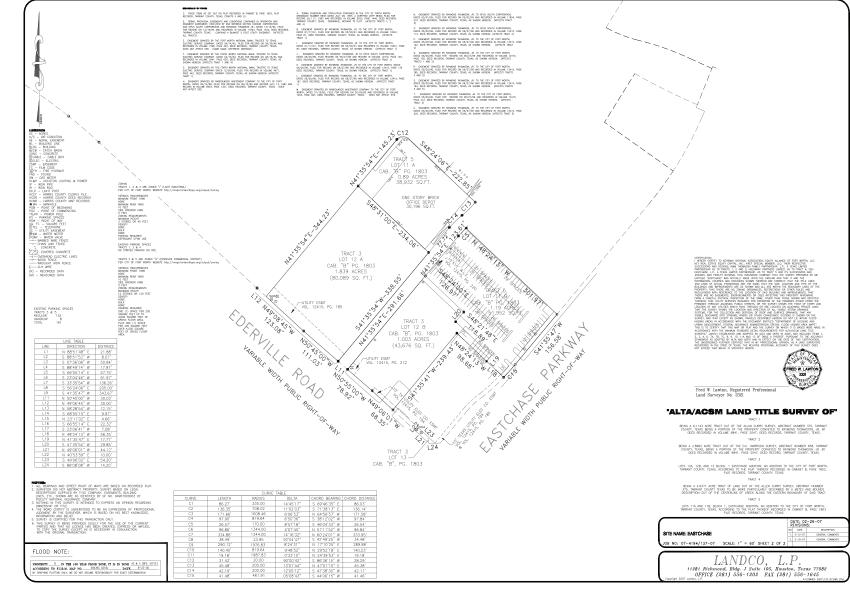
## **SURVEY**



# **Eastchase Pad Site**

# Eastchase Parkway and Ederville Road Fort Worth, Texas





RealtyVentures

## DEMOGRAPHICS



# Eastchase Pad Site

Eastchase Parkway and Ederville Road Fort Worth, TX

		Glenview Dr.	W Pipeline Rd Hurst, E Pipeline Rd Pipeline Rd		
	377				
					157
	Broadway Ave Richland	HIIS 820	O O O O		
			3 mi Radius		
5 Mile	City				
253,870	idway Rd			The I	
35.8					Charles and
103,855	ALL SA THE	•			1750
3.07					See - Store Blydr
56.10%	and the second s		1 mi Radius		
24.5%	TARA				E Lamar Bro
25.1%			Tom Under Ewy		
		Marton Marton			Collins
				Arlington	E Abram St
		E Rosedale			- Spinetellist
			Pantege		
			A MARINE		
	Median HH Income By Blockgroups		Dalworthington Gardens		EArkansas Ln
	\$75,000 or more \$60,000 to \$75,000		Gardenš		
	\$45,000 to \$60,000				
	\$30,000 to \$45,000	m Phylip		W Maylield Rd	- Maynele Rd
	Less than \$30,000		- martine -	Profession Bist	E Arbrook Blvd
	new sitesusa.com This map was produced using data from private and governm	ent sources deemed to be reliable. The information herein is provided without repr	esentation or warranty. Logos are for identification purposes only and may be trademarks of their respective		

5 mi Radius

### 2022 DEMOGRAPHICS

				_
Demographic	1 Mile	3 Mile	5 Mile	
Total Population	11,139	79,180	253,870	
Median Age	31.6	37.3	35.8	
Total Households	5,047	31,841	103,855	
Avg. Household Size	2.88	3.03	3.07	
% White	42.7%	54.10%	56.10%	
% Black	42.4%	29.5%	24.5%	
% Hispanic	17.2%	19.7%	25.1%	

www.realty-ventures.com

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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 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:
- 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
- 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.

H&K Retail LLP

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Buyer/Tenant/Seller/Landlord

Date



Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-0