



## PREMIER INDUSTRIAL/COMMERCIAL DEVELOPMENT SITE

16.22 +/- Acres | 14009 North Freeway & 14691 Day Road | Fort Worth & Roanoke, Texas 76177

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# 16.22 +/- ACRES FORT WORTH, TEXAS

**Vanguard Real Estate Advisors ("VREA")** has been exclusively retained by ownership to offer developers and investors an unparalleled opportunity—the acquisition of an entitled 16.22+/- acre parcel, prominently situated along the east side of Interstate 35 West in Fort Worth & Roanoke, TX (the "Site"). Nestled within one of the metropolitan area's most dynamic commercial and industrial corridors directly across I-35W from Fort Worth Alliance Airport, this strategically positioned Site boasts an impressive daily average traffic count of 67,743 vehicles, reaffirming its status as a cornerstone in the region's economic landscape. Note, there are approximately 2+/- acres of floodplain on the south side of the Site.

Spanning both Denton and Tarrant County jurisdictions, 11+/- acres of the Site are zoned as Light Industrial through the City of Fort Worth, with the remaining 5.2+/- acres falling within the Extraterritorial Jurisdiction of the City (ETJ). Furthermore, the Site is enveloped by the I-35 overlay district, a designation granted by the City, affording a number of versatile usage possibilities. **This premier development Site is presented at an attractive price point of \$9.06 per square foot, which equates to of \$6,400,000 for the 16.22+/- acres.**

## INVESTMENT OVERVIEW <sup>(1)</sup>

|                                |   |
|--------------------------------|---|
| Property                       | 16.22 +/- Acres   |
| Location                       | 14009 North Freeway, Fort Worth, TX 76262<br>14691 Day Road, Roanoke, TX 76177  |
| Access                         | Available via Day Road and Interstate 35 West   |
| Utilities                      | 24" Water Line at intersection of I-35 and Texas Longhorn Way (West Side of I-35)<br>24" Sewer Line along I-35 adjacent to Site |
| Zoning                         | 5.181 +/- Acres - Fort Worth ETJ<br>11.043 +/- Acres - Light Industrial - Fort Worth<br>I-35 North Overlay District             |
| Appraisal District Property ID | Denton County - 497505, 98634, 497507<br>Tarrant County - 40777804, 40777812  |
| School District                | Northwest ISD   |
| Floodplain                     | 2.08 +/- Acres per Floodplain Exhibit provided by Seller  |

## PRICING

|                     |             |
|---------------------|-------------|
| Asking Price        | \$6,400,000 |
| Asking Price per SF | \$9.06      |

## DENTON COUNTY TAX INFORMATION

| Taxing Entity         | Tax Rate        |
|-----------------------|-----------------|
| Denton County         | 0.189485        |
| Northwest ISD         | 1.090200        |
| <b>Total Tax Rate</b> | <b>1.279685</b> |

## TARRANT COUNTY TAX INFORMATION

| Taxing Entity           | Tax Rate       |
|-------------------------|----------------|
| Tarrant County          | 0.194500       |
| City of Fort Worth      | 0.672500       |
| Tarrant County Hospital | 0.194500       |
| Tarrant County College  | 0.112170       |
| Northwest ISD           | 1.090200       |
| <b>Total Tax Rate</b>   | <b>2.26387</b> |

**(1)** Purchaser to confirm all information during due diligence

## DEMOGRAPHICS

### ESTIMATED POPULATION (2020)



**1-MILE** | 1,732  
**3-MILE** | 37,520  
**5-MILE** | 116,699

### ANNUAL GROWTH RATE (2020-2025)



**1-MILE** | 3.33%  
**3-MILE** | 2.08%  
**5-MILE** | 1.96%

### MEDIAN HOUSEHOLD INCOME



**1-MILE** | \$86,665  
**3-MILE** | \$106,349  
**5-MILE** | \$111,276

### MEDIAN HOME VALUE



**1-MILE** | \$276,689  
**3-MILE** | \$315,366  
**5-MILE** | \$335,275



16.22 +/- ACRES  
FORT WORTH, TEXAS





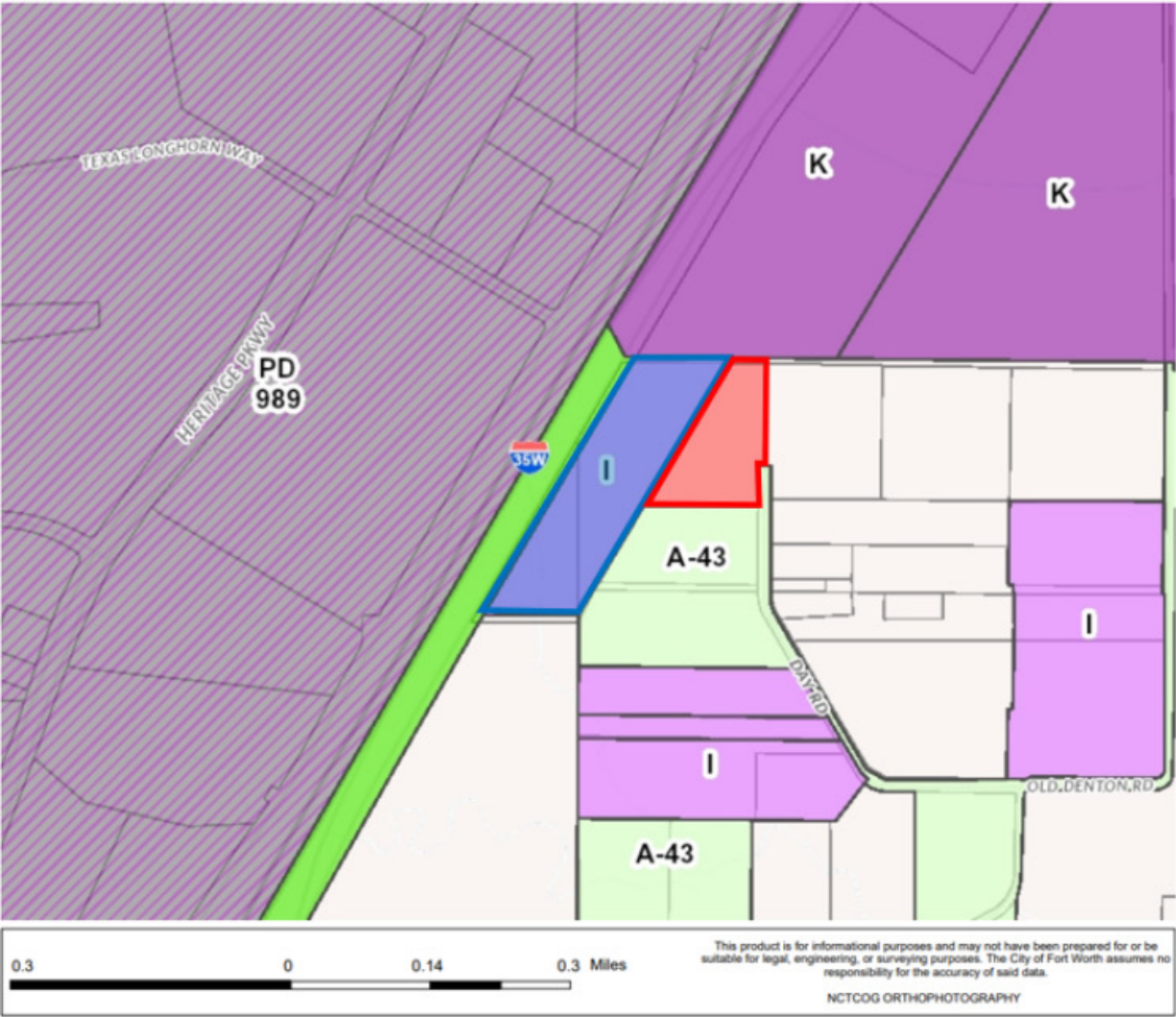
16.22+/- ACRES  
FORT WORTH, TEXAS





16.224+/- Acres

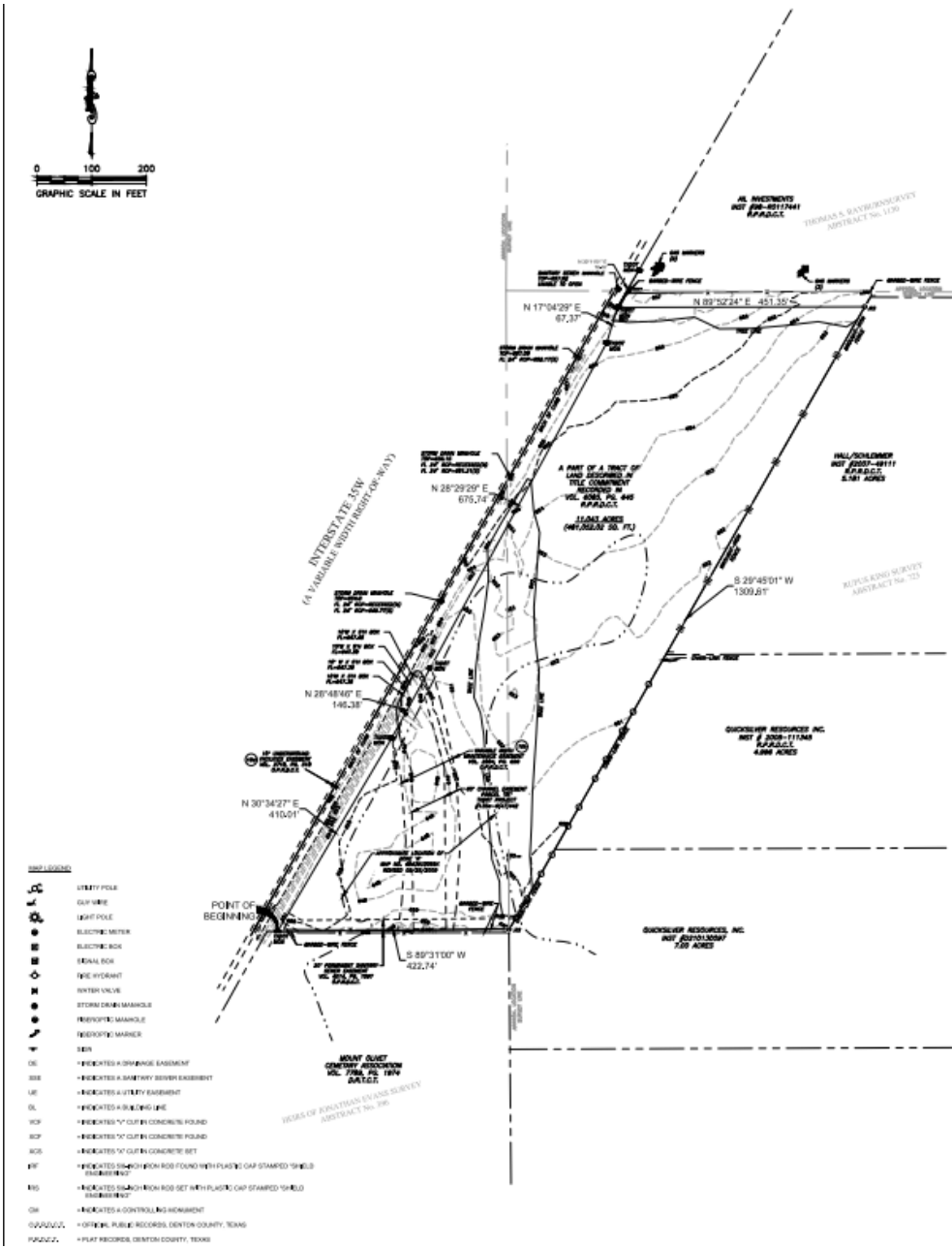
Framework  
Concepts, Inc

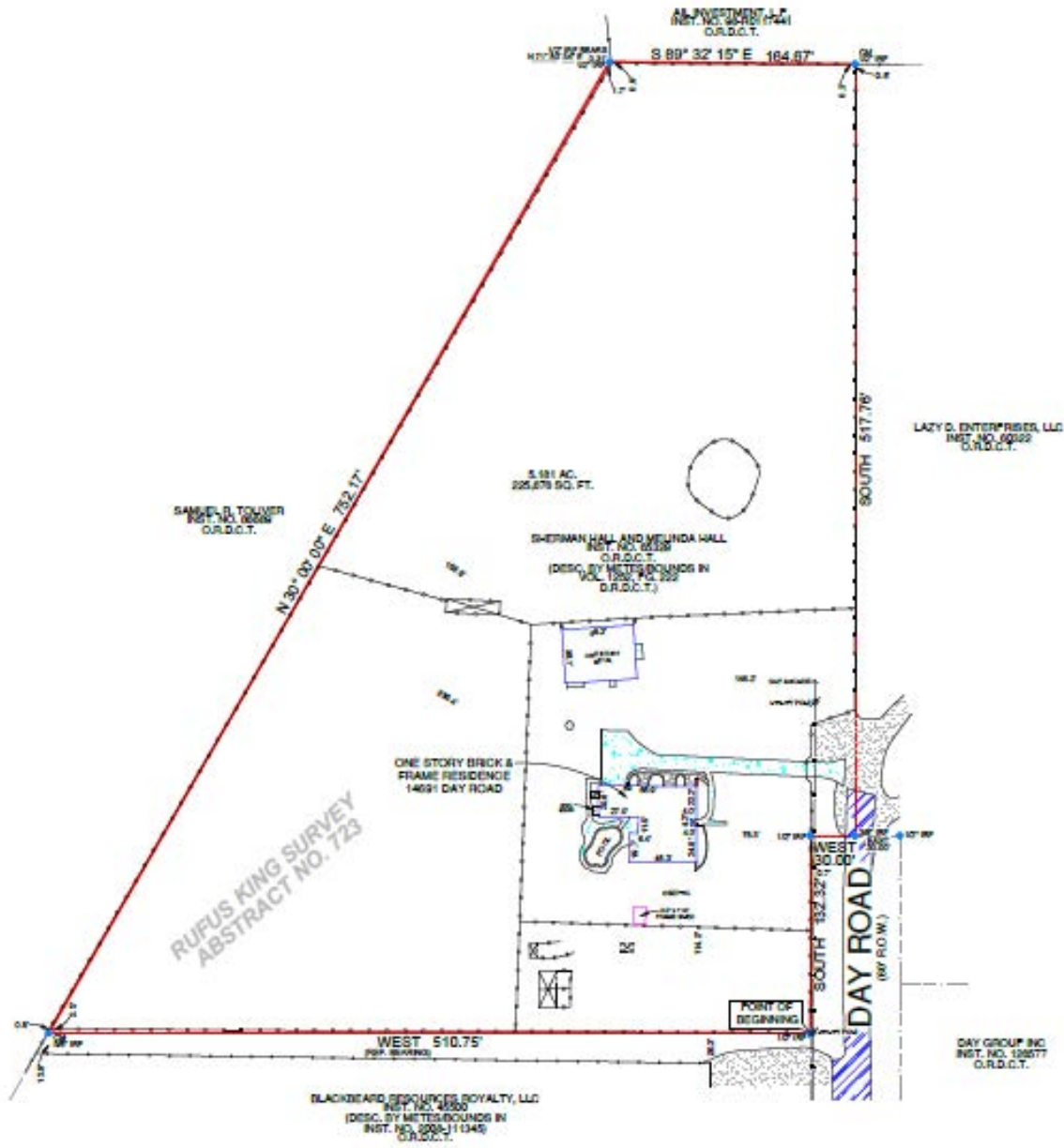


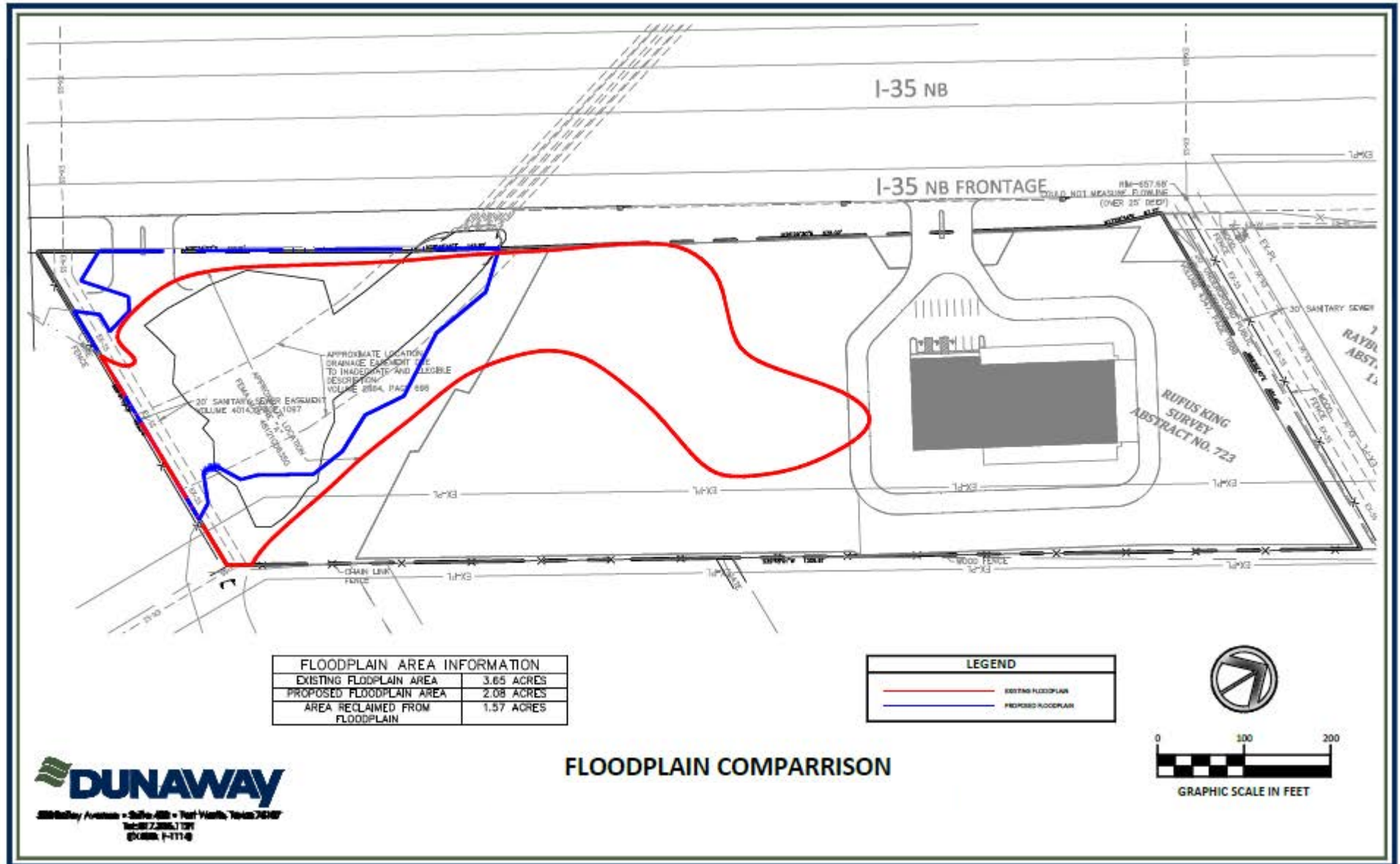


**Zoning:**

-  5.181+/- Acres Fort Worth ETJ (City of Roanoke Address)
-  11.043+/- Acres Zoned Light Industrial through City of Fort Worth









## INVESTMENT HIGHLIGHTS



### Strategic Location

- The 16.22+/- acre Site has an optimal position along I-35W, with a robust daily traffic count of 67,743 vehicles according to TxDot. Conveniently situated just three miles south of State Highway 114 and 1.5 miles north of the Alliance Gateway Freeway, the Site provides seamless access to the entire metroplex.
- Proximity to key economic hubs enhances the Site's appeal, with Alliance Airport situated across I-35—welcoming over 300 flights daily—and the Texas Motor Speedway, a prominent tourism and entertainment destination, contributing to the area's vibrancy.
- The Site benefits from its strategic location within a ten-mile radius of thriving cities such as Roanoke, Southlake, and Westlake. These municipalities, well-positioned and economically robust, further amplify the Site's potential as a strategic investment in a dynamic and flourishing region.



### Zoning

- The Site lies in both Denton and Tarrant County. Approximately 11+/- acres of the Site directly fronting I-35 is zoned Light Industrial through the City of Fort Worth in conjunction with the I-35 Overlay District allowing for various other uses. The eastern remaining 5.2+/- acres are within the Fort Worth ETJ and allow for a multitude of uses.
- Potential uses include Light Industrial, Commercial, Retail, Daycare, Health Facility, or Office amongst others.
- Purchaser to verify zoning and uses allowed on Site.

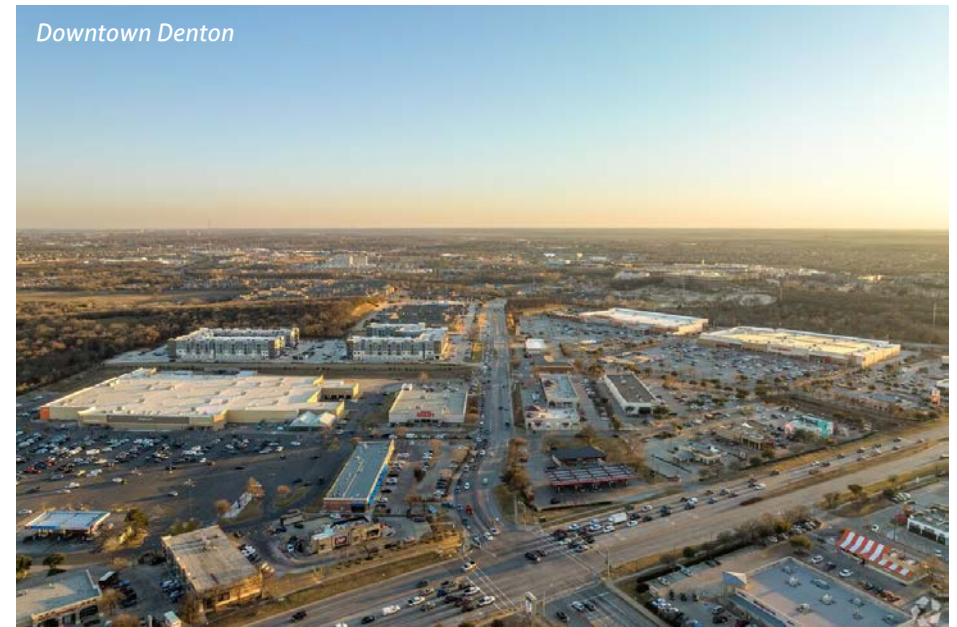


### Population and Demographics

- Per ESRI, population within a 5-mile radius of the Site is 116,699, depicting a well-established market with space to continually grow.
- According to BestPlaces.net the job market in Denton County has increased 3.3 percent over the last year. Future job growth over the next ten years is predicted to be 50.0 percent, which is 16.5 percent higher than the U.S. average of 33.5 percent.
- Per Costar, the Northeast Tarrant/Alliance Industrial submarket has experienced an 8.8% increase in market rent per square foot over the last year, and vacancy rate of 13.1% displaying continued growth in the market.



*Tarrant County*



*Downtown Denton*



## GREATER DFW HIGHLIGHTS

As of the latest available data, the economic and demographic highlights of the Dallas-Fort Worth (DFW) area have evolved. The DFW area maintains a well-diversified economy, ranking fifth in the nation in terms of growth. As of 2022, the Gross Metropolitan Product (GMP) reached \$682 billion. In 2023, the DFW market secured its position as the top market in the U.S. for real estate investment, according to surveys conducted by CBRE. According to recent reports from Truist, the DFW Metro recorded the highest year-over-year job growth rate from April 2022 to April 2023. The DFW metro area's estimated population stands at approximately 8.1 million, ranking fourth among metro areas in the nation. Projections indicate that the population is expected to grow to nearly 10 million by 2030, positioning DFW to surpass Chicago as the third-largest metro in the U.S. DFW continues to receive recognition, securing the #2 spot in the nation for Most Commercial Projects Underway. The metro area also earned the title of the 5th Fastest-Growing Economy in 2022 and was acknowledged as the 6th Most Innovative City in the World. Denton County, a part of the DFW metro, experienced significant population growth, recording an increase of over 31 percent from 2010 to 2020.

As of July 2022, the estimated population of Denton County is 977,281 people, according to the US Census. These highlights emphasize the continued economic vibrancy, population growth, and recognition of the DFW metro area as a dynamic and influential region in the United States.



**GROSS METROPOLITAN  
PRODUCT**

**\$682 Billion**



**DFW  
POPULATION GROWTH**

**1.33% (2021-2022)**



**DFW ESTIMATED  
POPULATION**

**8.1 Million**



*Denton County Courthouse*



*DFW Metro*



## ECONOMIC OVERVIEW

DFW continues to hold the position as the fifth-largest economy among Metropolitan Statistical Areas (MSAs) in the United States. It boasts one of the highest concentrations of corporate headquarters nationwide, hosting 24 Fortune 500 companies. The region's economic landscape is diverse, with a significant Information Technology industry base often referred to as the Silicon Prairie or the Telecom Corridor. The Information Technology sector in DFW remains a key driver of economic activity, supported by numerous corporate IT projects and the presence of major electronics, computing, and telecommunication firms. Notable companies in this sector include Texas Instruments, HP Enterprise Services, Dell Services, Nokia, AT&T, Alcatel-Lucent, Ericsson, and Verizon, contributing to the region's technological prowess. DFW also maintains a substantial presence in the defense manufacturing sector, with major companies such as Lockheed Martin, Bell Helicopter, Textron, and Raytheon operating significant facilities in the area. According to the Federal Reserve Bank of Dallas, the DFW metro area sustained its job growth momentum, adding 13,400 new jobs from April to June 2023. The unemployment rate for this period remained impressively low at 3.7 percent. The region's business-friendly environment continues to attract both employers and employees, fostering substantial population and job growth over the past several years. This trend is anticipated to persist, further solidifying DFW's status as a thriving economic hub.



### FORT WORTH MAJOR EMPLOYERS

| COMPANY NAME                            | EMPLOYEES |
|---|-----------|
| Lockheed Martin                         | 18,200    |
| Dallas Fort Worth International Airport | 14,000    |
| General Motors Arlington Assembly Plant | 10,512    |
| Naval Air Station Joint Reserve         | 10,500    |
| Burlington Northern Santa Fe Rail       | 4,900     |
| University of Texas at Arlington        | 4,383     |

*Data from North Central Texas Council of Governments Regional Data & Analysis Center 2023.*



## AREA OVERVIEW

The Site is located within both the Denton and Tarrant County submarkets of the Dallas-Fort Worth Metroplex according to CoStar. Denton has emerged as one of Dallas-Fort Worth's next industrial frontiers feeding off the tremendous economic and demographic growth occurring in both Tarrant and Denton Counties. With convenient access to Interstate 35W, the Denton area has seen a spike in developments occurring over the past few years, with approximately 3.5 million square feet of industrial projects currently under construction.

Located across the street from Fort Worth Alliance Airport, and 3 miles east of BSNF Railways, this Site offers a prime intermodal development opportunity with access to a major industrial airport and one of the country's largest rail networks. The Site is exceptionally located in proximity to many of the areas' main thoroughfares including Interstate 35W and State Highway 114. According to the Bureau of Labor Statistics, approximately 129,400 net new industrial-using jobs have been created in the Dallas-Fort Worth market since 2020, and 354,000 total net new jobs over the region's prior employment peak in December 2019. Denton has seen exponentially high growth in both its population and economy over the past decade and is projected to grow by over 50,000 residents by the year 2030.

Additionally, Fort Worth has seen an influx of both population growth and economic development recently. The population of Fort Worth grew by 4.1% between 2020 & 2022.





## TRANSPORTATION



**Air:** Charter and logistics related air transportation are available via Alliance Airport in Fort Worth, the world's first industrial airport, located directly to the west across I-35W from the Site. Additionally, private and charter flights are conveniently available via Denton Enterprise Airport located approximately 15 miles north of the Site. Commercial flights, both domestic and international, are available via Dallas Fort Worth International Airport located 16 miles southeast of the Site.



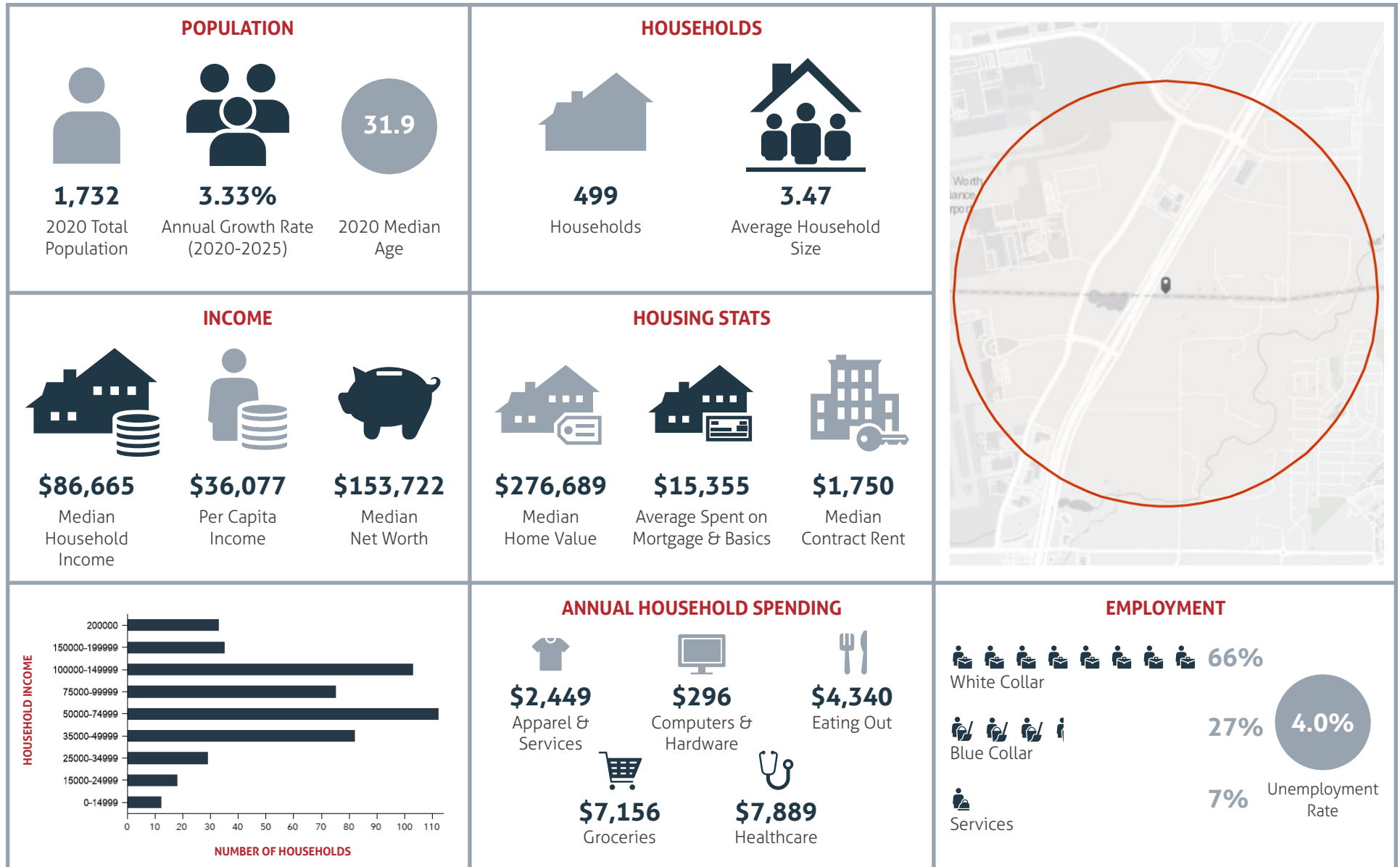
**Highway:** The Site is located along I-35W, a major north-south thoroughfare connecting south to Fort Worth and north to Denton. State Highway 114, an east-west thoroughfare is situated just over 2 miles to the north which provides connection to Dallas. The Site is also 18 miles south of US-380, a major east-west thoroughfare connecting Denton County to Collin County.



**Rail:** The Site is located 3 miles west of the BNSF railroad. The BNSF Railway is one of North America's largest rail networks with 32,500 miles of rail across 28 states. The Site's exceptional location to the railway creates a unique logistical advantage to access one of the nation's largest rail networks.

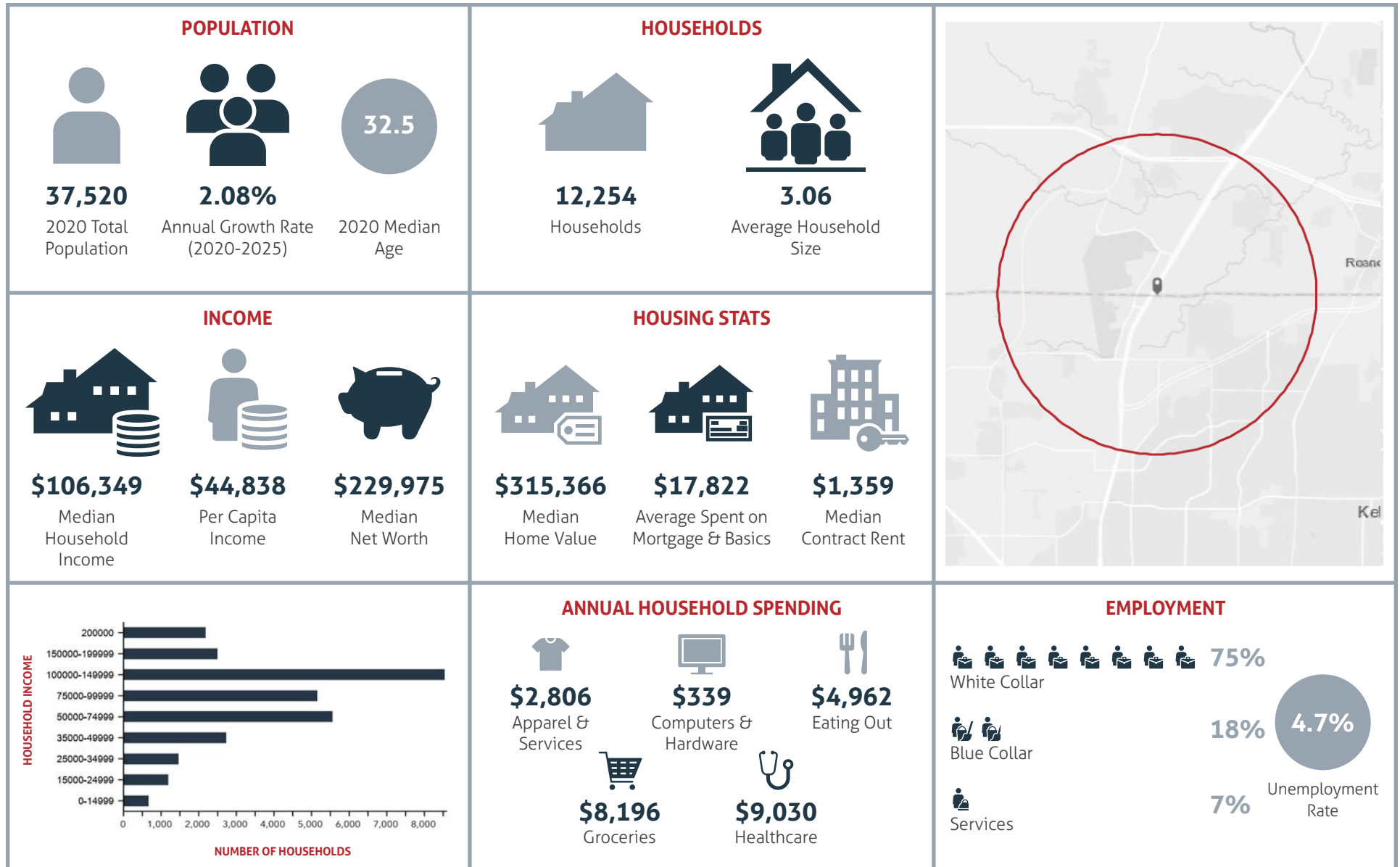


## DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS

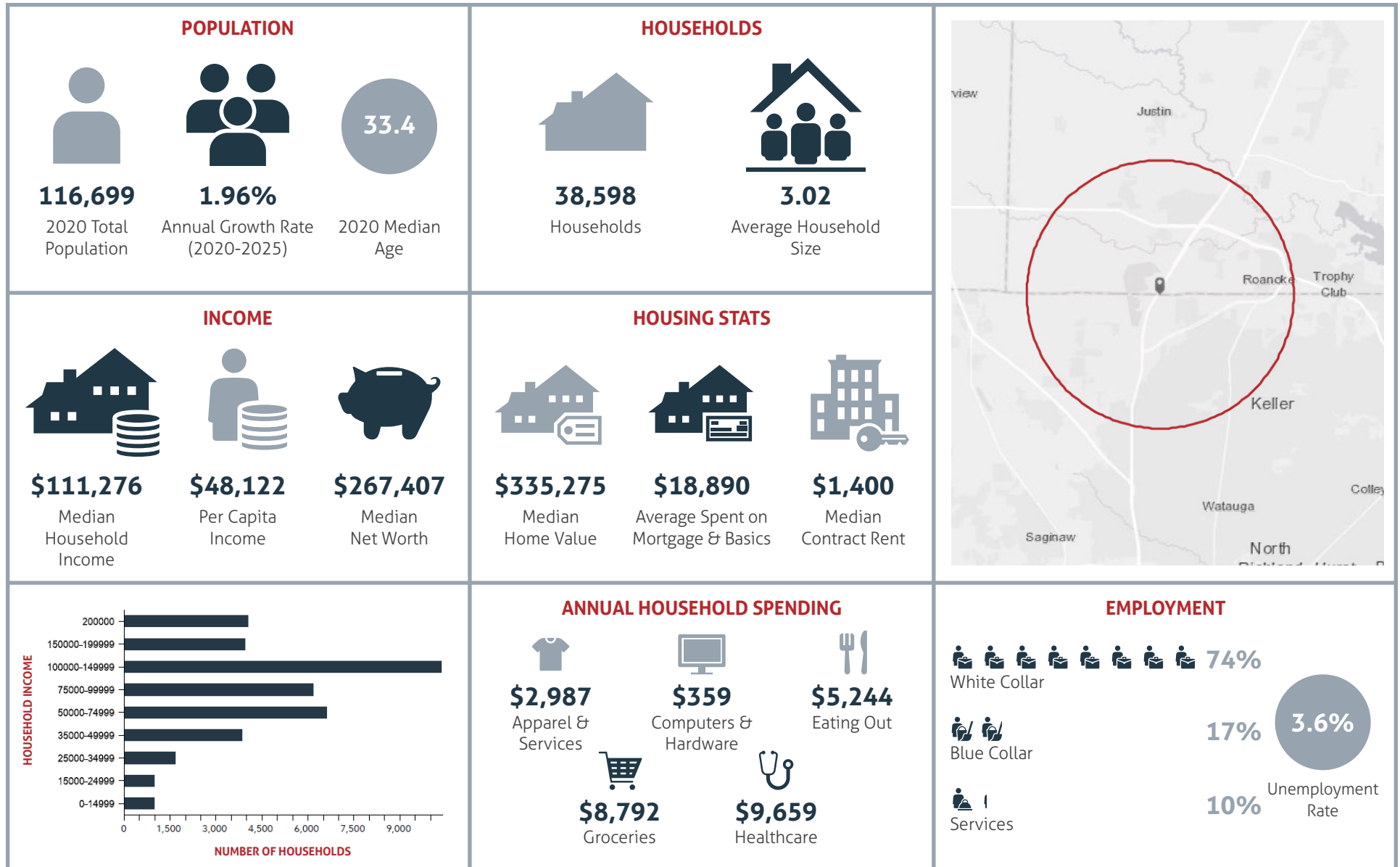




## DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



## DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS





## 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;
  - 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.

**Licensed Broker/Broker Firm Name or Primary Assumed Business Name:** Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

**Designated Broker of Firm:** Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

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**Sales Agent/Associate:** Jim McNulty | License No. 813890 | Jim@VanguardREA.com | 214-556-1949



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