

PAD SITES AVAILABLE
6800 BLUE MOUND RD.
FORT WORTH, TEXAS



TRINITY SOUTHWEST
COMMERCIAL REAL ESTATE

214.444.8488

info@tswcre.com

PROPERTY DETAILS

LOCATION

6800 Blue Mound Rd.
Fort Worth, Texas

SIZE

2.83 ACRES / 123,306 SF
(Demisable to .50 Acres/ 21,780 SF)

TRAFFIC COUNTS

Blue Mound Rd: +/- 25k VPD

ZONING

E- Neighborhood Commercial - permissive zoning allows for retail, office, medical, and a number of commercial uses.

UTILITIES

All Utilities to Site

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2020 Total Population	12,504	84,640	242,576
2025 Total Population	13,625	92,002	261,317
2020 - 2025 Annual Rate	8.97%	8.70%	7.73%
2020 Number of Households	3,927	28,736	78,963

INCOME

2020 Average Household Income	\$77,636	\$81,239	\$93,568
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AREA ATTRACTIONS

Saginaw High School (+/-1900 Students)

BNSF Headquarters

Located along regional retail corridor

7.5 Miles from Downtown Fort Worth

3.5 Miles from Alliance Town Center



CONTACT INFORMATION

8117 PRESTON ROAD, SUITE 600
DALLAS, TEXAS 75225

EXCLUSIVE LISTING BROKERS

PATRICK HUNT

phunt@tswcre.com

214.663.4218

CULLEN FINNEGAN

cfinnegan@tswcre.com

214.444.8488



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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; 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.

Trinity Southwest Services, LLC

9009245

info@tswcre.com

214-444-8488

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Patrick Hunt

660174

phunt@tswcre.com

214-663-4218

Designated Broker of Firm

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date