



D-R HORTON
America's Builder
145 LOTS

Childcare Network



STATION

LENNAR
88 LOTS



MCCART AVE. (28,182 VPD)

RISINGER RD. (10,100 VPD)



NEC & NWC - MCCART AVE. & RISINGER RD. FORT WORTH, TX | TARRANT COUNTY | LAND FOR SALE

ELLIOTT NEWSOM
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214.526.3626 x 149

RYAN TURNER
RTurner@db2re.com
214.526.3626 x 105

COLLINS MEIER
CMeier@db2re.com
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Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2025



PROPERTY INFORMATION



SIZE:

NWC: ± 13.48 AC
 NEC: ± 1.42 AC



UTILITIES:

16' Water line available from both McCart Ave. & Risinger Rd.
 8' Water line in Hulen Estates subdivision north of property
 10' Sewer line along eastern most boundary of Fox Run Subdivision just southwest of property



ZONING:

"E" - Neighborhood Commercial - All uses permitted in "ER"
 - Neighborhood Commercial Restricted, plus retail sales, banks, restaurants, gasoline sales, offices, bakeries, and alcohol sales for off premise consumption and as part of food service. ER Zoning includes beauty / barber shops, bookstores, drugstores, studios and offices, public and civic uses, nursing homes, and health care.



TRAFFIC COUNTS:

McCart Ave.: 28,182 VPD
 Risinger Rd.: 10,100 VPD

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2024 Population	19,304	56,638	112,057
% Proj Growth 2024-2029	2.27%	2.22%	2.90%
2024 Average HH Income	\$96,778	\$101,876	\$102,517
2024 Median HH Income	\$80,446	\$80,498	\$80,031

Future Extension
 Divided Arterial Expected
 Completion Date is Summer 2025

D-R HORTON
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Q4 2020

Rainbow
1,120

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 Davidson & Bogel Real Estate, LLC © 2025

CROWLEY MIDDLE SCHOOL

CROWLEY ELEMENATRY SCHOOL

LENNAR
88 LOTS

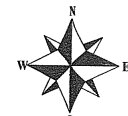


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RISINGER RD. (10,100 VPD)



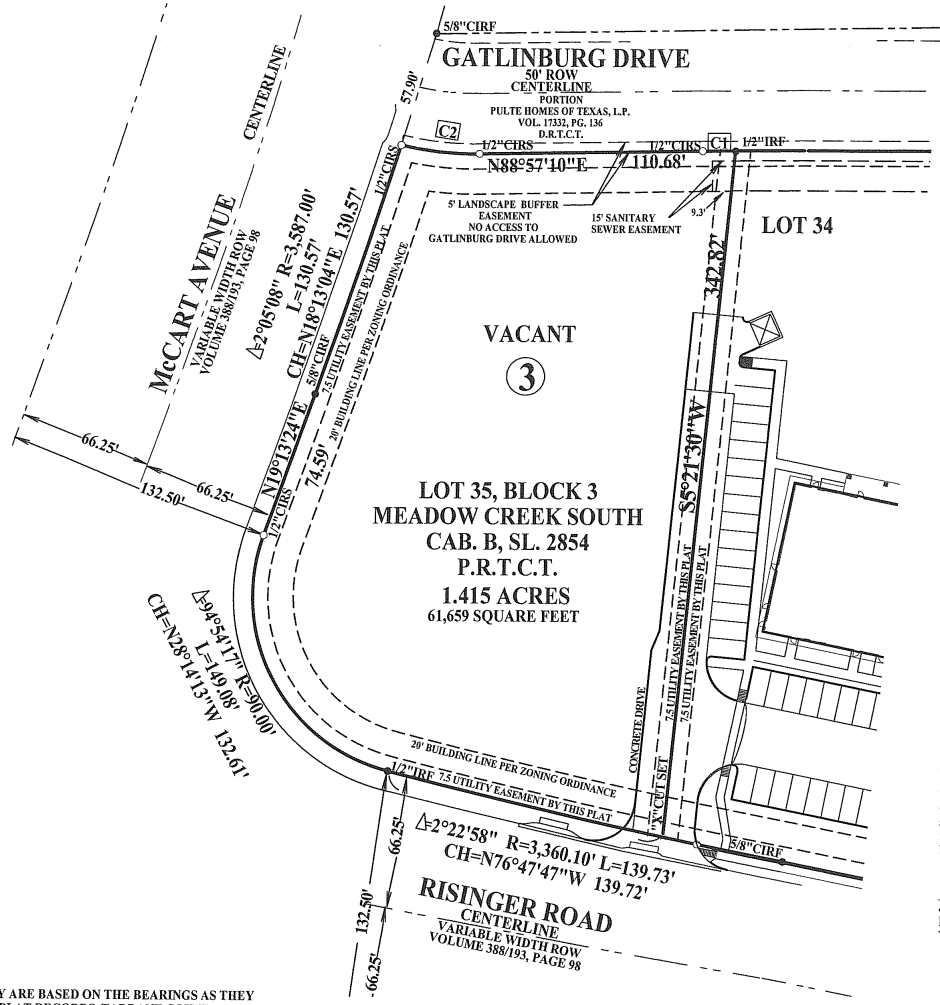
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SCALE 1"=60'

LEGEND

- IRON ROD FND.
- ⊗ "X" IN CONC.
- CAPPED LR. SET
- ⊗ POWER POLE
- ⊗ LIGHT POLE
- ⊗ WATER VALVE
- ⊗ WATER METER
- ⊗ ELEC MANHOLE
- ⊗ SAN. SEW. M.H.
- ⊗ GAS RISER
- ⊗ TEL. PED.
- ⊗ FENCE CORNER
- ⊗ UNDERG. CABLE
- ⊗ FIRE HYDRANT



LEGAL DESCRIPTION

LOT 35, BLOCK 3, MEADOW CREEK SOUTH, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET B, SLIDE 2854, DEED RECORDS OF TARRANT COUNTY, TEXAS.

ADDRESS: 3470 W. RISINGER ROAD

TITLE COMMITMENT NOTES

THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, REFERENCED BY GF NO. 16-04556, WITH AN EFFECTIVE DATE OF OCTOBER 2, 2016.

THE FOLLOWING ITEMS LISTED IN THE SCHEDULE B OF THE ABOVE REFERENCED TITLE COMMITMENT DO AFFECT THE PROPERTY SHOWN ON THIS SURVEY

1. The following restrictive covenants recorded under Volume 7774, Page 2106 and in Volume 8276, Page 1208, Deed records of Tarrant County, Texas.
- 10b. Notice(s) of any law, ordinance, permit, fees or governmental regulation (including building and zoning) restricting, regulating, prohibiting or relating to the occupancy, use, or enjoyment of the property as noted and/or shown on plat recorded in Cabinet B, Slide 2854, Deed records of Tarrant County, Texas.
- 10c. No access to Gatlinburg Drive as set out on the plat recorded in Cabinet B, Slide 2854, Deed Records of Tarrant County, Texas.
- 10d. A 7.5 foot wide easement along the Easterly, Southerly, Westerly and Northerly side(s) of the property for public utilities, as shown by plat recorded in Cabinet B, Slide 2854, Deed Records of Tarrant County, Texas.
- 10e. A 20 foot building setback line along the Southerly, Westerly and Northerly side(s) of the property for public utilities, as shown by plat recorded in Cabinet B, Slide 2854, Deed Records of Tarrant County, Texas.
- 10f. A 15 foot wide sanitary sewer easement along the Easterly portion of the Northerly side(s) of the property, as shown by plat recorded in Cabinet B, Slide 2854, Deed Records of Tarrant County, Texas.

CURVE TABLE					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	0°18'41"	2,970.00'	16.14'	16.14'	N89°06'31"E
C2	14°23'18"	155.00'	38.92'	38.82'	S83°51'51"E

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies to: JAMIE DEVELOPMENT, INC; TRI B PROPERTIES, LTD; RATTIKIN TITLE COMPANY and ALLIANT NATIONAL TITLE INSURANCE COMPANY, that (a) this plat of survey and the property description set forth hereon are true and correct and prepared from an actual on-the-ground survey of the real property (the "Property") shown hereon; (b) such survey was conducted by the Surveyor, or under his supervision; (c) all monuments shown hereon actually exist, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon, there are no visible encroachments onto the Property or protrusions therefrom, there are no visible improvements on the Property, there are no visible easements or rights-of-way on the Property, and there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements as shown hereon, and all are located within the boundaries of the Property and set back from the Property lines the distances indicated; (f) the Property has physical access to and from a publicly dedicated street and/or highway as shown; (g) all recorded easements of which the Surveyor has knowledge, have been correctly platted hereon; and (h) the boundaries, dimensions and other details shown hereon are true and correct.

Johnny D.L. Williams
 Johnny D.L. Williams
 Registered Professional Land Surveyor Date 11/08/2016
 Texas Registration No. 4818



WHITFIELD - HALL SURVEYORS
 REGISTERED PROFESSIONAL LAND SURVEYORS
 3559 WILLIAMS ROAD, SUITE 107
 FORT WORTH, TEXAS 76116
 (817) 560-2916

- NOTES:**
1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE BEARINGS AS THEY APPEAR IN CABINET B, SLIDE 2854, PLAT RECORDS, TARRANT COUNTY, TEXAS.
 2. THE MONUMENTS FOUND OR SET FOR THIS SURVEY ARE SUFFICIENT TO RETRACE THE BOUNDARY OF THE DEPICTED EASEMENT ON THE PLAT OF SURVEY.
 3. NO PORTION OF THIS SITE IS WITHIN AN EXISTING 100 YEAR FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND AINCORPORATED AREAS, COMMUNITY PANEL NUMBER 48439C0430 K, EFFECTIVE DATE SEPTEMBER 25, 2009.

All projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC, 2025

FORT WORTH PUTS \$26 MILLION TOWARD ROAD IMPROVEMENTS, LANE ADDITIONS



Fort Worth City Council members earmarked \$26 million in funding for 11 growth-related, high-capacity road projects during their Jan. 14 meeting.

Fourth on the list with \$2.8 million in new funding is the project to improve WJ Boaz and West Half roads in northwest Fort Worth. The project, which already has \$28.4 million in funding, will widen WJ Boaz to four lanes from Boat Club Road (FM 1220) to Elkins School Road. New street lights, sidewalks, a bike and pedestrian path, drainage improvements and water relocation are planned. The developer has requested a temporary road closure for the project.

Council members also dedicated \$2.6 million for Wagley Robertson Road, which will be improved from Quicksilver Court to Coneflower Trail in northwest Fort Worth. The project has \$25.3 million in funding already.

Another \$2 million will go toward Avondale Haslet Road improvements in far northwest Fort Worth. The \$72.6 million project has \$54.4 million in existing funding from Fort Worth and the Tarrant County Commissioners Court through a 2021 transportation bond program.

A 2-mile portion of Avondale Haslet Road from Willow Creek Drive to the Fort Worth city limits to the east will be reconstructed from two lanes to four lanes to reduce congestion and improve mobility. Other improvements include new curb and gutters, stormwater drainage, and a pedestrian and bike lane. The city said motorists should expect contractors to relocate multiple utilities from January through fall 2025.

About \$1.6 million will go to north Fort Worth's Heritage Trace Parkway phase 1 project, which already has \$7.4 million in funding. That project, which includes BNSF Railway and the North Central Texas Council of Governments, will remove a barrier to mobility by constructing a new bridge on Heritage Trace Parkway over the BNSF railroad line in north Fort Worth.

The city said the project will be the first major step to the ultimate build-out of the Heritage Trace Parkway and help connect 1,000 homes to Interstate 35W, U.S Highway 377 and Trinity Metro's Northside station.

Park Vista, which has \$6.8 million in existing funds, will receive an additional \$690,000 for its second phase, which calls for expanding the road from two lanes to a divided four-lane road with a median from Keller Haslet Road to Timberland Boulevard in far northeast Fort Worth. Other improvements include drainage, street lights and bigger sidewalks — work that is underway and will continue through summer 2025.

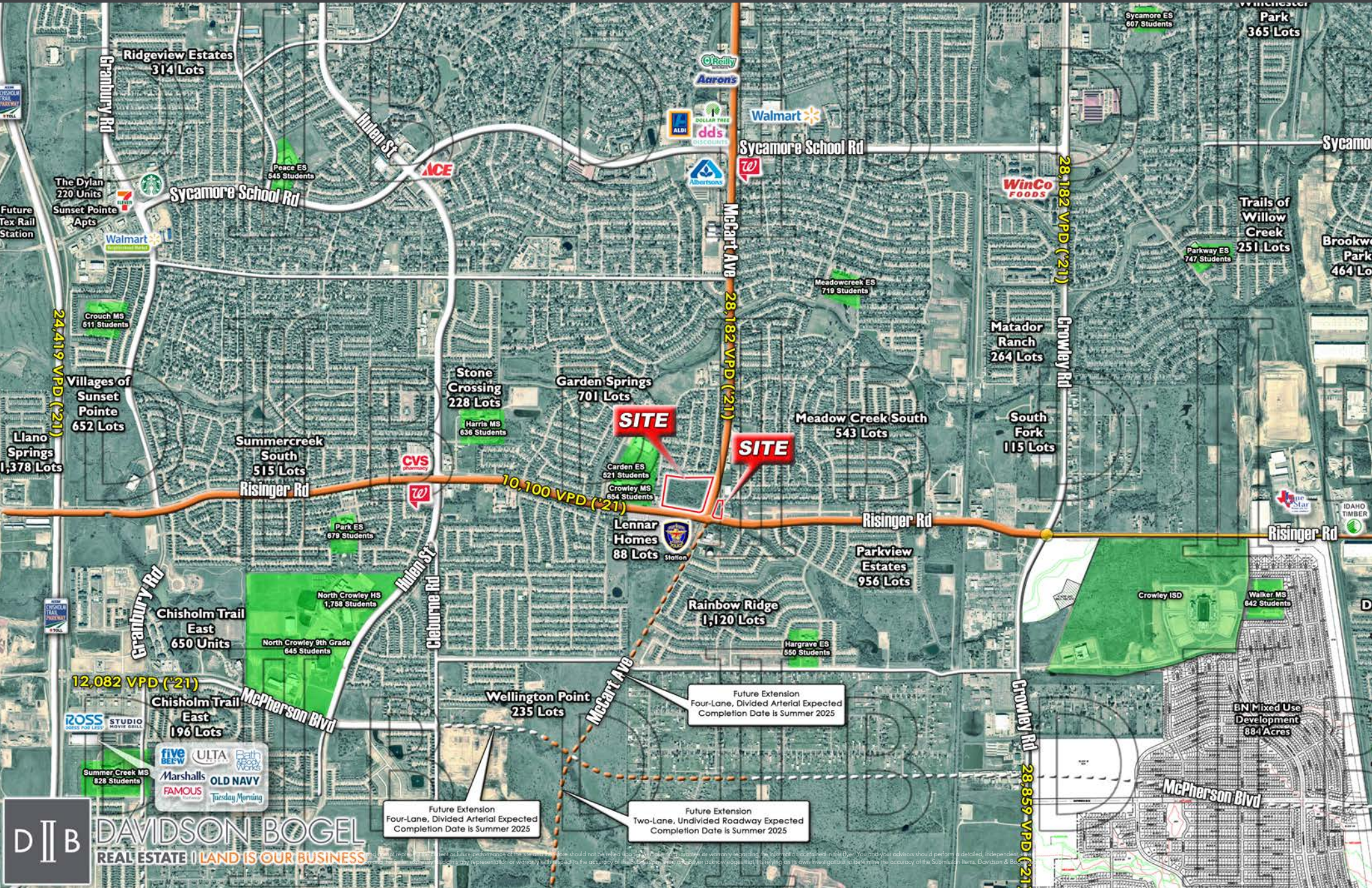
The initial phase of the project improved the Park Vista-Keller Haslet intersection and added a new traffic signal and left turn lanes along Keller Haslet.

Trinity Boulevard, a major east-west road in far east Fort Worth, has \$8.7 million in funds for its second round of road improvements. The city will add \$480,000. Phase 2 work includes a four-lane divided road from Salado Trail to Thames Trail with drainage improvements, new trails, and new water and sewer lines.

Water line construction will continue until March, resulting in the closure of the Seguin Trail intersection. Road construction will begin after the water line is completed.

MCCART AVE. & RISINGER RD.

WIDE AERIAL



MCCART AVE. & RISINGER RD.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
CHRISTOPHER RYAN TURNER	672133	RTURNER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
COLLINS MEIER	714822	CMEIER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
ELLIOTT NEWSOM	790752	ENEWSOM@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE



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.

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TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

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Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
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

IABS 1-0



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N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Collins Meier	714822	cmeier@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

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