



DAVIDSON BOGEL  
REAL ESTATE | INVESTMENT SALES

OFFERING MEMORANDUM



2.169 AC

**332 NURSERY LANE**  
**THE RIVER DISTRICT - FORT WORTH**

# EXECUTIVE SUMMARY

## INVESTMENT SUMMARY

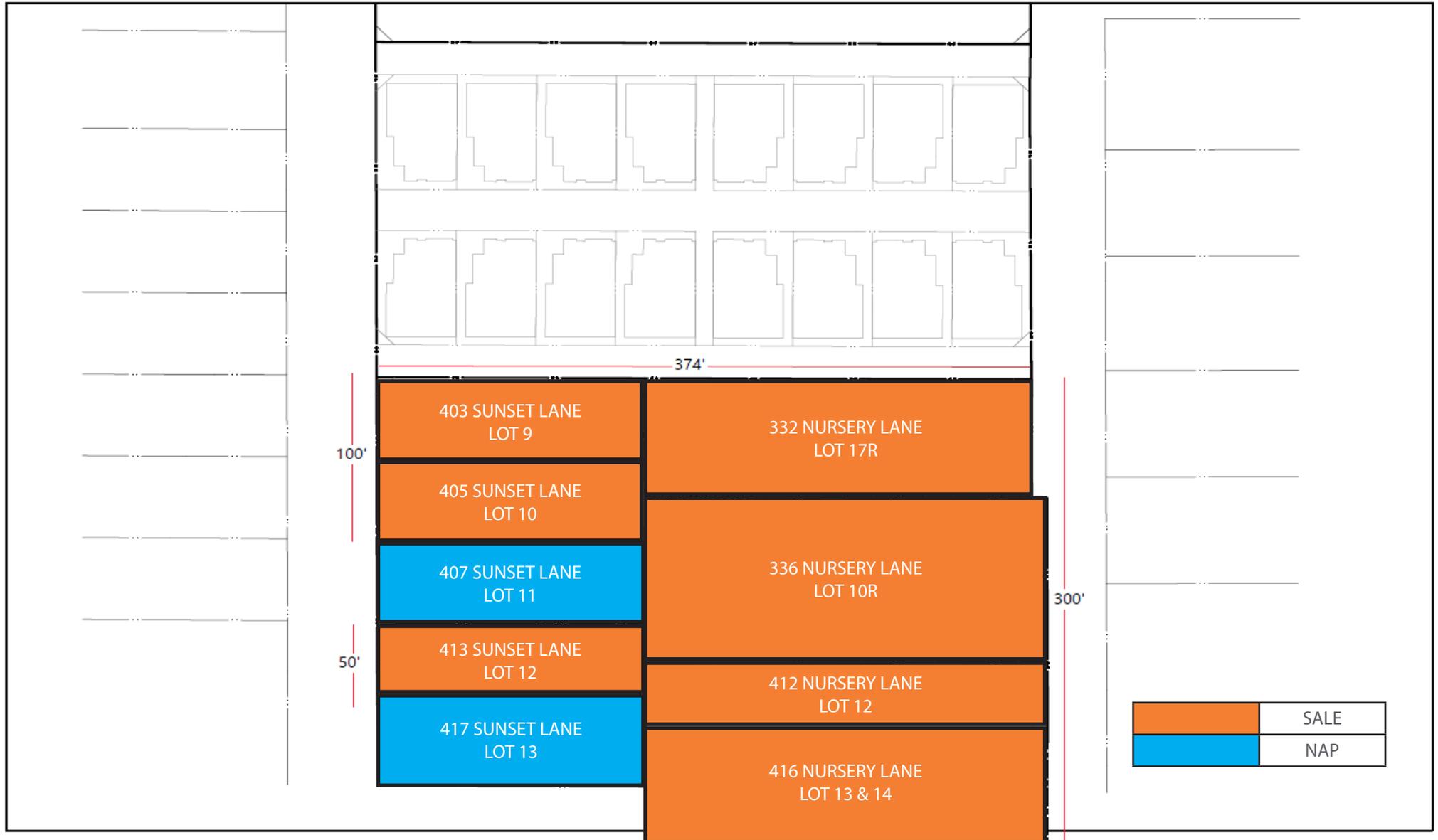
Davidson Bogel Real Estate "DB2RE" is proud to offer qualified developers 2.169 AC along Nursery Lane within the heart of Fort Worth, Texas. The Nursery Lane offering provides developers a once-in-a-generation opportunity to gain access to the River District, one of Fort Worth's most coveted and emerging mixed-use communities. Nursery Lane is an urban oasis located within the core of Fort Worth, minutes west of the W. 7th Entertainment District, Fort Worth Cultural District, Foundry District and Downtown Fort Worth, among other mainstays. This walkable urban community has it all, accented by its lush green spaces, the River District boasts a complementary mix of local eateries and gourmet dining, shopping, boutique office parks, varying luxury living options, all at the banks of the Trinity River.

<b>LOCATION:</b>	332 Nursery Lane Fort Worth, Texas 76114
<b>PRICE:</b>	Market
<b>LOT SIZE:</b>	94,502 SF / 2.169 AC
<b>ZONING:</b>	UR
<b>DEBT:</b>	Free & Clear
<b>UTILITIES:</b>	On Site



# PROPERTY INFORMATION

## LOT INFORMATION



# PROPERTY INFORMATION

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	8,130	85,790	244,995
POPULATION GROWTH RATE:	2.78%	1.59%	1.51%
TOTAL HOUSEHOLDS:	3,268	34,797	92,989
HOUSEHOLD GROWTH RATE:	2.53%	1.66%	1.61%
AVERAGE HOUSEHOLD INCOME:	\$74,607	\$76,926	\$73,103
MEDIAN AGE:	41.2	36.4	34.5
BUSINESSES:	109	4,236	12,185
EMPLOYEES:	1,442	58,765	198,389
% WHITE:	57.75%	49.31%	47.98%
% HISPANIC:	27.88%	31.22%	30.22%

FORT WORTH STOCKYARDS

WHITE SETTLEMENT DISTRICT

DOWNTOWN FORT WORTH

W. 7TH ENTERTAINMENT DISTRICT

FORT WORTH CULTURAL DISTRICT

RIVER OAKS

CASTLEBERRY HIGH SCHOOL

1,009 STUDENTS

WHITE SETTLEMENT ROAD

RIVER DISTRICT OFFICE PARK

77,000 SF

RIVERCREST BLUFFS

37 LOTS / HOMES  
\$300K - \$600K?

ELAN AT RIVER DISTRICT

328 UNITS

DAVID WEEKLY

42 TOWNHOMES

THE PARKLAND

24 TOWNHOMES

NURSERY LANE

THE GROVE

16 DETACHED HOMES

2.169 AC

TRINITY RIVER

SUNSET LANE

ATHENIA DRIVE

SCOTT ROAD

TO BE ANNOUNCED

RIVER HEIGHTS

67 LOTS / HOMES  
\$300K - \$600K



183  
TEXAS

29,638 VPD (~16)

Marsh MS  
863 Students

Castleberry HS  
1,009 Students

Toll Brothers  
Westworth Falls  
77 Lots  
\$650k - \$1M

Kite Farms

Crystal Springs  
263 Units  
64,000 SF Office / Retail

Parker Aerospace

Future  
Multifamily  
288 Units

The Palmer  
46 Units

Fireside Lodge  
6.4 Acres

White Settlement Rd

Future  
Retail

Elan at River District  
by Greystar  
328 Units

Office Park  
Phase I, II, & III —  
77,000 SF

Flowers on the Square  
Abundio's Studio

Westover Park  
Luxury  
\$650k - \$1.2M

Magnolia  
West  
36 Lots

Toll  
Brothers  
240 Units

David Weekly  
Townhomes  
42 Townhomes

Rivercrest Bluffs  
37 Lots  
\$950k - \$1.5M

**Westworth Village**

Barton Hill Rd

Trinity River

The Parkland  
24 Townhomes

The Grove  
16 Detached Homes

Three Oaks  
14-Loi Gated Community  
Under Development

Hill ES  
549 Students

67 Lots  
\$300's-\$600's

**SITE**

Shady Oaks  
Country Club

Roaring Springs Rd



TANGLEWOOD

TCU

COLONIAL

PARK HILL / UNIVERSITY WEST

RIDGLEA HILLS

COMOM

CAMP BOWIE DISTRICT & ARLINGTON HEIGHTS

WESTOVER HILLS

CRESTLINE

RIVER DISTRICT

NAVAL AIR STATION JOINT RESERVE BASE

RIVER OAKS

FORT WORTH CULTURAL DISTRICT

W. 7TH

MONTICELLO

CRESTWOOD

NEAR SOUTHSIDE DISTRICT

TRINITY PARK

W. 7TH ENTERTAINMENT DISTRICT

UNIVERSITY PARK

W. 7TH DISTRICT

LINWOOD DISTRICT

LEFT BANK

FOUNDRY DISTRICT

NORTH SIDE

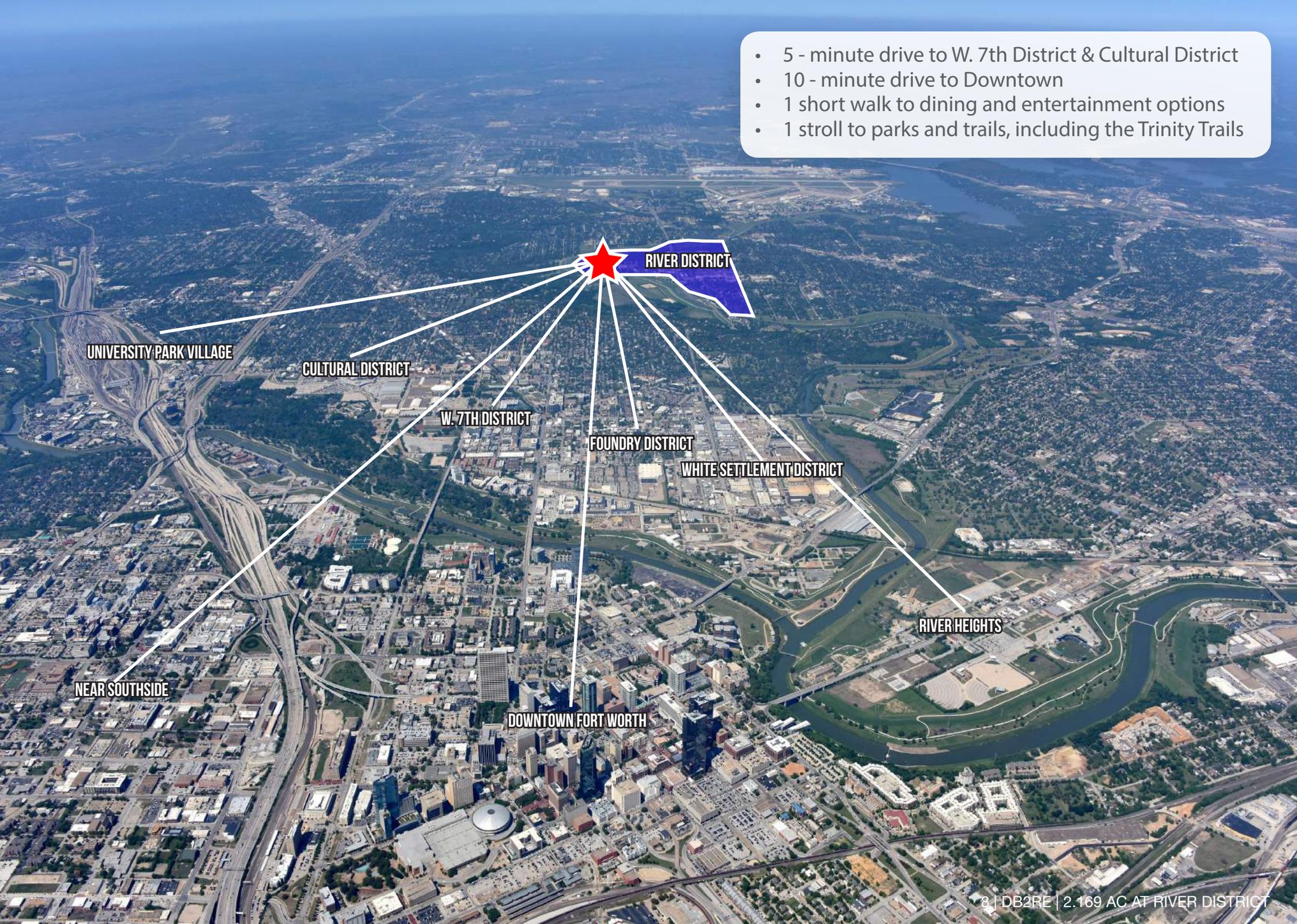
DOWNTOWN FORT WORTH

WHITE SETTLEMENT DISTRICT

BELMONT TERRACE

PANTHER ISLAND

- 5 - minute drive to W. 7th District & Cultural District
- 10 - minute drive to Downtown
- 1 short walk to dining and entertainment options
- 1 stroll to parks and trails, including the Trinity Trails



UNIVERSITY PARK VILLAGE

CULTURAL DISTRICT

W. 7TH DISTRICT

FOUNDRY DISTRICT

WHITE SETTLEMENT DISTRICT

RIVER HEIGHTS

DOWNTOWN FORT WORTH

NEAR SOUTHSIDE

RIVER DISTRICT

# MARKET OVERVIEW

## FORT WORTH NATIONAL RECOGNITION

- #1 – Top Metro For Talent Attraction, EMSI - 2017
- #1 - Best Cities for Jobs 2017, Forbes - 2017
- #1 - Best Places To Live (Top 20), U.S. News & World Report - 2017
- #1 - Percent Job Growth, 2016
- #1 - Real Estate Market For 2016, Urban Land Institute – 2016
- #1 - (Fort Worth) Growth Rate In The Nation (2000 – 2013), U.S. BLS – 2013
- #1 - (Fort Worth) Top 20 Cities To Start A Small Business, WalletHub – 2017
- #1 - (Fort Worth) Most Recession-Recovered Large City, WalletHub - 2017
- #1 – (Fort Worth) Top Places For Entrepreneurs, Entrepreneur Magazine – 2015
- #1 – (Fort Worth) America’s Most Livable Communities
- #1 – (Fort Worth) Greatest Art Destinations In The World, Vanity Fair – 2015
- #1 – (Fort Worth) Top Medical Districts In The Nation
- #2 - (Fort Worth) Best Cities for Job Seekers, Forbes – 2015
- #3 – (Fort Worth) Fastest Growing Economies, WalletHub - 2015
- #4 – (Fort Worth) Biggest Metros in the Nation
- #5 - (Fort Worth) Best Large City for First-Time Home Buyers, WalletHub - 2017
- #6 - (Fort Worth) Best Large Real-Estate Market, WalletHub - 2016
- #16 – (Fort Worth) Largest Cities In The Nation - U.S. BLS - 2016

# MARKET OVERVIEW

## DFW MARKET OVERVIEW

The Dallas/Fort Worth Metroplex (DFW) is a dynamic 12-county region made up of Dallas, Fort Worth, and another 150 municipalities. The DFW Metroplex is the largest urban agglomeration in Texas and the fourth largest in the United States spanning an area of 9,286 square miles with a population of approximately 7.1 million people. As the fourth fastest growing region in the United States, the DFW population in 2016 was 33.6% higher than in 2000 according to data from Neilson Claritas; by the year 2030, it is projected that over 10.5 million people will be living in the Metroplex according to the Dallas Regional Chamber.

The DFW region is the most economically diverse region in the state of Texas. The GDP of North Texas is estimated to be \$486 Billion, and if DFW were its own state it would be the 9th largest in the Nation and 23rd largest country in the World, behind Taiwan. Twenty Fortune 500 companies have their headquarters in DFW. DFW is connected to the world by the nation's fourth busiest airport and is served by 55 international flights. DFW has the largest workforce in the state of Texas totaling over 3.51 million people, and 34.20% of the population 25 and older have a bachelor's degree or higher. In DFW, there are 33 colleges and universities, 157 public school districts and 96 public charter schools, according to the North Texas Commission.

Dallas/Fort Worth consistently ranks as a top market for job growth over the short and long term due to its central location, pro-business environment and strong economy. Historically a leader with respect to job growth, DFW added 717,000 jobs since 2010 and 120,500 jobs in 2016 alone, equating to a 3.50% increase to the employment base. Dallas/Fort Worth as well as Texas, continuously boast an unemployment rate lower than the National Average (4.30%). As of Today, DFW enjoys an average unemployment rate of 3.80%.

# DISCLAIMER

## DISCLOSURE

Davidson & Bogel Real Estate, LLC (DB2RE): The information contained in this document pertaining to 2.169 AC at 332 Nursery Lane has been obtained from sources believed reliable. While DB2RE does not doubt its accuracy, DB2RE has not verified the information and makes no guarantee, warranty or representation about the information contained in this package. It is your (Purchaser) responsibility to independently confirm the accuracy and completeness of the information. Any projections, opinions, assumptions or estimates used herein are for example only and does not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors.

You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. DB2RE and the DB2RE logo are service marks of Davidson & Bogel Real Estate, LLC and/or its affiliated or related companies in the United States and other countries. All other marks displayed as well as any elements of this document are the property of their respective owners and DB2RE. No transmission of this document is permitted without written consent from DB2RE. As a condition of DB2RE's consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by DB2RE, owner or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.



# DISCLAIMER

## BROKERAGE SERVICES

### 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 dues 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 dues 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 dues 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.

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
MICHAEL CAMERON DEPTULA	622382	CDEPTULA@DB2RE.COM	214-526-3626
LICENSED SALES AGENT / ASSOCIATE	LICENSE NO.	EMAIL	PHONE

# DISCLAIMER

## BROKERAGE SERVICES

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.





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