

# WEST FORT WORTH PAD SITE

±2.18 ACRES | AVAILABLE FOR SALE, GROUND LEASE OR BUILD-TO-SUIT

3325 LAS VEGAS TRAIL, FORT WORTH, TEXAS 76116



EXCLUSIVELY OFFERED BY

**TY UNDERWOOD**

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**SLJ**

SLJ Company, LLC  
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Dallas, Texas 75209

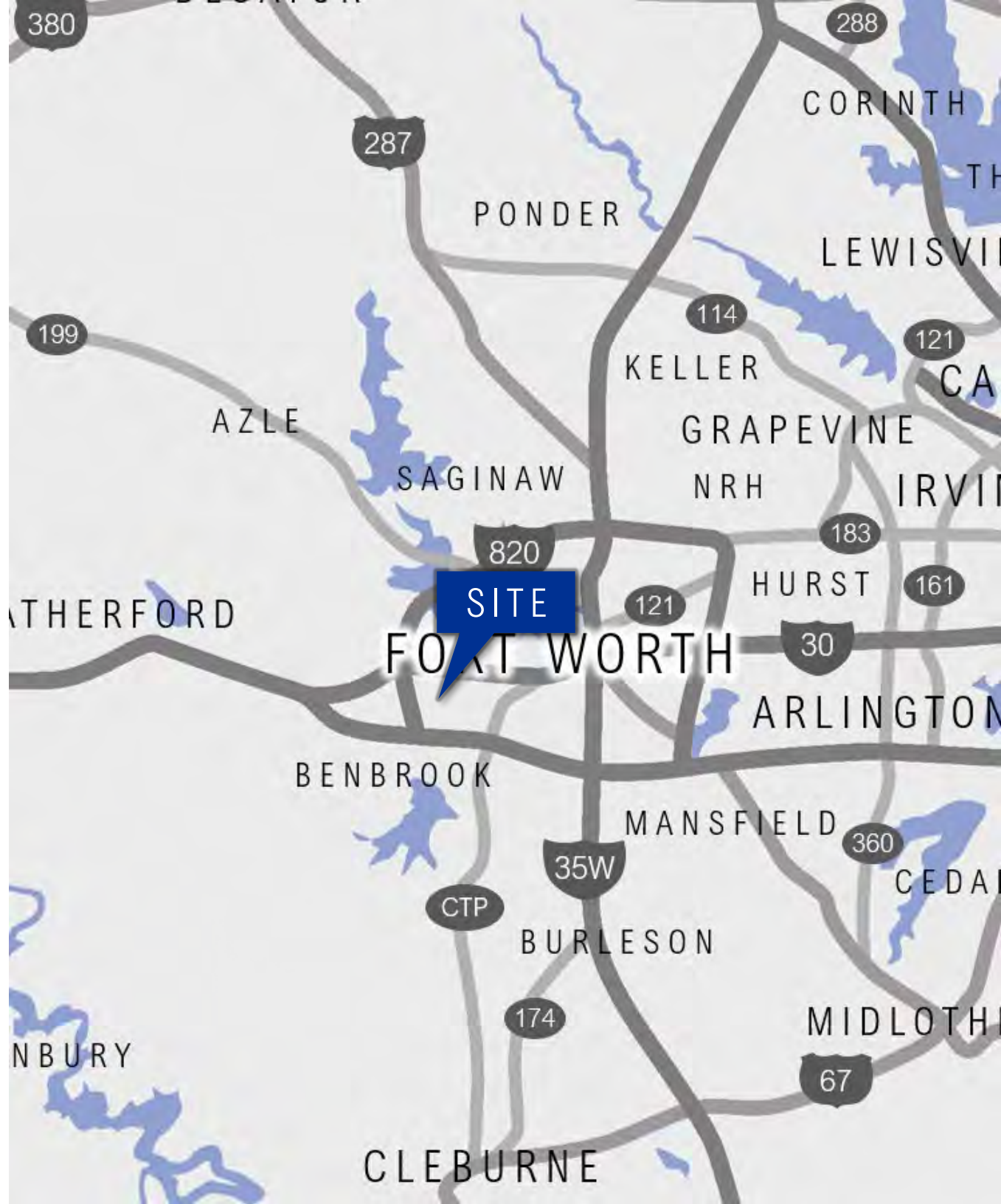
[www.sljcompany.com](http://www.sljcompany.com)

Disclaimer: The material contained in this memorandum is confidential, furnished solely for the purpose of considering an investment in the properties described herein, and is not to be used for any other purpose, or made available to any other person without the express written consent of SLJ Company, LLC. The material is based, in part, upon information obtained from third party sources, which SLJ Company, LLC deems to be reliable. However, no warranty or representation is made by SLJ Company, LLC or its affiliates, agents, or representatives as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections, and conclusions regarding this investment.

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# EXECUTIVE SUMMARY

SLJ Company, LLC (“SLJ”) has been exclusively retained to offer for sale, ground lease, or build-to-suit, 3325 Las Vegas Trail, an approximately 2.18 acre West Fort Worth Pad Site. The Property is ideally located near the northeast intersection of Las Vegas Trail and Camp Bowie W Blvd, less than two miles from Fort Worth’s Camp Bowie District which is home to world class museums and art galleries, locally owned businesses, abundant restaurants, and eclectic lifestyle and wellness centers. Positioned less than one mile from both Interstate 30 and Loop 820, the Property enjoys excellent access, high traffic counts, and liberal zoning.

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# PROPERTY HIGHLIGHTS

## EXCELLENT LOCATION

The Property is located near the intersection of Las Vegas Trail and Camp Bowie W Blvd, less than two miles from Fort Worth's Camp Bowie District which offers tremendous exposure to retail traffic. The Property offers excellent access to the area's major thoroughfares including Interstate 30, Loop 820 and Interstate 20.

## PRIME DEVELOPMENT SITE

The Property offers many advantages as a commercial development site including, large  $\pm 2.18$  acre size,  $\pm 175$  feet of frontage on Las Vegas Trail, and excellent access. The liberal Camp Bowie Overlay District – Western Business District Zone allows for a variety of uses including retail sales and service, office, lodging, restaurant, bank, multifamily, townhouse and many others.

## HIGH TRAFFIC COUNTS

The Property is located near the northwest corner of the signalized intersection of Las Vegas Trail and Camp Bowie W Blvd which sees over 32,000 vehicles per day.

## STRONG DEMOGRAPHICS

The population within a 10 mile radius of the Property is over 577,000 and is expected to grow over 3% by 2026.

## MANY AREA TRAFFIC DRIVERS

The Property is located less than 2 miles from Ridgmar Mall and NAS Fort Worth JRB which has an active population of nearly 10,000.





## PROPERTY PROFILE

### LOCATION

The subject property is located near the northeast corner of Las Vegas Trail and Camp Bowie W Blvd, in Fort Worth, Texas 76116.

### LAND AREA

±2.18 Acres (215,94,960.8 SF)

\*No minerals are included in the proposed transaction

### ZONING

Camp Bowie Overlay District – Western Business District Zone (CB-WB)

### LOT DIMENSIONS

Frontage on Las Vegas Trail:	±175 Feet
Maximum Depth:	±395 Feet

### TRAFFIC COUNTS

Las Vegas Trail:	±12,800 VPD (2018)
Camp Bowie W Blvd:	±19,800 VPD (2018)



# ZONING INFORMATION

## PRIMARY USES

Retail Sales and Service, Office, Lodging, Restaurant, Bank, Multifamily, Townhouse, etc.

## LOT SIZE

Minimum Lot Area: None  
Maximum Lot Coverage: None

## MAXIMUM HEIGHT

5 Stories

## MINIMUM FRONT SETBACKS

Neighborhood Street & Civic Space: 10' minimum  
20' maximum  
Boulevard & Local Streets: 10' minimum  
75' maximum

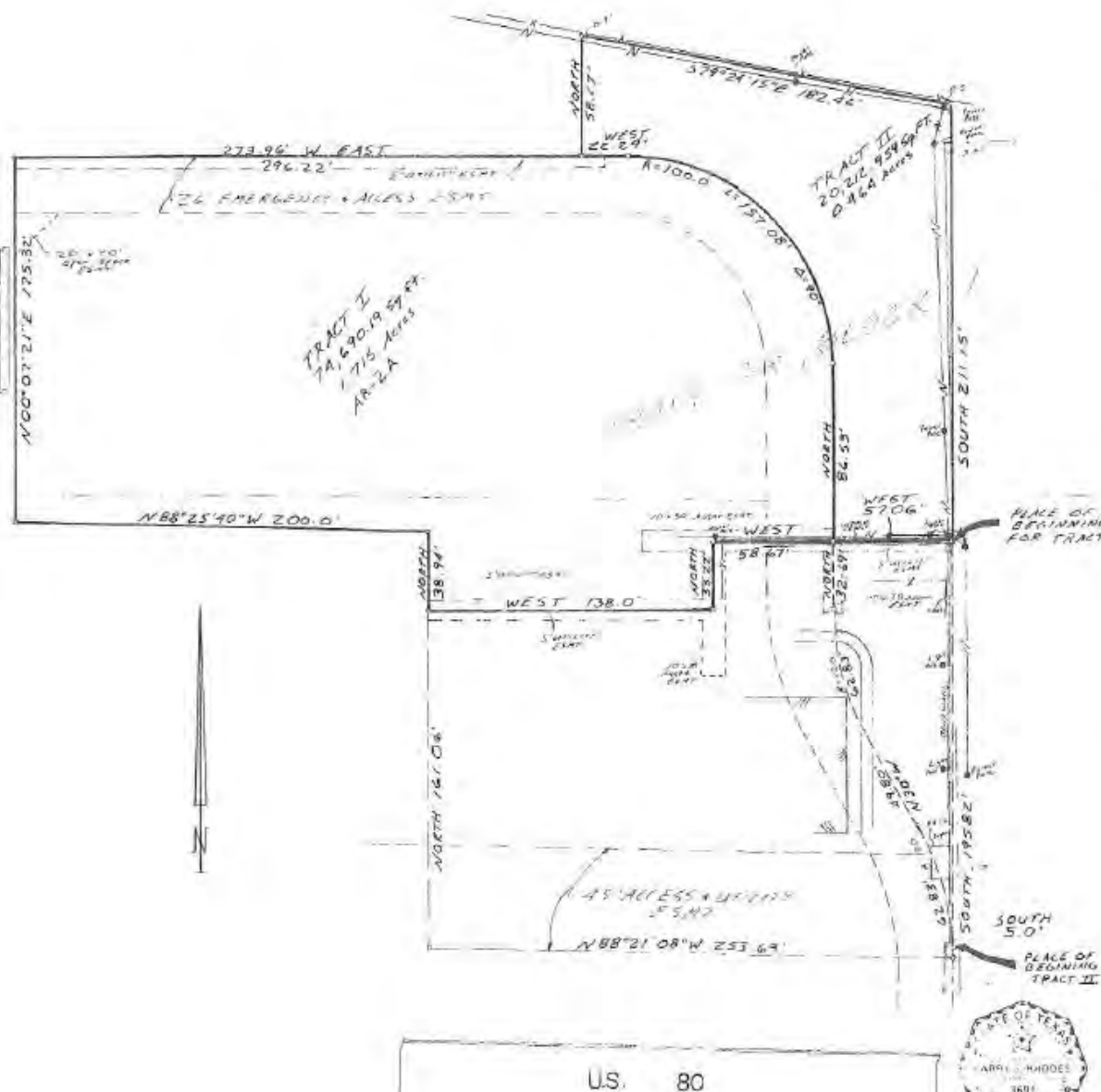
## MINIMUM SIDE/REAR SETBACKS

None

[Link to Fort Worth Zoning Map](#)  
[Link to Fort Worth Zoning District Regulations](#)



## LAS VEGAS TRAIL



INWSP South a distance of 211.15 feet to the PLATON  
SECT22INC and contains 20,212,359 square feet or 0.466  
acres of land.

3325 LAS VEGAS TRAIL, ab No 7



# FORT WORTH AREA

## INTRODUCTION

Fort Worth is the fifth-largest city in the state of Texas and the seventeenth-largest city in the United States. The city is the second-largest cultural and economic center of the Dallas-Fort Worth-Arlington metropolitan area, the fourth-largest metropolitan area in the U.S. with a population of 7.5 million in sixteen counties. It is an affordable city bursting with culture, beauty, entertainment, resources and friendly people.

With abundant land and low operation costs, Fort Worth is a major center for industry, technology, distribution and transportation. The city has traditionally been a diverse center of manufacturing, and the city has demonstrated strong economic growth since the 1980's. Forecasts call for an increase of manufacturing jobs. Government sector jobs, and the transportation, communication, and utilities sectors are all forecasted to show growth as well.

Fort Worth is also home to many business parks including Alliance, Beechwood, Carter Distribution Center, Carter Industrial Park, CentrePort, Fossil Creek, Mark IV, Mercantile, Railhead and Riverbend.

## ECONOMY

Fort Worth is home to many major companies including American Airlines, Lockheed Martin Tactical Aircraft Systems, Bell Helicopter Textron, Sabre, Pier I Imports, and Burlington Northern Santa Fe. Emerging economic sectors in the new century include semiconductor manufacturing, communications equipment manufacturing, corporate offices, and distribution.

Tourism is an important contributor to the local economy. According to the Fort Worth Convention and Visitors Bureau in 2010 there were 8.7 million visitors to Fort Worth, who spent \$1.2 billion in the city and even more in the surrounding areas.

## AWARDS & RECOGNITION

The Fort Worth area was recently named the "South's Number One Market of the Past 15 Years" by Southern Business & Development Magazine. The region was honored with this distinction because of its corporate recruiting success in the 12-county area. Partners for Livable Cities selected Fort Worth as one of "America's Most Livable Communities."







## 2021 DEMOGRAPHICS

1 MILE

# OF  
BUSINESSES

569

# OF  
EMPLOYEES

5,148

CONSUMER  
SPENDING  
(\$000S)

178,344

3 MILE

EMPLOYED  
POPULATION

60.7%

COLLEGE  
EDUCATED  
POPULATION

31.7%

POPULATION  
<30 MINUTE  
COMMUTE

67.6%

5 MILE

POPULATION

168K

HOUSEHOLDS

71K

MEDIAN AGE

36.9

AVERAGE  
HOUSEHOLD  
INCOME

\$89K

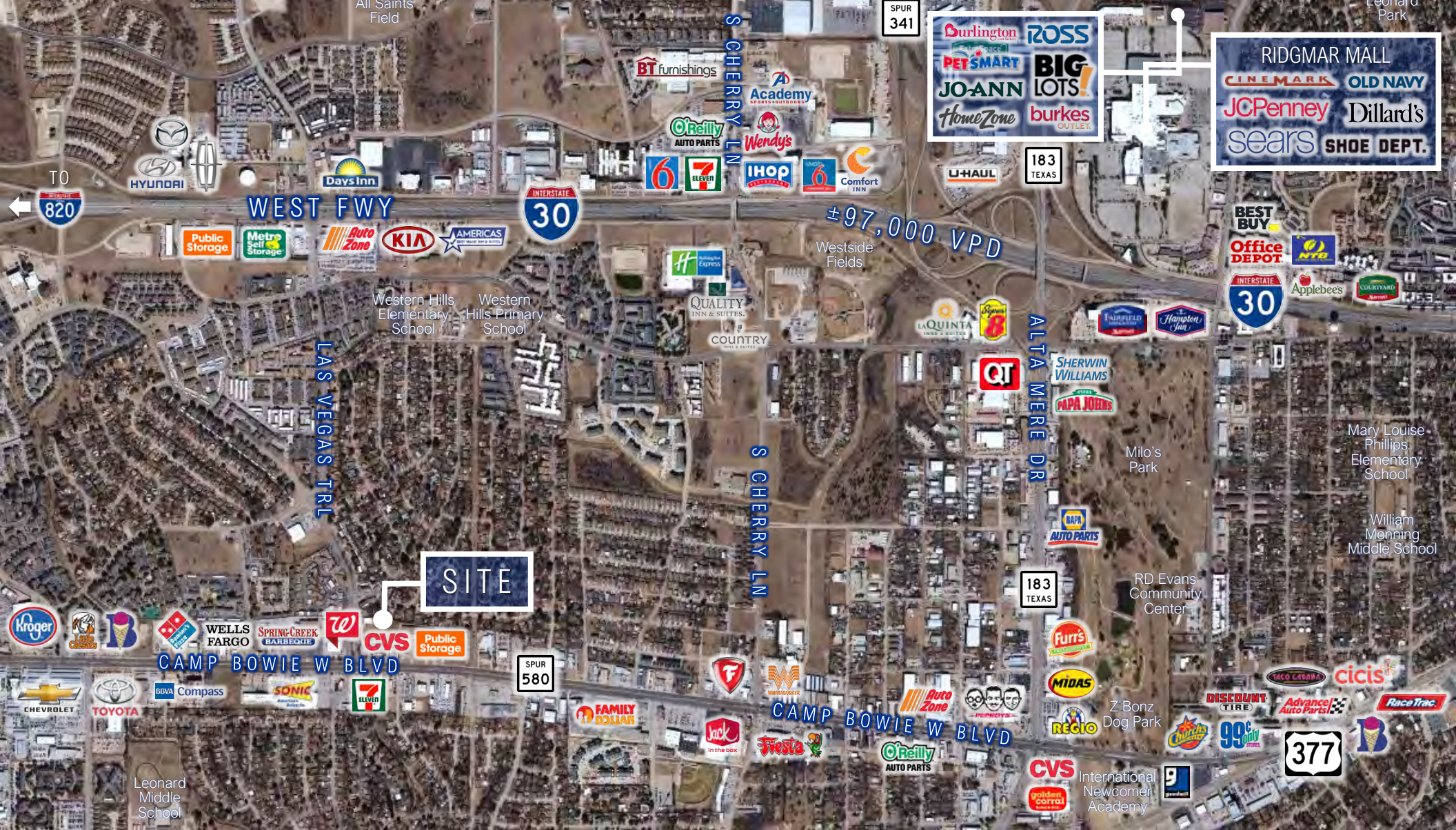
MEDIAN  
HOME  
VALUE

\$228K

POPULATION  
GROWTH  
2010-2021

18.1%





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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.

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<b>SLJ Company, LLC</b>	<b>419172</b>	<b>llebowitz@sljcompany.com</b>	<b>214-520-8818</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Louis Harold Lebowitz</b>	<b>171613</b>	<b>llebowitz@sljcompany.com</b>	<b>214-520-8818</b>
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date