

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

214.520.8818 x 4

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SLJ

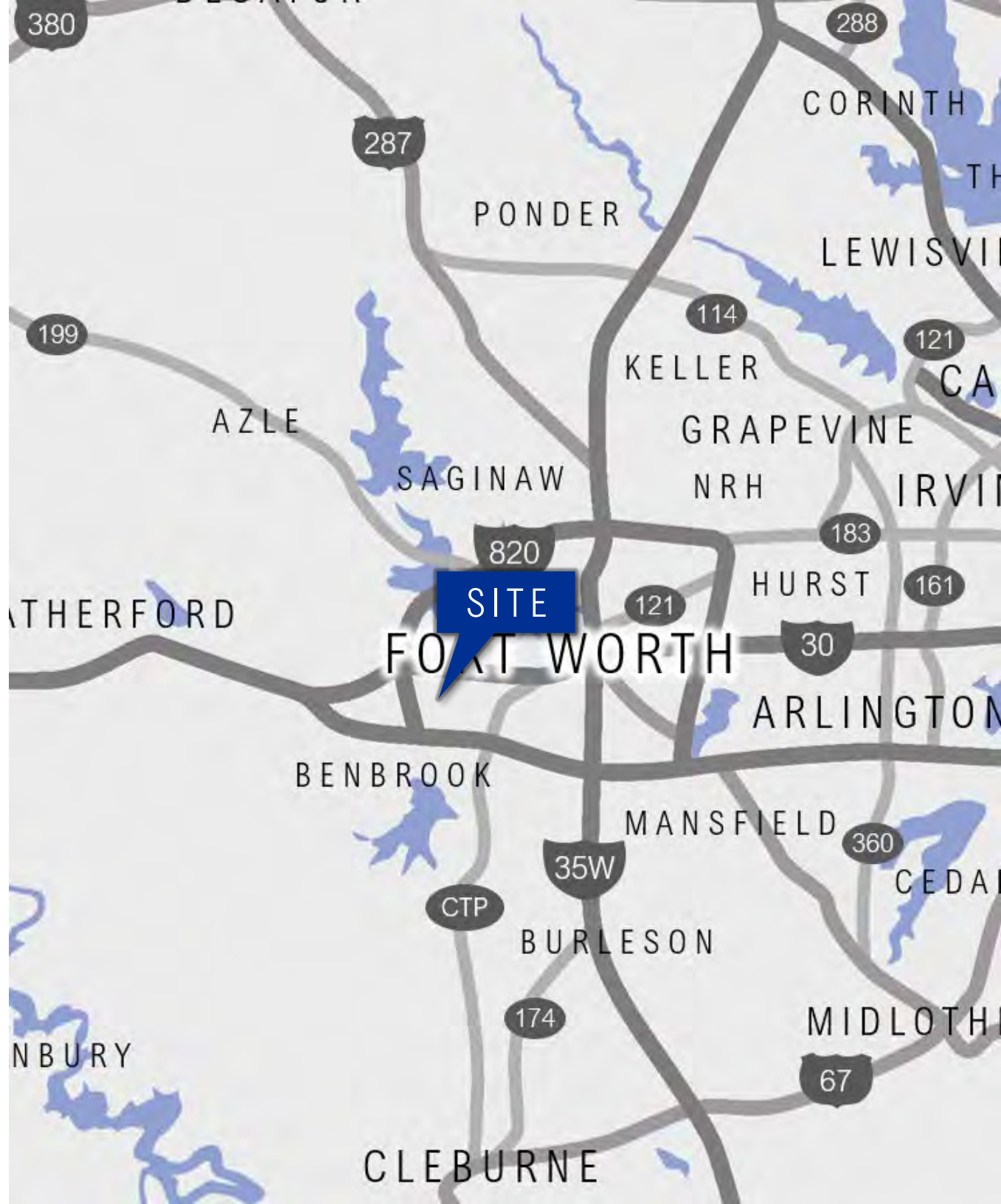
SLJ Company, LLC
4311 West Lovers Lane, Suite 200
Dallas, Texas 75209

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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.

TABLE OF CONTENTS

- EXECUTIVE SUMMARY
- PROPERTY HIGHLIGHTS
- PROPERTY PROFILE
- ZONING INFORMATION
- SURVEY
- FORT WORTH AREA
- DEMOGRAPHICS



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 ±2.18 acre size, ±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

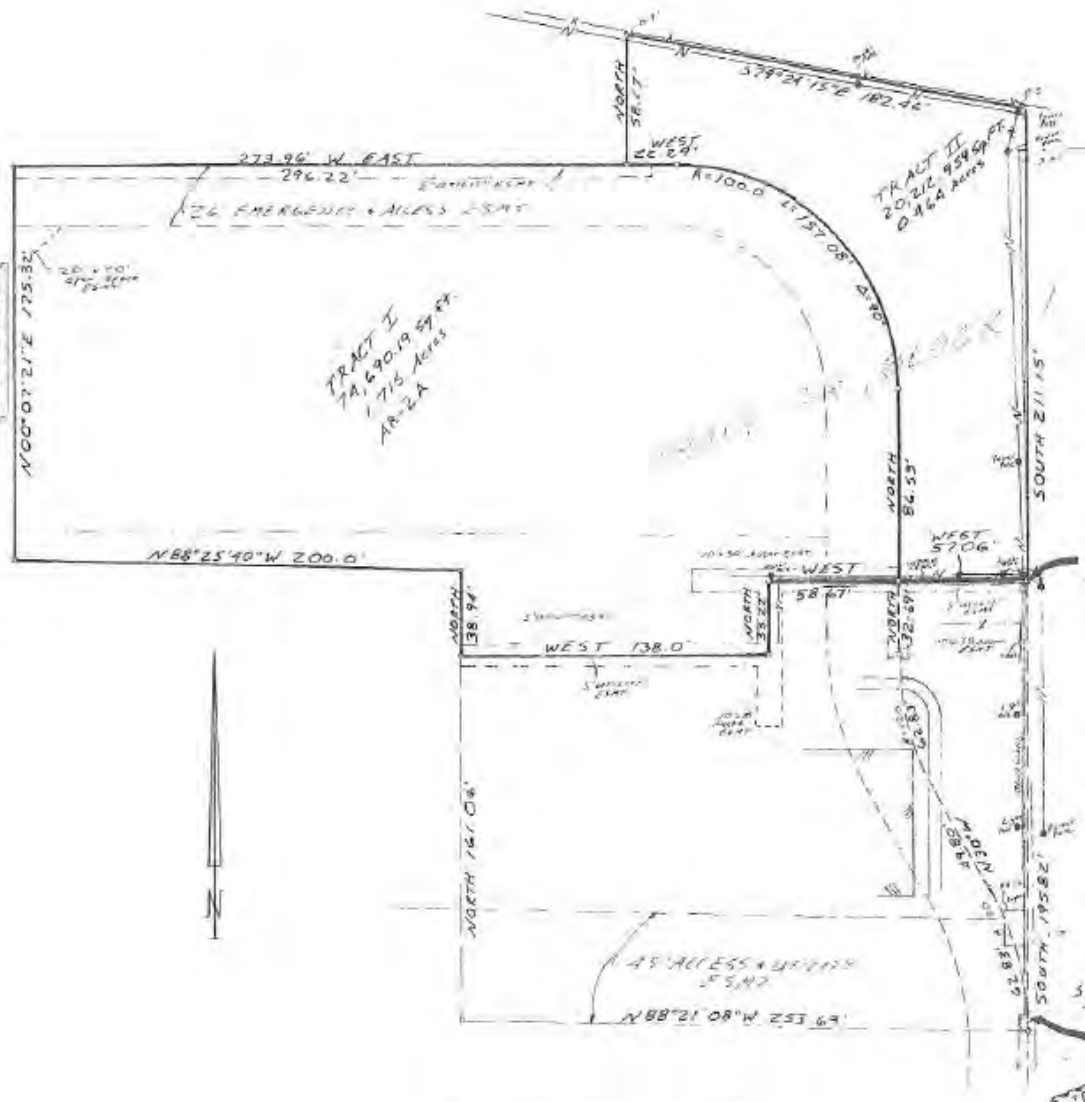
[Link to Fort Worth Zoning Map](#)

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



SURVEY

LAS VEGAS TRAIL



STATE OF TEXAS
COUNTY OF TARRANT

TRACT I

BEING Tract AR-2A in Block 1, Section 3114, 40th Section, Tenth, City of Fort Worth, according to the plat recorded in Volume 380-119, Page 54, Plat 20 in Tarrant County, Texas.

TRACT II

BEING a portion of Tract 64, Block 1, Section 3114, 40th Section, Tenth, as subdivided in the City of Fort Worth, as shown on the plat recorded in Volume 380-7, Page 20, Plat Record, Tarrant County, Texas, and more particularly described as follows:

BEGINNING at a point in the Eastern line of said Block 1, as shown on plat in Volume 380-7, Page 20, of said Plat Records, with point in the 100.00 feet North from the Southeast corner of said Tract AR-2A.

THENCE West 37.06 feet along the North line of said Block 1;

THENCE North 26.57 feet to the beginning of a curve to the left of a central angle of 90 degrees, and a radius of 100.00 feet;

THENCE along said curve a distance of 157.08 feet to a point;

THENCE West a distance of 22.29 feet to the North line of said Block 1;

THENCE North a distance of 20.11 feet to a point on the North line of said Block 1;

THENCE South 79 degrees, 04 minutes, 15 seconds, a distance of 132.66 feet to a point on the North line of said Block 1;

THENCE South a distance of 211.15 feet to the PLACE OF BEGINNING FOR TRACT II, and containing 20,212.99 square feet or 0.464 acres of land.



Barry Rhodes

Scale: 1" = 40'
Date: 10-17-85
Book: 260360
Page: 1445

Barry Rhodes & Associates
10003 Church Road - Dallas, Texas 75238
3325 LAS VEGAS TRAIL
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U.S. 80

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	# OF EMPLOYEES	CONSUMER SPENDING (\$000S)
	569	5,148	178,344
3 MILE	EMPLOYED POPULATION	COLLEGE EDUCATED POPULATION	POPULATION <30 MINUTE COMMUTE
	60.7%	31.7%	67.6%
5 MILE	POPULATION	HOUSEHOLDS	MEDIAN AGE
	168K	71K	36.9
	AVERAGE HOUSEHOLD INCOME	MEDIAN HOME VALUE	POPULATION GROWTH 2010-2021
	\$89K	\$228K	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.

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.

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.

SLJ Company, LLC	419172	llebowitz@msn.com	214-520-8818
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Louis Harold Lebowitz	171613	llebowitz@msn.com	214-520-8818
Designated Broker of Firm	License No.	Email	Phone
Charles Titus Underwood III	488370	tyunderwood@sljcompany.com	214-520-8818
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
William Robert Claycombe	576326	robert@claycombegroup.com	214-404-5129
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date