



PAD SITE SEC I 35W & TIMBERLAND BLVD | 11200 TIMBERLAND BLVD, FORT WORTH, TX 76117

Features

11200 Timberland Boulevard offers a visible, accessible development site thanks to a prominent location along the freeway.

Benefits of the site include:

- A high-growth, affluent trade area with approximately 78,000 residents and an average household income of \$119,277 within a three-mile radius.
- An ideal location for single-tenant retail or restaurant.
- General Commercial Zoning.

FOR SALE

TOTAL SF: 66,516
AVAILABLE ACRES: 1.53
TOTAL ACRES: 1.53
CONTACT FOR MORE INFORMATION

Traffic Counts

I 35 W	99,547 VPD
Timberland Blvd	10,267 VPD

Demographics

	YEAR: 2021	1 MILE	3 MILE	5 MILE
Total Population		6,063	77,725	192,110
Daytime Population		3,345	35,622	80,105
Average Household Income		\$103,915	\$119,277	\$119,975
5 Year Population Growth		16.25%	11.84%	13.66%

Area Retailers & Businesses



Kevin Butkus
 Vice President
 214.720.6683
 kbutkus@weitzmangroup.com

Giovanni M. Scardino
 Associate
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 gscardino@weitzmangroup.com

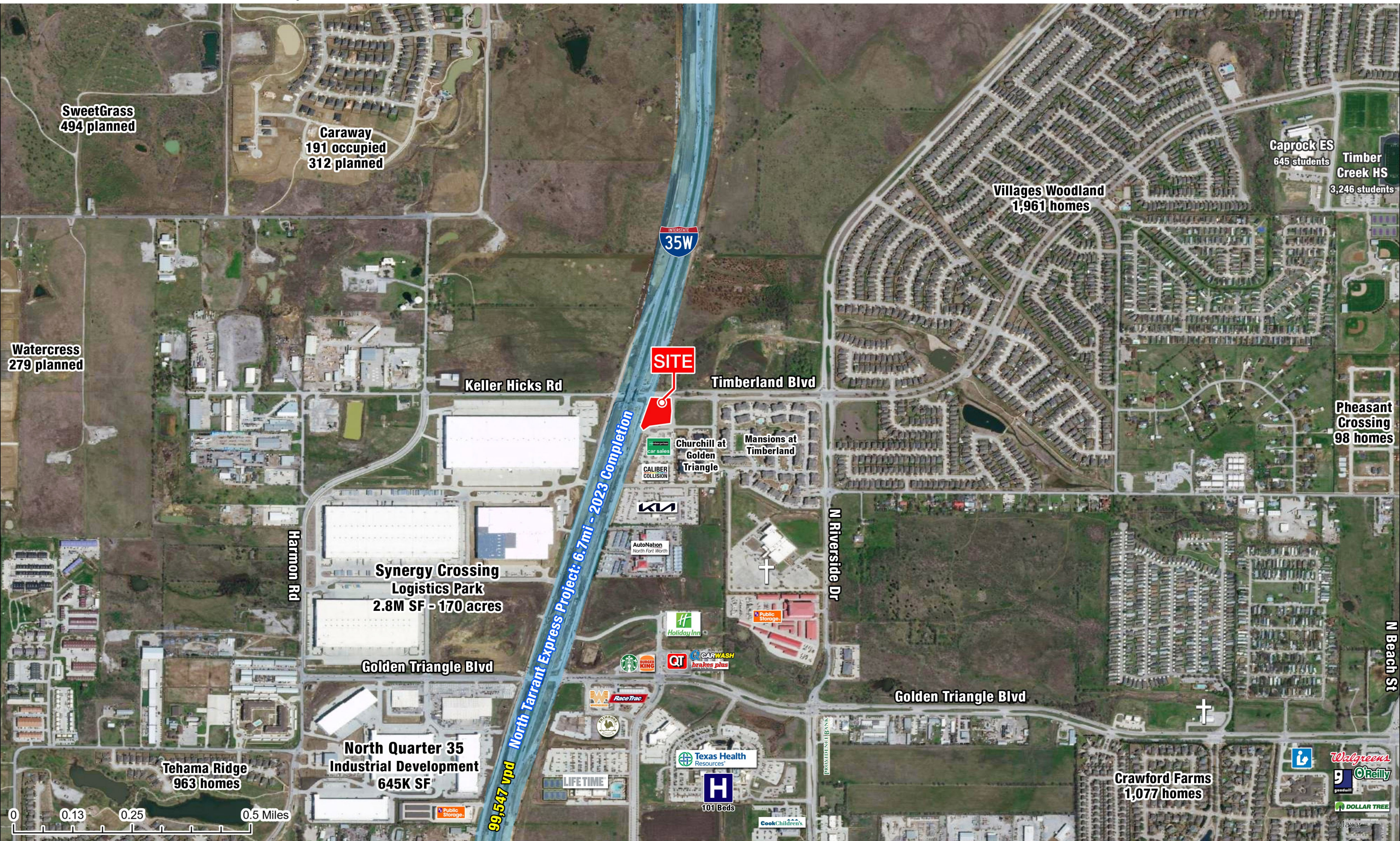
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11200 TIMBERLAND BLVD





SweetGrass
494 planned

Caraway
191 occupied
312 planned

Caprock ES
645 students

Timber
Creek HS
3,246 students

Villages Woodland
1,961 homes

Watercress
279 planned

Keller Hicks Rd

SITE

Timberland Blvd

Churchill at
Golden
Triangle

Mansions at
Timberland

Pheasant
Crossing
98 homes

Harmon Rd

Synergy Crossing
Logistics Park
2.8M SF - 170 acres

AutoNation
North Fort Worth

N Riverside Dr

Golden Triangle Blvd

Holiday Inn

Public Storage

Starbucks
KING
QT
CARWASH
brakes plus

Golden Triangle Blvd

Tehama Ridge
963 homes

North Quarter 35
Industrial Development
645K SF

Texas Health
Resources

101 Beds

CookChildren's

Crawford Farms
1,077 homes

Walgreens
O'Reilly
DOLLAR TREE
Maxar

0 0.13 0.25 0.5 Miles

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 on 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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Sales Agent/Associate's Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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