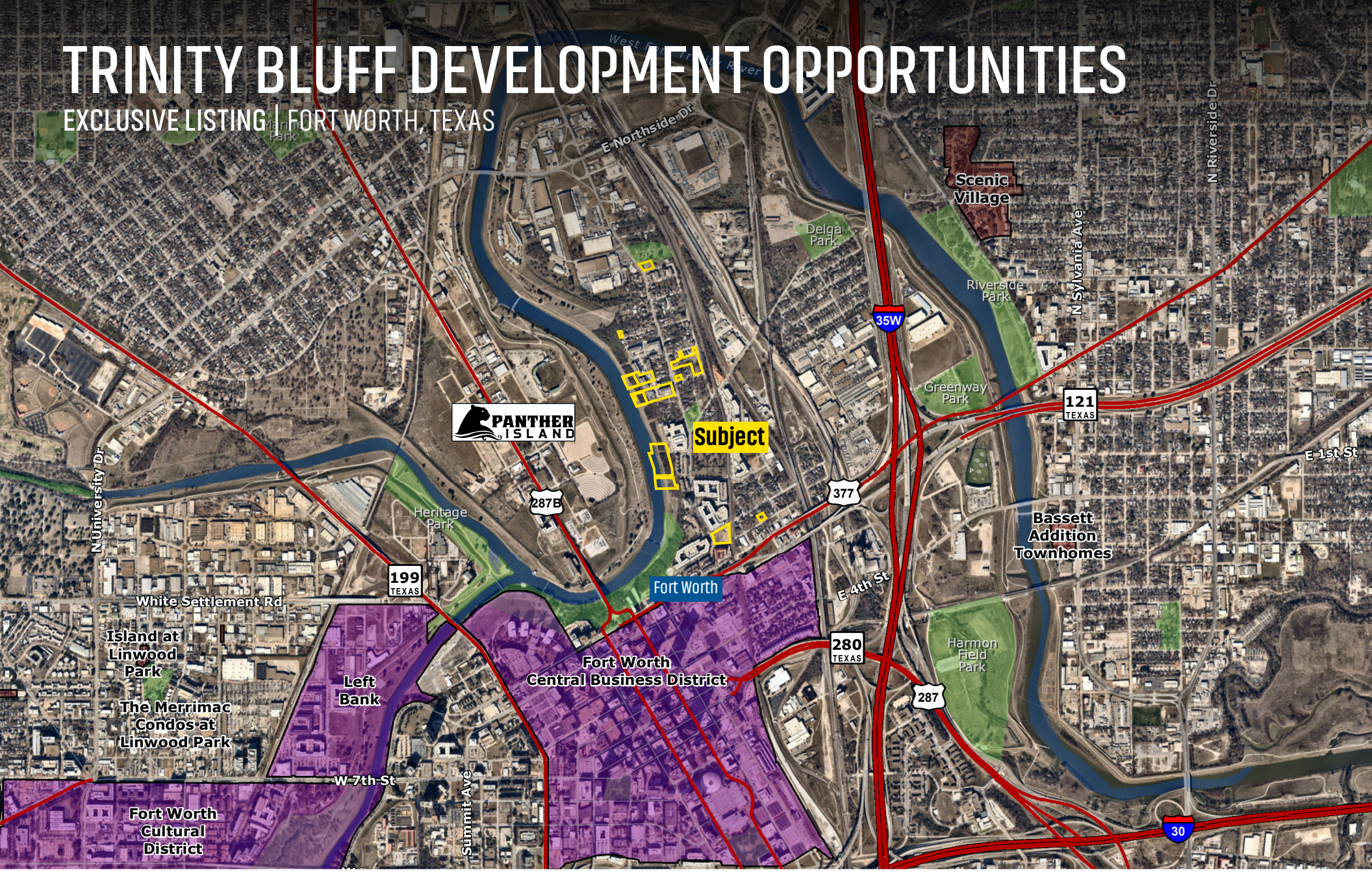
TRINITY BLUFF DEVELOPMENT OPPORTUNITIES

EXCLUSIVE LISTING | FORT WORTH, TEXAS



Austin Reilly
areilly@landadvisors.com

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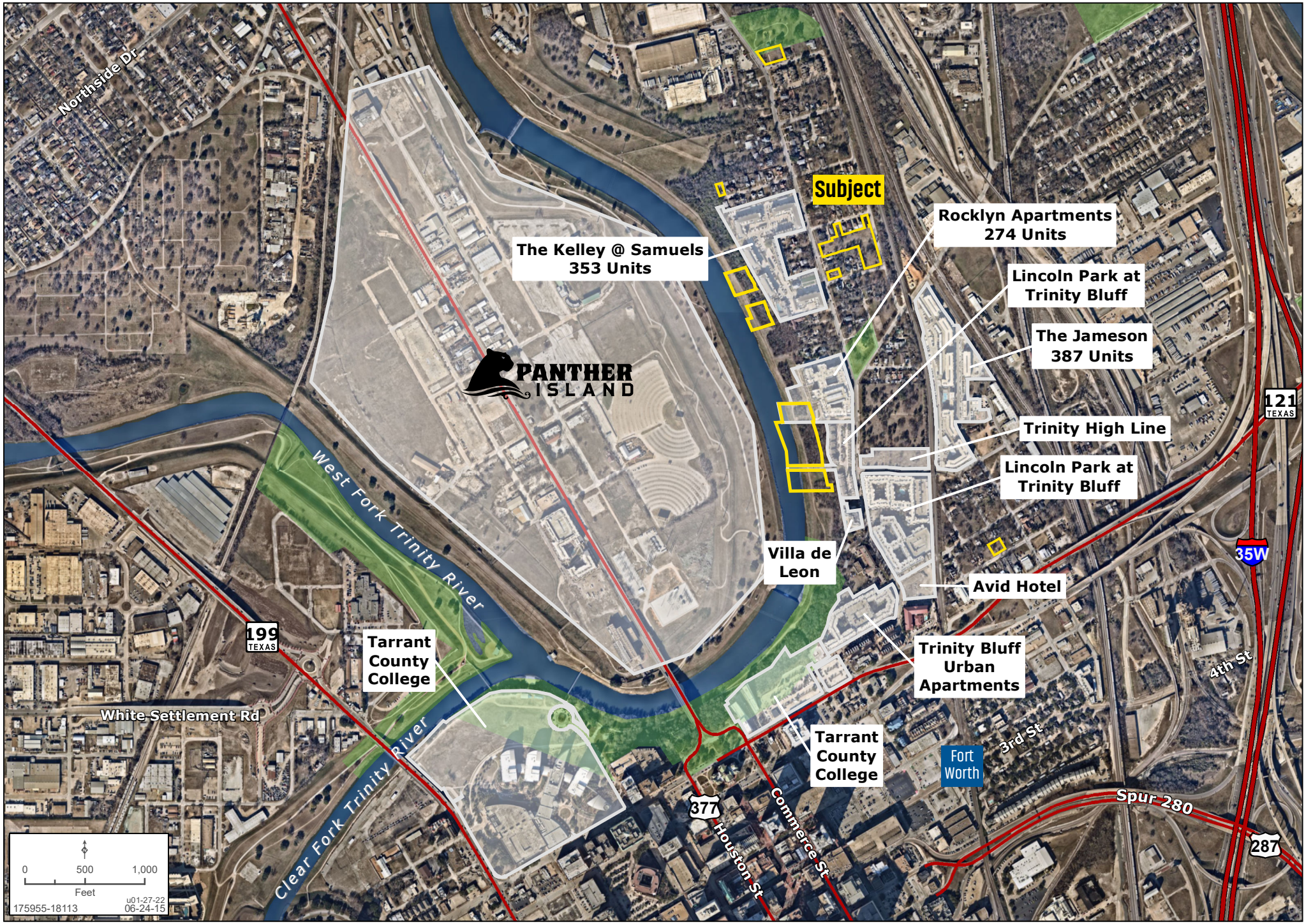
EXECUTIVE SUMMARY

LOCATION	Multiple parcels located along Samuels Avenue and Peach Street in the Trinity Uptown District of Downtown Fort Worth
AVAILABLE PARCELS	**Trinity Uptown** Tract 1 – ±1.48 ac (64,468.80 sf), zoned PD-Planned Development (see PD 487) - **SOLD** Tract 2 – ±1.93 ac (84,070.80 sf), zoned PD-Planned Development (see PD 489) - **SOLD** *Both tracts are located within the Downtown Urban Overlay District with a base zoning of "H." **Peach Street** ±47,140 total square feet - Tract 1 ±9,807 SF zoned "J"- Medium Industrial and Tract 2 ±37,333 SF zoned "PD/H" - **SOLD** **Bluff Street** ±10,000 sf lot **Samuels Avenue North** Tract 1 – ±3.12 ac (136,037 sf) - **SOLD** Tract 2 – ±1.96 ac (85,378 sf) - **SOLD** Tract 3 – ±2.15 ac (93,654 sf) contiguous Tract 4 – ±6,578 sf lot Tract 5 – ±5,200 sf lot Tract 6 – ±22,800 sf lot (front on Traders Oak Park) *All "Samuels Avenue North" tracts are currently zoned "D"- High Density Multifamily, allowing a maximum density of 32 units/acre with design standards. **River Frontage** Tract 1 – ± 36,154 sf Tract 2 – ± 33,062 sf Tract 3 – ± 3.38 ac Tract 4 – ± 4.24 ac
PRICE	Contact Broker
COMMENTS	Samuels Avenue sits atop a high bluff that overlooks the Trinity River and Panther Island. Over the past decade, this regentrified area of Fort Worth has developed into an extremely popular and vibrant community, where residents fully embrace the urban lifestyle being just steps away from the dining and entertainment around Sundance Square and the Central Business District. Area rents exceed $1.80 per square foot. Over the past year, townhome and condominium sales have ranged from $450,000 for smaller units to $800,000+ for a luxurious Villa De Leon residence. This offering provides a builder or developer with unique opportunities to capitalize on the tremendous growth occurring in Fort Worth and deliver additional product in this proven location.

SURROUNDING DEVELOPMENT MAP

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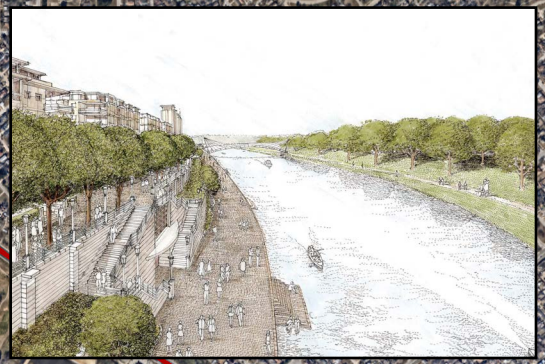


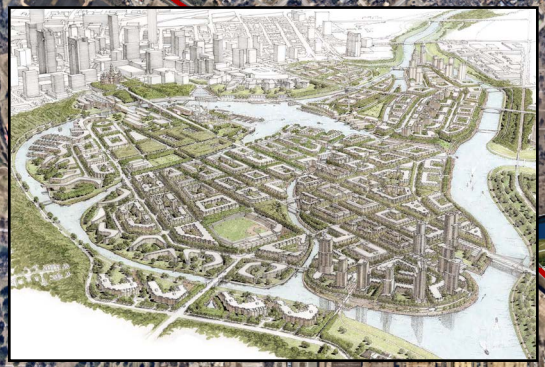
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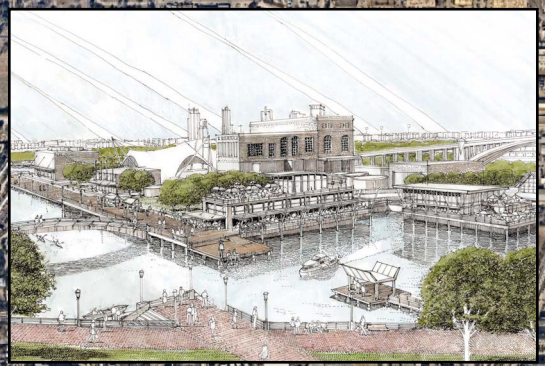
TRINITY RIVER VISION/PANTHER ISLAND

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https://pantherislandcc.com/panther-island-overview.php

URBAN LAKE

199 TEXAS

35W

121 TEXAS

377

287

30

0 800 1,600

Feet

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TRINITY UPTOWN – SOLD

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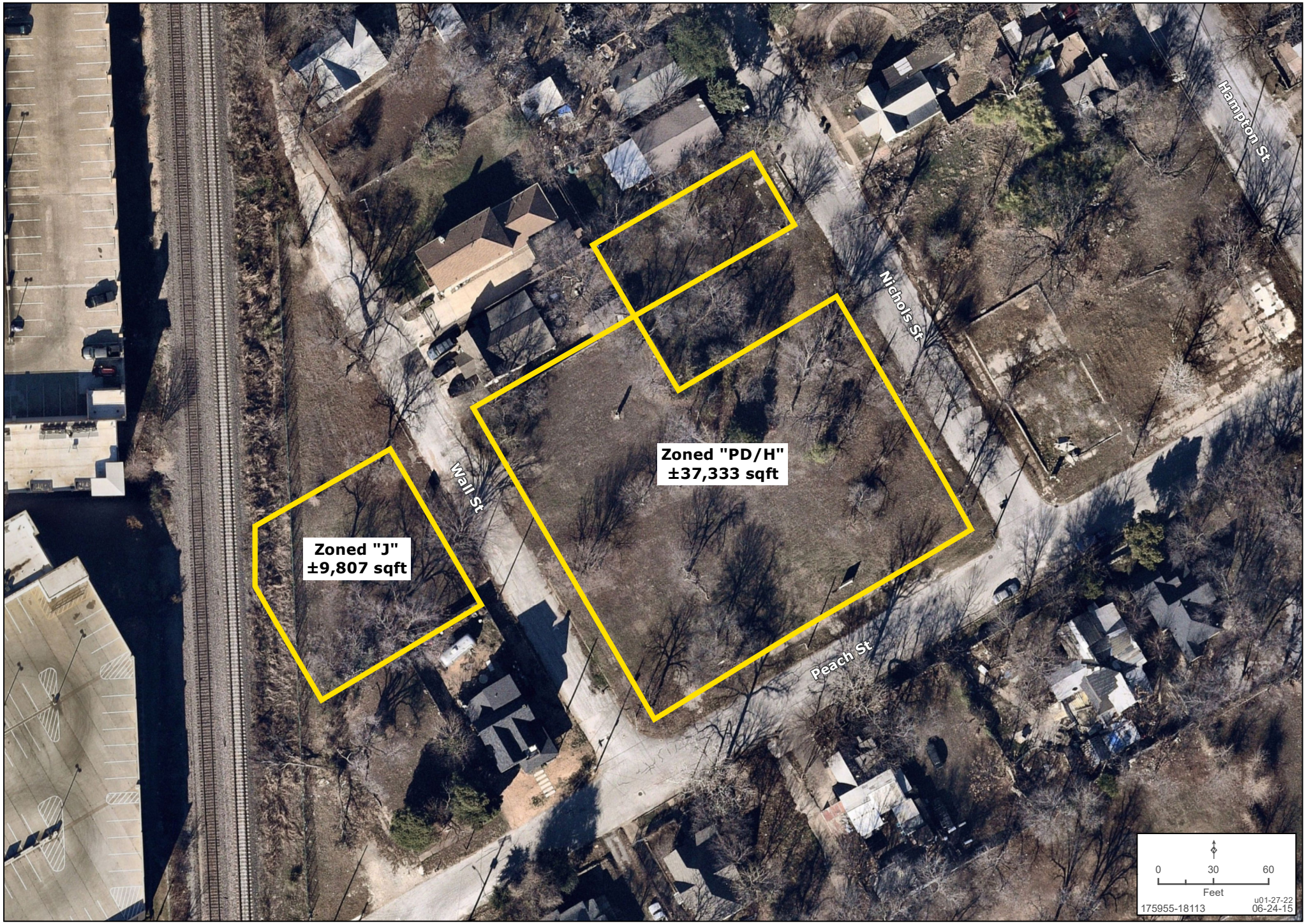


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PEACH STREET SOLD

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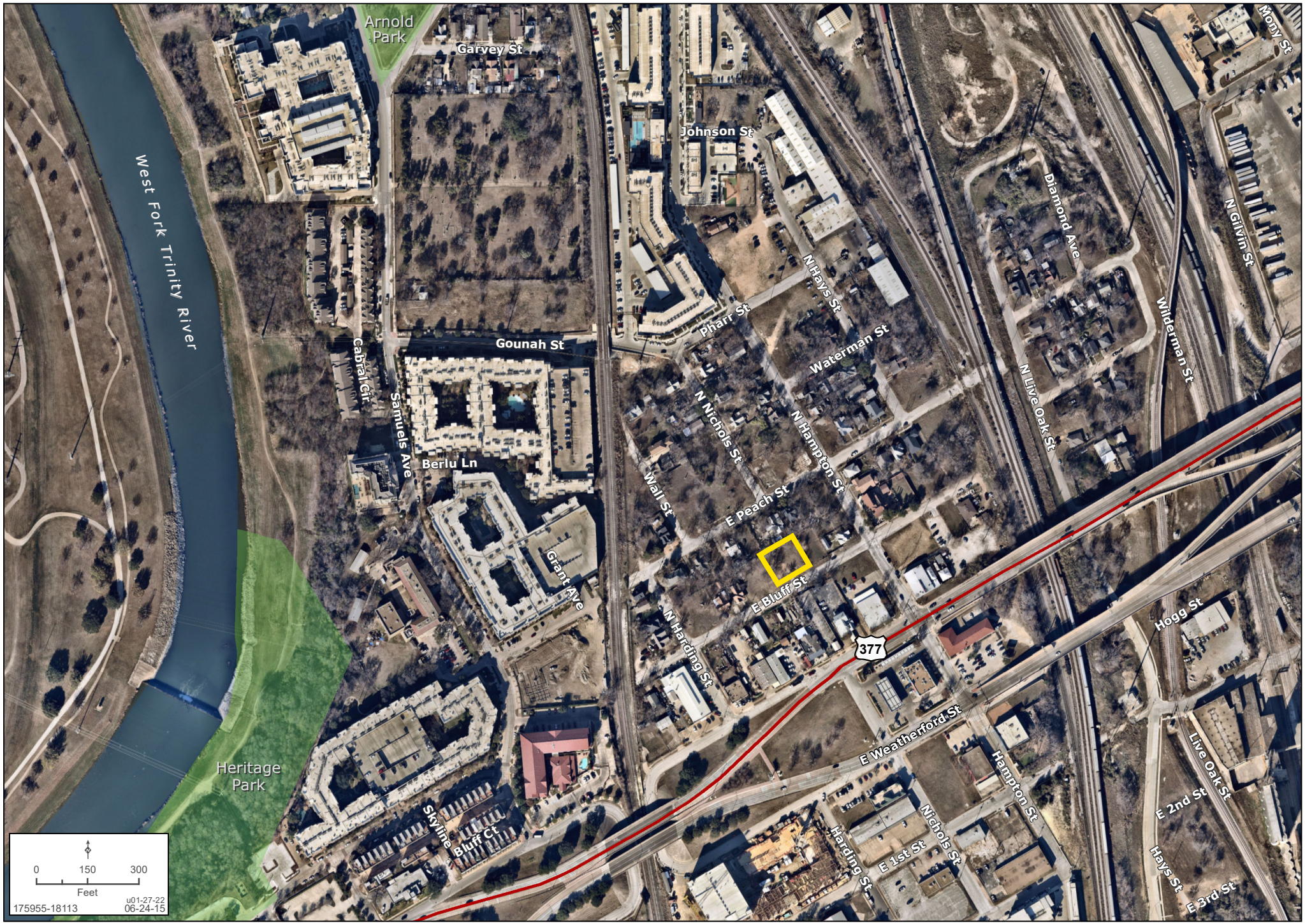


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BLUFF STREET

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SAMUELS AVENUE NORTH

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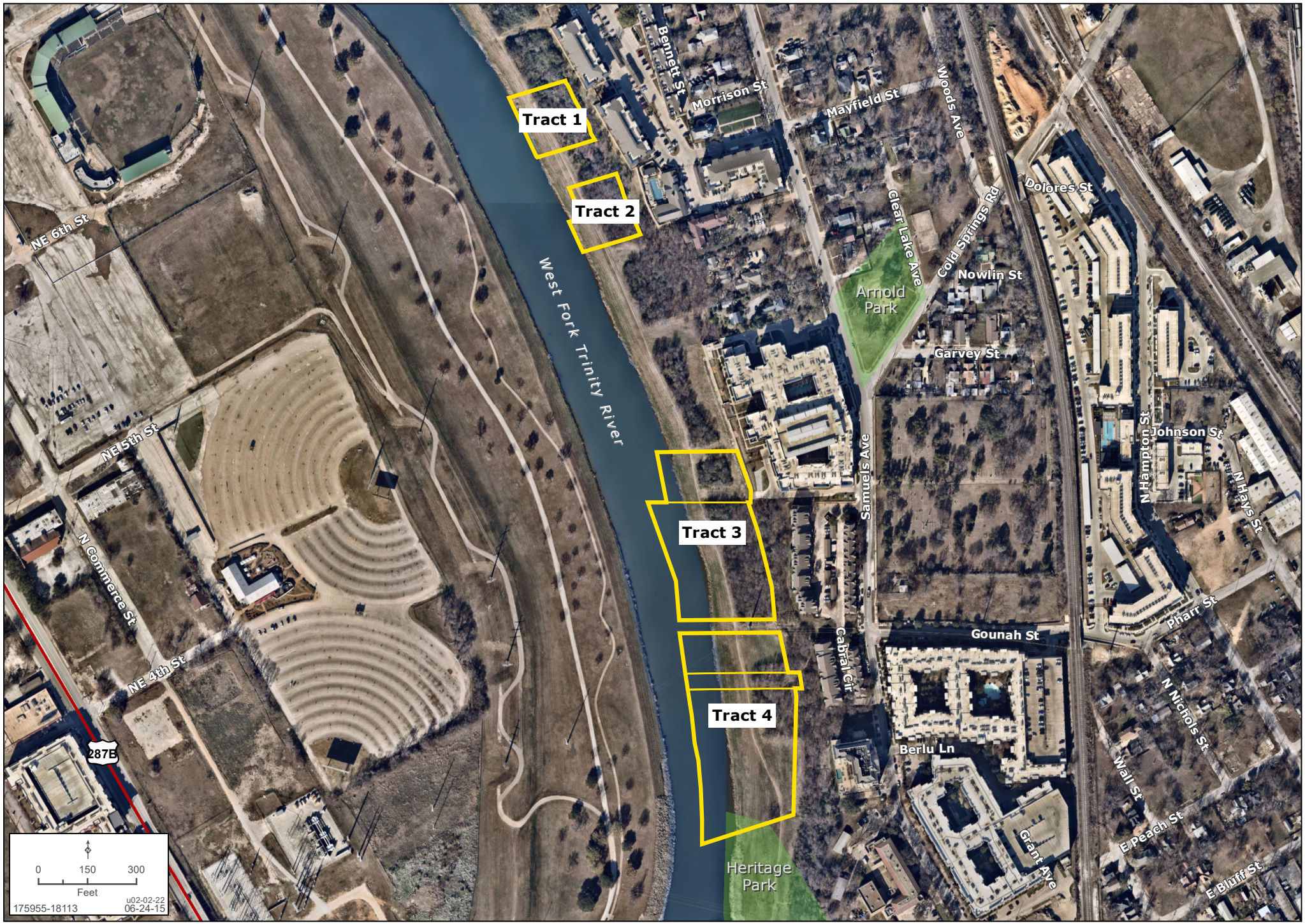


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RIVER FRONTAGE LOTS

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EQUAL HOUSING OPPORTUNITY

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 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.

Regulated by the Texas Real Estate Commission. Information available at www.trec.texas.gov.

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.

Texas Land Advisors, LLC	480619		214-550-1550
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Landry Burdine	471674	lburdine@landadvisors.com	214-550-1550
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Austin T. Reilly	591133	areilly@landadvisors.com	214-550-1550
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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