3.77 AC

NEAR EAST SIDE DISTRICT - FORT WORTH

2601 AVENUE J | FORT WORTH, TEXAS 76105
EXECUTIVE SUMMARY

THE OFFERING

• 3.77 AC infill land investment located in the Near East Side District of Fort Worth, Texas.

• Offered below replacement cost, the offering provides investors and/or developers a rare development tract on a full block, as well as, the ability to gain access to the dense Near East Side District at a very reasonable cost.

• The Property provides ample flexibility to new ownership, allowing both commercial or residential uses.

• Located less than half a mile southwest of Texas Wesleyan University, the campus sprawls across 75 AC of land and currently has over 3,300 students enrolled.

• Strategically positioned at the four-way lighted intersection at the NE corner of Avenue J and S. Beach Street, the site boats various access points and frontage along four streets.

• Excellent access to S. Beach Street, E. Rosedale Street and Highway 287, all major arteries connecting the Property to Downtown Fort Worth and the Southside Districts.

• High residential area with 97,536 and 254,543 residents located within 3 and 5 miles.

• Property boast daytime populations of 3,534 and 12,618 within the respective 3 and 5 mile trade range.

LOCATION: 2601 Avenue J
Fort Worth, Texas 76105

SALE PRICE: MARKET

PRICE PSF: MARKET

LOT SIZE: 3.77AC / 164,047 SF

ZONING: UR

APN: A1286-1C05A

UTILITIES: Full

INGRESS: Four (4) points of ingress/egress

TRAFFIC COUNTS:
S. Beach Street - 8,600 vpd
E. Rosedale Street - 12,000 vpd
Highway 287 - 53,000 vpd
## LOCATION OVERVIEW

### DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>3 MILE</th>
<th>5 MILE</th>
</tr>
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<tbody>
<tr>
<td>TOTAL POPULATION:</td>
<td>12,858</td>
<td>97,536</td>
<td>254,543</td>
</tr>
<tr>
<td>POPULATION GROWTH RATE:</td>
<td>0.60%</td>
<td>1.26%</td>
<td>1.37%</td>
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<tr>
<td>TOTAL HOUSEHOLDS:</td>
<td>3,417</td>
<td>30,521</td>
<td>83,665</td>
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<tr>
<td>HOUSEHOLD GROWTH RATE:</td>
<td>0.55%</td>
<td>1.34%</td>
<td>1.54%</td>
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<tr>
<td>AVERAGE HOUSEHOLD INCOME:</td>
<td>$40,728</td>
<td>$46,962</td>
<td>$60,413</td>
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<tr>
<td>MEDIAN HOUSEHOLD INCOME:</td>
<td>$29,556</td>
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<tr>
<td>MEDIAN AGE:</td>
<td>27.1</td>
<td>31.5</td>
<td>31.5</td>
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<tr>
<td>BUSINESSES:</td>
<td>226</td>
<td>3,534</td>
<td>12,618</td>
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<tr>
<td>EMPLOYEES:</td>
<td>2,392</td>
<td>55,521</td>
<td>177,595</td>
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<tr>
<td>% WHITE:</td>
<td>42.30%</td>
<td>34.60%</td>
<td>45.30%</td>
</tr>
<tr>
<td>% HISPANIC:</td>
<td>65.30%</td>
<td>49.70%</td>
<td>49.60%</td>
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</tbody>
</table>
# MARKET OVERVIEW

**DFW & FORT WORTH 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
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%.
Davidson & Bogel Real Estate, LLC: The information contained in this document pertaining to the 3.77 Acres located at 2601 Avenue J, Fort Worth, Texas 76105 “the Property” 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.
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 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 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 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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

Buyer, Seller, Landlord or Tenant

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

01A TREC No. OP-K
DISCLAIMER

Brokerage Services

11-2-2015

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 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 (seller 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:
  o that the owner will accept a price less than the written asking price;
  o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  o 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 advising 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.

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Email

Michael Cameron Deptula 622382 cdeptaula@db2re.com 214-526-3626
LICENSED SUPERVISOR OF SALES AGENT/ASSOCIATE
License No.
Email

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov
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NEAR EAST SIDE DISTRICT- FORT WORTH

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