



Victory Shops at Basswood

Fort Worth, TX

SEC of N. Blue Mound Rd & Basswood Blvd



VICTORY | GROUP
Victory Real Estate Group

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Size

+/- 26 acres

Traffic Counts

Blue Mound Rd: 26,424 cpd

Basswood Blvd: 13,091 cpd

I-35 & Basswood Blvd: 99,422 cpd

Western Center Blvd: 12,642 cpd

Highlights

Victory Shops at Basswood is an opportunity to take advantage of an upcoming transformation of the immediate trade area. With significant residential growth, this site is strategically positioned for a retailer to capture an underserved increasing population.

- Opportunity for big box, junior anchor and multi-tenant retail with pads fronting Basswood Blvd and Blue Mound Rd
- Grocery anchored development located at the SEC of N. Blue Mound Rd (Hwy 156) and Basswood Blvd in North Fort Worth just West of IH-35
- Across the street from Kroger Signature and Saginaw High School with an attendance of 2,000+ students
- Access to three major highways – less than one and a half miles to I-35, three miles from Hwy 287, and less than two miles to Hwy 820



Demographics	1 mile	3 mile	5 mile
2020 Est Population	11,018	94,157	247,678
Estimated Households	3,376	31,974	81,372
Average Household Income	\$109,984	\$87,185	\$93,485
Total Businesses	88	2,015	5,411
Daytime Population	3,870	51,414	122,685

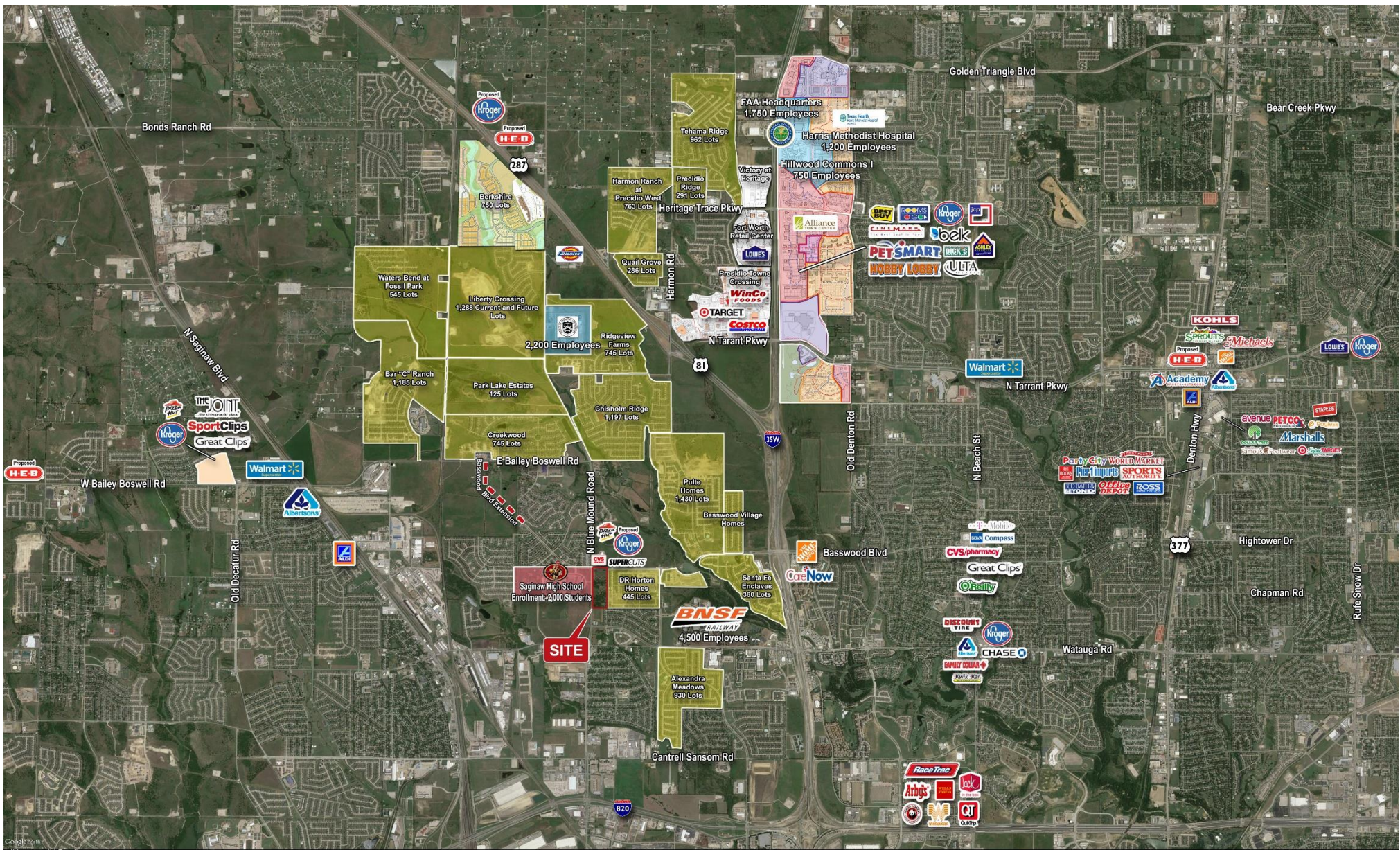
Traffic Generators/Top Employers:



Victory Shops at Basswood

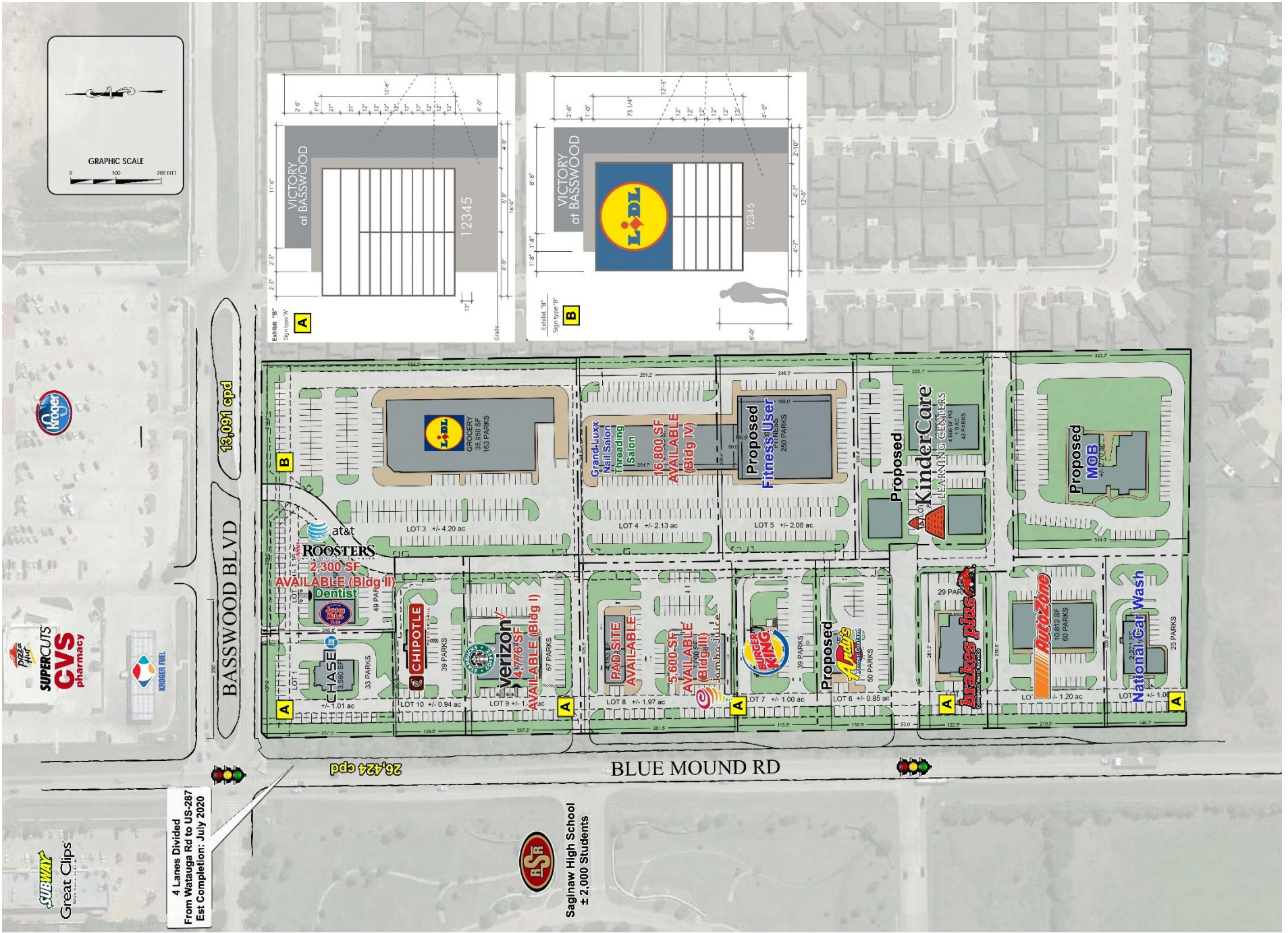
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Victory Shops at Basswood South

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Chipotle - NOW OPEN



Chase Bank – NOW OPEN



Jersey Mike's – NOW OPEN



Burger King – NOW OPEN



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Fort Worth Home Sales Increase 6.4 percent in May

FORT WORTH BUSINESS PRESS

Fort Worth home sales increased 6.4% to 1,247 homes in May 2018. The median price for Fort Worth homes increased 8.1% year-over-year to \$227,000 in May 2018.

Fort Worth's monthly housing inventory was 2.1 months in May 2018, 0.1 months more than the year prior. The Real Estate Center at Team A&M University cites that 6.5 months of inventory represents a market in which supply and demand for homes is balanced.

Homes spent an average of 31 days on the market in May 2018, four days more than May 2017. Additionally, active listings increased 14.1% to 2,269 listings during the same time frame.

May 2018 Statistics At-A-Glance

- 1,247 – Homes sold in May 2018, 6.4% more than May 2017
- \$227,000 – Median price in May 2018, 8.1% more than May 2017
- 2.1 – Monthly housing inventory in May 2018, .1 month more than May 2017
- 31 – Average number of days homes spent on the market in May 2018, 4 days more than May 2017
- 33 – Average number of days to close in May 2018, 1 day more than May 2017
- 2,269 – Active home listings on the market in May 2018, 14.1% more than May 2017

Significant Residential Growth

- Berkshire Development – 750 Lots
- West Fort Ranch Development – 1,430 Lots

Located less than **1** mile from North America's second-largest railway – BNSF Railway Co, which is home to **4,500** employees



Victory Shops at Basswood Fort Worth, TX

Home to the **headquarters** of American Airlines, Novartis and D.R. Horton

Diverse economy, **central location** and explosive population growth

\$89,133 Average HH Income in a 3-Mile Radius

Fort Worth ranks as one of the **top business destinations** in the world:

- Over **380,000** employees
- More than **30,000** companies

39,515 CPD
Blue Mound Rd & Basswood Blvd

Victory Shops at Basswood

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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.

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:
 - 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 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.

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<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials _____ Date