

# Executive Summary



## SALE OVERVIEW

**SALE PRICE:** \$3,234,000

---

**LOT SIZE:** 19 Acres

---

**APN #:** Abrahams Stallion 1396

---

**ZONING:** E Commercial

---

**MARKET:** Fort Worth

---

**SUB MARKET:** Westpoint Meadows

---

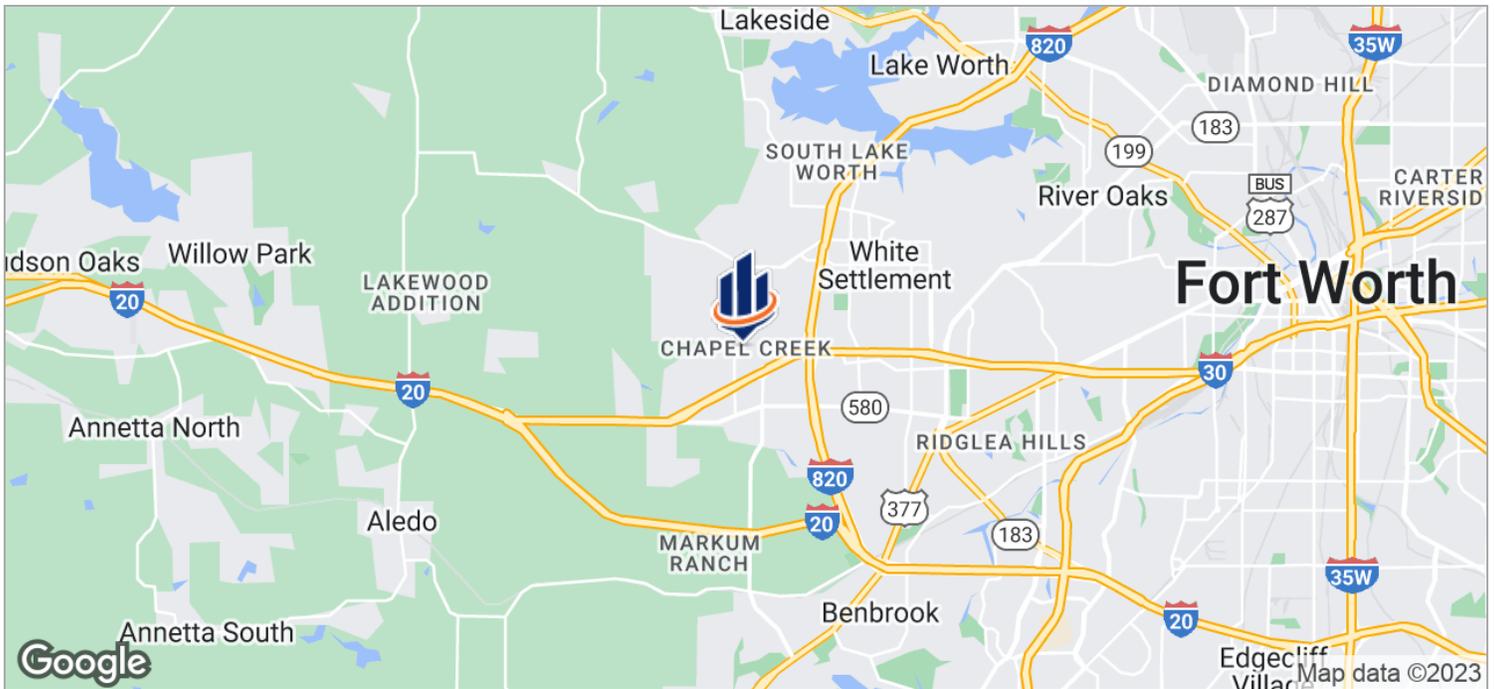
**CROSS STREETS:** Westpoint Blvd

---

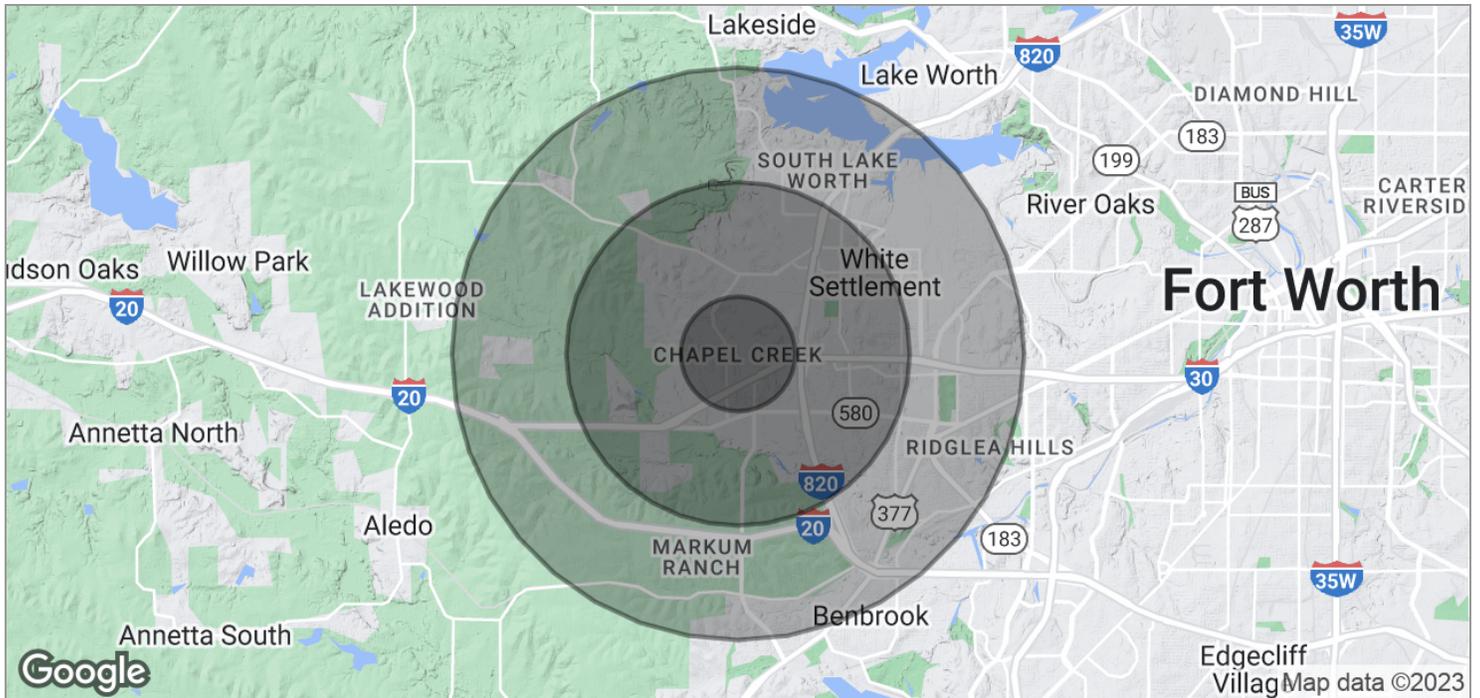
## PROPERTY DESCRIPTION

The 15 acres is on the east side of Chapel Creek Blvd, a main thorough fare from I-30. It is just south of Westpoint where a new 7-11 is located. New apartments coming along Westpoint also. Zoned E Commercial and hard to change to much else. Seller also owns the 4 acres wrapping 7-11 for pad offerings.

# Location Maps



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	1,243	19,444	65,036
MEDIAN AGE	35.3	35.0	35.7
MEDIAN AGE (MALE)	36.1	34.9	35.0
MEDIAN AGE (FEMALE)	35.3	35.2	36.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	454	7,127	24,554
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$90,520	\$80,645	\$63,888
AVERAGE HOUSE VALUE	\$200,047	\$173,696	\$126,859

# Advisor Bio & Contact



## Wayne Burgdorf, CCIM

Senior Advisor  
SVN | Trinity Advisors

Wayne Burgdorf serves as Senior Advisor in SVN | Trinity Advisors working the greater D/FW market. His primary focus is land brokerage, including land of all highest and best uses, and he represents both sellers and buyers in their land needs. Burgdorf's secondary area of expertise are improved properties including investment sales and user buildings of most uses. He has also been involved in mineral rights leasing representing mineral owners, and solar farm developments. Burgdorf started in real estate in 1985, giving him valuable experience in both up and down real estate market cycles. In addition to brokerage, Burgdorf has been involved in valuation consultation, secondary effect valuation studies, zoning change consultation, investment, development, and teaching CE at UT Arlington. Before being a practicing Broker, he was an MAI appraiser in Arlington. He is well known in the real estate brokerage field for his pro-active marketing approaches, work ethic, creativity, client communication, and old fashion customer service and professionalism.

Burgdorf is a member and serves on committees in the Society of Commercial REALTORS [SCR], Arlington Board of REALTORS, and Greater Fort Worth Association of REALTORS. Other trade associations where he has participated include the International Council of Shopping Centers [ICSC] and the Greater Fort Worth Builders Association.

Burgdorf grew up in the Dallas area, then graduated from The University of Texas at Arlington. He is active on the Board of Directors of Green Oaks School and is very active in his Church. He and his family have lived in Arlington many years.

Phone: 817.288.5556

Fax: 817.288.5511

Cell: 817.726.8586

Email: [wayne.burgdorf@svn.com](mailto:wayne.burgdorf@svn.com)

Address: 3000 Race Street, Suite 100  
Fort Worth, TX 76111



# Information About Brokerage Services

11-2-2015

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.

### 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.

DFW Trinity Advisors, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9004520 License No.	sfithian@visionsrealty.com Email	817-288-5525 Phone
Stephen H. Fithian Designated Broker of Firm	0407418 License No.	sfithian@visionsrealty.com Email	817-288-5524 Phone
Stephen H. Fithian Licensed Supervisor of Sales Agent/ Associate	0407418 License No.	sfithian@visionsrealty.com Email	817-288-5524 Phone
Stephen H. Fithian Sales Agent/Associate's Name	0407418 License No.	sfithian@visionsrealty.com Email	817-288-5524 Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

Sperry Van Ness / Trinity Advisors, 5601 Bridge Street, Ste. 504 Fort Worth, TX 76112  
Stephen Fithian

Phone: (817) 288-5525

Fax: (817) 288-5511

Information About

Produced with zipForm® by ziplogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)