



Spring Ranch
287 Homes

Avondale
892 Lots

Le Tara
752 Lots

**Future
Data Center**

LaPrelle
793 Lots

SITE

BLUE MOUND RD

WAGLEY/ROBERTSON RD

7,462 VPD

LaPrelle Commercial

NWC BLUE MOUND RD & WAGLEY ROBERTSON RD

weitzman®

PROPERTY SUMMARY

SIZE 1.29 Acres

ZONING "E" Neighborhood Commercial

JURISDICTION City of Fort Worth

SCHOOL DISTRICT Northwest ISD

UTILITIES Water & Sewer onsite
Electric provided by Tri County or
Oncor (Dual Service Area)
Gas provided by Atmos

TRAFFIC COUNTS US-287: 58,963 VPD (2024)
Blue Mound Rd: 7,462 VPD (2024)

PRICING Contact Brokers

160K

AVERAGE HOUSEHOLD INCOME
(3-MILE RADIUS)

18+

SCHOOLS
(5-MILE RADIUS)

200%

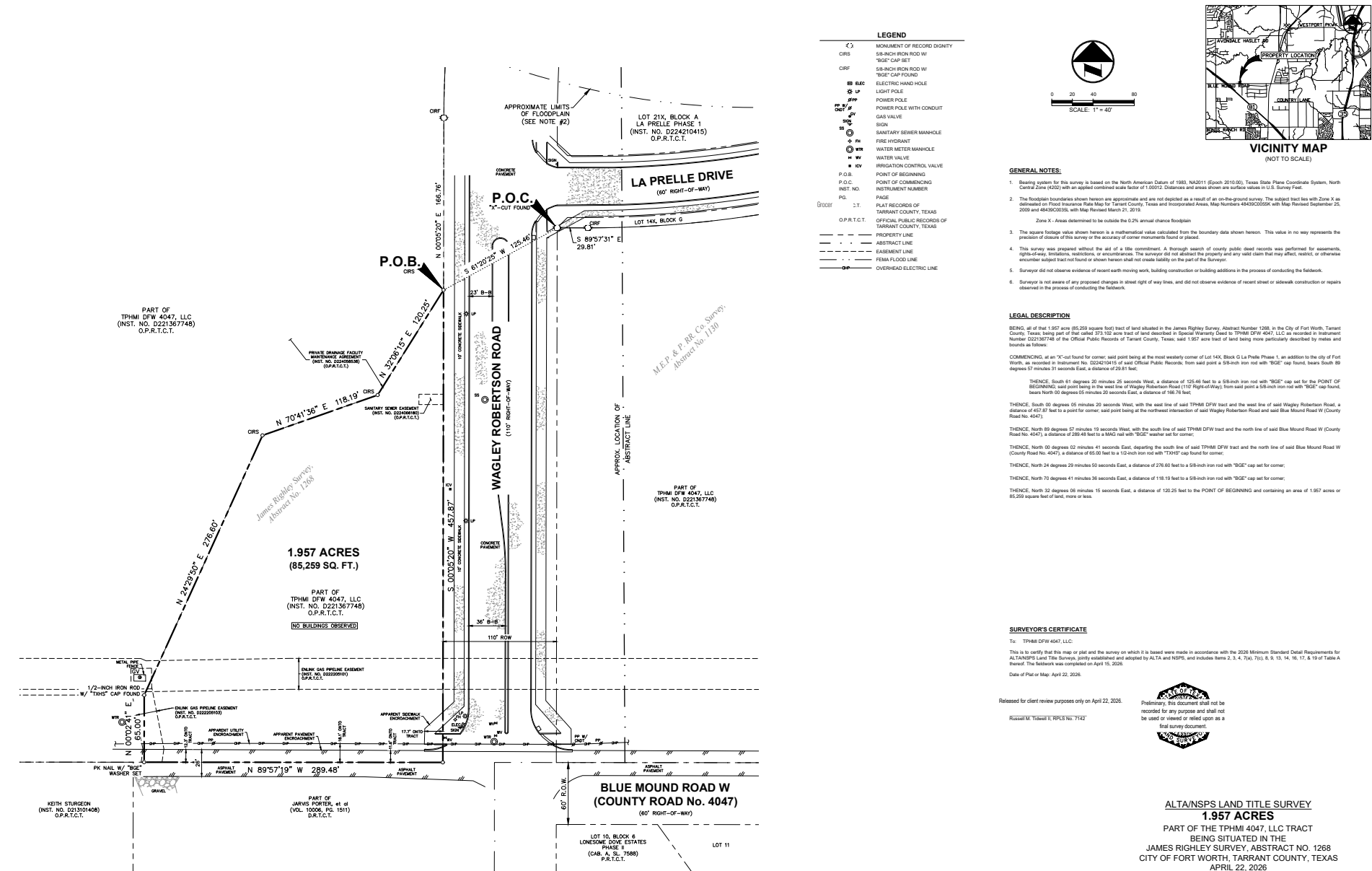
GROWTH
SINCE 2020

15K+

PLANNED/ACTIVE LOTS
UNDER DEVELOPMENT
(3-MILE RADIUS)



SITE PLAN



LEGEND

- MONUMENT OF RECORD QUANTITY
- 5/8-INCH IRON ROD W/ "BGE" CAP SET
- 5/8-INCH IRON ROD W/ "BGE" CAP FOUND
- ELECTRIC HAND HOLE
- LIGHT POLE
- POWER POLE
- POWER POLE WITH CONDUIT
- GAS VALVE
- SIGN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER MANHOLE
- WATER VALVE
- IRRIGATION CONTROL VALVE
- POINT OF BEGINNING
- POINT OF COMMENCING
- INSTRUMENT NUMBER
- PAGE
- PLAT RECORD OF TARRANT COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
- PROPERTY LINE
- ABSTRACT LINE
- EASEMENT LINE
- FEMA FLOOD LINE
- OVERHEAD ELECTRIC LINE

GENERAL NOTES:

- Bearing system for this survey is based on the North American Datum of 1983, NAD2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4302) with an applied combined scale factor of 1.00012. Distances and areas shown are surface values in U.S. Survey Feet.
- The floodplain boundaries shown herein are approximate and are not depicted as a result of an on-the-ground survey. The adjacent tract has with Zone X as delineated on Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map Number 4843C055K with Map Revised September 25, 2009 and 4843C055L with Map Revised March 21, 2010.
- Zone X - Areas determined to be liable the 0.2% annual chance floodplain.
- The square footage value shown herein is a mathematical value calculated from the boundary data shown herein. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
- This survey was prepared without the aid of a title commitment. A thorough search of county public deed records was performed for easements, rights-of-way, dedications, restrictions, or encumbrances. The surveyor did not disturb the property and any valid claim that may affect, restrict, or otherwise encumber subject tract not found or shown herein shall not create liability on the part of the Surveyor.
- Surveyor did not observe evidence of recent earth moving work, building construction or building additions in the process of conducting the fieldwork.
- Surveyor is not aware of any proposed changes in street right of way lines, and did not observe evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

LEGAL DESCRIPTION

BEING, all of that 1.957 acre (85,259 square feet) tract of land situated in the James Rightway Survey, Abstract Number 1268, in the City of Fort Worth, Tarrant County, Texas, being part of that certain 25,102 acre tract of land described in Special Warranty Deed to TPBHI DFW 4047, LLC, as recorded in Instrument Number 0221367748 of the Official Public Records of Tarrant County, Texas, said 1.957 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING, at an "X" out-found for corner, said point being at the most westerly corner of Lot 14X, Block G La Preme Phase 1, an addition to the city of Fort Worth, as recorded in Instrument No. 0224210419 of said Official Public Records, from said point a 5/8-inch iron rod with "BGE" cap found, bears South 89 degrees 07 minutes 13 seconds East, a distance of 20.81 feet;

THENCE, South 61 degrees 20 minutes 25 seconds West, a distance of 125.48 feet to a 5/8-inch iron rod with "BGE" cap set for the POINT OF BEGINNING, said point being in the west line of Wagley Robertson Road (110' Right-of-Way), from said point a 5/8-inch iron rod with "BGE" cap found, bears North 00 degrees 05 minutes 20 seconds West, with the east line of said TPBHI DFW tract and the west line of said Wagley Robertson Road, a distance of 457.87 feet to a point for corner, said point being at the northwest intersection of said Wagley Robertson Road and said Blue Mound Road W (County Road No. 4047);

THENCE, North 89 degrees 57 minutes 10 seconds West, with the south line of said TPBHI DFW tract and the north line of said Blue Mound Road W (County Road No. 4047), a distance of 289.48 feet to a MAG nail with "BGE" washer set for corner;

THENCE, North 00 degrees 02 minutes 41 seconds East, departing the south line of said TPBHI DFW tract and the north line of said Blue Mound Road W (County Road No. 4047), a distance of 65.55 feet to a 1/2-inch iron rod with "THW" cap found for corner;

THENCE, North 24 degrees 29 minutes 50 seconds East, a distance of 276.65 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 70 degrees 41 minutes 36 seconds East, a distance of 118.15 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, North 32 degrees 08 minutes 15 seconds East, a distance of 120.25 feet to the POINT OF BEGINNING and containing an area of 1.957 acres or 85,259 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

To: TPBHI DFW 4047, LLC;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2020 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, duly established and adopted by ALTA and NSPS, and include Items 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 & 19 of Item A thereof. The fieldwork was completed on April 15, 2020.

Date of Plat or Map: April 22, 2020.

Released for client review purposes only on April 22, 2020.

Assumed N.T. Titled (T) RPLS No. 7142

Preliminary. This document shall not be recorded for any purpose and shall not be used or relied on or used as a final survey document.

ALTA/NSPS LAND TITLE SURVEY
1.957 ACRES
PART OF THE TPBHI DFW 4047, LLC TRACT
BEING SITUATED IN THE
JAMES RIGHTWAY SURVEY, ABSTRACT NO. 1268
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
APRIL 22, 2020

DEVELOPER
TPBHI DFW 4047, LLC
Mr. Bruce French
6201 W. Plano Parkway, Suite 150
Plano, Texas

SURVEYOR
BGE, Inc.
2555 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel 972-464-4800 • www.bgeinc.com
TPELS Registration No. 10106500
Contact: Russ Tidwell, R.P.L.S.
Telephone: 817-618-0594 • Email: rtidwell@bgeinc.com

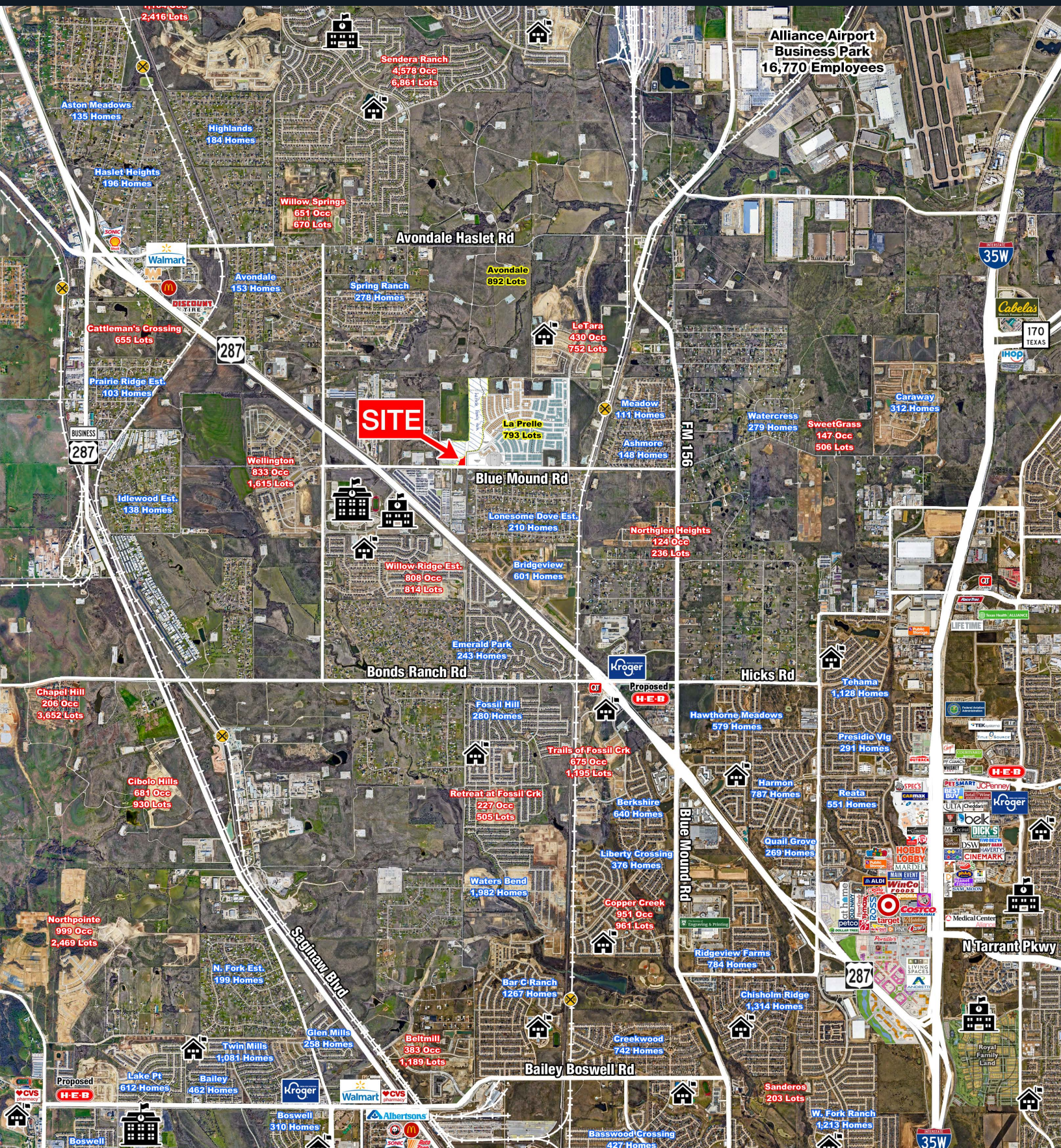
OBLIQUE AERIAL



BIRD'S EYE VIEW



PROPERTY AERIAL



AREA OVERVIEW

The Fort Worth-287 Corridor, particularly the Northeast Fort Worth and Haslet submarket, is rapidly emerging as one of the most compelling growth frontiers in the DFW metroplex. Strategically positioned along U.S. Highway 287 with immediate access to Interstate 35W and Interstate 820, the corridor offers seamless connectivity to major employment hubs including Alliance, Downtown Fort Worth, and the broader North DFW logistics network. This accessibility, combined with relative affordability compared to neighboring submarkets, continues to drive significant residential and commercial momentum.

At the forefront of this growth is the LaPrelle development, a 372-acre master-planned community by Tri Pointe Homes and M/I Homes. The project is delivering over 790 single-family lots and represents a major catalyst within one of the most active residential corridors in North Texas. LaPrelle is emblematic of the broader trend reshaping the 287 corridor—large-scale, thoughtfully planned communities designed to meet the demand of a rapidly expanding population seeking attainable housing options within proximity to major job centers.

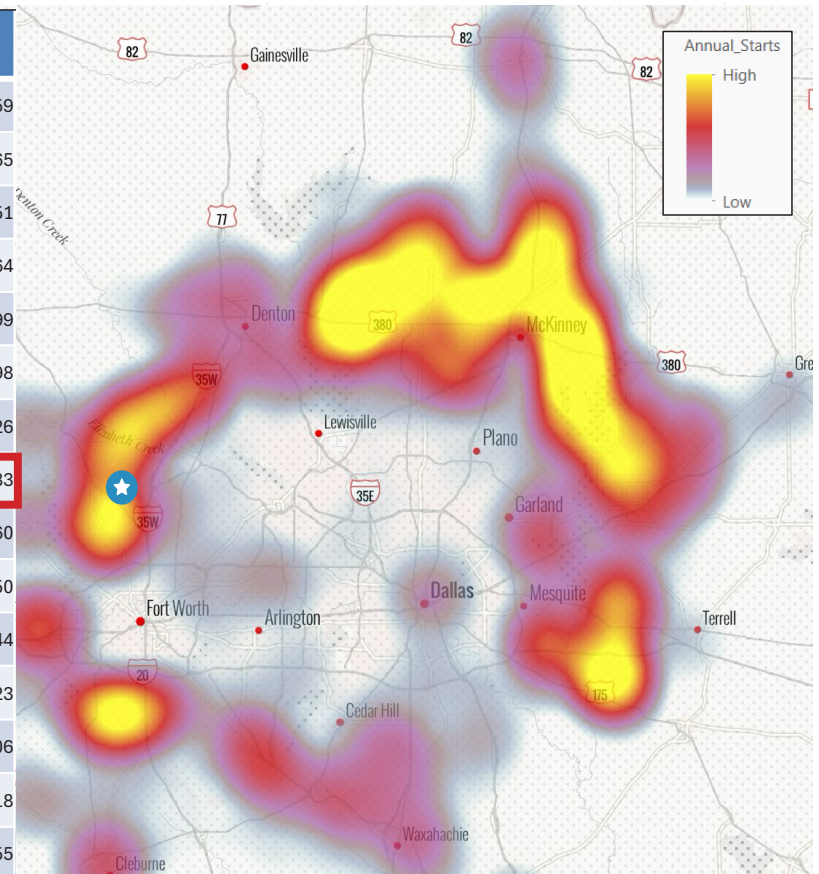
This residential surge is complemented by continued expansion throughout the Alliance trade area, anchored by Alliance Texas, one of the nation's premier mixed-use, logistics, and employment hubs. The area has attracted major employers, distribution centers, and industrial users, creating a strong daytime population and reinforcing long-term demand for retail, services, and supporting commercial uses.

Retail and commercial development is actively following rooftops, with increasing interest from grocers, QSRs, and service-oriented users looking to establish an early presence along the 287 corridor and key intersections feeding Northeast Fort Worth and Haslet. The combination of strong traffic patterns, expanding residential density, and limited existing retail supply creates a favorable environment for new neighborhood-serving centers and pad site development.

From an infrastructure standpoint, ongoing roadway improvements, utility expansions, and regional planning initiatives continue to support scalable growth across the corridor. The proximity to Alliance Airport, BNSF rail, and major freight corridors further enhances the area's appeal to industrial and logistics users, diversifying the economic base and strengthening long-term fundamentals.

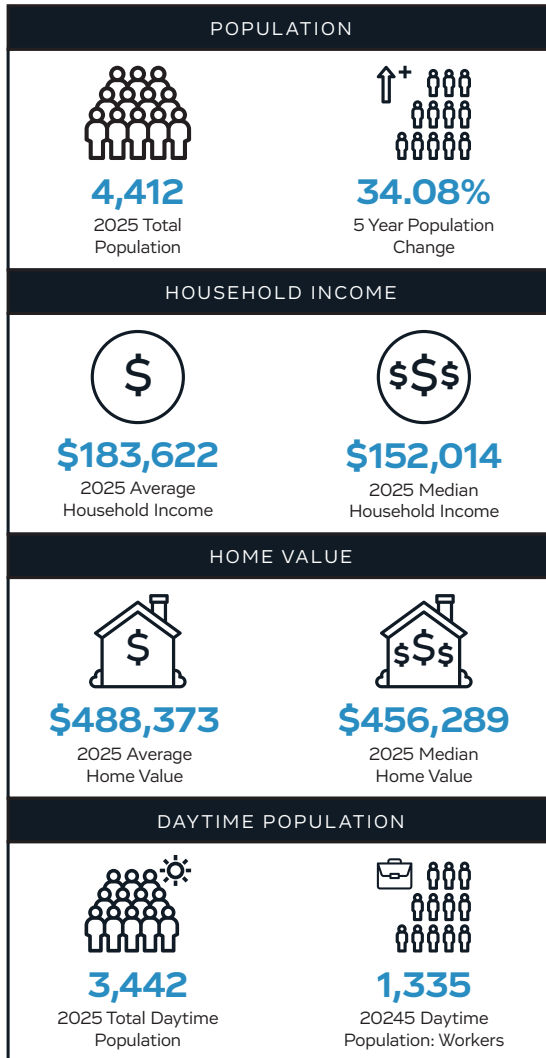
Combining strategic location, significant residential delivery led by projects like LaPrelle, and continued employment expansion tied to Alliance Texas, the Fort Worth-287 Corridor has firmly established itself as a high-growth, high-opportunity submarket within North DFW. For developers and investors, the convergence of rooftops, infrastructure, and commercial demand presents a compelling opportunity to capitalize on one of the metroplex's most dynamic and rapidly evolving corridors.

	Submarket	Annual Starts	Median Price
1	Princeton ISD-Farmersville	3,186	\$326,459
2	380 Corridor, Oak Point	2,608	\$375,365
3	Kaufman County	2,514	\$322,851
4	North & East McKinney	2,077	\$456,364
5	CofFW-SW & Crowley ISD	1,479	\$367,499
6	CofFW-114, Justin & Trophy Club/Roanoke	1,457	\$427,498
7	Prosper ISD (North of US 380)	1,406	\$771,426
8	CofFW 287-Northeast & Haslet	1,373	\$386,033
9	Anna & Van Alstyne	1,116	\$422,360
10	Wylie, Lavon, St. Paul	1,083	\$376,950
11	Fate, Royse City, Hunt	970	\$380,944
12	West Denton, Northlake & Argyle ISD	950	\$524,523
13	Midlothian-Ellis Co-Ovilla	894	\$484,006
14	Cleburne/Keene ISD & Granbury Area	876	\$335,618
15	Mansfield ISD	803	\$563,955

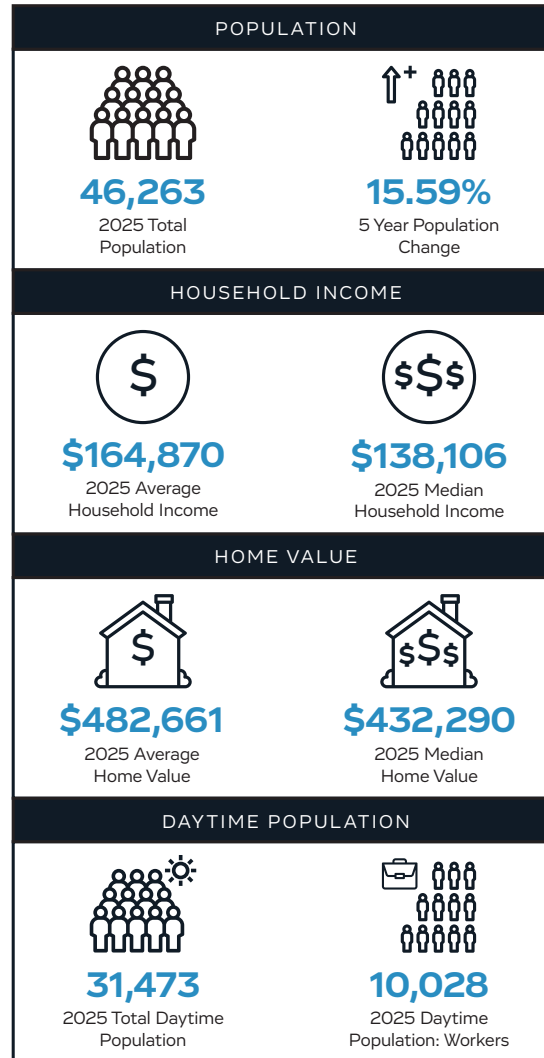


DEMOGRAPHICS

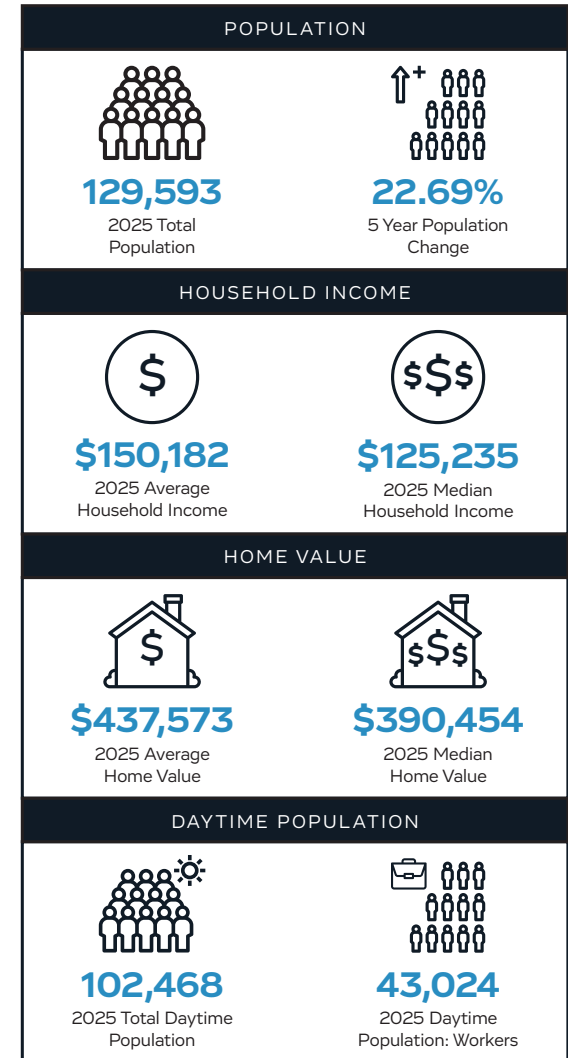
1 MILE



3 MILE

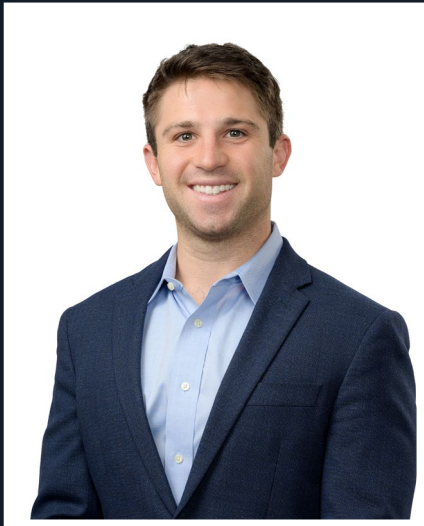


5 MILE





PRESENTED BY:



SCOTT SMITH

SENIOR VICE PRESIDENT

ssmith@weitzmangroup.com

214.720.3663



CORBIN TANENBAUM

SENIOR VICE PRESIDENT

ctanenbaum@weitzmangroup.com

214.720.7506



OWEN GRIMM

ASSISTANT VICE PRESIDENT

ogrimm@weitzmangroup.com

214.720.6629

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

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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

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- 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;
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- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr.

Licensed Supervisor of Sales Agent/ Associate

Scott Smith

Sales Agent/Associate's Name

402795

License No.

292229

License No.

292229

License No.

701664

License No.

twgre@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

ssmith@weitzmangroup.com

Email

(214) 954-0600

Phone

(214) 720-6688

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Date

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Corbin Tanenbaum

Sales Agent/Associate's Name

402795

License No.

292229

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292229

License No.

704178

License No.

twgre@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

ctanenbaum@weitzmangroup.com

Email

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809288

License No.

twgre@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

ogrimm@weitzmangroup.com

Email

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