



1875 W BONDS RANCH | 1875 W BONDS RANCH RD, FORT WORTH, TX 76131

Features

- 12.9 acres for sale, 9 acres in planning. All 22 acres can be made available.
- Utilities available to site
- Future traffic light planned for Thatcher Rd intersection
- Located in Tarrant County, not ETJ of Fort Worth
- Call for pricing

FOR SALE

TOTAL ACRES: 12.9

CONTACT FOR MORE INFORMATION

Traffic Counts

W Bonds Ranch Rd	22,385 VPD
Saginaw Blvd	14,361 VPD
Willow Springs Rd	5,569 VPD
Wagley Robertson Rd	6,557 VPD

Demographics

	YEAR: 2026	1 MILE	3 MILE	5 MILE
Total Population		4,112	58,378	175,059
Total Households		1,219	18,918	58,079
Average Household Income		\$194,379	\$172,802	\$154,466
5 Year Population Growth		28.72%	21.54%	15.82%

Bill Bledsoe
Vice President
214.720.3605
bbledsoe@weitzmangroup.com

Gretchen Miller
Senior Vice President
214.720.6687
gmiller@weitzmangroup.com

Alex Jersin
Associate
214.954.0600
ajersin@weitzmangroup.com

Area Retailers & Businesses

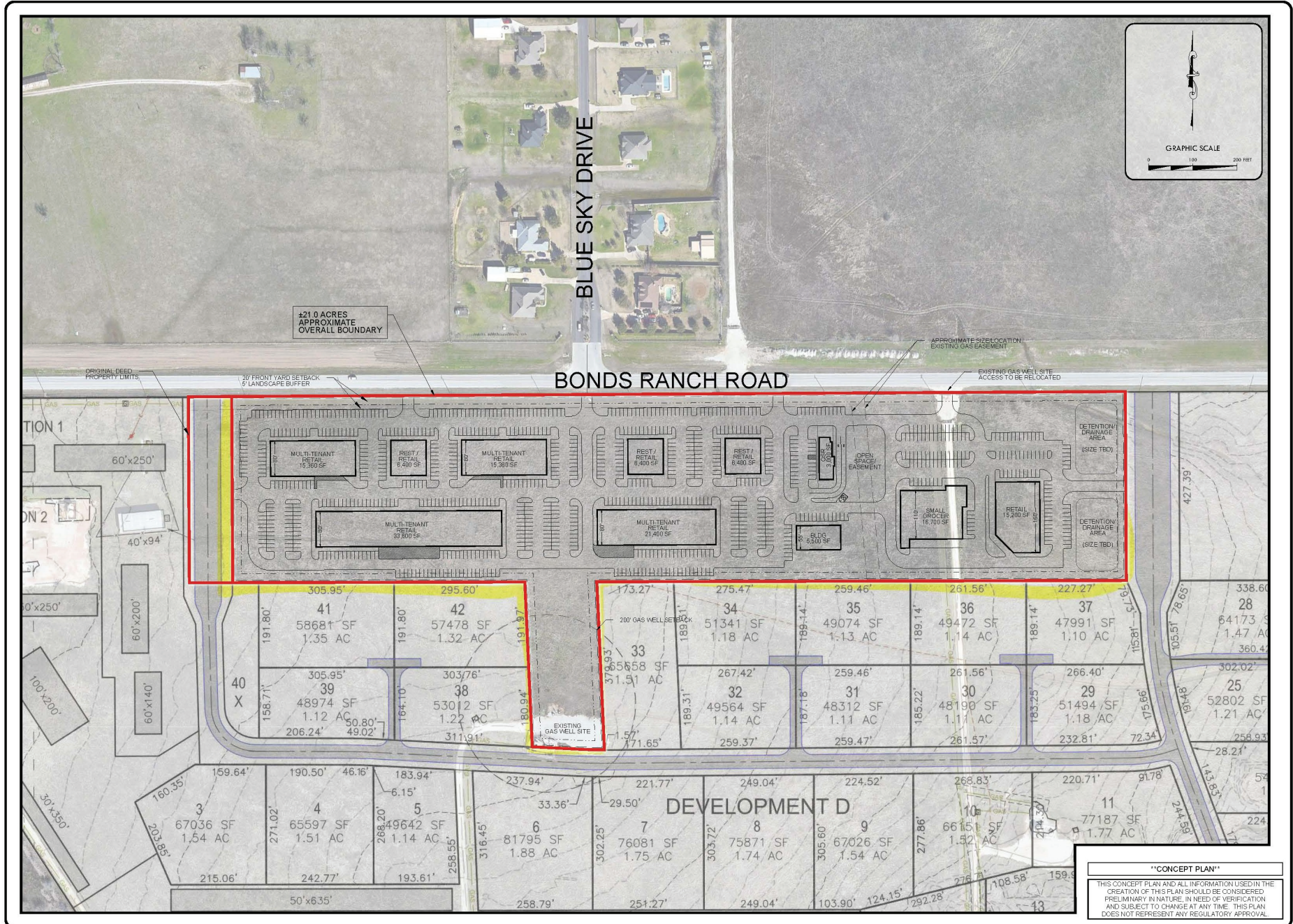


The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior 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.

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SITE PLAN CONCEPT

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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.

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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- 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

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Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

Bill Bledsoe

Sales Agent/Associate's Name

402795

License No.

292229

License No.

292229

License No.

591967

License No.

twgre@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

bbledsoe@weitzmangroup.com

Email

(214) 954-0600

Phone

(214) 720-6688

Phone

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402795

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License No.

630575

License No.

twgre@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

gmiller@weitzmangroup.com

Email

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810401

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twgre@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

ajersin@weitzmangroup.com

Email

(214) 954-0600

Phone

(214) 720-6688

Phone

(214) 720-6688

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