

# ±67 ACRE RETAIL TRACT

FOREST HILL CIRCLE & WICHITA STREET, FOREST HILL, TEXAS 76119



EXCLUSIVELY OFFERED BY

**TY UNDERWOOD**

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**SLJ**

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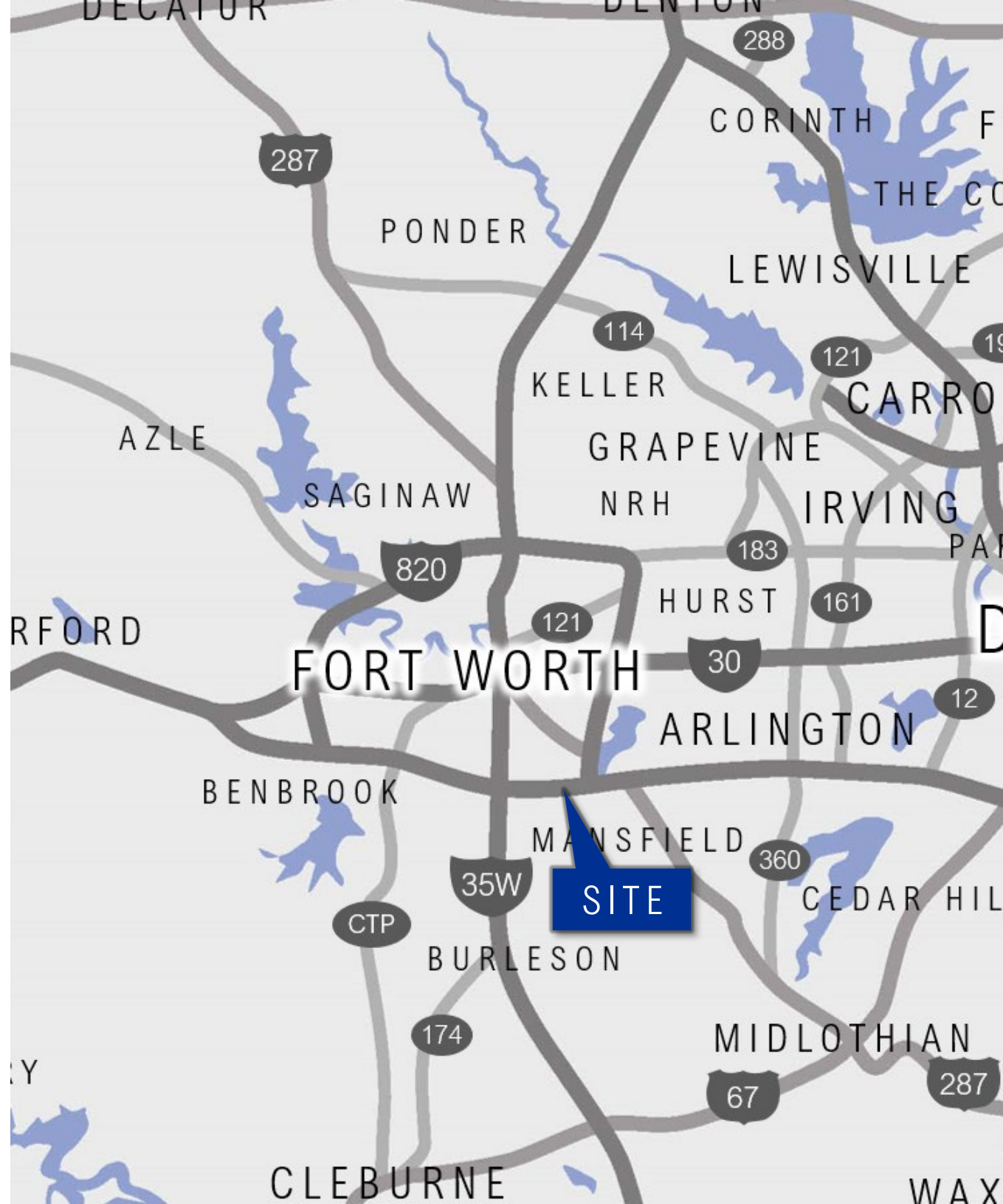
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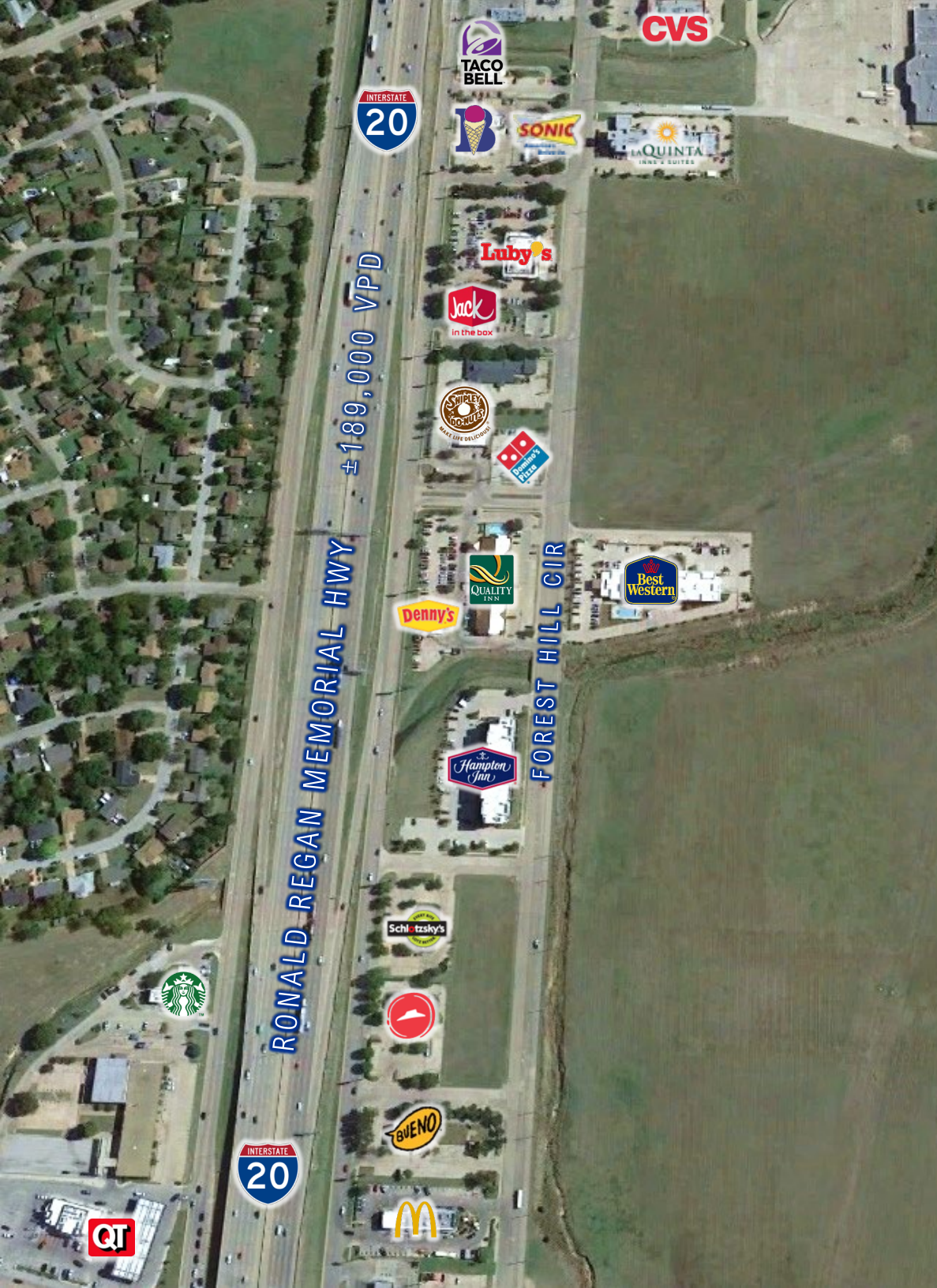
# EXECUTIVE SUMMARY

SLJ Company, LLC (“SLJ”) has been exclusively retained to offer this ±67 Acre Retail Tract on Forest Hill Circle and Wichita Street in Forest Hill, Texas (“the Property”) available for Sale, Ground Lease, or Build-to-Suit. The Property’s large size, liberal zoning, and ideal location just one block South of Interstate 20 make this a prime retail and/or mixed-use development site. The Property offers ample frontage, highway visibility, ease of access to area thoroughfares, and exposure to high traffic counts. The Property is just minutes from Tarrant County College – South Campus, Texas Christian University, Texas Wesleyan University, and the Fort Worth Zoo.

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## PROPERTY HIGHLIGHTS

### EXCELLENT LOCATION

The Property is situated on Forest Hill Circle, between Wichita Street and Forest Hill Drive in Forest Hill, Texas. The Property's location in a major retail corridor offers exposure to nearly 20,000 vehicles per day. The Property's adjacency to Interstate 20 offers highway visibility and exposure to an additional 180,000 vehicles per day. The Property is also within close proximity to several major traffic drivers in South Fort Worth, including Tarrant County College – South Campus, Texas Christian University, Texas Wesleyan University, and the Fort Worth Zoo.

### PRIME DEVELOPMENT SITE

The Property's large ±67 acre size makes it a prime site for mixed-use development. The Property is located within the City of Forest Hill's Planned Development zoning district, which allows a variety of retail and commercial uses.

### AMPLE FRONTAGE & ACCESS

In addition to highway visibility, the Property offers easy access to major thoroughfares in the area, including Interstate 20, Loop 820 and Interstate 35W. The Property enjoys ample frontage along Forest Hill Circle and Wichita Street.

### MANY AREA TRAFFIC DRIVERS

The subject property is in close proximity to many national brands including McDonald's, CVS, Walgreens, Starbucks, Pizza Hut, Hampton Inn, Best Western, Taco Bell and many others.





## PROPERTY PROFILE

### LOCATION

The Property is located along Forest Hill Circle, between Wichita Street and Forest Hill Drive, in Forest Hill, Texas 76119.

### LAND AREA

±67 Acres (2,914,164 SF)

\*No minerals are included in the proposed transaction

### ZONING

PD – Planned Development District

### LOT DIMENSIONS

Frontage on Forest Hill Cir:	±1,600 Feet
Frontage on Wichita St:	±950 Feet
Maximum Depth:	±1,250 Feet
Maximum Width:	±2,800 Feet

### TRAFFIC COUNTS

Forest Hill Cir:	±4,700 VPD (2018)
Wichita St:	±13,900 VPD (2018)
Interstate 20:	±189,000 VPD (2018)



# ZONING INFORMATION

## PRIMARY USES

Institutional/Community Service:	College/University/Seminary, Child-care, Public or Private School, Business School, Trade School
Medical:	Medical Clinic, Hospital, Medical Office, Dental Office
Recreation & Entertainment:	Amusement Center, Theatre, Batting Cages, Bowling Alley, Roller/Ice Rink, Museum
Bar & Restaurant:	Restaurant, Fast Food, Café, Cafeteria, Coffee Shop, Drive Through Restaurant, General Food Sales (Retail)
Professional/Personal Service:	Office, Bank, Barber or Beauty Shop, Health Studio, Laundromat, Animal Grooming, Small Animal Vet Office, Health Clinic, Health & Fitness Center
Retail:	Bakery, Clothing Store, Pet Shop, Building Material & Lumber Sales, Garden Shop, Furniture Store, Outlet/Wholesale Store, Department Store, Drug Store/Pharmacy, Hardware Store, Sporting Goods Store, Variety Retail, etc.
Motor Vehicle Related:	Vehicle Parts & Accessory Sales, Gas Station/Convenience Store, Commercial Parking Garage, Boat & Accessory Sales & Service

### MINIMUM LOT AREA

0 SF

### MINIMUM DWELLING SIZE / UNIT

0 SF

### MAXIMUM LOT COVERAGE

60%

### MINIMUM LOT DEPTH

100 Feet

### MINIMUM LOT WIDTH

50 Feet

### MAXIMUM HEIGHT

45 Feet

### MINIMUM FRONT YARD

35 Feet

### MINIMUM SIDE YARD

10 Feet

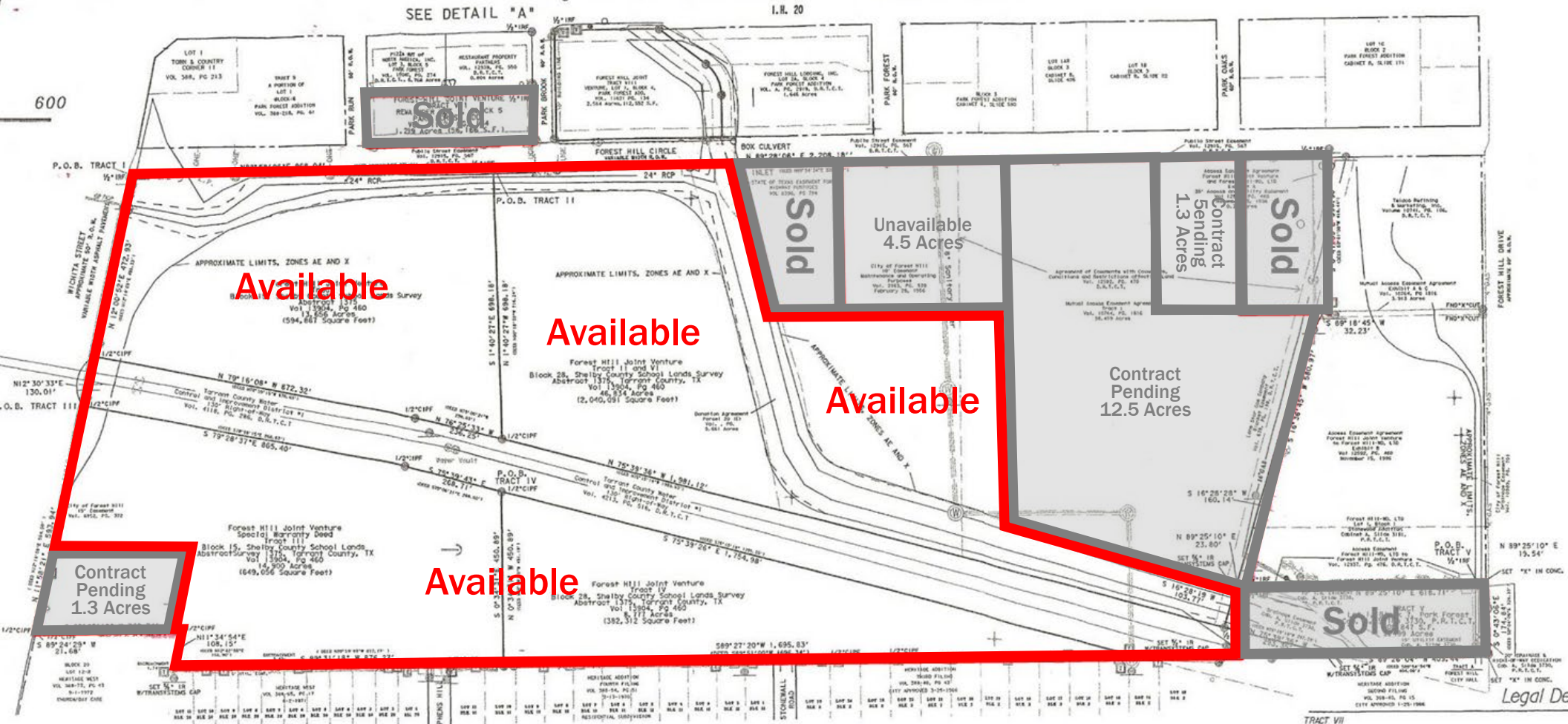
### MINIMUM REAR YARD

10 Feet



# SURVEY

of Tracts I, III, Block 15, Shelby County School Lands Survey, Abstract No. 1375,  
Tracts II, IV, V, Block 28, Shelby County School Lands Survey, Abstract No. 1375,  
and Lot 1, Block 4, and Remainder of Lot 1, Block 5, Park Forest Addition, in the  
City of Forest Hill, Tarrant, Texas







## 2020 DEMOGRAPHICS

1 MILE

# OF  
BUSINESSES

253

# OF  
EMPLOYEES

2,425

CONSUMER  
SPENDING  
(\$000S)

54,848

3 MILE

EMPLOYED  
POPULATION

38.4%

COLLEGE  
EDUCATED  
POPULATION

70.1%

POPULATION  
<30 MINUTE  
COMMUTE

60.9%

5 MILE

POPULATION

225K

HOUSEHOLDS

71K

MEDIAN AGE

32.1

AVERAGE  
HOUSEHOLD  
INCOME

\$61K

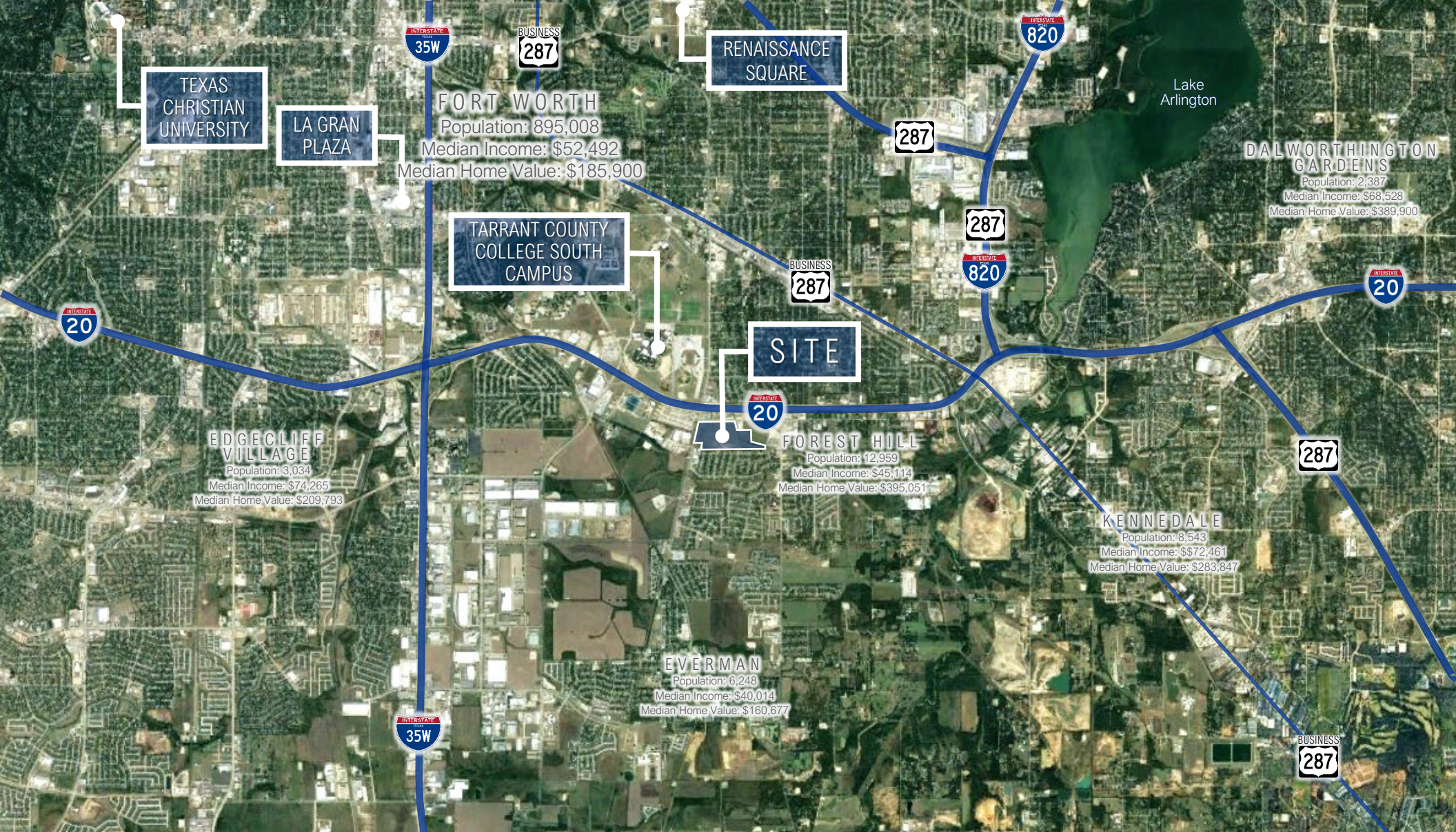
MEDIAN  
HOME  
VALUE

\$124K

PROJECTED  
POP. GROWTH  
2020-2025

6.61%





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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.*

11-2-2015



### 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.

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

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

\_\_\_\_\_  
Date