

FM 156 & US Hwy 287

NEC, SEC & SWC of US 287 & FM 156/Blue Mound Rd
Fort Worth, Texas 76131

HANOVER PROPERTY COMPANY



NORTHEAST CORNER

- 4 Acre Hard Corner
- Available for Multifamily or Commercial use

SOUTHEAST CORNER

- 4 Pad Sites fronting Blue Mound Rd
- 30,500 SF - 1.59 Acres

SOUTHWEST CORNER

- 33 Acres in front of Hanover's 365 acre Berkshire Master Planned Community
- Two Pad Sites along Hwy 287
- Retail & Restaurant Space for lease in front of the apartments, fronting FM 156

RATES/NNN Please Call for Rates

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2019 Population	4,794	57,964	194,116
5 Yr Proj. Growth	19.6%	18.15%	15.8%
Avg. HH Income	\$109,900	\$109,814	\$103,779

TRAFFIC COUNTS (2018)

US 287: 45,729 VPD NW of 156 & 45,686 VPD SE of 156
FM 156: 8,135 VPD north of 287 & 9,615 VPD south of 287

AREA RETAILERS



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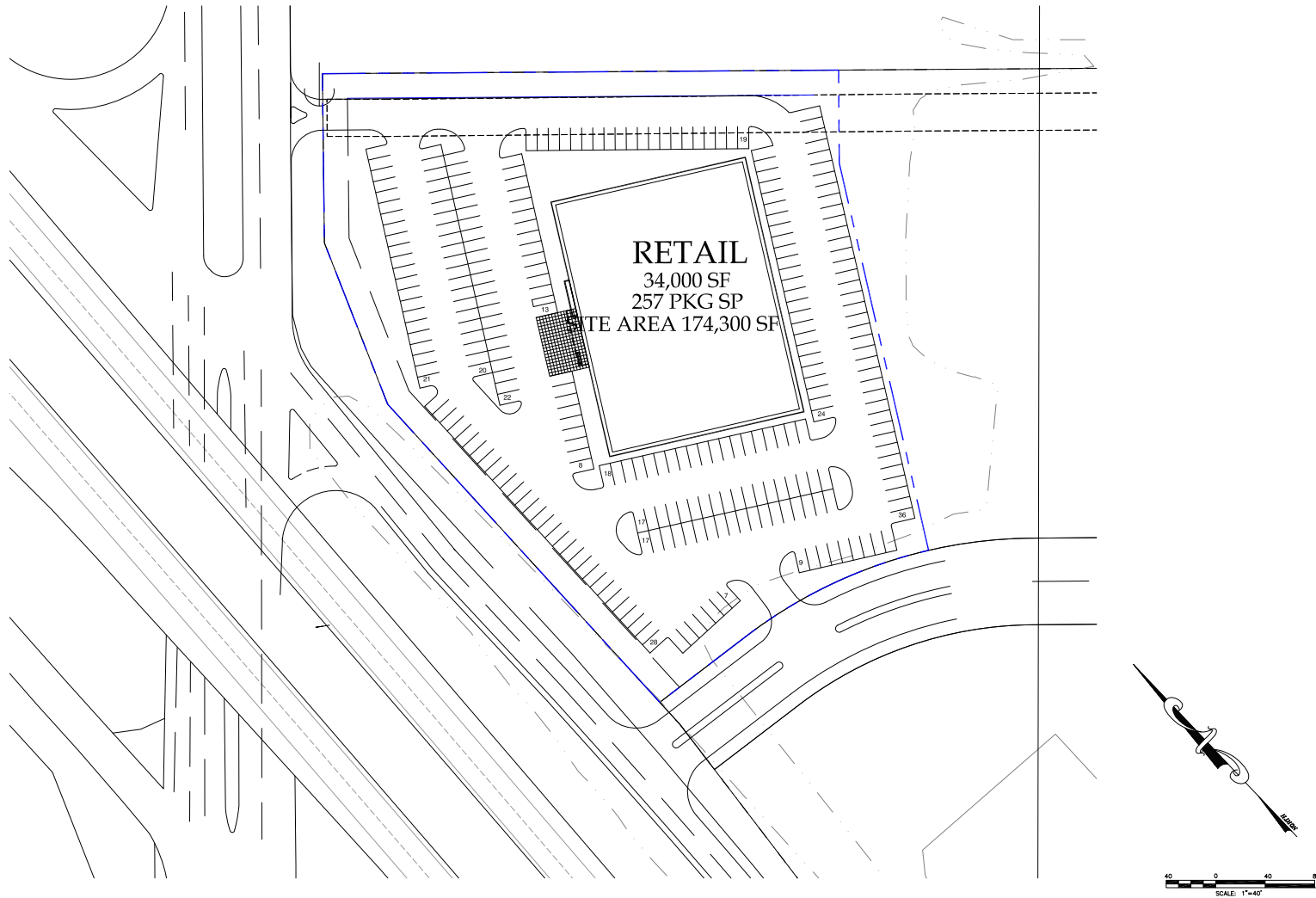
John G. Carter
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3001 Knox Street, Suite 405 | Dallas, Texas 75205

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NEC Proposed Site Plan

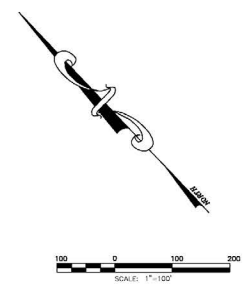
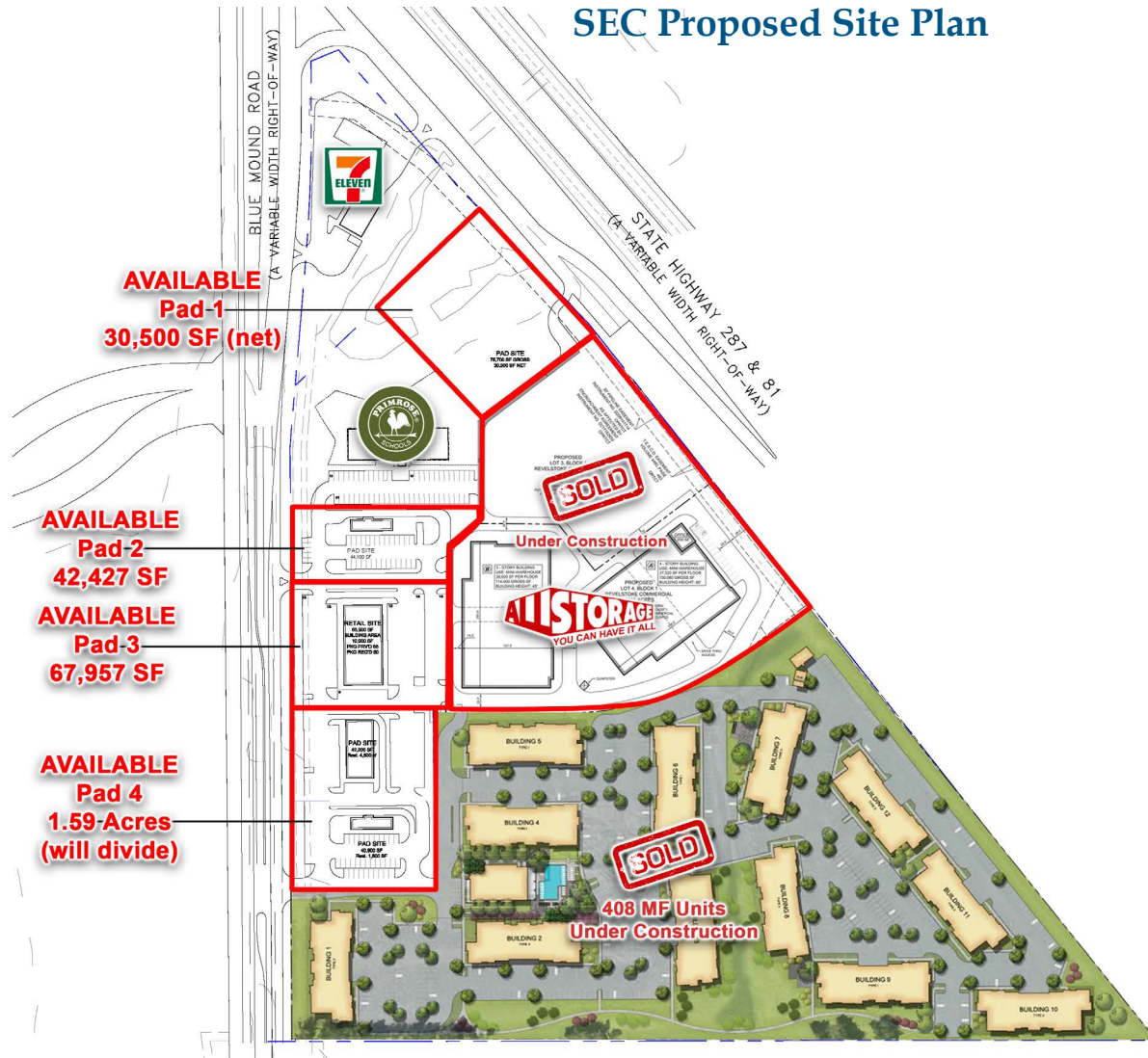


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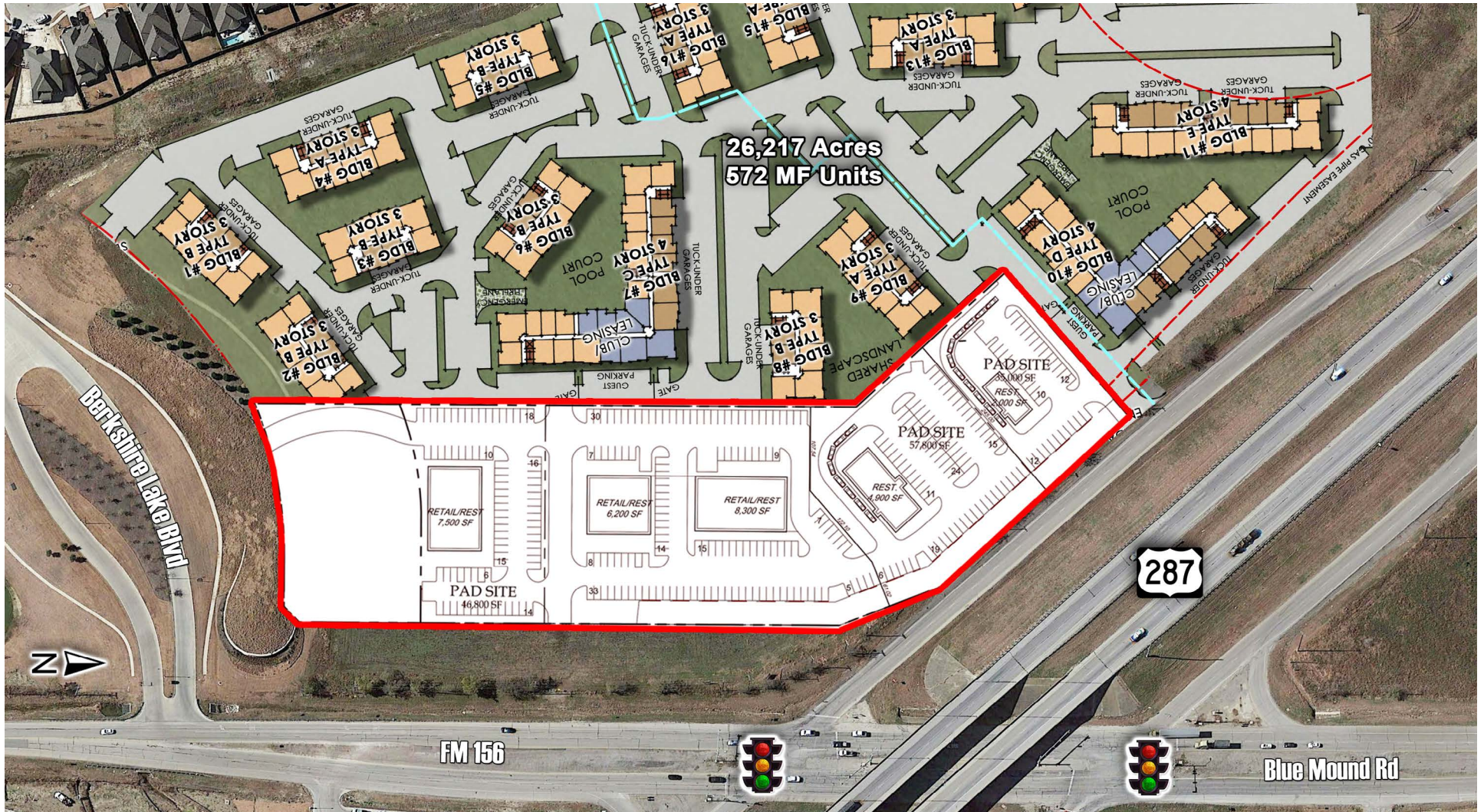
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SEC Proposed Site Plan



SWC Proposed Site Plan



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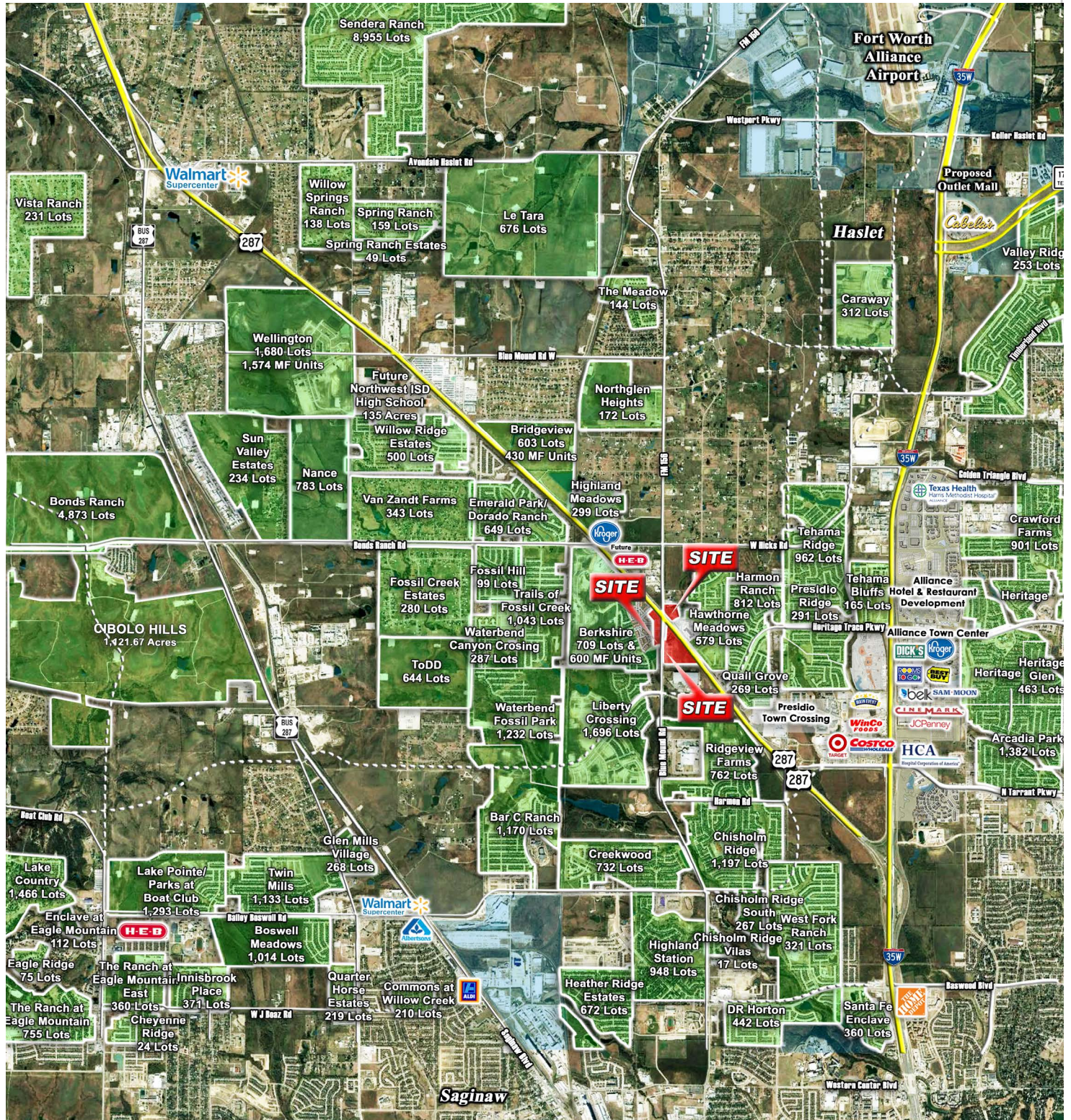
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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	81	4,207	46,487
2010 Total Population	983	30,724	138,127
2019 Total Population	4,794	57,964	194,116
2019 Group Quarters	0	0	0
2024 Total Population	5,810	69,269	226,805
2019-2024 Annual Rate	3.92%	3.63%	3.16%
2019 Total Daytime Population	2,942	45,115	149,223
Workers	510	17,222	55,596
Residents	2,432	27,893	93,627
Household Summary			
2000 Households	31	1,375	15,505
2000 Average Household Size	2.61	3.06	3.00
2010 Households	308	9,600	45,306
2010 Average Household Size	3.19	3.20	3.05
2019 Households	1,491	18,048	62,413
2019 Average Household Size	3.22	3.21	3.11
2024 Households	1,801	21,568	72,527
2024 Average Household Size	3.23	3.21	3.13
2019-2024 Annual Rate	3.85%	3.63%	3.05%
2010 Families	260	8,062	36,329
2010 Average Family Size	3.48	3.50	3.41
2019 Families	1,253	14,894	49,905
2019 Average Family Size	3.51	3.54	3.49
2024 Families	1,520	17,765	58,007
2024 Average Family Size	3.52	3.55	3.50
2019-2024 Annual Rate	3.94%	3.59%	3.05%
Housing Unit Summary			
2000 Housing Units	32	1,458	16,105
Owner Occupied Housing Units	90.6%	83.9%	79.7%
Renter Occupied Housing Units	3.1%	10.4%	16.6%
Vacant Housing Units	6.2%	5.7%	3.7%
2010 Housing Units	325	10,213	48,083
Owner Occupied Housing Units	85.5%	81.2%	74.5%
Renter Occupied Housing Units	9.2%	12.8%	19.8%
Vacant Housing Units	5.2%	6.0%	5.8%
2019 Housing Units	1,501	18,515	64,063
Owner Occupied Housing Units	96.3%	82.0%	76.2%
Renter Occupied Housing Units	3.1%	15.5%	21.2%
Vacant Housing Units	0.7%	2.5%	2.6%
2024 Housing Units	1,811	22,039	74,109
Owner Occupied Housing Units	96.9%	81.1%	77.2%
Renter Occupied Housing Units	2.5%	16.8%	20.7%
Vacant Housing Units	0.6%	2.1%	2.1%
Median Household Income			
2019	\$92,237	\$93,012	\$88,686
2024	\$102,832	\$101,089	\$97,359
Median Home Value			
2019	\$269,812	\$226,621	\$212,724
2024	\$288,504	\$244,960	\$239,109
Per Capita Income			
2019	\$33,004	\$34,128	\$33,401
2024	\$38,341	\$38,119	\$37,404
Median Age			
2010	30.5	30.8	31.0
2019	32.0	32.3	32.4
2024	31.4	31.6	32.0



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date