

# INVESTMENT OPPORTUNITY



6710 Hawks Creek  
Ave.  
Investment Property

6660 Hawks Creek Ave  
5.92 acres  
Land ready to develop

## 5.92 Acres of Land

**\$15.00 Per Square Foot**

6660 Hawks Creek Ave, Westworth Village, Texas

- 5.92 Acres ready for development in an established
- Seller will consider a build-to-suit for long term lease to qualified tenant
- Adjacent to national retailers like Walmart, Burger King, Sam's, etc.,
- C-2 zoning for general commercial- retail, medical, office & other commercial uses.
- The property has a stunning view of the Hawks Creek Golf Course. The property is contiguous to the 10th green.
- Premier shopping location in the west-central area of the city.



Situated in an affluent and flourishing suburban community, **6660 Hawks Creek Ave** is just a few minutes away from heavily populated residential areas such as Westover and Burton Hills and has high visibility along **Highway 183**. The US Joint Reserve base shares its location with Lockheed Martin and is the home of the new F-35 Lightning Joint Strike Fighter.





# PROPERTY HIGHLIGHTS



## CONTACT FOR DETAILS

**Cameron Pope**  
Principal  
682-554-4598  
cameron@idfw.net  
752 N. Main Street #2132  
Mansfield, Texas 76063

### Land Area

5.92 Acres

### Shape

Modified Rectangle

### Topography

Flat with gentle slope to front  
and back of parcel

### Zoning

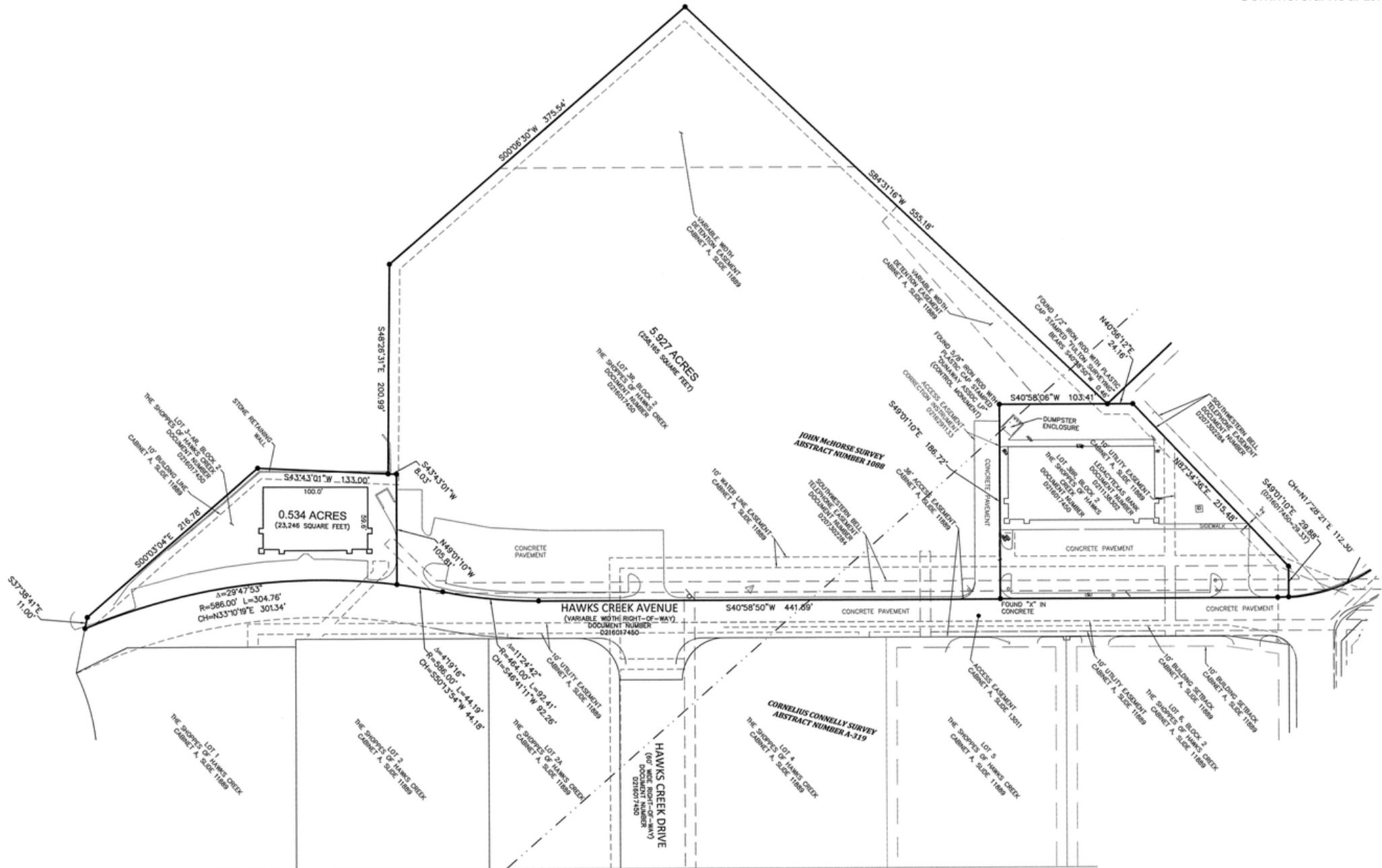
C-2: General Commercial

- This land is the last development property available in the Shoppes of Hawks Creek.
- The 5.92 acres is adjacent to the 10th green and 11th tee box of Hawks Creek Golf Course. A beautiful setting for development.
- C-2 zoning allows general commercial that supports a variety of uses, including medical, office and other commercial services.
- Adjacent to national retailers, including Walmart, Lowes, Sam's, Aldi, LA Fitness, Chic-Fil-A, Sonic, Burger King, Starbucks, and many more.
- This parcel is 300 feet off of Westworth Blvd, also known as Hwy-183 Business. This is a high traffic area with good visibility and access.
- Westworth Village is located within the West Fort Worth city limits. This area has become the premier shopping location in the west-central area of the city.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**INVESTMENT  
OPPORTUNITY**

# SURVEY EXHIBIT



**Complete Survey and CAD file available**



# CONCEPTUAL RENDERING





# AREA RETAIL LOGO MAP





# SITE OVERVIEW

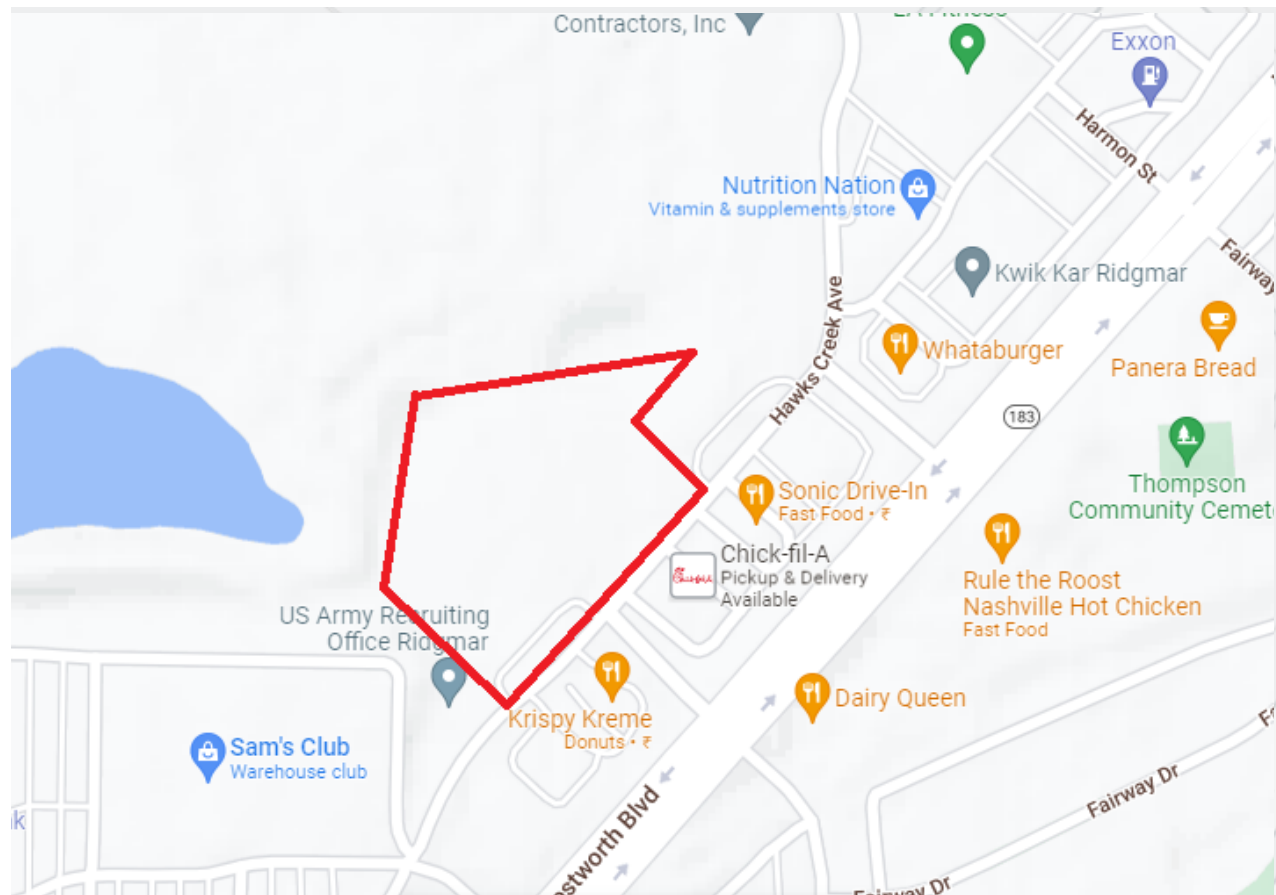
**High traffic location**

Retail and office power center  
National tenant adjacency

**Land Area: 5.92 Acres**

## NEIGHBOURING RETAILERS

- ALDI
- Arby's
- At&t
- Burger King
- Del Taco
- Electrify America
- GameStop
- Lowe's
- McDonald's
- Sam's Club
- Smoothie King
- Starbucks Coffee
- Supercuts
- T-Mobile
- Verizon Wireless
- Walmart Supercenter





# LOCATION OVERVIEW



Demographics	1 Mile	3 Miles	5 Miles
Population	4,127	71,533	201,450
Households Units	2,239	31,568	85,758
Average Household Income	\$58,095	\$52,718	\$58,317
Total Household Expenditure	\$327.03 MM	\$1.91 B	\$5.37 B

## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- Health Care & Social Assistance (200)
- Manufacturing (150)
- Retail Trade (100)
- Construction (100)
- Educational Services (125)
- Transportation & Warehousing (125)
- Finance & Insurance (50)
- Real Estate, Rental & Leasing (45)
- Wholesale Trade (45)
- Public Administration (40)
- Accommodation & Food Service (115)
- Arts, Entertainment & Recreation (65)
- Professional, Scientific & Technical (80)
- Administrative & Waste Management (40)
- Information Services (35)



# LOCATION OVERVIEW

## Tarrant County

Texas

2.08M Population

West Fort Worth- Westworth Village

Be apart of the strong retail and office presence here!



### **The city of Westworth Village is located in Tarrant County, Texas.**

Westworth Village features beautiful neighborhoods, a rapidly-expanding tax base, low taxes, recently-upgraded city infrastructure, excellent financial condition, Hawks Creek Golf Club, a responsive government, and ... a lot of wonderful people! It has excellent and professional city staff, a wonderful small-town police force, and a city government that is both proactive in its planning and responsive to its citizens. Westworth Village has a strong diverse heritage - from the original ranchers to the US military families. All the residents celebrate their collective diversity and enjoy a positive community spirit.



We offer a complete spectrum of commercial real estate services. IDFW Commercial Real Estate provides Commercial Brokerage and Development Services in industrial, office, retail, land, senior living, and tenant/buyer representation. Transparency & Honesty is our policy!

**CALL FOR ADDITIONAL INFORMATION**

**CAMERON POPE**

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Mansfield, TX, 76063

(862) 554 - 4598

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# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees 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 licensee 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 placethe interests of the owner first.

**TO AVOID DISPUTES,ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITINGAND CLEARLY ESTABLISH:**  
The broker'sduties and responsibilities to you, and your obligations under the representation agreement.  
Who will pay the broker for services providedto you, when payment will be made and how the paymentwill 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'sservices. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Sales Agent/Associate's Name</b>	<b>Thomas Cameron Pope, Jr.</b>	<b>Licensed Supervisor of Sales Agent/ Associate</b>	<b>Susan Evitt Smith</b>
<b>License No.</b>	<b>0549162</b>	<b>License No.</b>	<b>0477944</b>
<b>Email</b>	<b>cameron@idfw.net</b>	<b>Email</b>	<b>homesbysusan@att.net</b>
<b>Phone</b>	<b>(682) 554-4598</b>	<b>Phone</b>	<b>(682) 551-9968</b>
<b>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</b>	<b>Invest in DFW Commercial Real Estate, LLC</b>	<b>Designated Broker of Firm</b>	<b>On The Move Realty, LLC</b>
<b>Doing Business As</b>	<b>DBA</b>	<b>License No.</b>	<b>9009635</b>
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<b>Phone</b>	<b>(682) 554-4598</b>	<b>Phone</b>	<b>(682) 551-9968</b>



**THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES  
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,  
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS  
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND  
CHECK THE STATUS OF A LICENSE HOLDER AT  
[WWW.TREC.TEXAS.GOV](http://WWW.TREC.TEXAS.GOV)**

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**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC  
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

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**TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO  
SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT,  
REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT,  
IF CERTAIN REQUIREMENTS ARE MET**

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**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF  
A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE  
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



**TEXAS REAL ESTATE COMMISSION**

**P.O. BOX 12188**

**AUSTIN, TEXAS 78711-2188**

**(512) 936-3000**