

3.946 acres +/- Hard Corner Development Site in Alliance

ACRES
Incorporated

11524 Timberland Blvd.
Southeast Corner Timberland Blvd. & North Riverside Drive
Fort Worth, Texas

SEC Timberland Riverside Land



Timberland Riverside Land Highlights:

- Great AllianceTexas area location for office, retail, medical & professional uses
- Divisible, Build-To-Suit, and/or Land lease Available
- Zoned "E" Neighborhood Commercial (Fort Worth) with Utilities Available
- Timberland Boulevard Extension to US 377 Under Construction
- 1/2 mile north of Texas Health Harris Methodist Hospital Alliance

<u>Demographics:</u>	<u>1.5 miles</u>	<u>2.5 miles</u>	<u>3.5 miles</u>
Population	18,005	55,004	103,138
Income (avg.)	\$103,151	\$111,646	\$107,965

For Additional Information Please Call:

G. Rex Anderson, CCIM
(214) 762-4350



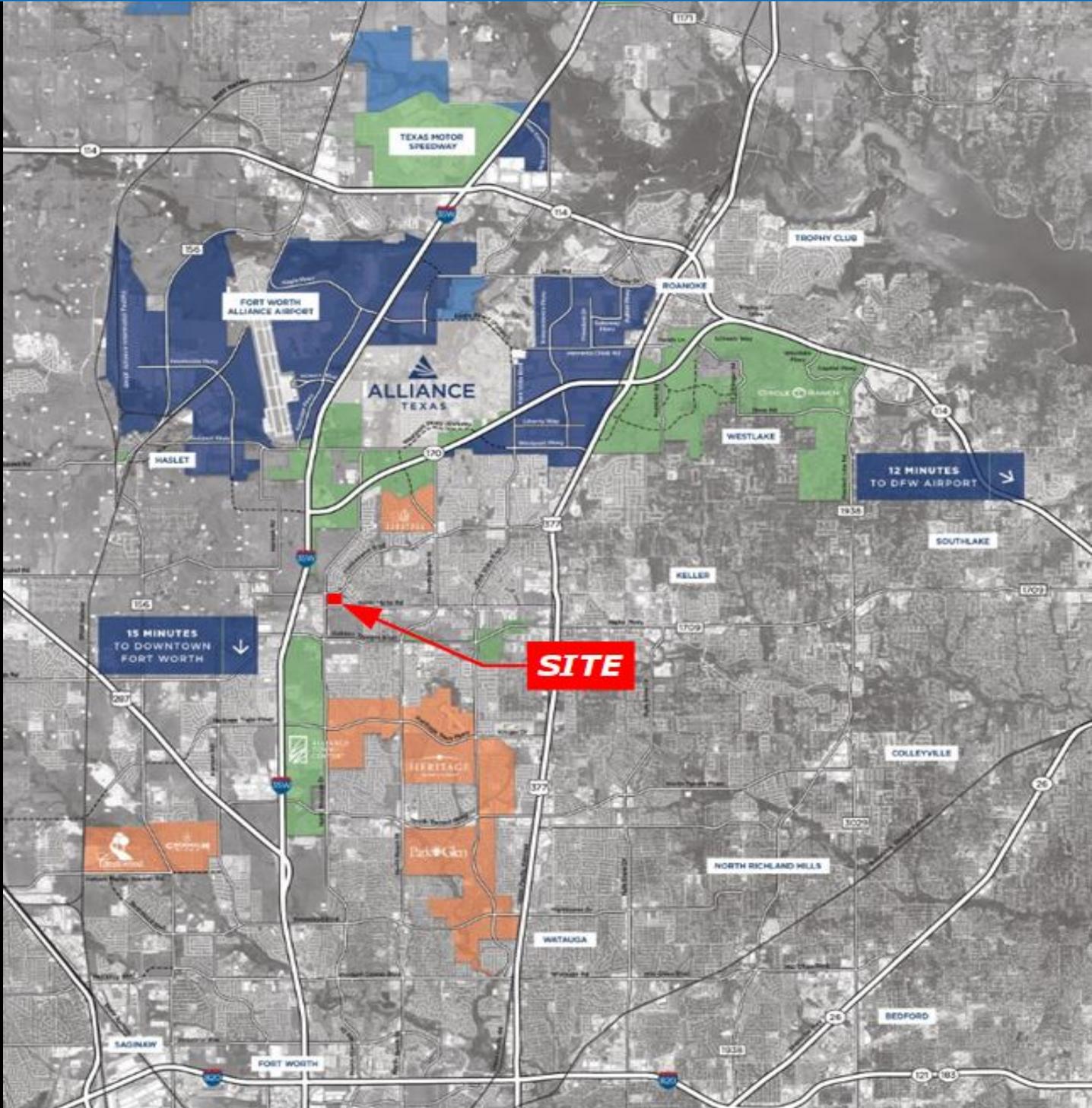
Anderson Commercial Real Estate Services, Inc.
14902 Preston Road, Suite 404-203, Dallas, Texas 75254
(469) 241-1222

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Satellite Map



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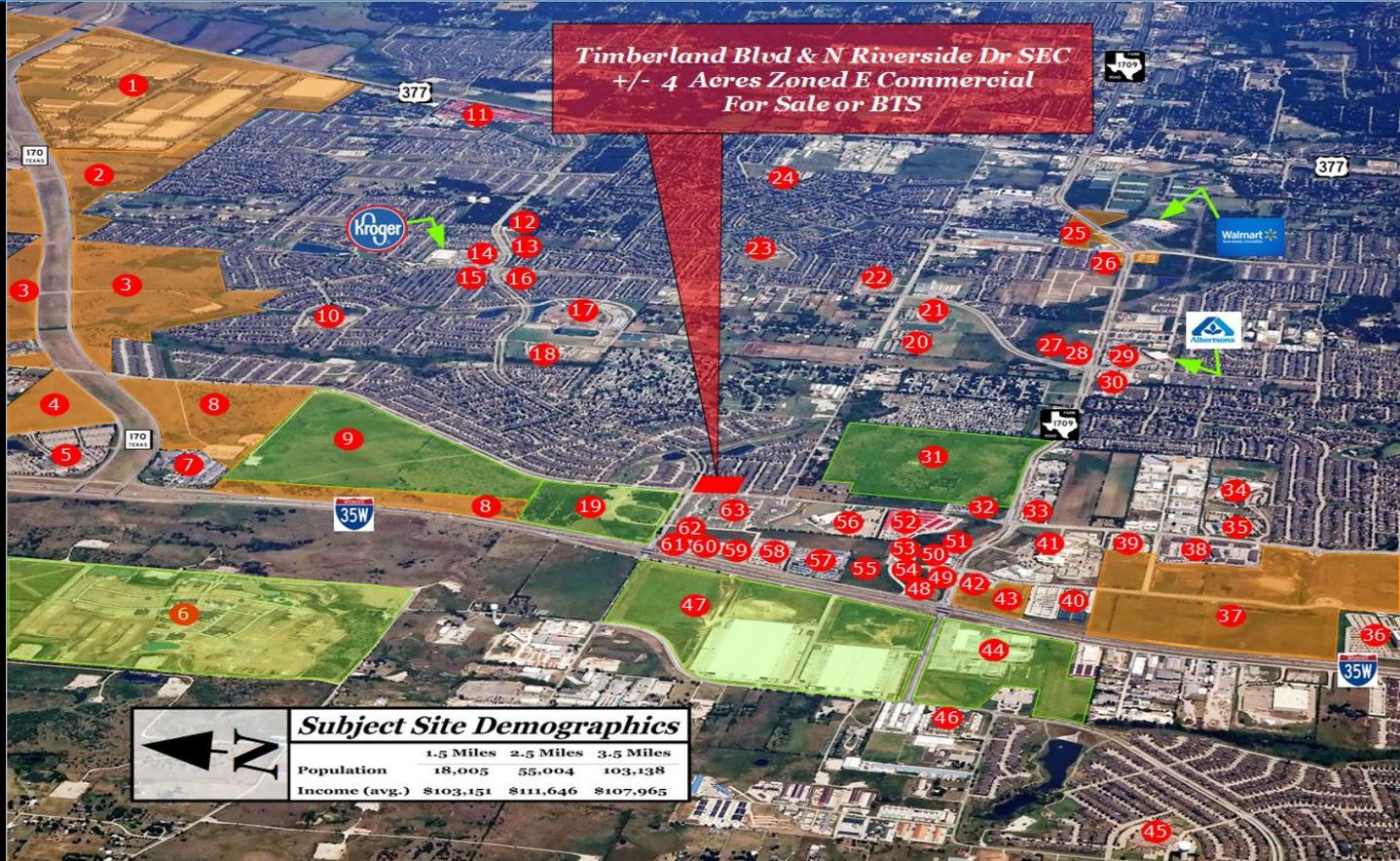
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Area Development Activity



SITE #	PROJECT
1	Alliance Gateway Industrial Park (Hillwood)
2	Alliance Gateway Land (Hillwood)
3	Four Corners Hwy 170 & Future Beach St (Hillwood)
4	Lonestar Crossing (Hillwood)
5	Cabela's
6	Caraway Single Family Development
7	Pilot Travel Center
8	Hillwood Commercial Land
9	Northwest ISD (Future H.S., District Stadium, & Middle School)
10	Kay Granger Elementary (Northwest ISD)
11	All Storage
12	Xplor Pre-School & School Age Care
13	Chicken Express
14	The Shops at Timberland Crossing (Kroger)
15	Woodland Springs Center
16	The Springs Retail Center
17	Timber Creek HS (Keller ISD)
18	Caprock Elementary (Keller ISD)
19	Fab5 Management Land (40 acres Commercial)
20	Trinity Meadows Intermediate School (Keller ISD)
21	Trinity Springs Middle School (Keller ISD)
22	Solea Apartments (55+ Community)
23	Independence Elementary (Keller ISD)
24	Woodland Springs Elementary (Keller ISD)
25	Park Vista & Golden Triangle Retail Land (Hillwood)
26	Aldi Grocery Site (To be Constructed)
27	Lidl Grocery Site (To Be Constructed)
28	7-Eleven
29	Golden Beach Retail Center (Albertson's)
30	Walgreen's, O'Reilly Auto Parts, Goodwill, & Dollar Tree
31	Keller ISD (Land For Future Development)
32	Golden Triangle Medical Park

SITE #	PROJECT
33	Providence Bank
34	Timberview Middle School (Keller ISD)
35	Keller Early Learning Center (Keller ISD)
36	FAA Southwest Headquarters
37	Hillwood Commercial Land
38	Tacara Village - Hillwood MF Project
39	Cook Children's Urgent Care
40	Lifetime Fitness
41	Texas Health Harris Methodist Alliance Hospital
42	RaceTrac (Convenience Store)
43	Hillwood Retail/Commercial Land
44	M2G Industrial Project (To Be Constructed)
45	O.A. Peterson Elementary (Northwest ISD)
46	Harmon Senior Villas
47	Synergy Industrial Park
48	Restaurant (To Be Constructed)
49	Burger King, Starbucks (Separate Buildings)
50	QuickTrip (Convenience Store)
51	Car Wash & Brakes Plus (Separate Buildings)
52	All Storage
53	Holiday Inn Full Service Hotel (Under Construction)
54	Moriah Real Estate Commercial Land
55	Clay Cooley (Car Dealer Land For Future Development)
56	The Met Church
57	Auto Nation Dodge
58	Moritz Kia
59	Caliber Collision
60	Enterprise Car Rental Sales
61	CVS Site (Future Development)
62	Moriah Development Commercial Land
63	The Mansions at Timberland (Apartments)

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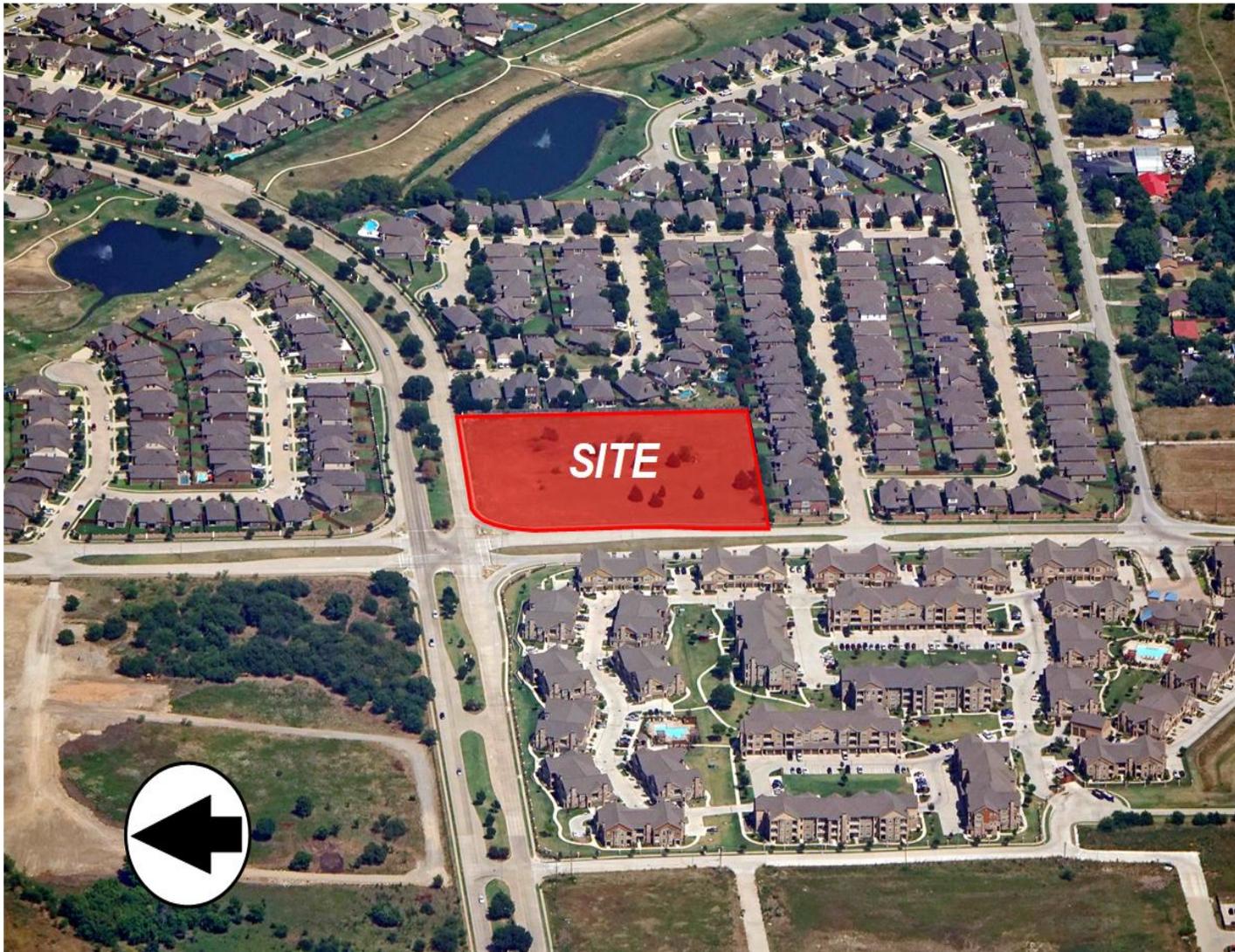
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East View - Timberland Blvd & North Riverside Drive



Aerial Photo

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South East View - Timberland Blvd & North Riverside Drive



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Texas Real Estate Commission



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:
 - 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.

Anderson Commercial Real Estate Services, Inc.	0454447	rexa@acresinc.com	469-241-1222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
George Rex Anderson	0375128	rexa@acresinc.com	469-241-1222
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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**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

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

**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**

**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