



— NEC FM 3325 & OLD WEATHERFORD ROAD | FORT WORTH, TEXAS

# Morningstar Market



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## PROPERTY HIGHLIGHTS

- Neighborhood Center located at the main entrance to Morningstar and Walsh Ranch Development, a \$850,000,000 Masterplanned development with over 2,100 single-family homes
- 340 homes are currently under construction
- Retail development positioned in major growth path along Hwy. 20
- Seeking QSR, daycare and more
- Located in the highly-acclaimed Aledo ISD

## DEMOGRAPHICS

	5 miles	10 miles
2024 Population	36,233	183,757
2029 Proj. Population	48,671	206,185
Average Household Income	\$172,833	\$122,853
Traffic Counts	I-20: 109,048 VPD   FM 3325: 17,413 VPD	

## HOME BUILDERS



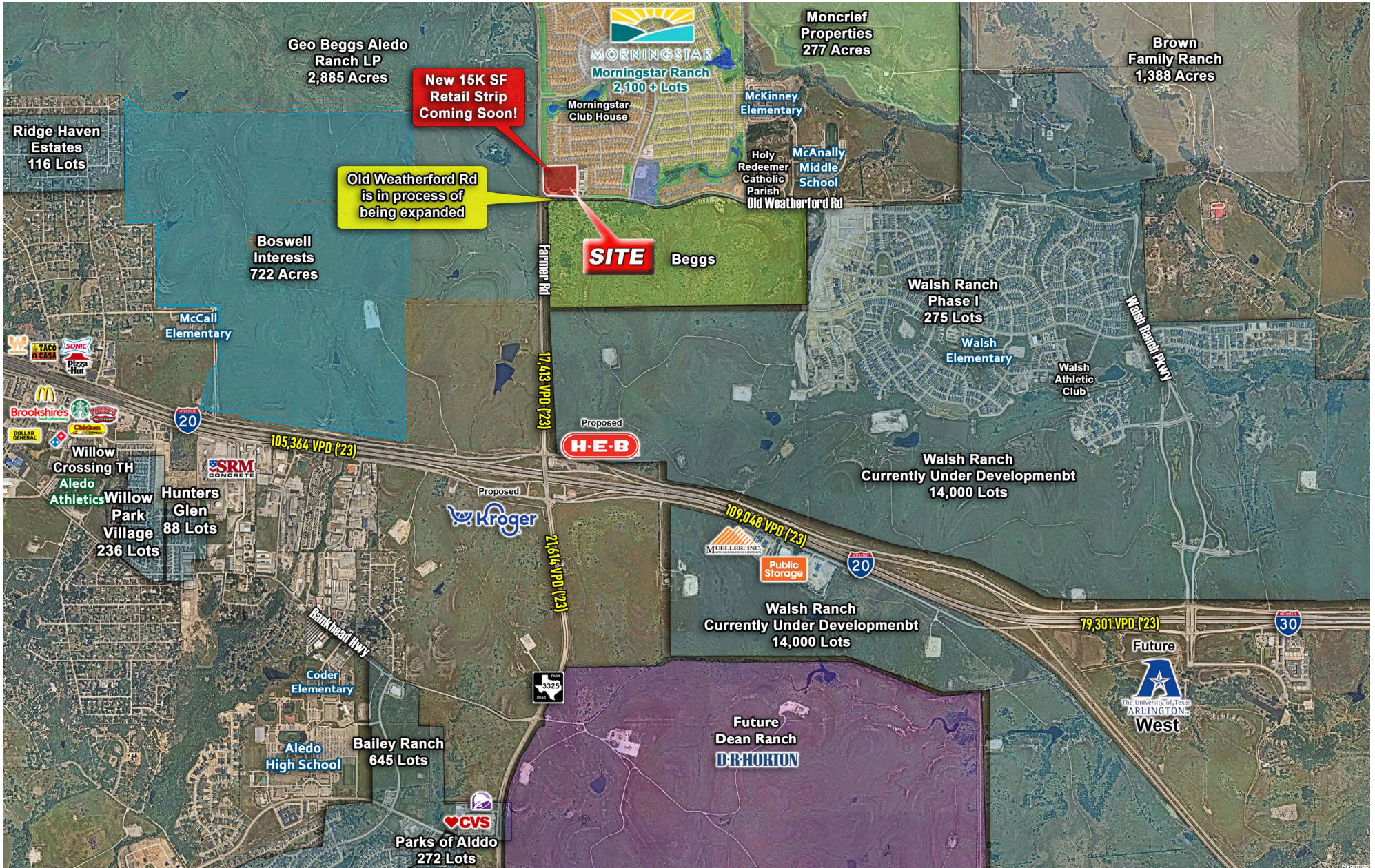
## AVAILABILITY

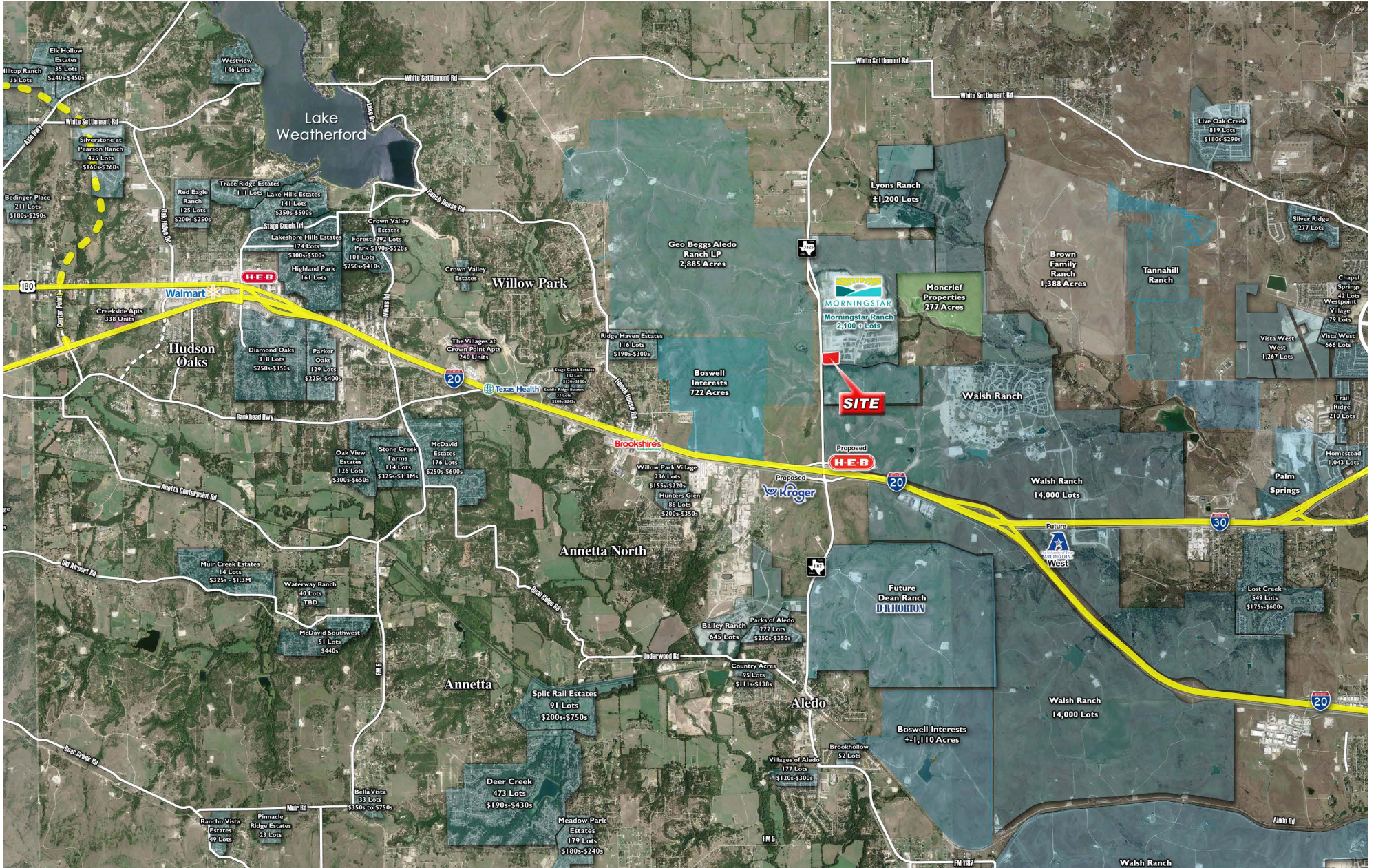
- 15,750 SF Retail Strip
- Pads Available

## LEASE RATES

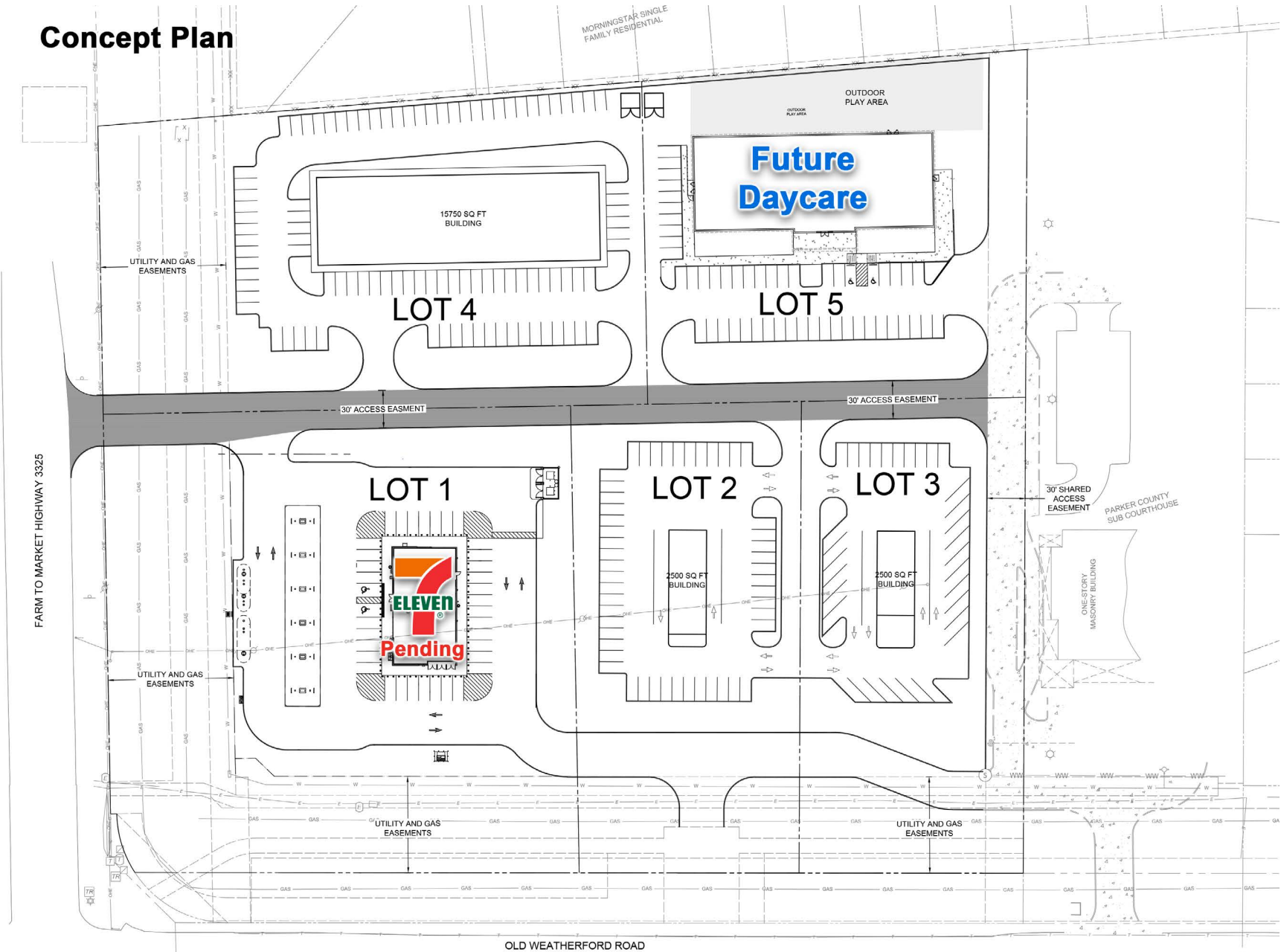
Please Call for Rates







# Concept Plan





	5 MILES	10 MILES
<b>POPULATION SUMMARY</b>		
2024 Estimated Population	36,233	183,757
2029 Projected Population	48,671	206,185
Daytime Population	28,221	168,214
2020 Census Population	27,731	165,998
2010 Census Population	18,610	134,180
Projected Annual Growth 2024 to 2029	6.08%	2.33%
2024 Median Age	38.5	38.2
<b>HOUSEHOLD SUMMARY</b>		
2024 Estimated Households	12,332	68,691
2029 Projected Households	16,563	76,674
2020 Census Households	9,603	62,351
2010 Census Households	6,717	51,330
2024 Families	10,077	48,076
2029 Projected Families	13,389	53,764
<b>RACE AND ETHNICITY SUMMARY</b>		
2024 Estimated White	79.7%	68.0%
2024 Estimated Black or African American	2.6%	7.7%
2024 Estimated Asian or Pacific Islander	2.0%	2.1%
2024 Estimated American Indian	0.6%	0.9%
2024 Estimated Hispanic	14.5%	22.6%

	5 MILES	10 MILES
<b>INCOME SUMMARY</b>		
2024 Estimated Average Household Income	\$172,833	\$122,853
2024 Estimated Median Household Income	\$139,460	\$88,836
2024 Estimated Per Capita Income	\$58,320	\$45,837
<b>EDUCATION SUMMARY</b>		
2024 Estimated Elementary (Grade Level 0 to 8)	0.7%	2.9%
2024 Estimated Some High School (Grade Level 9 to 11)	1.8%	4.6%
2024 Estimated High School Graduate	16.8%	25.2%
2024 Estimated Some College	16.3%	20.1%
2024 Estimated Associates Degree Only	10.7%	9.4%
2024 Estimated Bachelors Degree Only	32.1%	24.6%
2024 Estimated Graduate Degree	21.6%	13.1%
<b>BUSINESS SUMMARY</b>		
2024 Estimated Total Businesses	806	5,080
2024 Estimated Total Employees	7,066	61,041
2024 Estimated Employee/Population Ratio	20	33



# Information About Brokerage Services

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<u>VPC Property Services, Inc.</u>	<u>9004601</u>	<u>colton@vistapropertyco.com</u>	<u>214.234.2555</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Colton Wright</u>	<u>550365</u>	<u>colton@vistapropertyco.com</u>	<u>214.234.2574</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Mason duPerier</u>	<u>9004601</u>	<u>mason@vistapropertyco.com</u>	<u>214.234.2573</u>
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](http://www.trec.texas.gov)

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