



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

Morningstar Market



MASON DUPERIER | 214.234.2573 | mason@vistapropertyco.com

PROPERTY HIGHLIGHTS

- 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
- Located in the highly-acclaimed Aledo ISD

DEMOGRAPHICS

	5 miles	10 miles
2017 Population	21,342	151,841
Daytime Population	7,427	57,664
Average Household Income	\$120,012	\$88,663
Traffic Counts	I-20: 89,918 VPD FM 3325: 6,836 VPD	

HOME BUILDERS



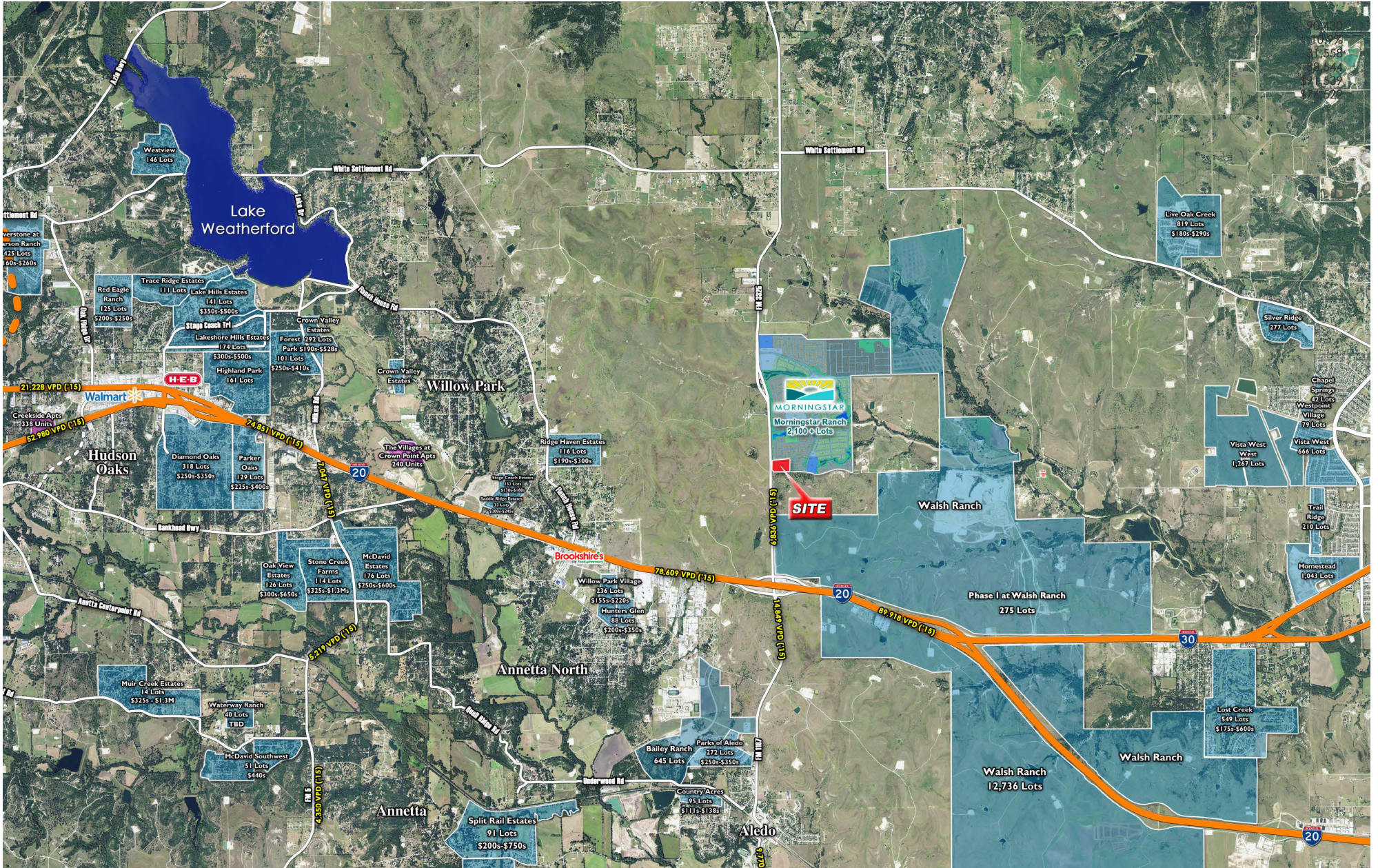
AVAILABILITY

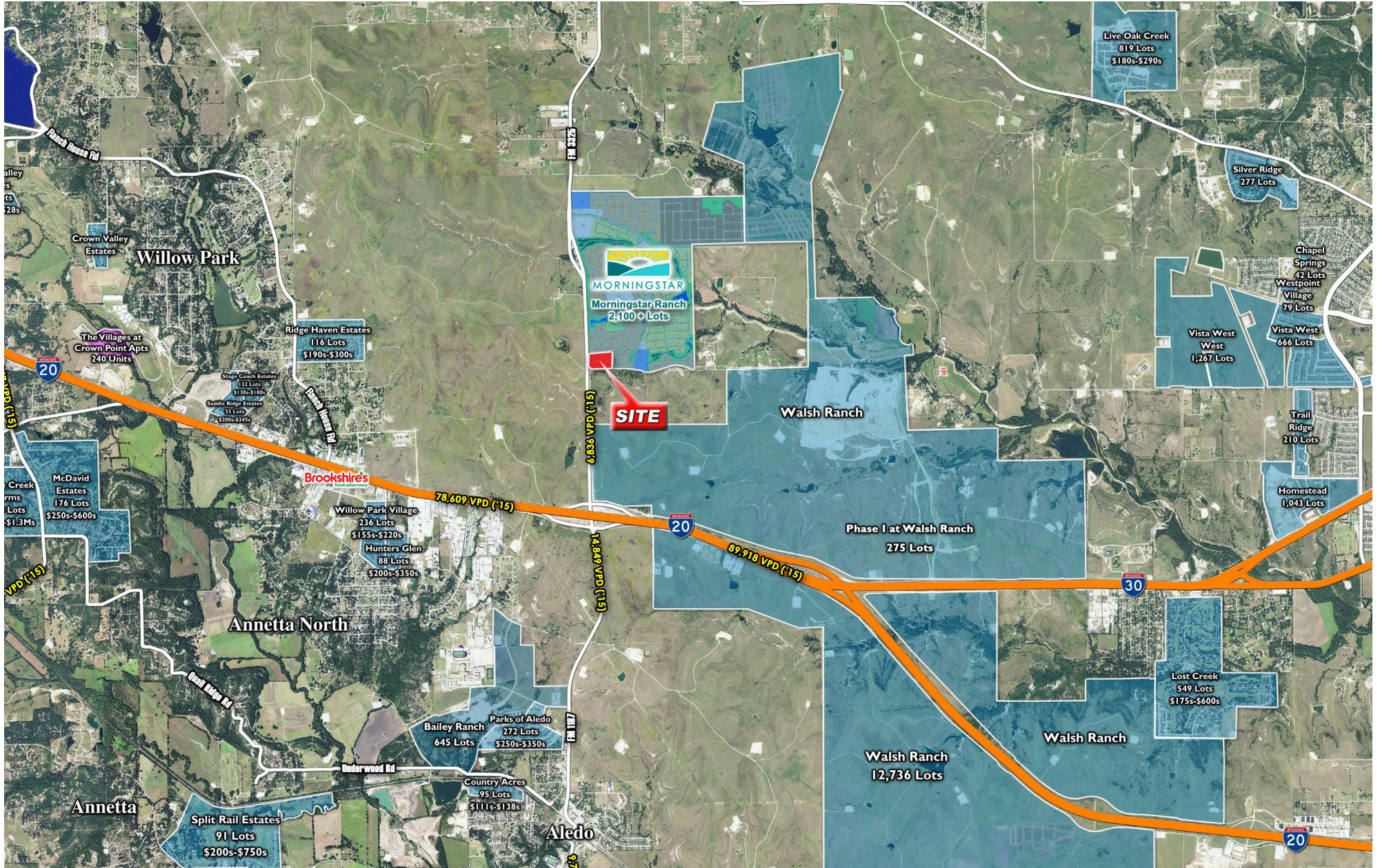
Pads Available

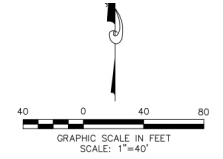
LEASE RATES

Please Call for Rates









BOUNDARY EXHIBIT
11.174 Acres
 CITY OF FORT WORTH ETJ, PARKER COUNTY, TEXAS

OWNER/DEVELOPER:
 FG ALEDO DEVELOPMENT, LLC
 3045 LACKLAND ROAD
 FORT WORTH, TEXAS 76116
 CONTACT: KIM GILL

ENGINEER:
WELCH WELCH ENGINEERING, INC.
 1308 NORWOOD DRIVE, SUITE 200
 BEDFORD, TEXAS 76022
 (817) 589-2900
 (817) 589-0990 FAX
 CONTACT: TIM WELCH

SURVEYOR:
 MILLER SURVEYING, INC.
 430 MID CITIES BOULEVARD
 HURST, TEXAS 76054
 (817) 577-1052
 CONTACT: JASON RAWLINGS

BEGGS GEO III, et al
 VOLUME 204, PAGE 497
 D.R.P.C.T.



	5 MILES	10 MILES
POPULATION SUMMARY		
2017 Estimated Population	21,342	151,841
2022 Projected Population	24,001	167,640
2010 Census Population	17,843	133,818
2000 Census Population	11,794	103,775
Projected Annual Growth 2017 to 2022	2.5%	2.1%
Historical Annual Growth 2000 to 2017	4.8%	2.7%
2017 Median Age	40.8	38.2
HOUSEHOLD SUMMARY		
2017 Estimated Households	7,427	57,664
2022 Projected Households	7,856	61,631
2010 Census Households	6,332	51,087
2000 Census Households	4,117	40,056
Projected Annual Growth 2017 to 2022	1.2%	1.4%
Historical Annual Growth 2000 to 2017	4.7%	2.6%
RACE AND ETHNICITY SUMMARY		
2017 Estimated White	92.0%	79.7%
2017 Estimated Black or African American	1.7%	7.2%
2017 Estimated Asian or Pacific Islander	1.4%	2.1%
2017 Estimated American Indian or Native Alaskan	0.6%	0.7%
2017 Estimated Hispanic	9.5%	20.4%
2017 Estimated Other Races	4.3%	10.3%

	5 MILES	10 MILES
INCOME SUMMARY		
2017 Estimated Average Household Income	\$120,012	\$88,663
2017 Estimated Median Household Income	\$104,867	\$74,845
2017 Estimated Per Capita Income	\$41,770	\$33,720
EDUCATION SUMMARY		
2017 Estimated Elementary (Grade Level 0 to 8)	1.7%	4.2%
2017 Estimated Some High School (Grade Level 9 to 11)	4.3%	7.8%
2017 Estimated High School Graduate	18.3%	25.7%
2017 Estimated Some College	23.3%	25.2%
2017 Estimated Associates Degree Only	7.8%	7.8%
2017 Estimated Bachelors Degree Only	30.3%	19.6%
2017 Estimated Graduate Degree	14.4%	9.8%
BUSINESS SUMMARY		
2017 Estimated Total Businesses	715	4,598
2017 Estimated Total Employees	6,201	52,766
2017 Estimated Employee Population per Business	8.7	11.5
2017 Estimated Residential Population per Business	29.9	33.0



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:
 - 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.

VPC Property Services, Inc.	9004601	colton@vistapropertyco.com	214.234.2555
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colton Wright	550365	colton@vistapropertyco.com	214.234.2574
Designated Broker of Firm	License No.	Email	Phone
Mason duPerier	9004601	mason@vistapropertyco.com	214.234.2573
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