



TWO RESIDENTIAL DEVELOPMENT SITES | PURCHASE TOGETHER OR SEPARATE

30.99+/- Acres & 5.068+/- Acres | 8932 Balch Street, 9128 Crimson Lane, 9105 Azure Lane, 9501 S Race Street | Fort Worth, Texas

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Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer the opportunity to purchase two development Sites located at 8932 Balch Street, 9128 Crimson Lane, 9105 Azure Lane, and 9501 South Race Street in Fort Worth, TX. **These sites can be bought together or separately.** This offering has a concept plan for 372 dwelling units—120 units on the North Site (5.068 +/- acres and zoned for multifamily) and 252 units on the South Site (30.99 +/- acres and zoned for townhomes).

Both Sites are located just 2 miles east of Interstate 35 and 2.5 miles south of Interstate 20, two major thoroughfares that provide excellent accessibility. These Sites are located near key community amenities including Everman High School and Johnson Park, adding to their appeal for future residents. A hub of the south central Tarrant County industrial submarket is located a mile west from the Sites, giving future residents excellent employment opportunities. With pricing at just **\$3.75 per square foot for the North Site and \$1.50 per square foot for the South Site**, this is a great opportunity to acquire well-located entitled land in a high-demand area.

A 3% co-broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity; a third party broker must register their client upon initial contact with VREA.

INVESTMENT OVERVIEW ⁽¹⁾

Property	Two Sites consisting of 5.068 +/- Acres and 30.99 +/- Acres
Location	8932 Balch Street, 9128 Crimson Lane, 9105 Azure Lane, 9501 S Race Street in Fort Worth, TX
Access	Balch Street and Scarlet Way
Utilities	Water: 12" Water Line on Scarlet Way; 8" Water Line on Balch Street Sewer: 12" Sewer Line on Balch Street
Zoning	5.068 +/- Acre Site: "D- High Density Multifamily" 30.99 +/- Acre Site: "R2 – Townhouse/Cluster Residential"
Appraisal District Property ID	42592885, 05036488, 05036577, 04876253
School District	Everman ISD

(1) Purchaser to confirm all information during due diligence.

PRICING

	5.068 +/- Acre Tract	30.99 +/- Acre Tract
Asking Price	\$827,858	\$2,024,887
Asking Price per SF	\$3.75	\$1.50

TAX INFORMATION

Taxing Entity	Tax Rate
Everman ISD	1.226800
City of Fort Worth	0.672500
Tarrant County College	0.026700
Tarrant Regional Water District	0.112280
Tarrant County	0.187500
JPS Health Network	0.182500
Total Tax Rate	2.40828

DEMOGRAPHICS

ESTIMATED POPULATION (2020)



1-MILE | 7,014
3-MILE | 39,002
5-MILE | 148,972

ANNUAL GROWTH RATE (2020-2025)



1-MILE | 2.97%
3-MILE | 2.10%
5-MILE | 1.23%

MEDIAN HOME VALUE



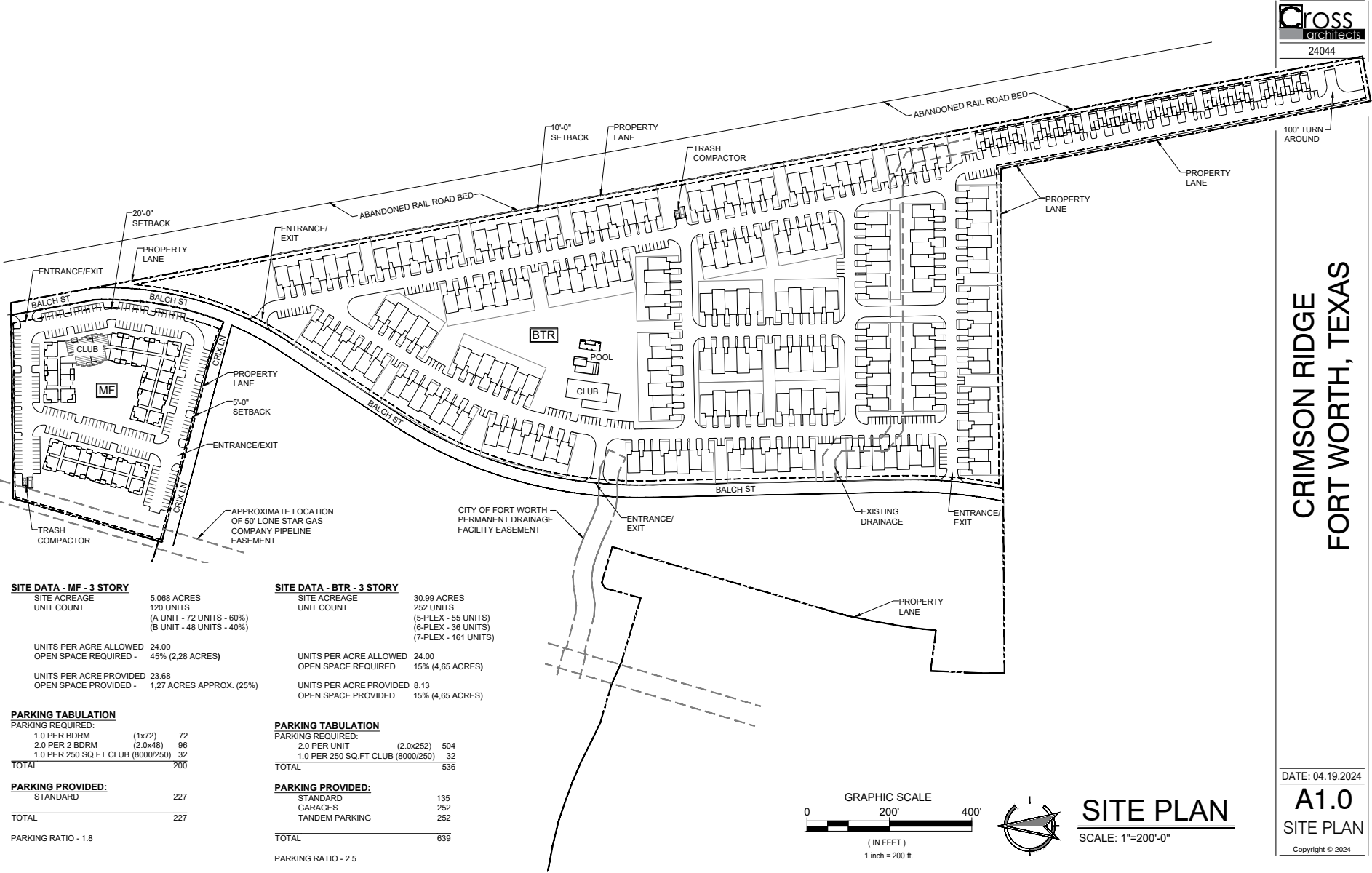
1-MILE | \$202,538
3-MILE | \$250,648
5-MILE | \$269,138

30.99+/- & 5.068+/- ACRES
FORT WORTH, TEXAS



30.99+/- & 5.068+/- ACRES
FORT WORTH, TEXAS





INVESTMENT HIGHLIGHTS



Strategic Location

- The approximately 30.99+/- acre and 5.068+/- acre sites, across the street from one another, are well located in a prime area, just 2 miles east of Interstate 35 west, a major thoroughfare in the Fort Worth Metroplex. The Sites are also 2.5 miles south of Interstate 20, another major east-west thoroughfare, allowing great access for future residents.
- The Sites are within walking distance of Johnson Park, which includes a dog park, baseball fields, and a basketball court.
- Schools within a half mile radius of the Sites are Everman High School, Everman Junior High School, and Hommel and J.W. Bishop Elementary School, all of which are in the Sites' attendance zone.



Zoning

- The existing zoning for the North Site is "D- High Density Multifamily" which allows for a maximum of 32 dwelling units per acre. On the South Site the zoning is "R2 – Townhouse/Cluster Residential" which allows one-family attached townhouse/rowhouse dwellings, maximum of 24 units/acre and a maximum building facade length of 250 feet.
- *Purchaser to do their own due diligence related to the zoning and unit count.*



Population and Demographics

- Per the US Census Bureau, the population of Everman in 2023 was 6,600 and is anticipated to grow.
- Per CoStar, rent growth in the southwest Fort Worth submarket over the past year has averaged 3.7% compared to the DFW MSA average of 3.5%.
- Per CoStar, the average effective rent in southeast Fort Worth submarket is \$1,500 a month.



Everman



Fort Worth

DFW HIGHLIGHTS

- The Dallas-Fort Worth area features a robust and diverse economy, ranking fifth nationwide for growth with a remarkable Gross Metropolitan Product (GMP) of \$682 billion in 2022. According to recent CBRE surveys, it has also earned recognition as the leading real estate investment market for 2023.
- The DFW metro's estimated population of 8.1 million ranks it fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poised to surpass Chicago as the third-largest metro in the U.S.
- In 2024, DFW continued to solidify its reputation as a leader in innovation and growth. Recent accolades include ranking #3 among the fastest-growing startup cities in the U.S. due to robust venture capital activity and innovation ecosystems.
- Fort Worth has been recognized for large-scale developments, such as the \$2 billion investment in downtown for projects including the expansion of Texas A&M's research campus. Furthermore, DFW remains a key player in healthcare innovation, with the Medical Innovation District (MID) employing over 30,000 workers and housing cutting-edge facilities for medical training and biotechnology advancements.



GROSS METROPOLITAN PRODUCT

\$682 Billion



DFW POPULATION GROWTH

3.14% (2021-2022)

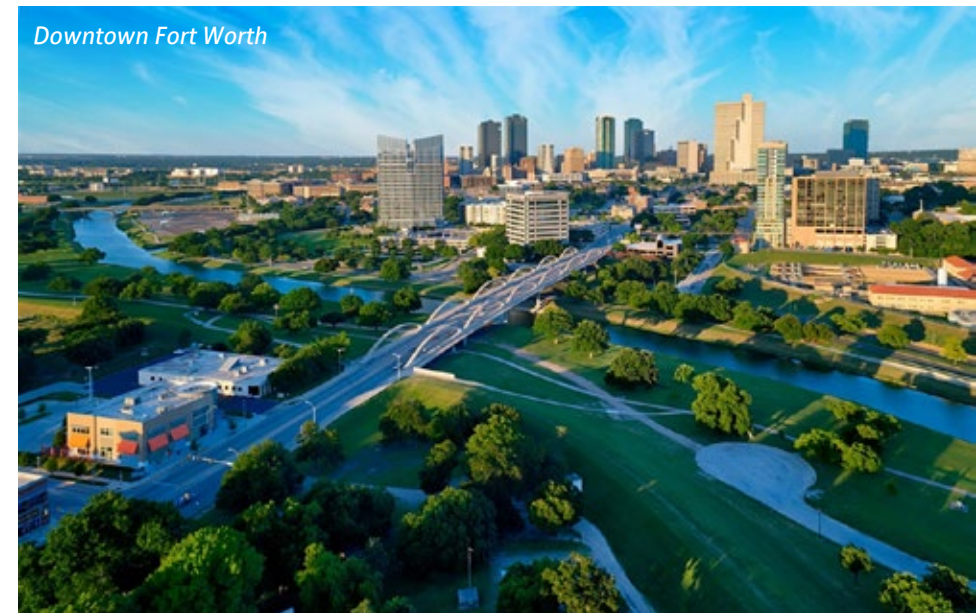


DFW ESTIMATED POPULATION

8.1 Million



Downtown Dallas



Downtown Fort Worth

ECONOMIC OVERVIEW

DFW continues to hold the position as the fifth-largest economy among Metropolitan Statistical Areas (MSAs) in the United States. It boasts one of the highest concentrations of corporate headquarters nationwide, hosting 24 Fortune 500 companies. The region's economic landscape is diverse, with a significant Information Technology industry base often referred to as the Silicon Prairie or the Telecom Corridor. The Information Technology sector in DFW remains a key driver of economic activity, supported by numerous corporate IT projects and the presence of major electronics, computing, and telecommunication firms. Notable companies in this sector include Texas Instruments, HP Enterprise Services, Dell Services, Nokia, AT&T, Alcatel-Lucent, Ericsson, and Verizon, contributing to the region's technological prowess. DFW also maintains a substantial presence in the defense manufacturing sector, with major companies such as Lockheed Martin, Bell Helicopter, Textron, and Raytheon operating significant facilities in the area. Total employment for the Dallas-Fort Worth-Arlington, TX, metropolitan area increased by 53,600 over the year in February 2025, as reported by the U.S. Bureau of Labor Statistics. The unemployment rate for this period remained impressively low at 4.1 percent. The region's business-friendly environment continues to attract both employers and employees, fostering substantial population and job growth over the past several years. This trend is anticipated to persist, further solidifying DFW's status as a thriving economic hub.



FORT WORTH MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Lockheed Martin	18,700
Dallas Fort Worth International Airport	14,000
General Motors Arlington Assembly Plant	10,512
Naval Air Station Joint Reserve	10,500
Burlington Northern Santa Fe Rail	4,900
University of Texas at Arlington	4,383

Data from North Central Texas Council of Governments Regional Data & Analysis Center 2023



AREA OVERVIEW

The Sites are located within the City of Fort Worth and in the Tarrant County submarket of the Dallas-Fort Worth Metroplex according to CoStar. The Sites are in proximity to many of the areas' main thoroughfares including Interstate 35 West which is 2.3 miles west of the Sites, and Interstate 20 located 2.5 miles north of the Sites. This gives easy access to large employment hubs located near Downtown Fort Worth. Additionally, Fort Worth is experiencing significant population growth, particularly in recent years, and is projected to continue growing rapidly. The city is currently estimated to be home to around 935,508 residents. Fort Worth has added over 194,000 people since the 2010 Census estimate, a 25% increase. It is projected to reach a population of 1 million by 2027.

EDUCATION

The Sites are served by Everman ISD which accommodates a student population of 5,354 across 11 schools. The Sites are conveniently located within walking distance of Everman High School and Charles Baxter Junior High School. Additionally, the Sites are only 3.15 miles southeast of Tarrant County College South Campus. The Sites are also 8 miles south of Texas Christian University, which has an enrollment of 10,584 undergraduate students.



TRANSPORTATION



Air: The Sites benefit from proximity to Dallas-Fort Worth International Airport (DFW), located approximately 28 miles northeast. DFW is among the busiest airports in the world, offering nonstop service to hundreds of domestic and international destinations. For general aviation and corporate flights, Fort Worth Spinks Airport is only 7 miles south from the Sites, providing convenient access for private aircraft and business travel throughout the region.



Highway: The Sites are located less than 2.5 miles east of Interstate 35W, a vital north-south corridor connecting the Fort Worth area to downtown in under 15 minutes. U.S. Highway 287 is approximately 6.5 miles east of the Sites, providing efficient east-west access through the Metroplex and beyond.



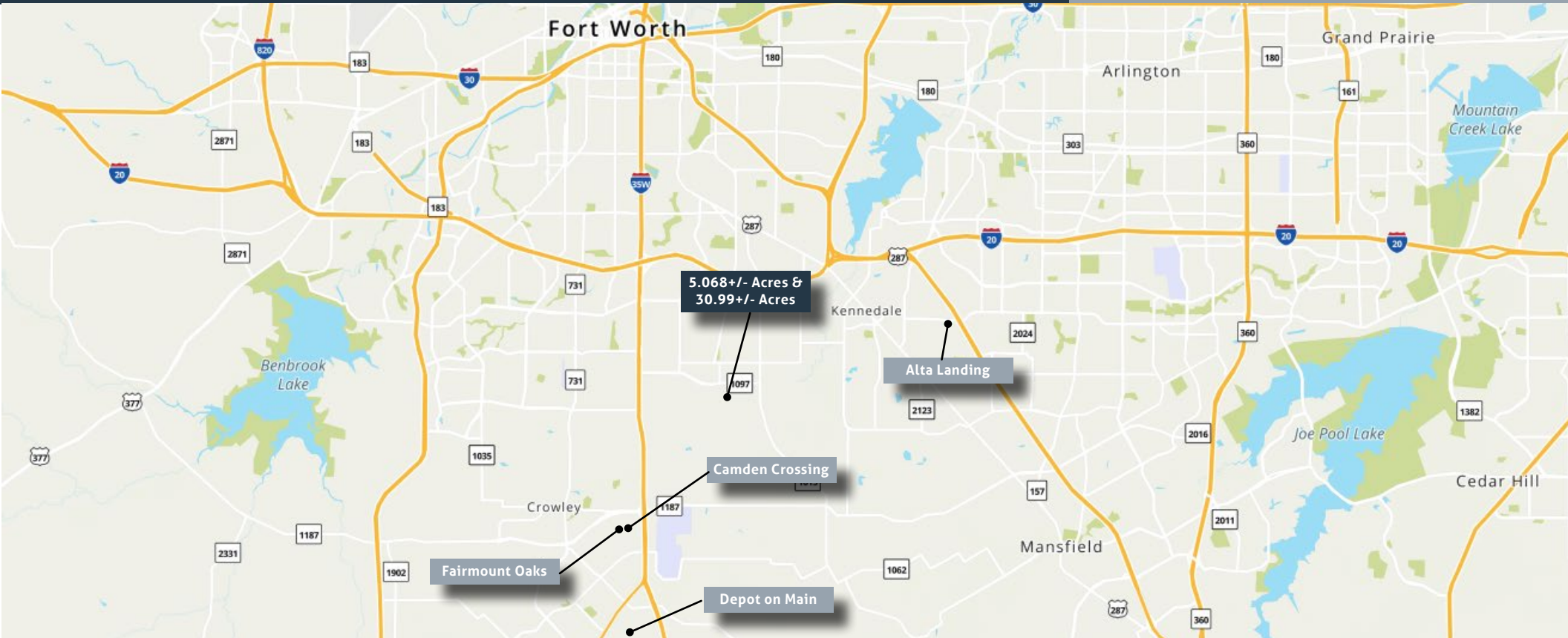
Public Transit: Public transportation in the area is provided by Trinity Metro, Fort Worth's regional transit system. The Sites are within reach of Route 65X, which connects to various stops across southeast Fort Worth. Additionally, the Sites are approximately 9 miles from TEXRail's T&P Station, offering direct commuter rail service between downtown Fort Worth and DFW Airport. This connectivity supports workforce mobility and provides a convenient alternative for regional travel.demand shared rides.



DFW International Airport



Trinity Metro



MARKET & EFFECTIVE RENT COMPARISON								
Property	Year Built	No. of Units	Avg SF	Market Rent	Market Rent/SF	Effective Rent	Effective Rent/SF	Occupancy
Depot on Main	2023	275	777	\$1,588	\$2.04	\$1,588	\$2.04	87%
Alta Landing	2022	270	930	\$1,716	\$1.85	\$1,716	\$1.85	93%
Camden Crossing	2023	144	668	\$1,313	\$1.97	\$1,301	\$1.95	72%
Fairmount Oaks	2023	288	837	\$1,547	\$1.85	\$1,547	\$1.85	90%
Total/Average:	2023	244	821	\$1,571	\$1.91	\$1,569	\$1.91	86%

DEPOT ON MAIN



125 N Main St,
Burleson, TX 76028

Year Built: 2023
Number of Units: 275
Rentable Square Feet: 260,000
Average Unit Size: 777 SF
Physical Occupancy: 87%

Unit Mix

Unit Description	No. of Units	SF	Rent	Rent/SF	Rent	Rent/SF
Studio / 1 BA	68	590	\$1,281	\$2.17	\$1,281	\$2.17
1 BR / 1 BA	70	662	\$1,443	\$2.18	\$1,443	\$2.18
1 BR / 1 BA	63	717	\$1,547	\$2.16	\$1,547	\$2.16
1 BR / 1 BA	4	806	\$1,742	\$2.16	\$1,742	\$2.16
2 BR / 2 BA	5	962	\$1,875	\$1.95	\$1,875	\$1.95
2 BR / 2 BA	12	1,103	\$2,155	\$1.95	\$2,155	\$1.95
2 BR / 2 BA	45	1,136	\$2,031	\$1.79	\$2,031	\$1.79
2 BR / 2 BA	4	1,188	\$2,200	\$1.85	\$2,200	\$1.85
2 Br / 2 BA	4	1,229	\$2,179	\$1.77	\$2,179	\$1.77
Total / Averages:	275	777	\$1,588	\$2.04	\$1,588	\$2.04

Concessions

No concessions.

ALTA LANDING



3100 Joplin Rd,
Kennedale, TX 76060

Year Built: 2022
Number of Units: 270
Rentable Square Feet: 270,000
Average Unit Size: 930 SF
Physical Occupancy: 93%

Unit Mix

Unit Description	No. of Units	SF	Market Rent	Market Rent/SF	Effective Rent	Effective Rent/SF
Studio / 1 BA	4	582	\$1,238	\$2.13	\$1,238	\$2.13
Studio / 1 BA	8	642	\$1,174	\$1.83	\$1,174	\$1.83
1 BR / 1 BA	48	723	\$1,565	\$2.16	\$1,565	\$2.16
1 BR / 1 BA	96	783	\$1,467	\$1.87	\$1,467	\$1.87
2 BR / 2 BA	36	1,112	\$2,139	\$1.92	\$2,139	\$1.92
2 BR / 2 BA	72	1,172	\$1,942	\$1.66	\$1,942	\$1.66
3 BR / 3 BA	2	1,520	\$2,695	\$1.77	\$2,695	\$1.77
3 BR / 3 BA	4	1,580	\$2,705	\$1.71	\$2,705	\$1.71
Total / Averages:	270	930	\$1,716	\$1.85	\$1,716	\$1.85

Concessions

No concessions.

CAMDEN CROSSING



312 Mcalister Rd,
Burleson, TX 76028

Year Built:	2023
Number of Units:	144
Rentable Square Feet:	116,268
Average Unit Size:	668 SF
Physical Occupancy:	72%

Unit Mix

Unit Description	No. of Units	SF	Rent	Rent/SF	Rent	Rent/SF
Studio / 1 BA	36	450	\$1,025	\$2.28	\$1,018	\$2.26
1 BR / 1 BA	72	648	\$1,275	\$1.97	\$1,262	\$1.95
2 BR / 2 BA	36	924	\$1,675	\$1.81	\$1,661	\$1.80
Total / Averages:	144	668	\$1,313	\$1.97	\$1,301	\$1.95

Concessions

1 month free on select units.

FAIRMOUNT OAKS



12605 Vantage Pkwy,
Burleson, TX 76028

Year Built:	2023
Number of Units:	288
Rentable Square Feet:	316,872
Average Unit Size:	837 SF
Physical Occupancy:	90%

Unit Mix

Unit Description	No. of Units	SF	Market		Rent	Rent/SF
			Rent	Rent/SF		
1 BR / 1 BA	49	617	\$1,338	\$2.17	\$1,338	\$2.17
1 BR / 1 BA	29	629	\$1,202	\$1.91	\$1,202	\$1.91
1 BR / 1 BA	49	735	\$1,371	\$1.87	\$1,371	\$1.87
1 BR / 1 BA	25	747	\$1,289	\$1.73	\$1,289	\$1.73
2 BR / 2 BA	77	978	\$1,719	\$1.76	\$1,719	\$1.76
2 BR / 2 BA	33	984	\$1,660	\$1.69	\$1,660	\$1.69
3 BR / 3 BA	25	1,151	\$2,258	\$1.96	\$2,258	\$1.96
3 BR / 3 BA	1	1,262	\$2,141	\$1.70	\$2,141	\$1.70
Total / Averages:	288	837	\$1,547	\$1.85	\$1,547	\$1.85

Concessions

No concessions.

2025 Q1 Market Statistics - Everman

Median Price
\$300,000
▲ 24.0% YoY

Closed Sales
21
▲ 61.5% YoY

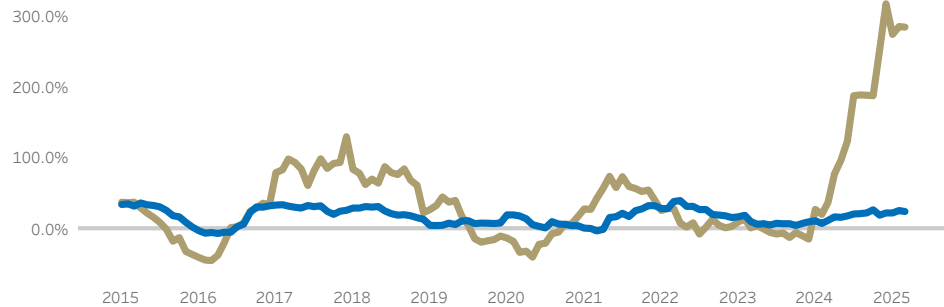
Active Listings
25
▼ -3.9% YoY

Months Inventory
3.1
▼ -5.1 YoY

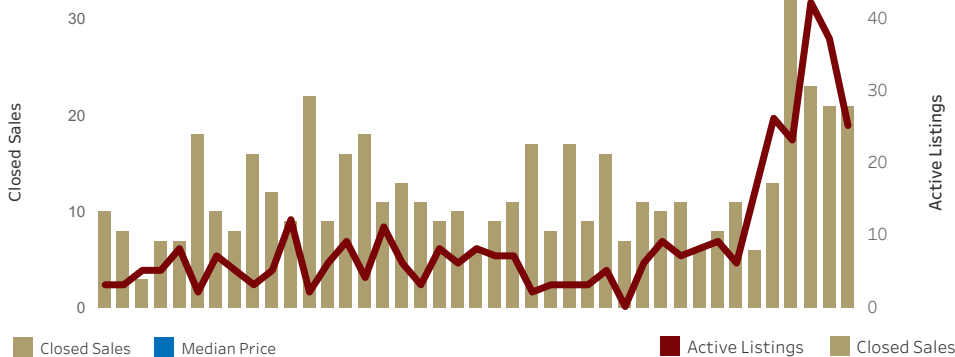
PRICE DISTRIBUTION	
< \$100k	0.0%
\$100-199k	14.3%
\$200-299k	28.6%
\$300-399k	57.1%
\$400-499k	0.0%
\$500-749k	0.0%
\$750-999k	0.0%
\$1M +	0.0%



GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



CLOSED SALES AND ACTIVE LISTINGS



VALUATION STATS	
Median Price/Sq Ft	\$167.47 ▼ -6.2% YoY
Median Home Size	1,460 sq ft
Median Year Built	2024
Close/Original List	94.6%

TRANSACTION TIME STATS

Days on Market
93
33 days more than 2024 Q1

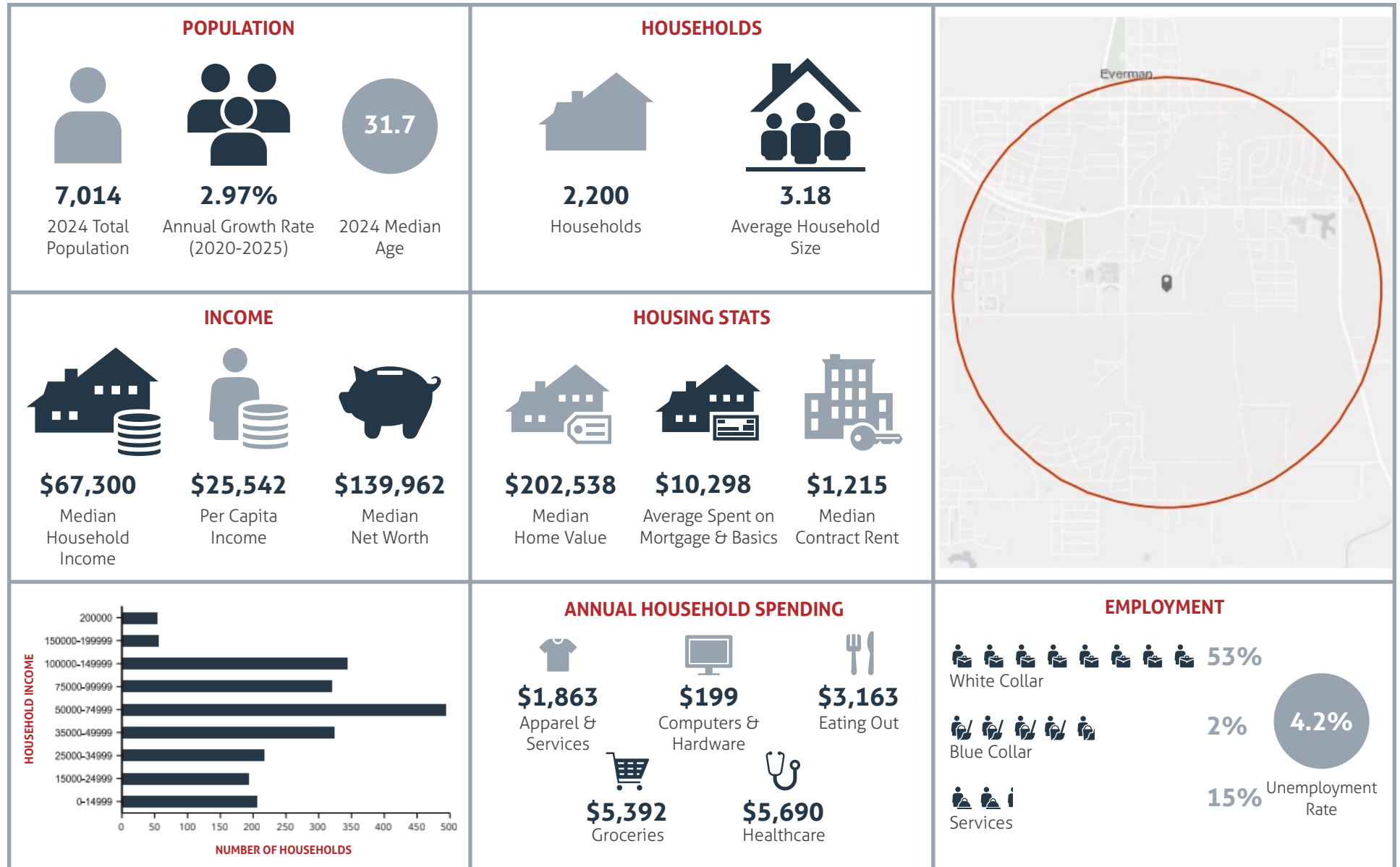
Days to Close
31
6 days more than 2024 Q1

Total Days
124
39 days more than 2024 Q1

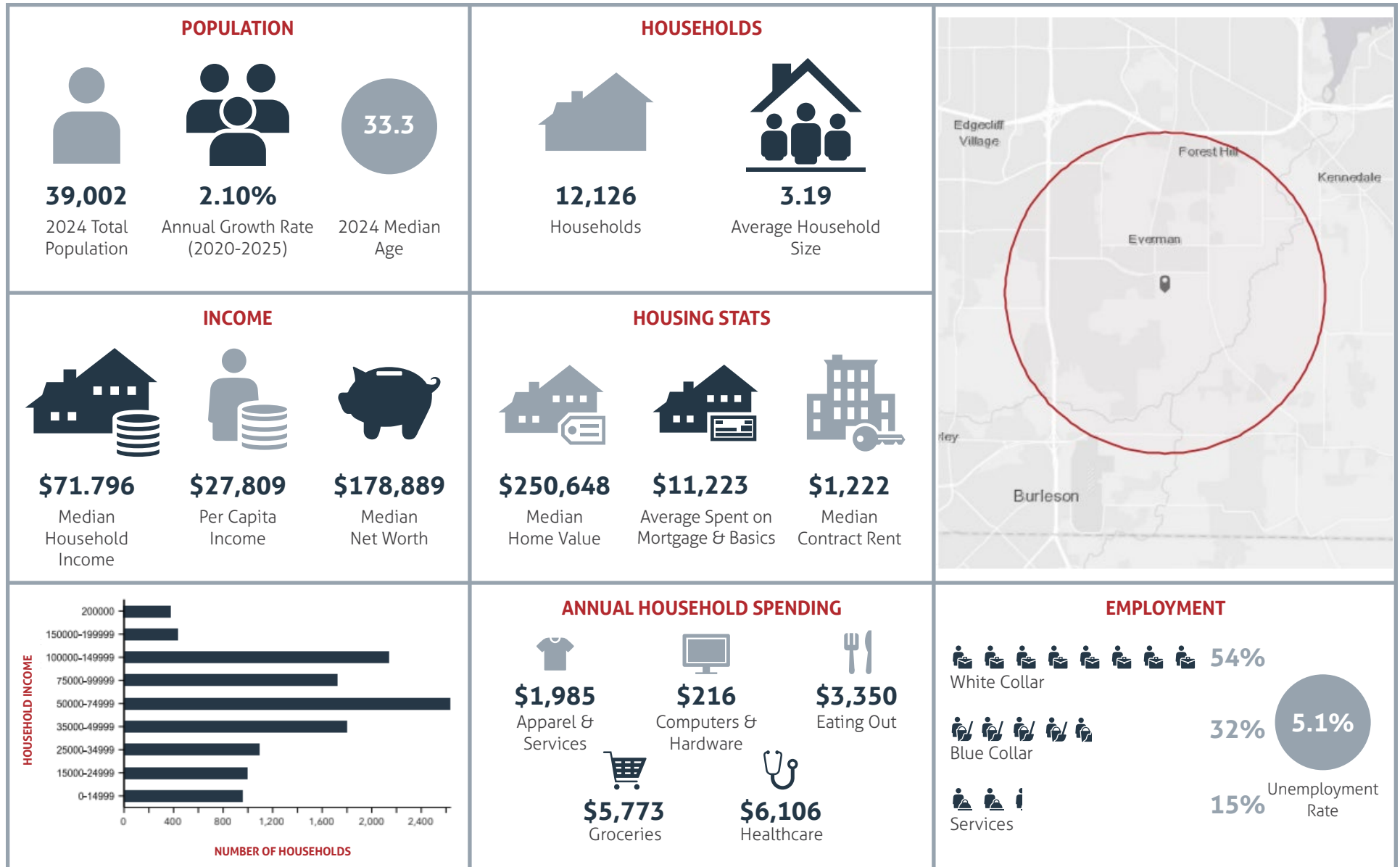


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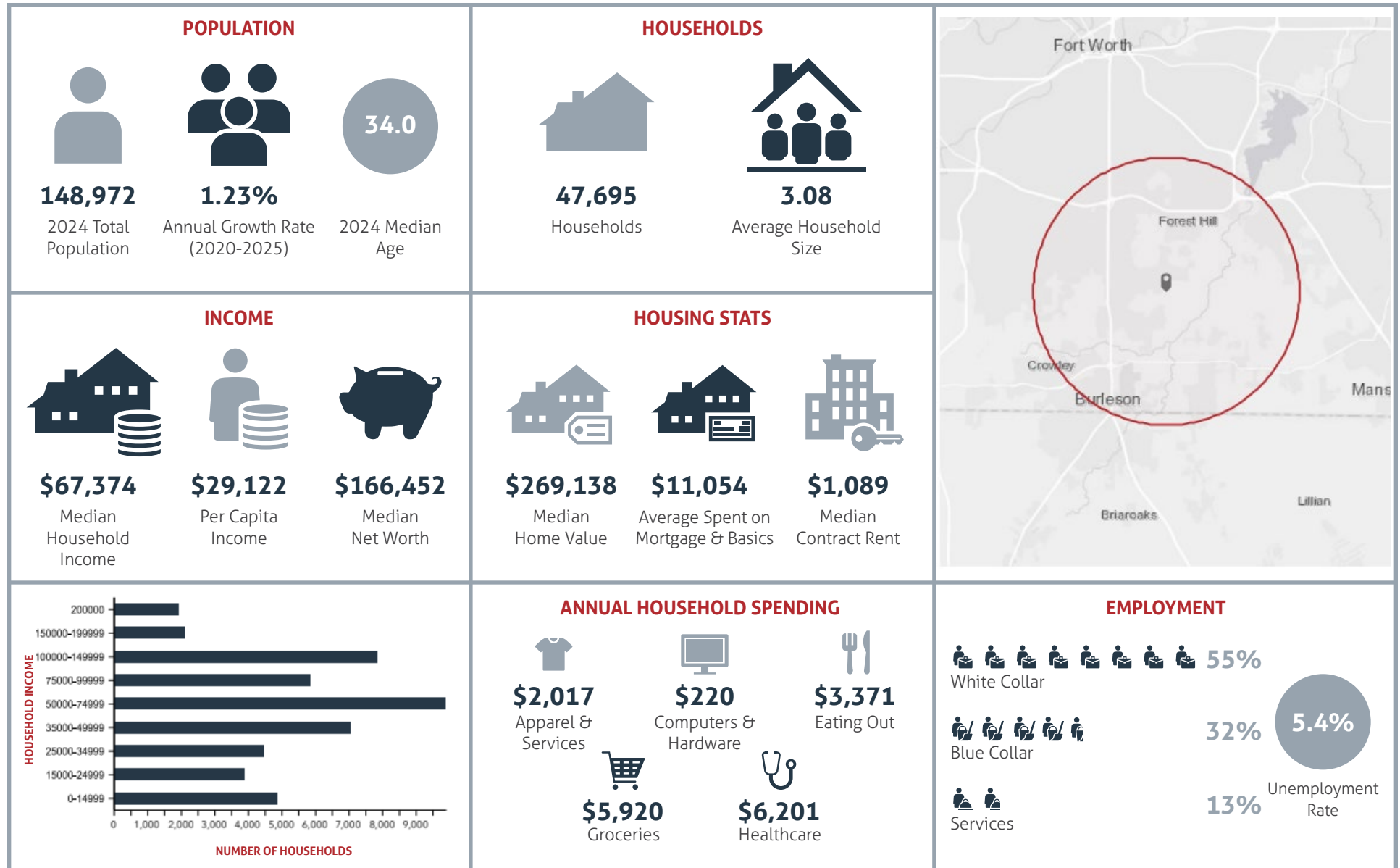
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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.

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