

# FORMER DEPARTMENT STORE

RIDGMAR MALL | FORT WORTH, TEXAS

# FOR SALE



## WITH FREESTANDING AUTOMOTIVE BUILDING

*FOR MORE INFORMATION PLEASE CONTACT*

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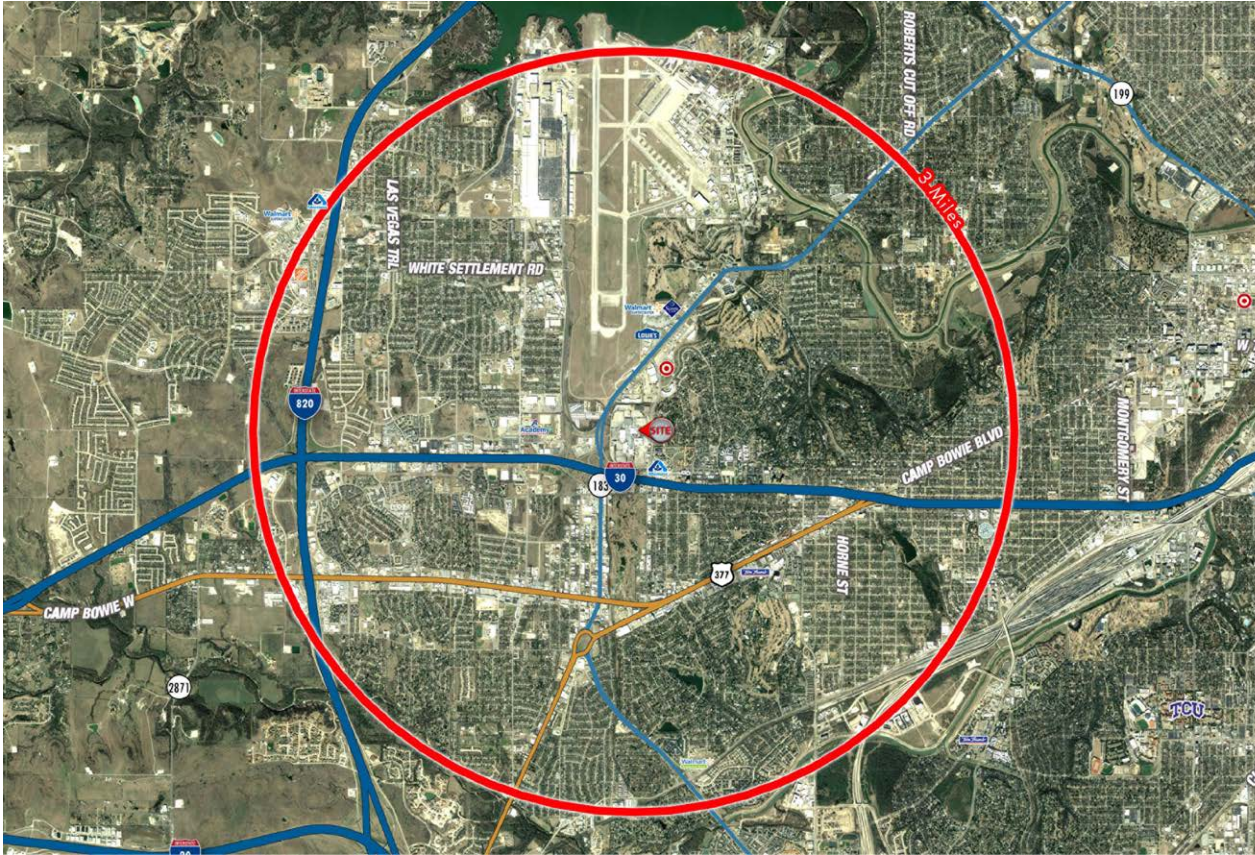
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2346 Victory Park Ln  
Dallas, Texas 75219

**PROUD PARTNER**  
**XTEAM**  
RETAIL ADVISORS



# PROPERTY INFORMATION



## LOCATION:

Ridgmar Mall  
1800 Green Oaks Rd  
Fort Worth, TX

## PROPERTY:

Building: 156,293 SF  
Land: 12.6 ACRES  
Auto Center: 17,110 SF

## TRAFFIC COUNTS:

I-30 105,000 VPD  
Green Oaks Rd 15,110 VPD

## PROPERTY HIGHLIGHTS

- Redevelopment opportunity
- Ideally situated just minutes from downtown Fort Worth, Ridgmar's dense market area makes it a retail shopping destination
- Voted "Best Place to Shop" in a Fort Worth Star Telegram Reader's Poll, draws affluent shoppers from the Dallas-Fort Worth Metroplex
- Fort Worth is the fastest growing, among the 20 largest U.S. cities.

## 2019 DEMOGRAPHICS

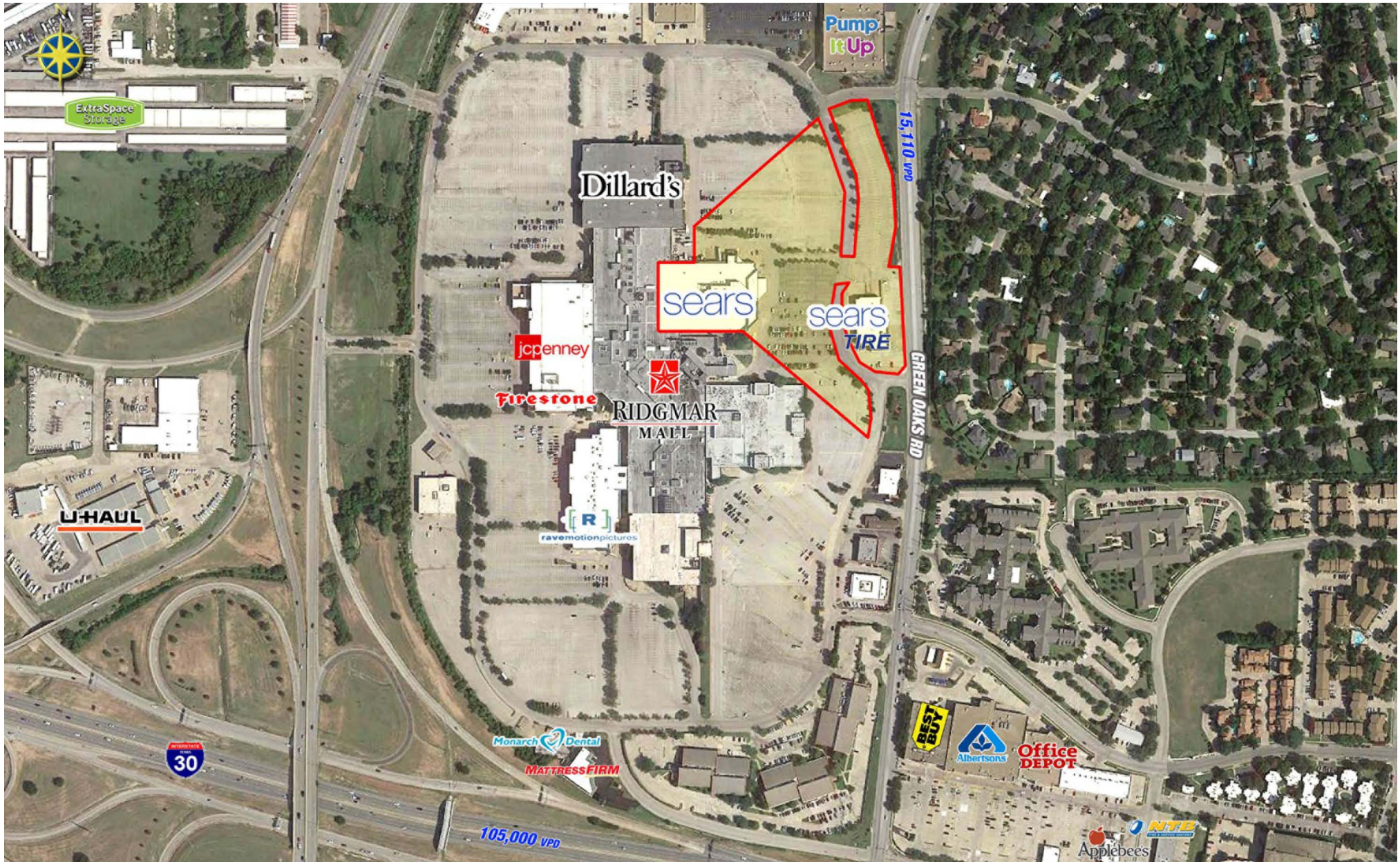
	<u>3 MILES</u>	<u>5 MILES</u>	<u>10 MILES</u>
<u>EST. POPULATION</u>	92,923	208,917	661,354
<u>DAYTIME POP</u>	38,263	101,088	302,531
<u>MEDIAN HH INCOME</u>	\$50,378	\$57,190	\$56,497
<u>AVG. HH INCOME</u>	\$75,004	\$85,774	\$79,733



The information contained herein was obtained from sources believed reliable; however, RetailUnion makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions prior to sale or lease, or withdrawal without notice.

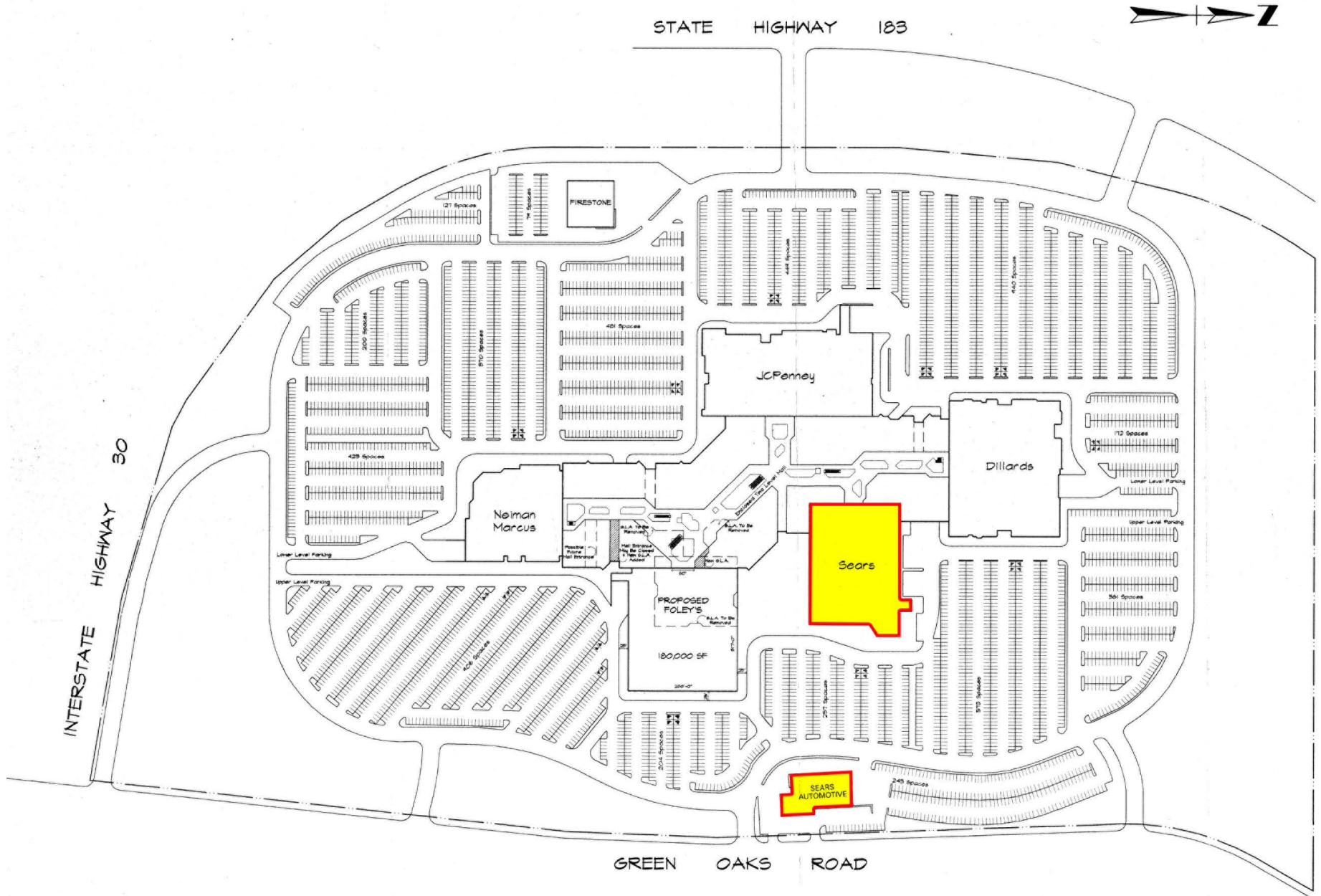


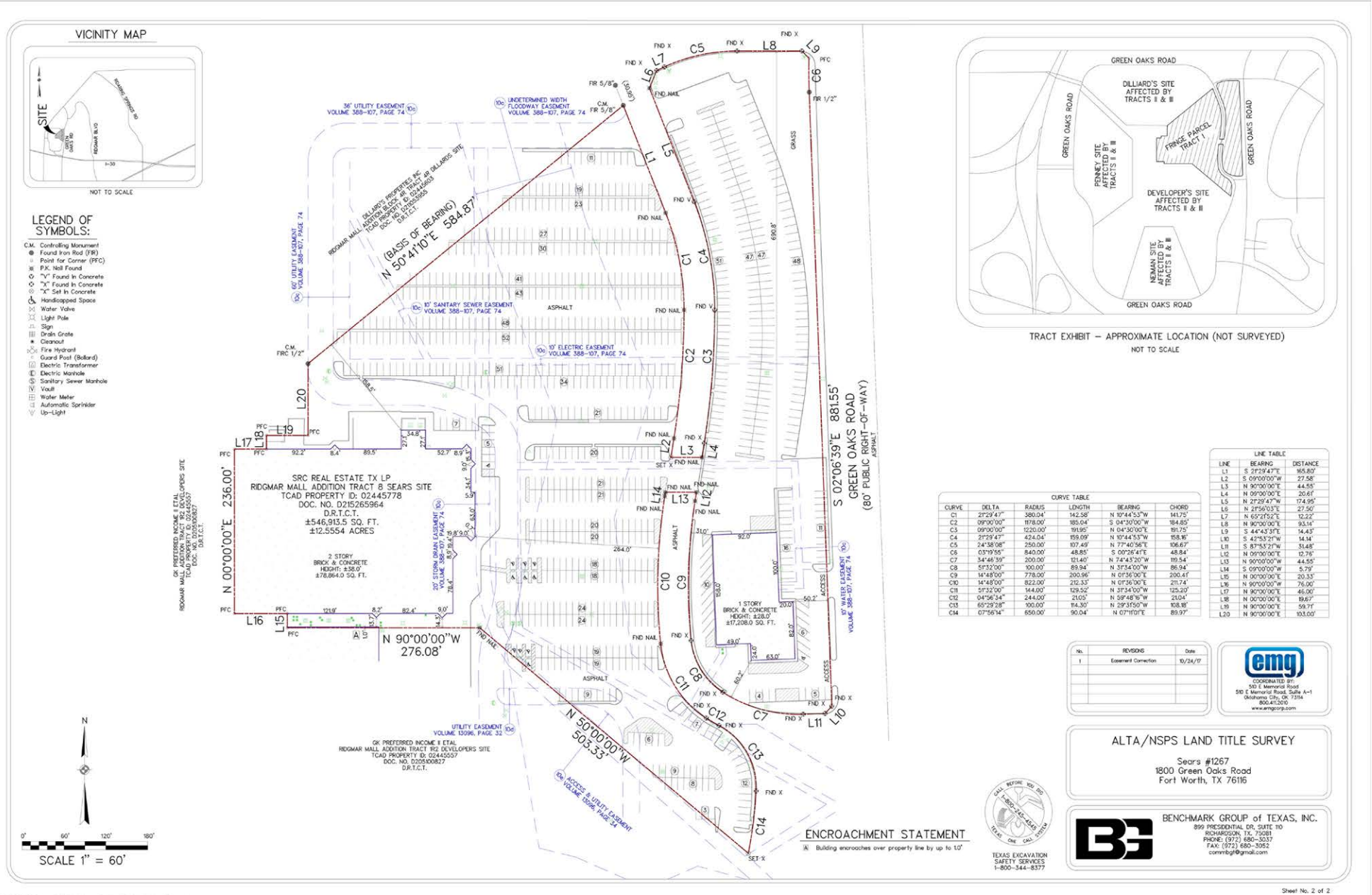
# CLOSE AERIAL





# SITE PLAN





**CURVE TABLE**

CURVE	DELTA	RADIUS	LD50TH	BEARING	CHORD
C1	2729.47'	380.04'	141.58'	N 10°44'53"W	141.75'
C2	09°00'00"	178.00'	85.04'	S 04°30'00"W	84.85'
C3	09°00'00"	1220.00'	391.95'	N 04°30'00"E	391.75'
C4	2129.47'	424.04'	159.09'	N 10°44'53"W	158.95'
C5	24°38'08"	250.00'	107.49'	N 77°40'56"E	106.67'
C6	03°19'55"	840.00'	48.85'	S 07°26'41"E	48.84'
C7	34°49'59"	200.00'	121.40'	N 74°45'20"W	119.54'
C8	57°32'00"	100.00'	89.94'	N 37°34'00"W	86.94'
C9	14°48'00"	778.00'	200.96'	N 07°36'00"E	200.41'
C10	14°48'00"	822.00'	215.33'	N 07°36'00"E	211.74'
C11	57°32'00"	144.00'	129.52'	N 37°34'00"W	125.20'
C12	04°56'34"	244.00'	210.2'	N 59°48'15"W	210.4'
C13	65°23'51"	100.00'	144.30'	N 29°35'50"W	108.85'
C14	07°56'14"	650.00'	90.04'	N 07°11'01"E	89.97'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 27°29'47"E	155.80'
L2	S 09°00'00"W	27.58'
L3	N 90°00'00"E	44.55'
L4	N 09°00'00"E	22.61'
L5	N 27°29'47"W	174.95'
L6	N 27°56'33"E	27.50'
L7	N 65°23'51"E	12.22'
L8	N 90°00'00"E	93.14'
L9	S 44°43'31"E	14.43'
L10	S 42°53'31"W	14.14'
L11	S 87°53'21"W	31.48'
L12	N 09°00'00"E	12.76'
L13	N 90°00'00"W	44.55'
L14	S 09°00'00"W	5.79'
L15	N 00°00'00"E	20.33'
L16	N 90°00'00"W	76.00'
L17	N 90°00'00"E	46.00'
L18	N 00°00'00"E	19.67'
L19	N 90°00'00"E	59.77'
L20	N 90°00'00"E	103.00'


No.	REVISIONS	Date
1	Easement Correction	10/24/17



COORDINATED BY:  
301 E Memorial Road  
510 E Memorial Road, Suite A-1  
Richardson, TX 75081  
800.411.2070  
www.emgcorp.com

**ALTA/NSPS LAND TITLE SURVEY**

Sears #1267  
1800 Green Oaks Road  
Fort Worth, TX 76116



**BENCHMARK GROUP OF TEXAS, INC.**  
899 PRESIDENTIAL DR., SUITE 110  
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PHONE: (972) 680-3317  
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connbgt@gmail.com

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# PROPERTY PHOTOS (1 of 2)





# PROPERTY PHOTOS (2 of 2)





# 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:
  - 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.

RU Brokerage LLC	9009360	Nick@retailunion.com	214.960.4606
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Nick G Koeijmans	386459	Nick@retailunion.com	214.960.4606
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bryan Cornelius	401088	bryan@retailunion.com	214.960.4606
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date





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RU Brokerage LLC	9009360	Nick@retailunion.com	214.960.4606
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date