

\$130,000

901 BRIDGEWOOD DRIVE

901 Bridgewood Drive, Fort Worth, TX 76112



Presented By: **Trevor Dyck**

5601 Bridge Street, Suite 504
Fort Worth, TX 76112
(817)288-5525
trevor.dyck@svn.com

Offering Highlights

- Retail Commercial PAD.
- Adjacent to Dollar General!

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HIGHLIGHTS

- Retail Commercial PAD.
- Adjacent to Dollar General!

Tax Parcel No.	40689697
Sewer	Yes
Water	Yes
Electric	Yes
Gas	Yes
Phone	Yes
Corner	No
Signalized	FILL IN MANUALLY
Street Frontage	Bridgewood
Ingress/Egress	Main access off
Sub Market	East Fort Worth
Market	Fort Worth

List Price	\$130,000.00
Size	1.5
Shape	Rectangular
Zoning	FW Commercial
Dimensions	270x220
Topography	Sloping
Price Per Acre	\$86,666.67

PROPERTY DESCRIPTION

Existing Structures

None

Land Improvements

None

Best Use

Commercial and retail uses. Automotive, fast food, office, medical.

Area

Local retail area with notable big boxes: Home Depot, Albertson's and Kroger. Adjacent to local area strip retail. Overall occupancy of area is above 85%. Area serves many high-density apartments and residential homes. Access to E Loop 820 and Interstate 30.

Property

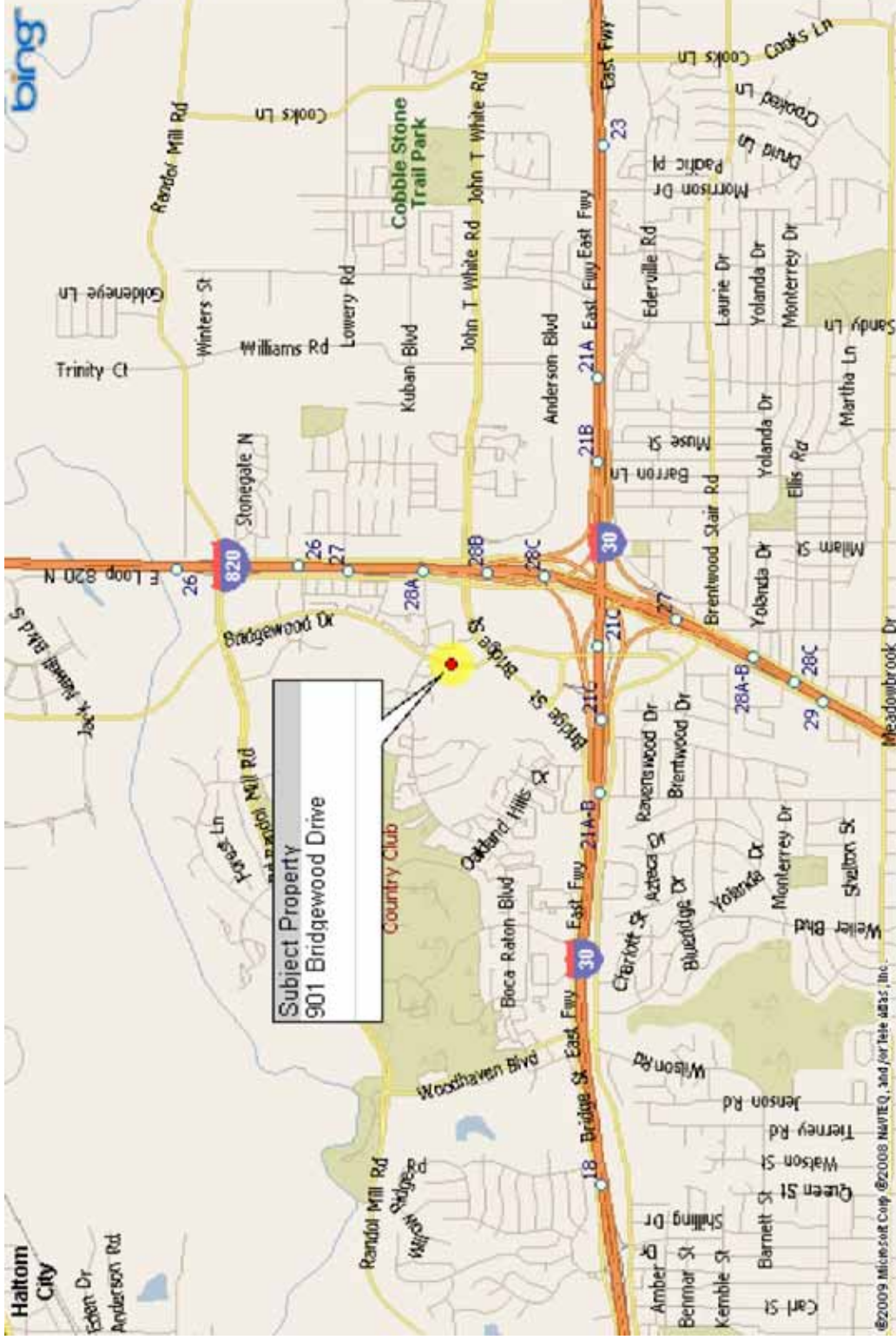
Generally rectangular, sloping to the north and east. Adjacent to Dollar General.

Exclusively Listed By:

Trevor Dyck

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Location Map





901 Bridgewood Drive 901 Bridgewood Drive 901 Bridgewood Drive

Latitude 32.767288

Longitude -97.218100

Ring: 1.0 mile

Ring: 3.0 mile

Ring: 5.0 mile

2000 - 2008 Population: Annual Rate

0.35%

1.82%

0.86%

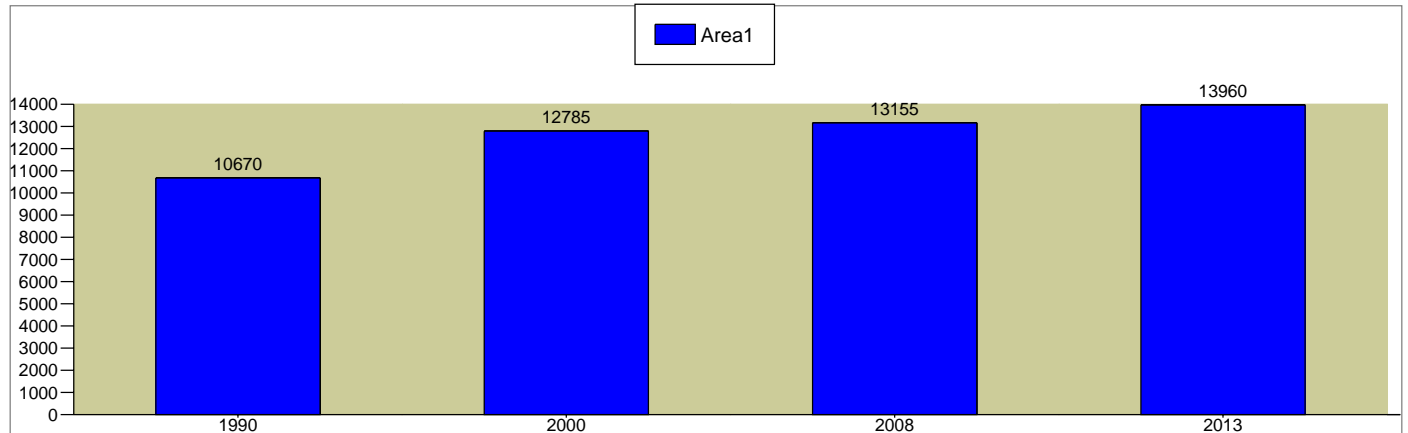
2008 - 2013 Population: Annual Rate

1.19%

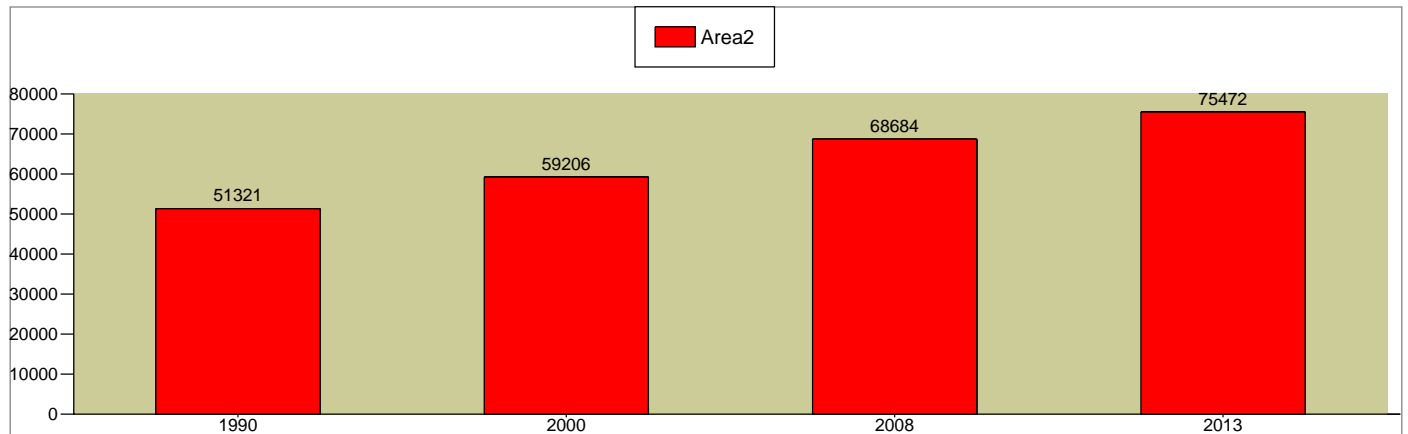
1.9%

1.24%

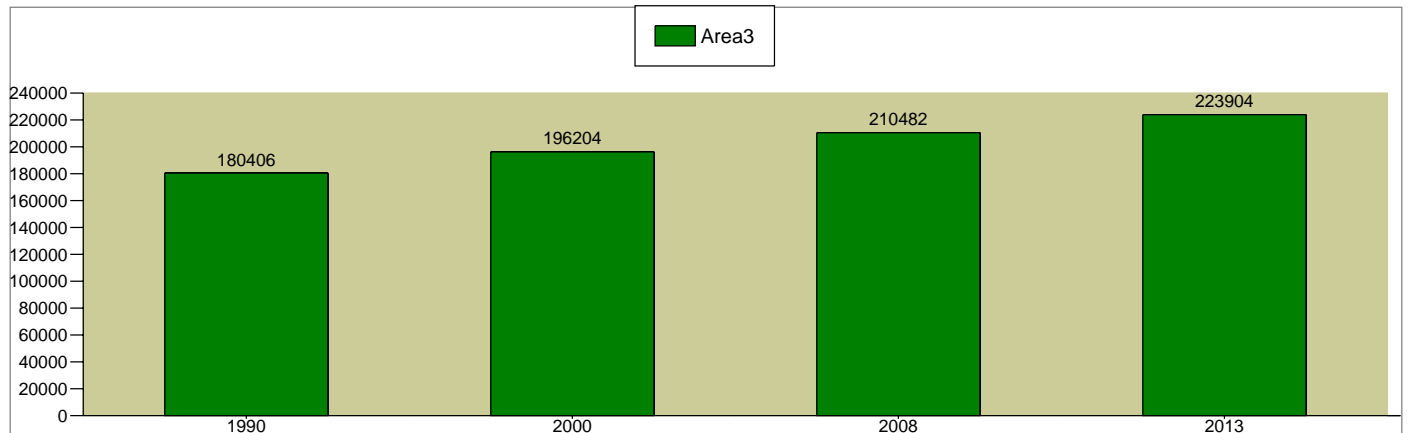
Total Population



Total Population



Total Population



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI converted 1990 Census data into 2000 geography. ESRI forecasts for 2008 and 2013.



	901 Bridgewood Drive	901 Bridgewood Drive	901 Bridgewood Drive
	Ring: 1.0 mile	Ring: 3.0 mile	Ring: 5.0 mile

2000 Population by Sex

Males	46.8%	47.1%	48.2%
Females	53.2%	52.9%	51.8%

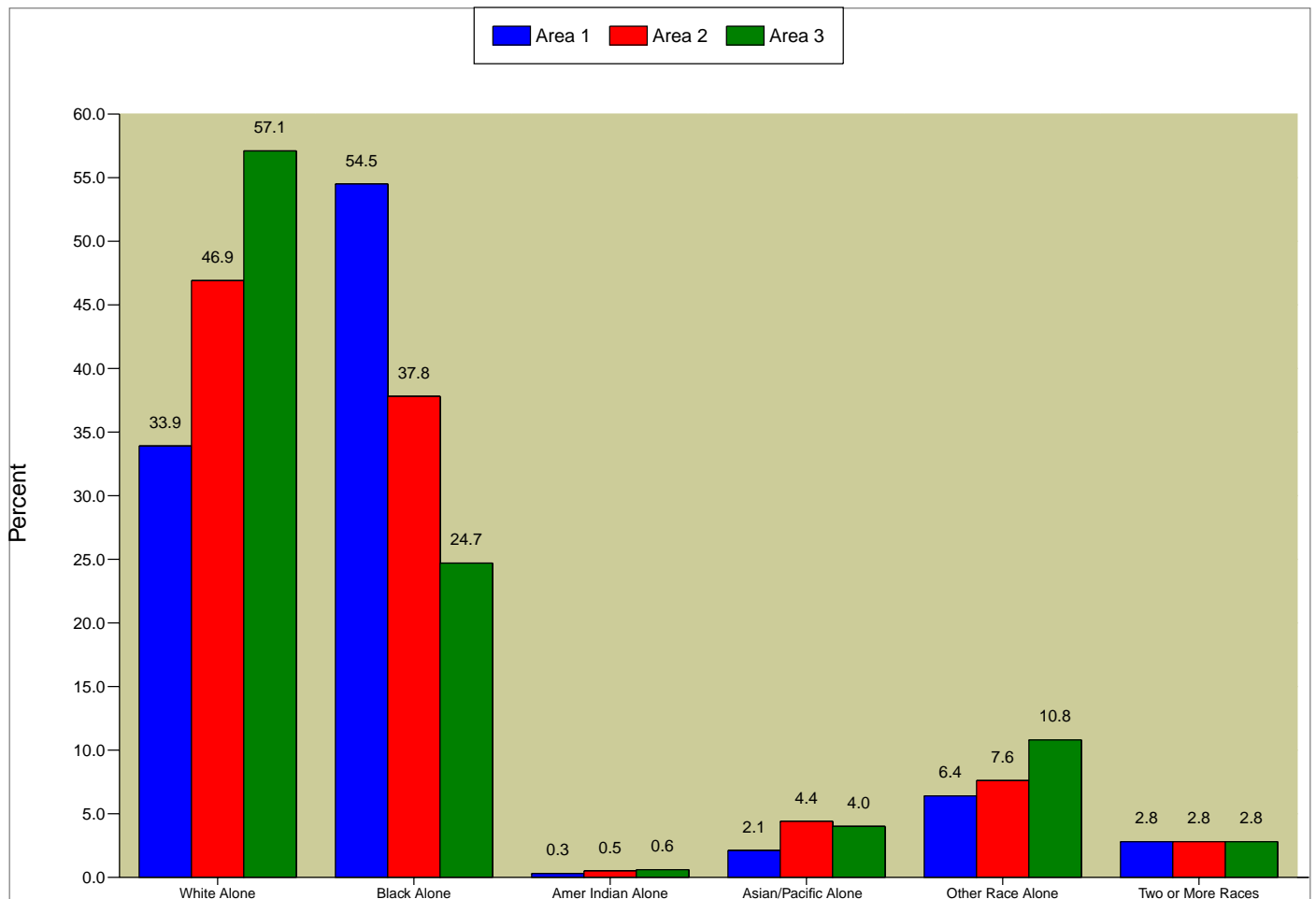
2008 Population by Sex

Males	46.8%	47.4%	48.2%
Females	53.2%	52.6%	51.8%

2013 Population by Sex

Males	47.2%	47.6%	48.4%
Females	52.8%	52.4%	51.6%

2008 Population by Race



2008 Hispanic Origin	15.2%	17.5%	23.2%
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Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Latitude 32.767288	901 Bridgewood Drive	901 Bridgewood Drive	901 Bridgewood Drive
Longitude -97.218100	Ring: 1.0 mile	Ring: 3.0 mile	Ring: 5.0 mile

2000 Population by Age

	901 Bridgewood Drive Ring: 1.0 mile	901 Bridgewood Drive Ring: 3.0 mile	901 Bridgewood Drive Ring: 5.0 mile
Total	12,784	59,204	196,205
0 - 4	9.8%	8.4%	7.9%
5 - 9	7.1%	7.6%	7.5%
10 - 14	5.9%	6.8%	7.3%
15 - 19	6.3%	6.3%	6.9%
20 - 24	11.7%	7.5%	7.2%
25 - 34	20.8%	17.4%	15.4%
35 - 44	14.8%	15.9%	15.3%
45 - 54	11.3%	12.1%	12.2%
55 - 64	5.6%	6.9%	8.3%
65 - 74	3.4%	5.2%	6.4%
75 - 84	2.5%	4.3%	4.2%
85+	1.0%	1.5%	1.4%

2008 Population by Age

	901 Bridgewood Drive Ring: 1.0 mile	901 Bridgewood Drive Ring: 3.0 mile	901 Bridgewood Drive Ring: 5.0 mile
Total	13,156	68,684	210,482
0 - 4	9.3%	8.4%	7.9%
5 - 9	7.3%	7.4%	7.1%
10 - 14	6.5%	7.0%	7.0%
15 - 19	6.9%	6.9%	7.0%
20 - 24	10.0%	7.6%	7.3%
25 - 34	19.1%	15.1%	14.3%
35 - 44	13.5%	14.9%	13.8%
45 - 54	12.3%	13.6%	13.7%
55 - 64	8.0%	9.1%	10.0%
65 - 74	3.6%	4.7%	5.9%
75 - 84	2.3%	3.5%	4.2%
85+	1.3%	1.8%	1.8%

2013 Population by Age

	901 Bridgewood Drive Ring: 1.0 mile	901 Bridgewood Drive Ring: 3.0 mile	901 Bridgewood Drive Ring: 5.0 mile
Total	13,963	75,472	223,903
0 - 4	9.2%	8.5%	7.9%
5 - 9	6.8%	7.2%	7.0%
10 - 14	5.9%	6.8%	6.8%
15 - 19	6.7%	6.8%	6.8%
20 - 24	11.6%	8.3%	7.7%
25 - 34	17.8%	14.8%	13.8%
35 - 44	12.3%	13.1%	12.6%
45 - 54	12.4%	13.9%	13.7%
55 - 64	9.4%	10.4%	11.4%
65 - 74	4.4%	5.4%	6.4%
75 - 84	2.2%	3.1%	4.0%
85+	1.4%	1.8%	1.9%

Median Age

	901 Bridgewood Drive Ring: 1.0 mile	901 Bridgewood Drive Ring: 3.0 mile	901 Bridgewood Drive Ring: 5.0 mile
2000	28.9	32.6	33.5
2008	29.7	33.4	34.5
2013	29.6	33.3	35.0

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



901 Bridgewood Drive 901 Bridgewood Drive 901 Bridgewood Drive

Latitude 32.767288

Longitude -97.218100

Ring: 1.0 mile

Ring: 3.0 mile

Ring: 5.0 mile

2000 - 2008 Civilian Employed Population 16+ Annual Rate

-0.68%

0.84%

-0.21%

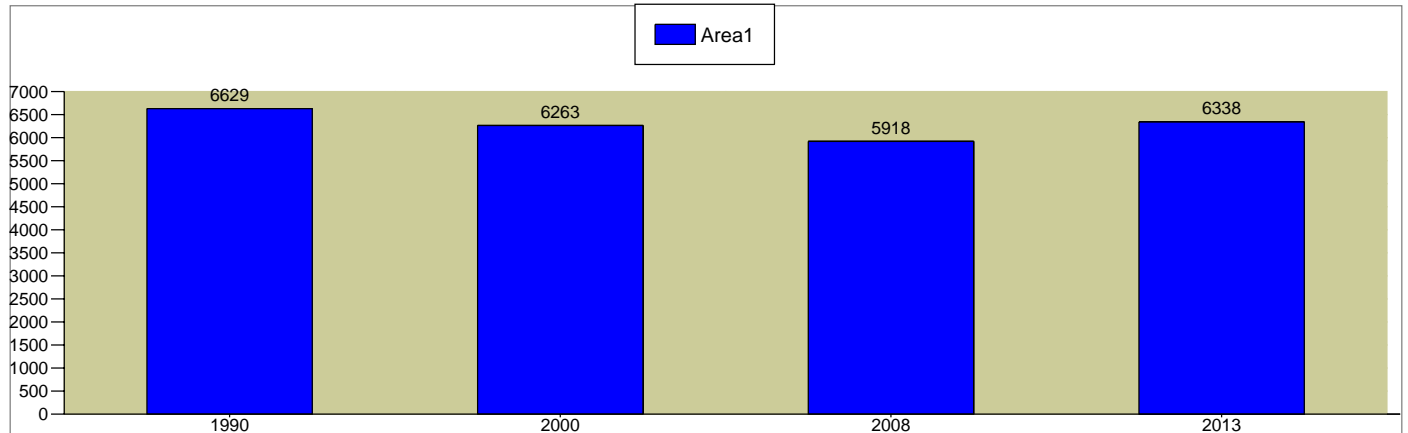
2008 - 2013 Civilian Employed Population 16+ Annual Rate

1.38%

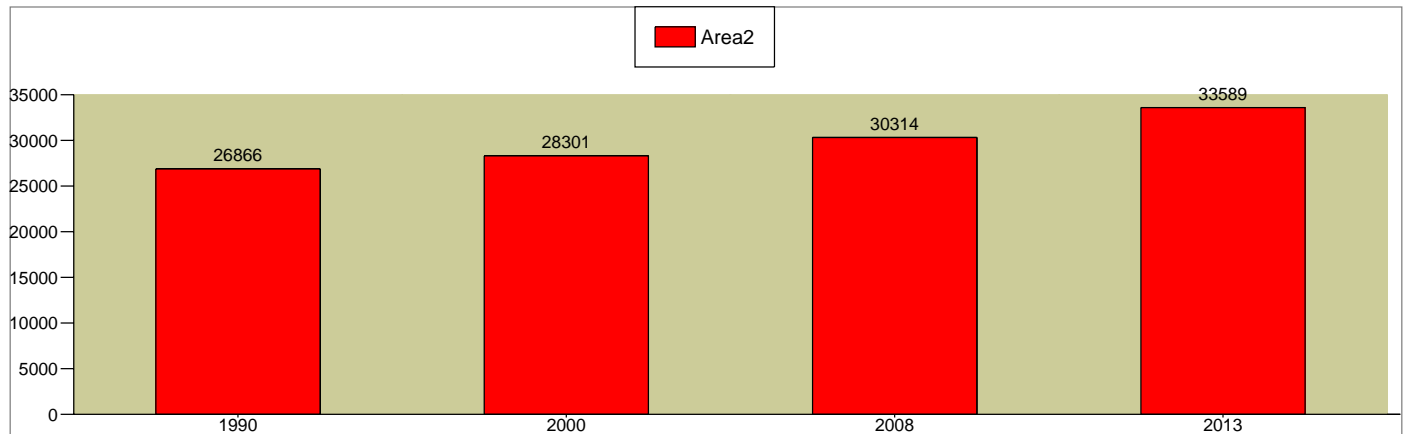
2.07%

1.4%

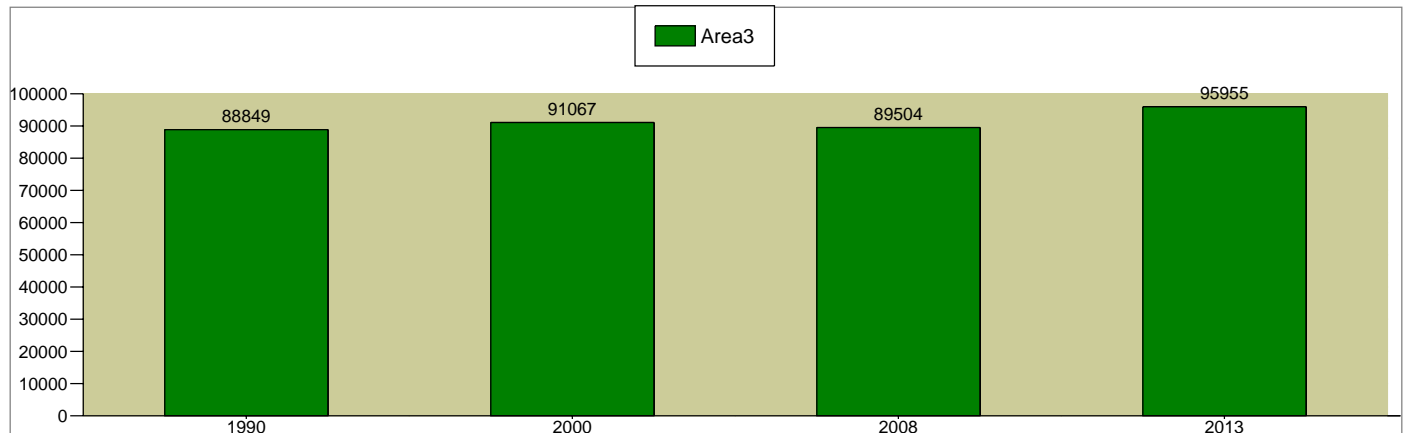
Total Civilian Employed Population 16+



Total Civilian Employed Population 16+



Total Civilian Employed Population 16+



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI converted 1990 Census data into 2000 geography. ESRI forecasts for 2008 and 2013.



901 Bridgewood Drive 901 Bridgewood Drive 901 Bridgewood Drive

Latitude 32.767288

Longitude -97.218100

Ring: 1.0 mile

Ring: 3.0 mile

Ring: 5.0 mile

2000 - 2008 Households Annual Rate

0.23%

1.57%

0.77%

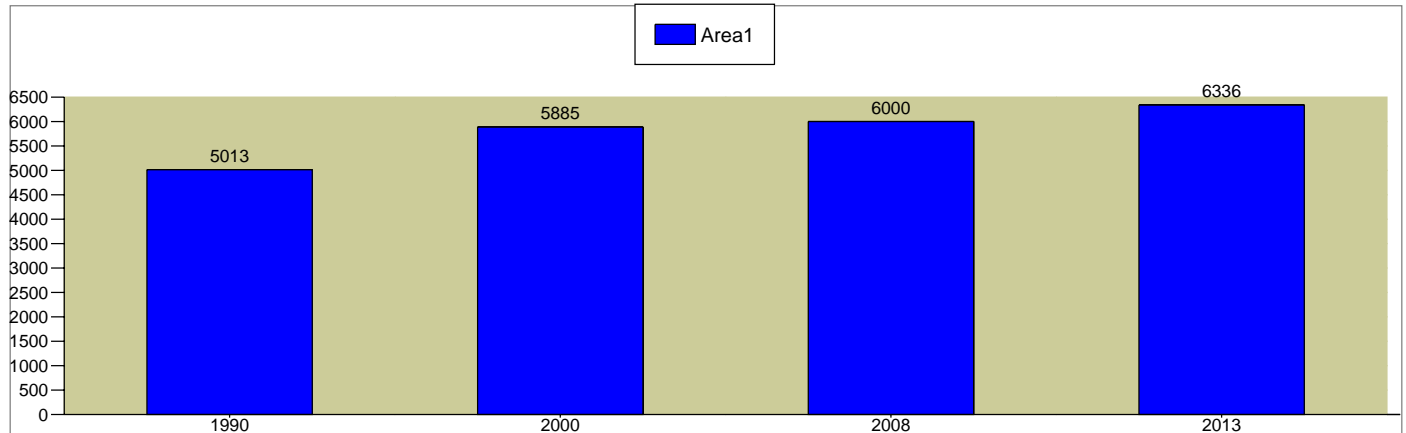
2008 - 2013 Households Annual Rate

1.1%

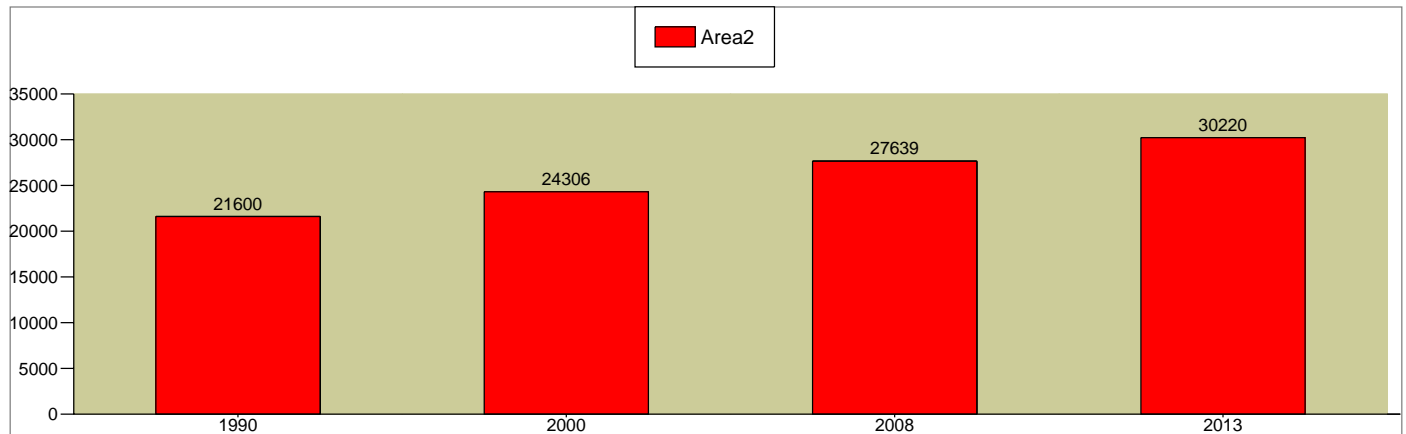
1.8%

1.27%

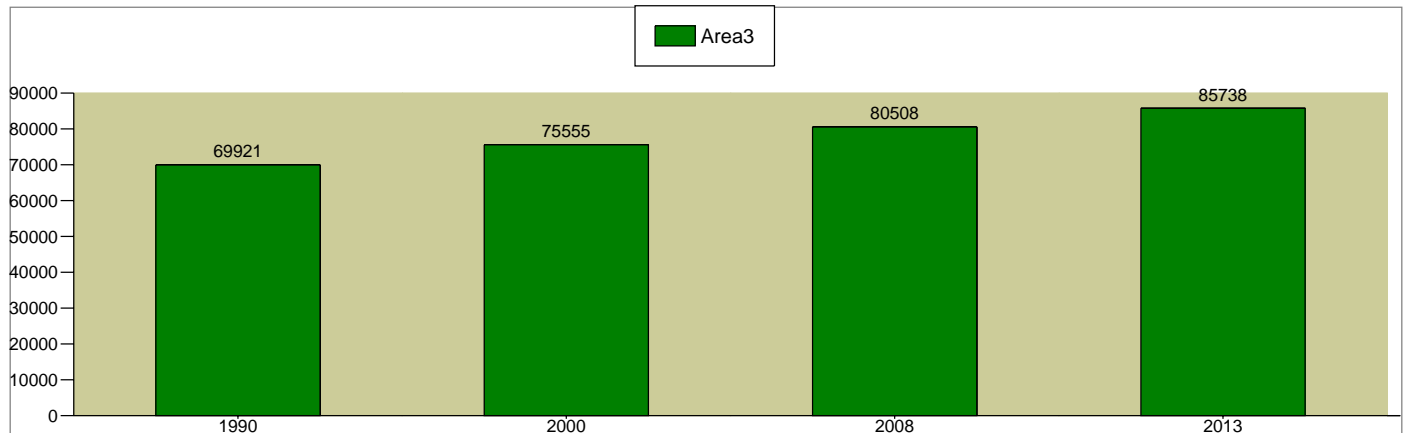
Total Households



Total Households



Total Households



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI converted 1990 Census data into 2000 geography. ESRI forecasts for 2008 and 2013.



Latitude 32.767288	901 Bridgewood Drive	901 Bridgewood Drive	901 Bridgewood Drive
Longitude -97.218100	Ring: 1.0 mile	Ring: 3.0 mile	Ring: 5.0 mile

1990 Households by Income

Household Income Base	5,018	21,570	70,212
< \$15,000	24.3%	22.9%	24.6%
\$15,000 - \$24,999	26.0%	19.9%	19.1%
\$25,000 - \$34,999	18.3%	17.3%	16.7%
\$35,000 - \$49,999	15.4%	18.2%	17.9%
\$50,000 - \$74,999	9.2%	14.8%	13.7%
\$75,000 - \$99,999	2.7%	3.7%	4.3%
\$100,000 - \$149,999	2.3%	2.3%	2.5%
\$150,000+	1.8%	1.0%	1.2%
Median Household Income	\$24,872	\$28,779	\$28,596

2000 Households by Income

Household Income Base	5,726	24,169	75,530
< \$15,000	19.4%	16.8%	16.1%
\$15,000 - \$24,999	21.8%	15.7%	15.0%
\$25,000 - \$34,999	18.4%	14.9%	14.9%
\$35,000 - \$49,999	18.4%	18.5%	17.7%
\$50,000 - \$74,999	11.8%	18.4%	18.9%
\$75,000 - \$99,999	5.5%	9.2%	8.9%
\$100,000 - \$149,999	3.5%	4.6%	5.7%
\$150,000 - \$199,999	0.4%	0.9%	1.5%
\$200,000+	0.9%	0.9%	1.4%
Median Household Income	\$28,793	\$36,571	\$37,793

2008 Households by Income

Household Income Base	6,000	27,638	80,511
< \$15,000	13.6%	11.7%	12.0%
\$15,000 - \$24,999	15.8%	11.0%	10.8%
\$25,000 - \$34,999	16.3%	11.5%	11.4%
\$35,000 - \$49,999	20.6%	17.1%	17.3%
\$50,000 - \$74,999	17.8%	21.4%	20.9%
\$75,000 - \$99,999	8.6%	15.6%	15.1%
\$100,000 - \$149,999	4.9%	8.5%	8.3%
\$150,000 - \$199,999	1.5%	1.9%	2.2%
\$200,000+	1.1%	1.4%	2.1%
Median Household Income	\$37,037	\$48,642	\$48,477

2013 Households by Income

Household Income Base	6,335	30,219	85,737
< \$15,000	11.0%	9.3%	9.9%
\$15,000 - \$24,999	9.8%	7.2%	7.3%
\$25,000 - \$34,999	13.8%	9.0%	9.0%
\$35,000 - \$49,999	21.5%	15.5%	15.8%
\$50,000 - \$74,999	24.0%	25.7%	25.5%
\$75,000 - \$99,999	9.9%	14.3%	14.0%
\$100,000 - \$149,999	6.9%	14.8%	13.4%
\$150,000 - \$199,999	1.6%	2.3%	2.4%
\$200,000+	1.5%	1.9%	2.6%
Median Household Income	\$44,511	\$61,616	\$60,924

2000 - 2008 Median Household Income Annual Rate	3.1%	3.52%	3.06%
2008 - 2013 Median Household Income Annual Rate	3.74%	4.84%	4.68%

Data Note: Detail may not sum to totals due to rounding. Income represents annual income for the preceding year. Income for 2008 and 2013 is expressed in current dollars, including an adjustment for inflation.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI converted 1990 Census data into 2000 Geography. ESRI forecasts for 2008 and 2013.



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Latitude 32.767288			
Longitude -97.218100	Ring: 1.0 mile	Ring: 3.0 mile	Ring: 5.0 mile

2008 Households by Net Worth

Total	5,999	27,639	80,508
< \$15,000	56.8%	34.6%	31.1%
\$15,000 - \$34,999	11.8%	10.0%	10.2%
\$35,000 - \$49,999	4.3%	4.4%	4.9%
\$50,000 - \$74,999	4.6%	5.6%	6.0%
\$75,000 - \$99,999	3.2%	4.9%	5.2%
\$100,000 - \$149,999	3.6%	7.4%	7.4%
\$150,000 - \$249,999	4.3%	10.1%	9.5%
\$250,000 - \$499,999	5.0%	11.8%	12.3%
\$500,000 - \$999,999	3.7%	7.4%	8.0%
\$1,000,000+	2.6%	3.7%	5.3%
Median Net Worth	\$13,194	\$53,287	\$63,946
Average Net Worth	\$179,580	\$292,809	\$362,977

2008 Households by Disposable Income

Total	6,000	27,638	80,509
< \$15,000	16.1%	13.5%	13.9%
\$15,000 - \$24,999	18.0%	12.8%	12.7%
\$25,000 - \$34,999	20.1%	15.0%	14.8%
\$35,000 - \$49,999	20.0%	19.7%	19.6%
\$50,000 - \$74,999	16.6%	23.9%	23.3%
\$75,000 - \$99,999	4.5%	7.9%	7.7%
\$100,000 - \$149,999	3.4%	5.4%	5.7%
\$150,000 - \$199,999	0.7%	0.7%	1.1%
\$200,000+	0.7%	0.9%	1.4%
Median Disposable Income	\$32,296	\$40,248	\$40,293
Average Disposable Income	\$41,595	\$49,756	\$51,488

2000 Housing Units

Owner Occupied Housing Units	6,541	26,498	80,753
Renter Occupied Housing Units	22.7%	48.5%	55.2%
Vacant Housing Units	68.1%	43.4%	38.4%
	9.2%	8.0%	6.5%

2008 Housing Units

Owner Occupied Housing Units	7,065	31,454	89,788
Renter Occupied Housing Units	21.6%	47.8%	52.8%
Vacant Housing Units	63.3%	40.0%	36.9%
	15.1%	12.1%	10.3%

2013 Housing Units

Owner Occupied Housing Units	7,575	34,785	96,723
Renter Occupied Housing Units	20.7%	46.4%	50.4%
Vacant Housing Units	63.0%	40.5%	38.2%
	16.4%	13.1%	11.4%

Data Note: Disposable Income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Net Worth is total household wealth minus debt, secured and unsecured. Net Worth includes the home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc. Examples of secured debt include home mortgages and vehicle loans; examples of unsecured debt include credit card debt, certain bank loans, and other outstanding bills. Forecasts of net worth are based on the Survey of Consumer Finances, Federal Reserve Board. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.

Sperry Van Ness Advisors



Trevor Dyck

Associate Advisor
Sperry Van Ness

Trevor Dyck serves as an associate for Sperry Van Ness/Visions Commercial, specializing in the sale of land and commercial development of retail, multifamily and office property in the Texas, Dallas/Fort Worth market. In his first year of investment real estate he closed transactions totaling \$9.5 million. Although new to the commercial world, he has always met new challenges head on. Dyck places his client's interests first and is passionate about achieving maximum value for their listings.

Prior to joining Sperry Van Ness, Dyck was an airline pilot for six years for Champion Air. Additionally, he owned Pro Painters, a contracting business in South Carolina working for historic Charleston homes, the Navy, and high-end custom builders. His last year of sales exceeded \$500,000.

Dyck is a member of the Society of Commercial Realtors, the Texas Association of Realtors. He was one of the 2005 Rookies of the Year with Visions Realty & Investments, Inc.

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Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

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