

For Sale



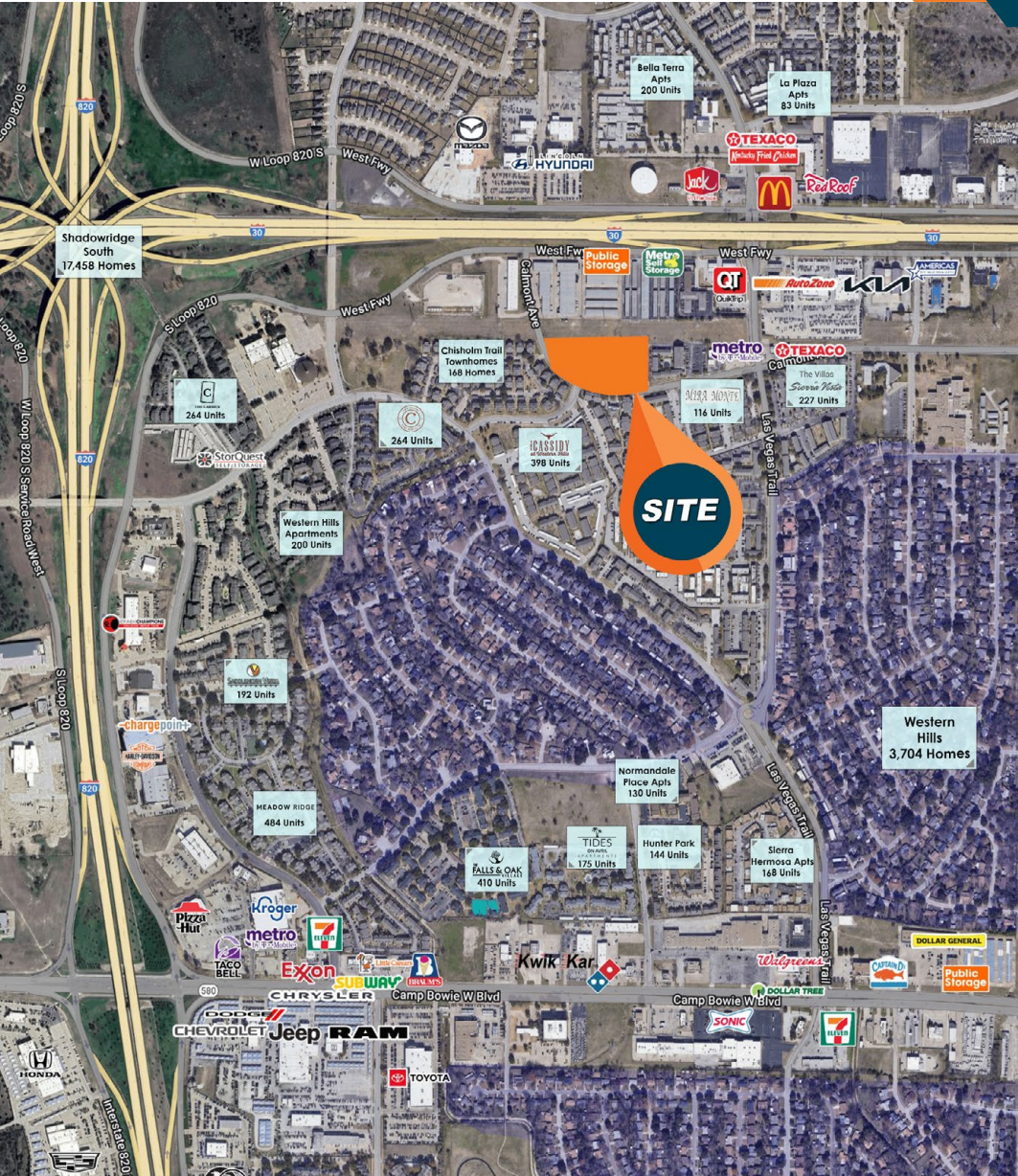
3.348 Acres Fort Worth, TX

8800 Calmont Ave
Fort Worth, TX 76116



Hunington

Hunington Properties, Inc.
7700 Windrose Ave. Suite 03-128
Plano, Texas 75024
214-689-3600
hpiproperties.com



3.348 ACRES FORT WORTH, TX

8800 Calmont Ave, Fort Worth, TX 76116



Property Details

Asking Price	\$575,000
Lot Size	3.348 Acres
Zoning	PD Zoning - Click Here!
Utilities	To The Site
Price PSF	\$3.94 PSF



Property Highlights

- Calmont Avenue features a mix of retail stores, restaurants, and service-oriented businesses
- Several office buildings and complexes are situated along Calmont Avenue, providing professional spaces for businesses ranging from small startups to established corporations
- Easy access to high traffic I-30 Hwy with 61,995 vpd



Demographics

Population (2023)	2 mi. - 44,832
	3 mi. - 82,965
	5 mi. - 157,745
Average HHI	2 mi. - \$71,446
	3 mi. - \$94,517
	5 mi. - \$106,259

Traffic Counts

I-30 Hwy - 61,995 vpd
Las Vegas Trail - 8,539 vpd



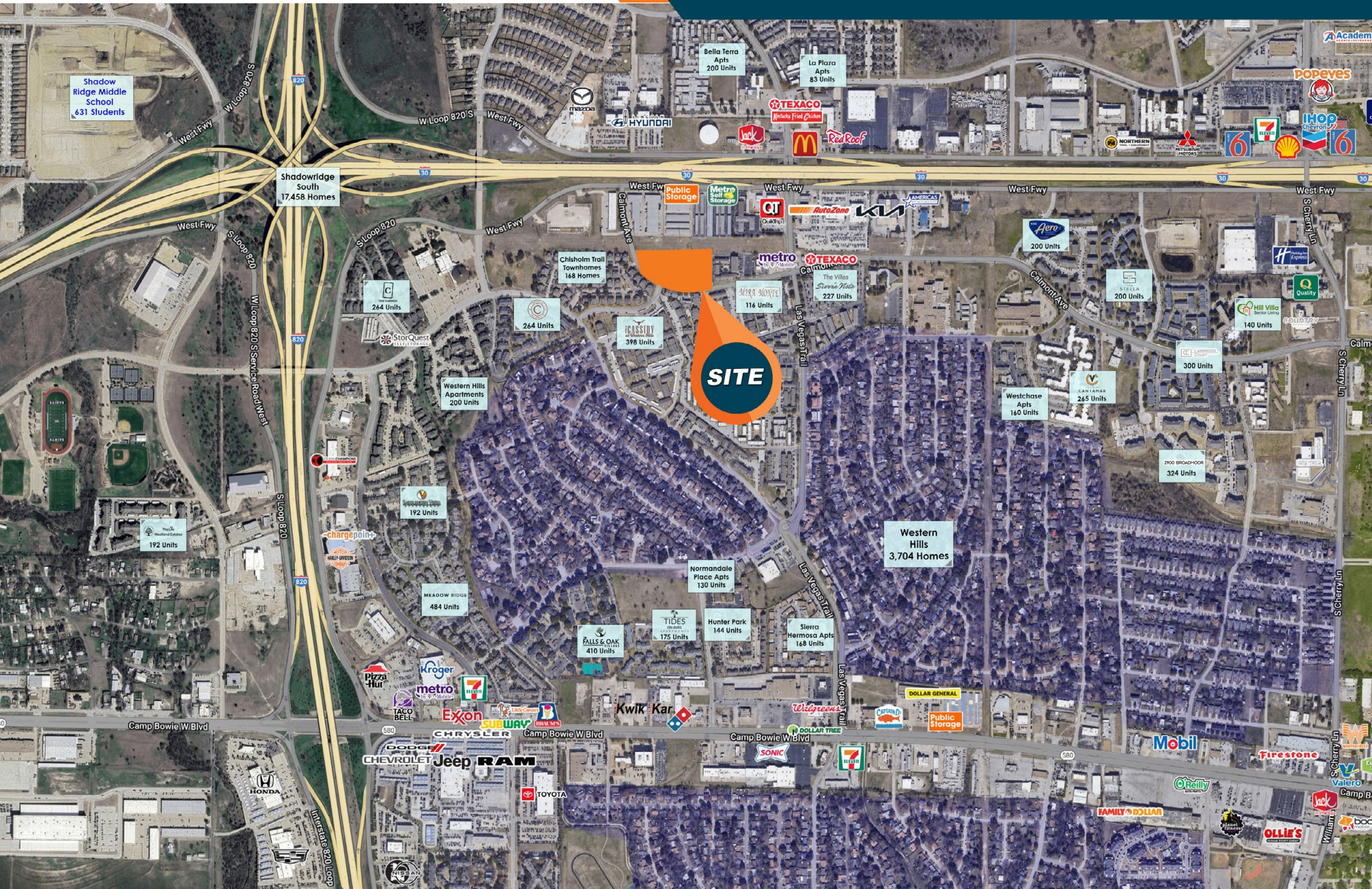
Matthew Kivnani
Senior Associate | Brokerage
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Hunnington Properties, Inc.

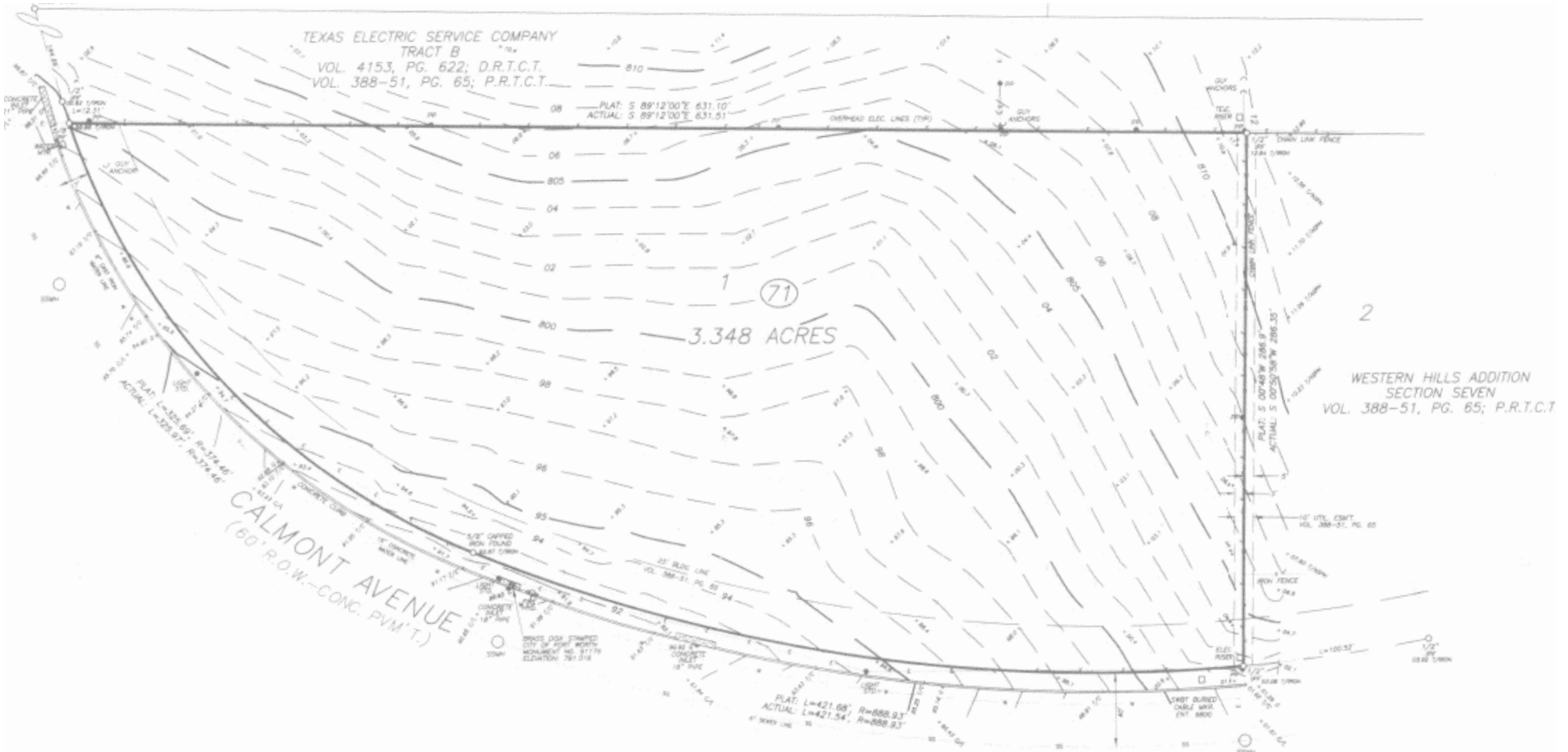
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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunnington Properties or by any agent, independent associate, subsidiary or employee of Hunnington Properties. This information is subject to change.









- NOTES:
- 1) THIS SITE IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOLUME 2041, PAGE 48, DEED RECORDS, TARRANT COUNTY, TEXAS.
 - 2) BEARINGS CORRELATED TO PLAT CALL N 89°12'00" E 631.10' ALONG NORTH LINE OF LOT 1, BLOCK 71, VOL. 388-51, PG. 65, P.R.T.C.T.
 - 3) THE EASEMENT RECORDED IN VOL. 1303, PG. 332, D.R.T.C.T. DOES NOT AFFECT THIS SITE.
 - 4) BENCH MARK: CITY OF FORT WORTH MONUMENT NO. 2117E, ELEVATION = 701.018 FEET, LOCATED ON THE NORTH CURB LINE OF CALMONT AT THE INTERSECTION OF CALMONT AND CALMONT IN THE CENTER OF A STANDARD 10' WIDE 1" OFF THE FACE OF CURB AND 11.5' WEST OF A FIRE HYDRANT.
 - 5) ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 999300000 05, EFFECTIVE DATE - AUGUST 8, 1992, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND OF THE LEGALLY DESCRIBED PROPERTY AS SHOWN HEREON. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT, THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE SHOWN. ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, EXCEPT AS SHOWN, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED, AND THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN ON SAID PLAT. THERE ARE NO ENCUMBRANCES, PROVISIONS, OR APPARENT EASEMENTS, EXCEPT AS SHOWN.

Brent A. Mizell
 BRENT A. MIZELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 7847
 FEBRUARY 22, 2001



Boundary and Topographic Survey
 Lot 1, Block 71
 WESTERN HILLS ADDITION
 SECTION SEVEN
 An Addition to the City of Fort Worth
 Tarrant County, Texas
 As Recorded in Volume 388-51, Page
 Plat Records, Tarrant County, Texas

SCALE: 1"=40'
 LAND SURVEYING, INC.

Neighborhood Empowerment Zone Program (NEZ)



Background

Chapter 378 of the Texas Local Government Code, effective since May 1999, authorizes municipalities to create NEZs and provide tax and other incentives to promote affordable housing and economic development, and improve the quality of social services, education, or public safety for residents of the NEZ. Pursuant to this law, the Fort Worth City Council created the NEZ program in 2001 to encourage redevelopment activities in Fort Worth's central city, particularly target areas such as commercial corridor urban villages.

Selection Criteria for NEZ

A NEZ may be selected in one of two ways: designation by the City Council or through an application process. Selection criteria for a NEZ include:

- Be aimed at creating or rehabilitating affordable housing, promoting economic development, or improving the quality of public services
- Have at least 75% of its boundaries located in CDBG-eligible areas
- Have no more than 6,000 people or be no larger than 1.5 square miles at the time of designation
- Meet criteria for State Reinvestment Zone

The City Council will give priority consideration to areas located within or include state/federal empowerment or enterprise zones, mixed-use growth centers, Model Blocks, special target areas, or commercial corridors. If a proposed NEZ boundary includes an urban village as defined in the Fort Worth Comprehensive Plan, a logical, defensible area of the urban village as determined by the City must be zoned mixed-use.

Incentives Available in a NEZ

Municipal Property Tax Abatement

The following properties and projects may qualify for municipal property tax abatements if approved by City Council:

- Owner-occupied single family property
- Investor-owned single family property
- Single family development project
- Multi-family development project
- Commercial, industrial or community facilities development project
- Mixed-use development project

Fee Waivers

The following fees are waived for **qualified projects**:

- All building permit related fees (including plans review and inspections)
- Plat application fee (including concept plan, preliminary plat, final plat, short form replat)
- Board of Adjustment application fee
- Demolition fee
- Structural moving fee
- Community Facility Agreement (CFA) application fee
- Zoning application fee
- Street and utility easement vacation application fee
- Impact fee
- Ordinance Inspection fee
- Consent/Encroachment Agreement Application fee
- Transportation Impact fee
- Urban Forestry Application fee
- Sign Permit fees

Release of City Liens

The following City liens may be released for **qualified properties or projects**:

- Weed liens
- Demolition liens
- Board-up/open structure liens
- Paving liens

Designated NEZ Areas

There are currently twenty designated NEZs:

- Evans/Rosedale
- Hemphill/Berry
- Historic Handley
- Magnolia Village
- Polytechnic/Texas Wesleyan
- Como/Sunset Heights
- Riverside
- Rolling Hills
- Stop Six
- Woodhaven
- Berry/University
- Lake Arlington
- Trinity Park
- Oakland Corners
- Berryhill/Mason Heights
- 28th Street/Meacham
- Northside
- Six Points
- Northeast 820/I-30
- Highland Hills

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.

Hunington Properties, Inc.	454676	sandy@hpiproperties.com	713.623.6944
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sanford Paul Aron	218898	sandy@hpiproperties.com	713.623.6944
Designated Broker of Firm	License No.	Email	Phone
Matthew Kivnani	741535	matthew@hpiproperties.com	214.689.3600
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date