

FOR SALE

I-820 & Randol Mill Land

107 E Loop 820 | Fort Worth, TX 76120



SPACE AVAILABLE

4.212 Acres
(183,493 SF)

PRICING INFORMATION

CONTACT BROKER

LOCATION

SEC Randol Mill Rd &
E Loop 820

TRAFFIC GENERATORS



- Corner of Randol Mill Rd & I-820 featuring 610' of I-820 Frontage
- Zoned E Commercial: Retail, restaurants, offices, health care, banks and more
- I-820 Undergoing 1-Lane Expansion Each Way, Estimated for Substantial Completion in 2022
- 1.4 Miles North of I-30 (2 Minute Drivetime)
- 3.7 Miles South of TX-183/121 Fwy (6 Minute Drivetime)
- Highway Visibility & Direct Access (121,000 VPD)
- Nearby 350+ SFR Development Coming Soon "Oakridge by LGI Homes"

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	10,689	78,617	239,641
Employees	1,954	28,138	79,206
Average Household Income	\$56,958	\$68,973	\$69,459
2019-25 Projected Pop. Growth	9.01%	7.09%	6.46%
Traffic Count	121,854 VPD @ I-820 & Randol Mill Rd		

*Costar.com 2020



Barrett England

817.803.3287

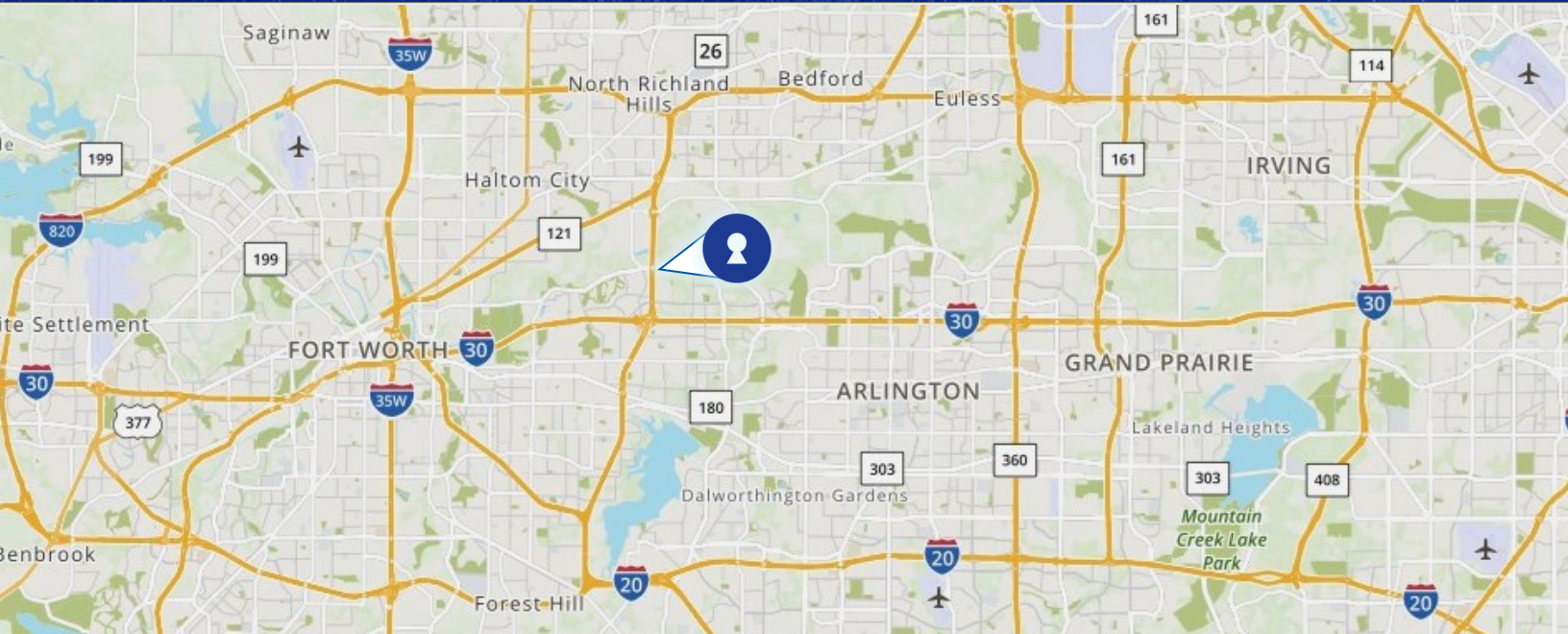
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SURVEY & I-820



YouTube Link: [IH820 Final Animation Update](#)

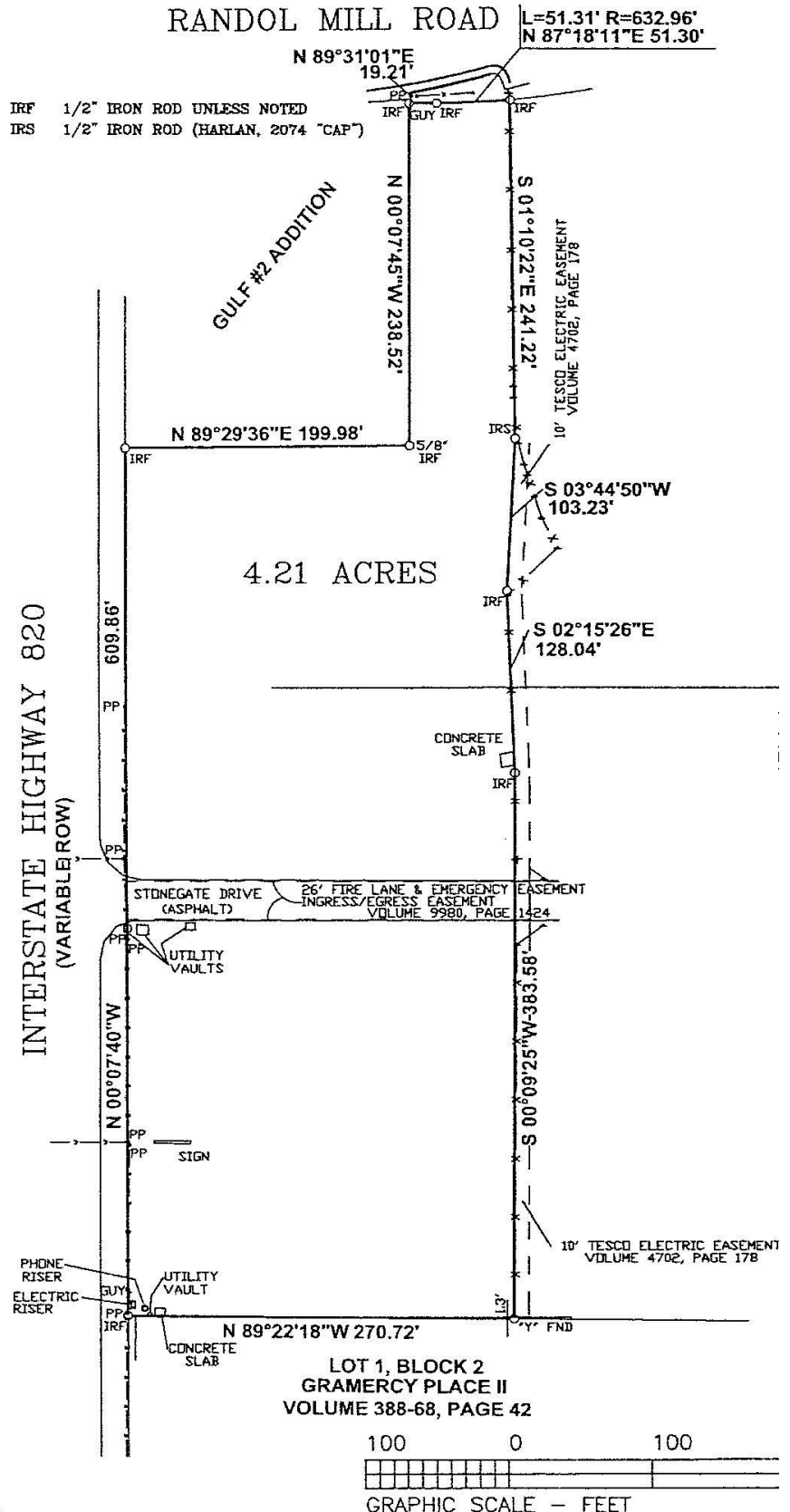
TxDOT Clear Lanes Initiative

TxDOT has environmentally cleared the I-820 East Loop to ultimately re-construct I-820 from SH 121/183 to Randol Mill Road, and SH 121 from Handley Ederville Road to the south interchange with I-820.

Funded Improvements

As part of the [Texas Clear Lanes](#) initiative, TxDOT secured congestion relief funding for a segment of the I-820 East Loop from SH 121/183 to Randol Mill Road. This interim four-mile project will add one mainlane each direction, replace bridges for SH 10 and the Trinity River, and construct direct connect ramps to/from SH 121. Construction began in August 2018 on this \$174 million project. It is estimated for substantial completion in 2022.

(Source: <https://www.txdot.gov/inside-txdot/projects/studies/fort-worth/i-820-east-loop.html>)



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Information On 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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