

Walmart Outparcels For Sale

Ft. Worth, TX

Store #2834

SEC Golden Triangle & Park Vista



For more information
about this site, contact:

Ryan Tinch
Hollis Bloom
(214) 265-1555
ryan@hollisbloom.com

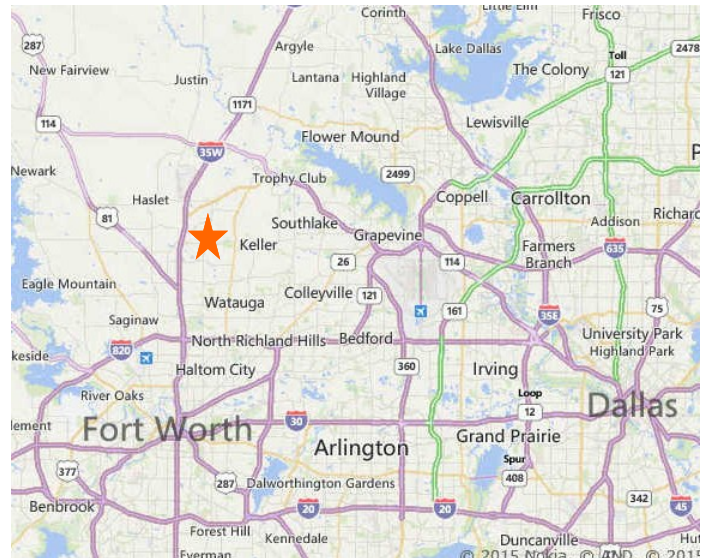
Other sites available at
www.walmartrealty.com



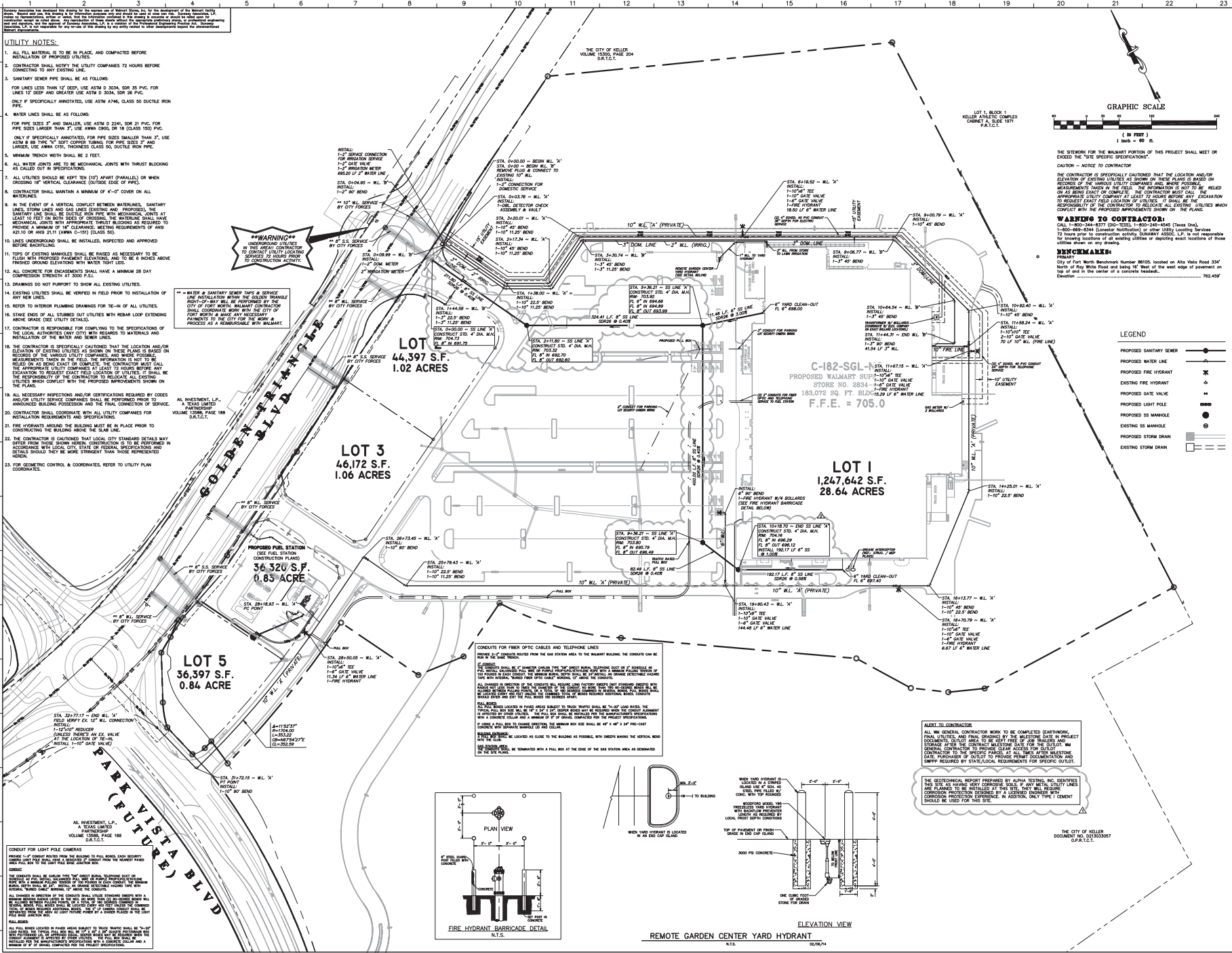
Lot 2: ± 1.02 acres - **Coming Soon**
Lot 3: ± 1.06 acres - **Coming Soon**
Lot 5: ± .84 acres - **Coming Soon**

Demographic Summary

1 Mile:	
Population:	10,100
Median HH Income:	\$88,000
3 Mile:	
Population:	94,200
Median HH Income:	\$93,200
5 Mile:	
Population:	203,100
Median HH Income:	\$87,600



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



Utility Plan

Supercenter #2834
Golden Triangle Blvd.
Fort Worth, Texas

Walmart

FOR THE CITY OF FORT WORTH
CITY ENGINEER
CHRISTOPHER M. BOGGS
10018B
01/15/15

DATE: December 3, 2014
SCALE: 1" = 60'
SHEET: 12 OF 19

DATE: _____
DRAWN BY: JBB / CCB
CHECKED BY: COB
DESIGNED BY: CMB
QUALITY CONTROL: TCF
DATE: December 3, 2014
SCALE: 1" = 60'
SHEET: 12 OF 19

Dunaway Associates, LP

550 Bailey Avenue, Suite 400
Fort Worth, Texas 76107

Chris Biggers
(817) 335-1121
(817) 429-1370

cbiggers@dunaway-assoc.com

Location of Project:	Fort Worth, Texas		
Store Type:	Supercenter		
Size of the Store:	182	Store #:	2834
Date of this Report:	Tuesday, January 20, 2015		

<u>OUTLOT/EXCESS LAND</u>			<u>SETBACKS</u>				<u>ZONING</u>
Lot #	Size (in Acres)	Usable Size (in Acres)	Minimum building setbacks for each property				Current zoning
			Front	Left Side	Right Side	Back	Zoning
Lot 2	1.02 AC		35'	5'	5'	10'	General Commercial
Lot 3	1.06 AC		35'	5'	5'	10'	General Commercial
Lot 5	0.84 AC		35'	10'	5'	10'	General Commercial

ZONING

1. Is there an Overlay District, PUD, etc. that impacts the development of the outlot/excess land?

No

2. If yes, please describe:

3. What Jurisdiction is the property in?

City of Fort Worth

4. Is a restaurant permitted?

Yes

5. Is patio seating permitted?

Yes

6. Is there a restriction prohibiting a drive thru (restaurant, bank, etc.)?

No

7. Please add any additional information/comments that impact the outlot/excess land regarding zoning:

PARKING REQUIREMENTS:

1. Wal-Mart's required parking ratio:

Restaurant	15 / 1,000
Retail	5 / 1,000

2. Is the City or County's parking requirement greater than Wal-Mart's

No

If Yes, what is the requirement?

Restaurant	10/1,000
Retail	4/1,000

SIGNAGE:

1. What type of signage is allowed for the outlots per local codes and/or ordinances?

Monument

2. If other, please define:

Pylon signs are only allowed with a USA.

3. What is the maximum height allowed for the signage?

Monoment - 8 feet; Pylon - 8 feet at ROW plus 1 foot in height for each foot of setback up to 25 feet.

4. What is the maximum square footage allowed for the signage?

Monoment - maximum advertised message area is 96 SF with a maximum width of 16 feet; Pylon - maximum advertised message area is 300 SF with a maximum width of 16 feet.

5. Explain how the square footage is calculated:

A maximum allowable sign area shall be the lesser of one square foot of signage per linear foot of street frontage, or 195 SF for principal arterials. In addition, a mimum of 25%of the sign face, excluding the base, shallcontain non-advertised message area.

6. If Other or No signage is permitted explain why and give options to change the signage regulations:

7. Is roof signage permitted?

Yes

8. What is the maximum size?

It may not exceed 10 percent of the area of the closest wall of the buildign above which the sign is placed, it may not exceed 4 feet above the roof or the top of the parapet wall at the roof, whichever is higher, and all roof signs placed upon a building upon one plattedlot shall be be similar in size, shape, area, and design.

9. Are wall logo's and/or signs permitted?

Yes

10. Is Neon signage permitted?

No

11. How long is the variance process for outlot signage and what is required?

Upon submitting a variance to the board of adjustment, the application shall be reviewed by staff and a hearing will be scheduled. Notices of the hearing must be sent to the adjacent property owners within 300 feet of the subject property at least 15 days prior to the time and place of the public hearing.

12. Describe all reviews, hearings, variances and general requirements known at this time:

Variances require staff review and board of adjustment approval.

PLATTING

1. Is the property (including the outlots/excess land) required to be platted?

Yes

1a. If no please explain:

1b. If yes, has the plat been recorded?

No

1c. What is the book, page or volume?

1d. What was the date it was recorded?

2. If the property has not been platted, please describe the process including who is responsible for the platting and timeframe for completion.

The property is anticipated to be platted after closing.

****Note: If platting is not required, a metes and bounds legal description for each parcel should be forwarded to the respective Wal-Mart Land Development Manager as soon as possible.**

STREET/HIGHWAY ACCESS AND TRAFFIC STUDY:

1. Who has Jurisdiction on this site?

City of Fort Worth

2. Will the Jurisdiction allow direct access and/or curbcuts to the main street or highway?

Yes

3. If there is a concrete median in front of the property, will the Jurisdiction allow it to be cut?

No

****Note: Wal-Mart does not typically allow purchaser's direct access and/or curbcuts to the main street or highway. Access to the outlot/excess land is granted through the Wal-Mart access drive!**

4. Are there any future highway/street improvements anticipated that would impact the outlot/excess land?

No

4a. If yes, please describe along with the timeframe and location:

5. Are sidewalks required on the outlot/excess land?

Yes

5a. If yes, what type and size:

5' concrete sidewalks are already present along Golden Triangle and will also be installed along Park Vista Boulevard.

6. Was a traffic study performed for the overall project?

Yes

6a. If yes, was the outlot(s)/excess land included?

Yes

6b. What was the estimated traffic count, peak hour trips, total trips, proposed use, etc. for each parcel?

The estimated traffic count for each outparcel depends on the use of the outlot. The TIA projected outlot uses of high turnover/sit down restaurants, specialty retail center, and a drive-in bank. The AM peak trips were estimated at 13, 27, and 17, and the PM peak trips were estimated at 14, 14, and 31, respectively.

6c. Will an additional traffic study be required for each purchaser?

No

6d. If yes, please explain why and any requirements including applicable timeframes:

[Empty text box for explanation]

6e. Does the traffic study, trips, etc. have an expiration date?

Yes

6f. If yes, please provide the expiration date and any other important information:

The TIA was designed with a build-out of 2015 and a horizon year of 2020.

UTILITIES:

Water

1. Is water stubbed to the outlot(s)?

Yes

1a. If not, where is it located?

Water is stubbed along Golden Triangle Blvd.

2. Is water stubbed to the excess land?

N/A

2a. If not, where is it located?

City of Fort Worth

3. Who has Jurisdiction of the water line?

12"

4. What is the size of the water main?

5. What is the normal pressure?

Yes

6. Is there a Tap Fee?

Yes

7. Is there a Meter Fee?

Yes

8. Can the hose bibs & irrigation be on a separate meter?

8"

9. What is the size of the line required?

Yes

10. Are backflow preventer valves required for fire sprinkler lines?

Yes

11. Is the water line located in an existing easement?

No

12. Is there a current moratorium or a chance for one in the future?

13. Please add any additional information/comments regarding water:

The water stub for Lots 2 and 3 ends just outside of the pavement inside a utility easement and both lots will need to make a connection to bring the water to the outlot.

Sanitary Sewer

1. Is sanitary sewer stubbed to the outlot(s)?

Yes

1a. If not, where is it located?

2. Is sanitary sewer stubbed to the excess land?

N/A

2a. If not, where is it located?

8"

3. What is the size of the sewer line?

City of Fort Worth

4. Who has the Jurisdiction of the sanitary sewer line?

5. Nearest manhole:

Lot 2	Rim El.	706.9	Inv.El.Out	695.94
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Lot 3	Rim El.	706.9	Inv.El.Out	695.94
Lot 5	Rim El.	710.7	Inv.El.Out	699.85

- | | |
|--|--------------------|
| 6. Is a grease trap required for a restaurant? | Yes |
| 7. Is there a Tap Fee? | Yes |
| 8. Are tap fees based on water useage? | No |
| 9. Is the tap to be made by the city or a local plumber? | City of Fort Worth |
| 10. Are there any special assessments? | No |
| 11. Is there a current moratorium or a chance for one in the future? | No |
| 12. Is the sanitary sewer line located in an existing easement? | Yes |
| 13. If sanitary sewer is not available, can a septic system be used? | N/A |

13a. What type?

N/A

13b. Additional Comments:

N/A

14. Can the septic field be paved over?

N/A

15. Has a percolation test been performed?

N/A

15a. When?

N/A

15b. What were the results? (1' in 30 minutes is required for a restaurant)

N/A

15c. If the test did not meet the above requirements, what are the alternative solutions?

N/A

****Note: Purchaser is responsible to perform their own percolation test on the outlot/excess land if a septic system is required.**

16. Please add any additional information/comments regarding sanitary sewer:

Each lot has a 6" SS stub to the lot from the nearest manhole. The elevation of the stub for Lots 2 and 3 is 696.00, and the elevation for the stub for Lot 5 is 699.92.

Storm Sewer:

1. Is storm sewer stubbed to the outlot?

Yes

2. Is storm sewer stubbed to the excess land?

N/A

3. If not, please explain how the storm sewer drainage will be addressed for each outlot/excess land:

4. Has Wal-Mart's detention facility been sized to accept the drainage?	No
5. Is the Wal-Mart detention pond encroaching on or included within the outlot/excess land property line?	Yes
6. Who has the Jurisdiction of the storm sewer?	City of Fort Worth
7. What is the size of the storm sewer?	18" lines to each outlot
8. What is the depth?	3' deep to Lots 2 and 3 and 2.5' to Lot 5
9. What is the tap fee?	N/A
10. Are catch basins required?	No
11. Is the storm sewer located in an existing easement?	No

12. Please add any additional information/comments regarding storm sewer:
The current site does not have any detention ponds present since the development is located immediately adjacent to the floodplain and existing creeks.

****Note: Purchaser will have to comply fully with any federal, state or local laws, regulations, ordinances, permits or other authorizations or approvals or other requirements relating to storm water discharges or the control or erosion or sediment discharges from construction projects, including but not limited to the Clean Water Act, 33 U.S.C.-1251 et seq., and the Storm Water General Permit for Discharges associated with Construction Activities (collectively the "Storm Water Requirements") including without limitation preparing a Storm Water Pollution Prevention Plan (if applicable) to avoid negatively impacting any erosion or sediment controls during earth-disturbing activities, if any.**

Electric

1. Is electric stubbed to the outlot?	No
1a. If not, where is it located?	Along Golden Triangle Blvd.
2. Is electric stubbed to the excess land?	N/A
2a. If not, where is it located?	
3. Is it overhead or underground?	Overhead
4. What is the voltage?	
5. What is the phase?	
6. What is the wire?	
7. Who has Jurisdiction of the electricity?	Tri County Electric
8. Is underground service required?	Yes
8a. If yes, will the power company bring conduit and wire to the transformer and/or building?	Yes

The power company will install provide and install primary wire for underground lines up to the transformer from existing line as needed for service.

8b. Is there a standard cost per LF for the installation?	Based on development requirements.
8c. Transformer location:	Based on development requirements.
8d. Can the outlot/excess land be serviced with either a pole mounted or pad mounted transformer	Select One
9. Is the primary service connected to the existing transformer?	No
9a. Are there any service charges or connection fees?	Yes
9b. What is the cost?	Based on development requirements.

10. Is the electric located in an existing easement?

Yes

11. Please add any additional information/comments regarding electric:

[Empty text box for additional information regarding electric]

Gas

1. Is gas stubbed to the outlet?

No

1a. If not, where is it located?

[Empty text box for 1a]

2. Is gas stubbed to the excess land?

No

2a. If not, where is it located?

[Empty text box for 2a]

3. What is the maximum amount available?

[Empty text box for 3]

4. Who has Jurisdiction of the gas line?

[Empty text box for 4]

5. What type of commitment will the gas company give?

[Empty text box for 5]

6. Will the gas company bring the line to the building?

No

6a. What is the estimated cost to do so?

[Empty text box for 6a]

6b. What is the size of the gas line?

[Empty text box for 6b]

6c. What is the pressure of the gas line?

[Empty text box for 6c]

6d. What is the BTU/CF rating?

[Empty text box for 6d]

6e. What is the specific gravity?

[Empty text box for 6e]

6f. Is a meter fee required?

Select Yes/No

7. Is the gas located in an existing easement?

Select Yes/No

8. Please add any additional information/comments regarding gas:

Walmart is not extending the gas to this site due to the 250K+ cost of the extension.

[Empty text box for additional information regarding gas]

Telephone

1. Is telephone stubbed to the outlet?

No

1a. If not, where is it located?

Along Golden Triangle Blvd

2. Is telephone stubbed to the excess land?

N/A

2a. If not, where is it located?

[Empty text box for 2a]

3. Is under ground service required?

Yes

4. Who is responsible for bringing telephone lines to the building?

Verizon will provide to building

5. Is the telephone located in an existing easement?

Yes

6. Please add any additional information/comments regarding telephone:

[Empty text box for additional information regarding telephone]

FEES:

1. Are there any unusually expensive fees or assessments relating to the future development of this property?

Yes

2. If yes, please describe in detail and attach a schedule if available:

The City of Fort Worth charges Transportation Impact Fees and Utility Impact Fees for development.

BUILDING CODES:

1. What are the building codes by which the architectural plans must comply with on the outlot/excess land?

The codes adopted by the City of Fort Worth include the 2009 IEBC, 2008 NEC, 2009 IBC, 2008 NEC, 2009 IECC, 2009 IMC, 2009 IPC and IFGC, 2009 IRC, and 2003 Sign Code Amendments

1a. What is the date they were adopted:

Various dates

2. What is the building permit fee schedule?

Permit fees are variable depending on the use of the building and the total square feet of building.

3. Is the outlot/excess land located in a fire zone or district?

No

4. Are there any special fire department requirements in addition to standard plans?

No

SITE / LANDSCAPING:

1. Is there a landscaping ordinance in place?

Yes

2. Is there any special lighting requirements?

Yes

2a. If yes, please describe:

Light poles within 140 feet of residential property shall not exceed 20 feet in height and shall be shielded away from residential property. All other light poles shall not exceed 35 feet in height. Light poles shall be consistent with the design and color for the development.

3. What type of solid waste disposal is permitted?

3a. Compaction:

Yes

3b. Bulk pick up:

Yes

3c. Front loader:

Yes

3d. Side loader:

Yes

3e. Rear loader:

Yes

3f. Who has the Jurisdiction of solid waste:

City of Fort Worth

3g. Is this adequate for Jurisdiction?

Yes

3h. Is a drain required in the trash area?

No

3i. Are hot and cold water hose bibs required in the trash area?

No

****Note: Wal-Mart requires a masonry trash enclosure for compactor, dumpster.**

SOILS / ENVIRONMENTAL:

- 1. Was the outlot(s) rough graded?
- 2. Was it compacted to Wal-Mart standard specifications?
- 3. Was the excess land rough graded, if applicable?
- 4. Was it compacted to Wal-Mart's specs?
- 5. Did the Phase 1 Environmental report indicate contamination?

Yes
Yes
N/A
Yes
No

3a. Report prepared by:

<i>Apex TITAN, Inc.</i>

3b. Dated:

<i>26-Aug-13</i>

3c. If yes, was the contamination located in close proximity to or within the outlot/excess land?

Select Yes/No

3d. If yes, was the contamination remediated as part of the overall project?

Select Yes/No

3e. Please provide any additional information/comments regarding the contamination:

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6. Is any portion of the outlot/excess land located in a flood plan and/or wetland area?

No

6a. If yes, please describe:

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TRAFFIC:

1. Average Daily Traffic:

<i>Total site 245 vph AM and 393 vph PM</i>
<i>2015</i>

v.p.d.
(year)

Civil Consultant: Please add any information and/or comments that you can think impact the development and/or title of the outlot/excess land:

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The purpose of this "Fact Sheet" is to provide general information regarding the subject property. It is the prospective purchaser's obligation to perform the necessary due diligence to insure that the property is capable of meeting the intended use.

CONTACTS:

The last page should be all local contacts (from your cover sheet)

Utility	Company/ Provider	Address	Contact	Phone	Fax	Email
Telephone	Verizon		Sam Winkles	940-349-9202	214-287-2049	sam.winkles@verizon.com
Electricity	Tri-County Electric Coop		Matthew Mollenkoph	817-431-1451		matthewm@tcectexas.com
Water	City of Fort Worth	1000 Throckmorton Fort Worth, TX 76102	Wendy Chi-Babulal	817-392-8242	817-392-8195	wendy.chi-babulal@fortworthgov.org
Sewer	City of Fort Worth	1000 Throckmorton Fort Worth, TX 76102	Wendy Chi-Babulal	817-392-8242	817-392-8196	wendy.chi-babulal@fortworthgov.org
Storm Sewer	City of Fort Worth	1001 Throckmorton Fort Worth, TX 76102	Wendy Chi-Babulal	817-392-8242	817-392-8196	wendy.chi-babulal@fortworthgov.org