

THREE OAKS

A FORT CAPITAL PROPERTY



"Fort Worth doesn't need just another build project. WE NEED MORE NEIGHBORHOODS SURROUNDING OUR RIVER, MORE SOCIAL SPOTS, MORE UNIQUE RESTAURANTS, MORE BUSINESSES AND MORE WALKABLE AREAS IN OUR CITY. The River District will offer amenities you can't find anywhere else in Fort Worth, all while making great use of the natural resources we have to help build up a long-standing community."

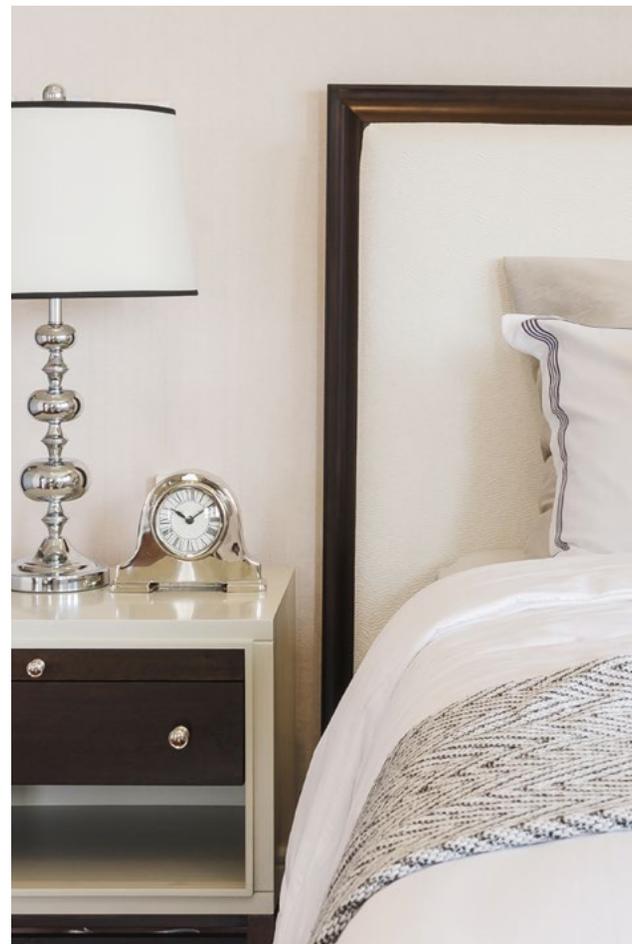
-CHRIS POWERS, CEO of Fort Capital





OVERVIEW

Three Oaks is an exclusive, gated community located just west of the Cultural District and Sundance Square in Fort Worth's flourishing River District. Parallel to Burton Hill Elementary and steps from the Trinity Trails, Three Oaks offers a scenic sanctuary for young families and empty nesters alike.



Each of the fourteen exclusive lots has been generously planned — ranging in size from 6,195 to 7,173 square feet — and the thoughtful infrastructure improvements provide new streets and sidewalks to complement each home. The central location offers residents access to Fort Worth's best amenities, including schools, entertainment, country clubs, green spaces, and more.

BY THE NUMBERS

14

Exclusive lots

7,017

Average lot square footage

140

Foot lot lengths

200

Feet from hiking and biking at Trinity Trail

3

Blocks from Shady Oaks Country Club

12

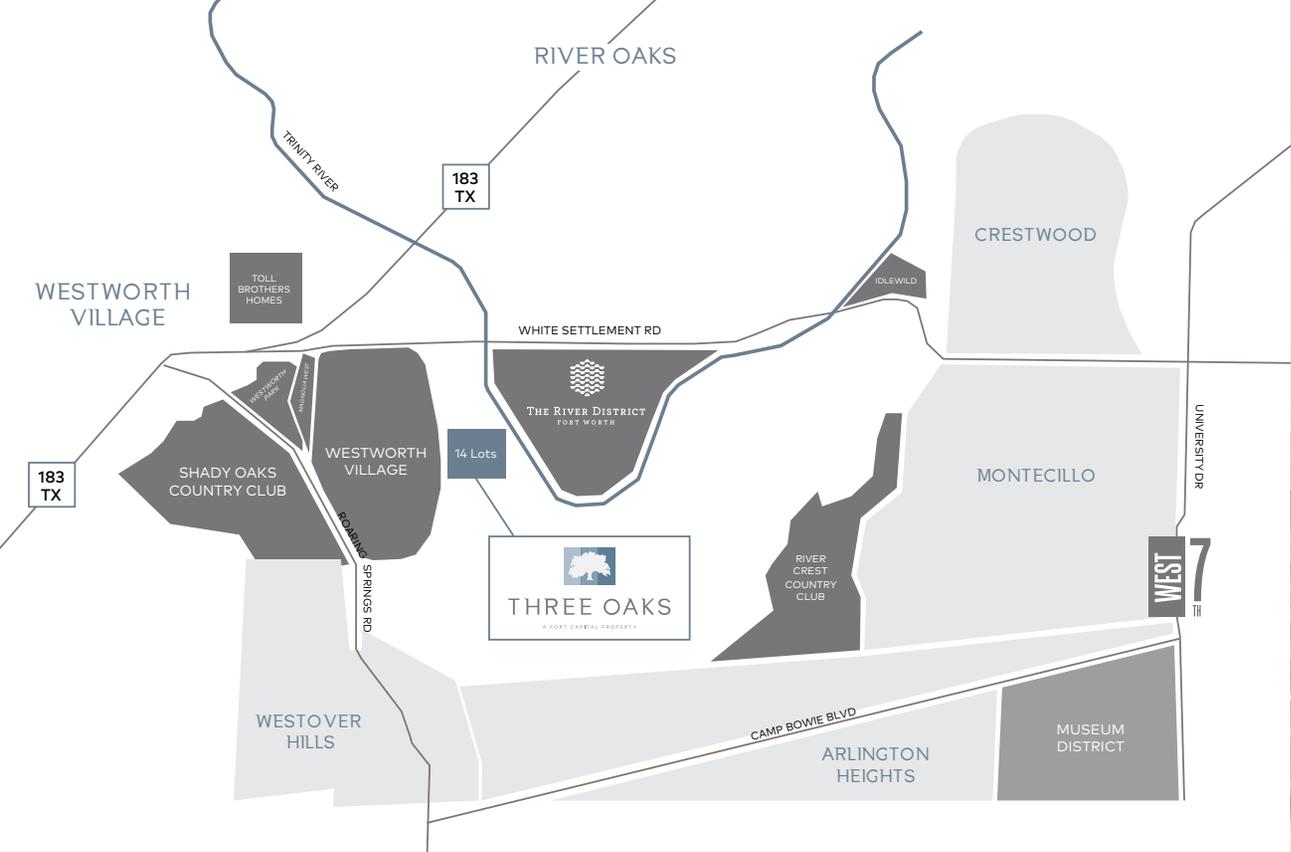
Minutes from Downtown Fort Worth

5

Minutes from River Crest Country Club

\$740,000

Average sale price in similar surrounding developments

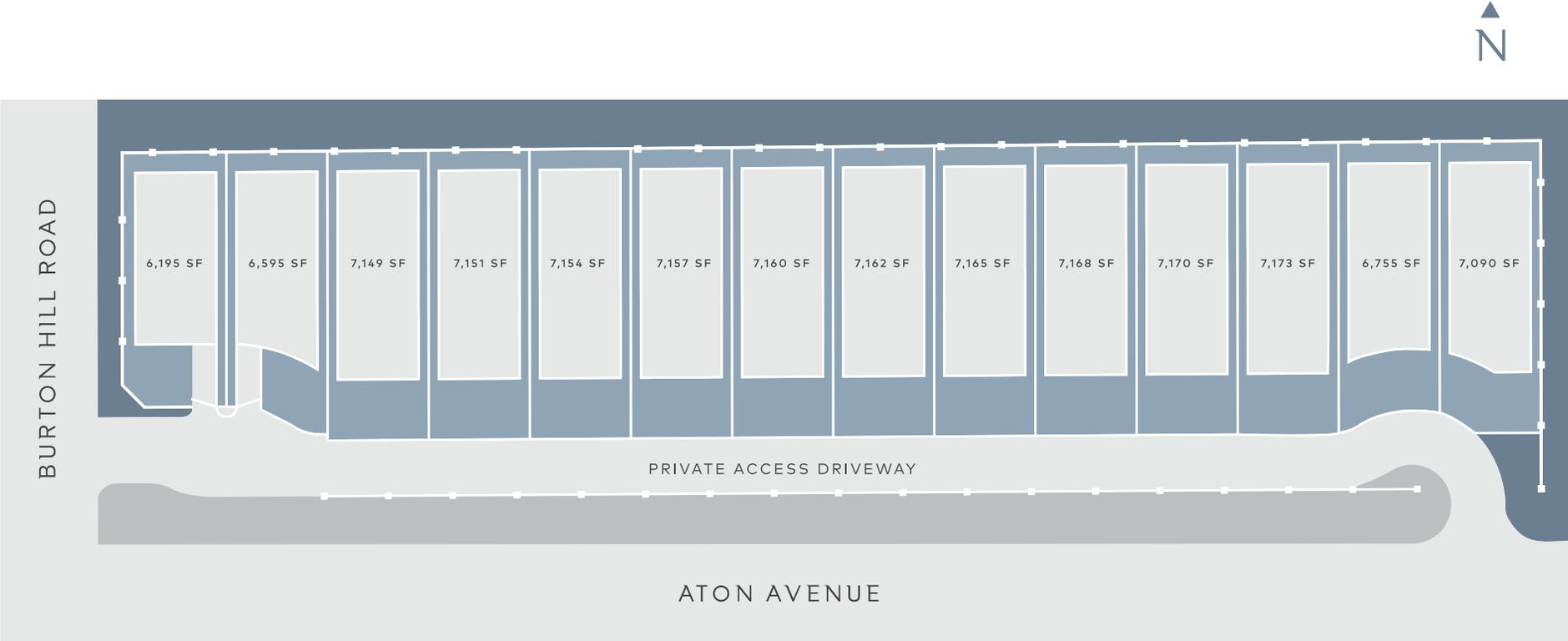


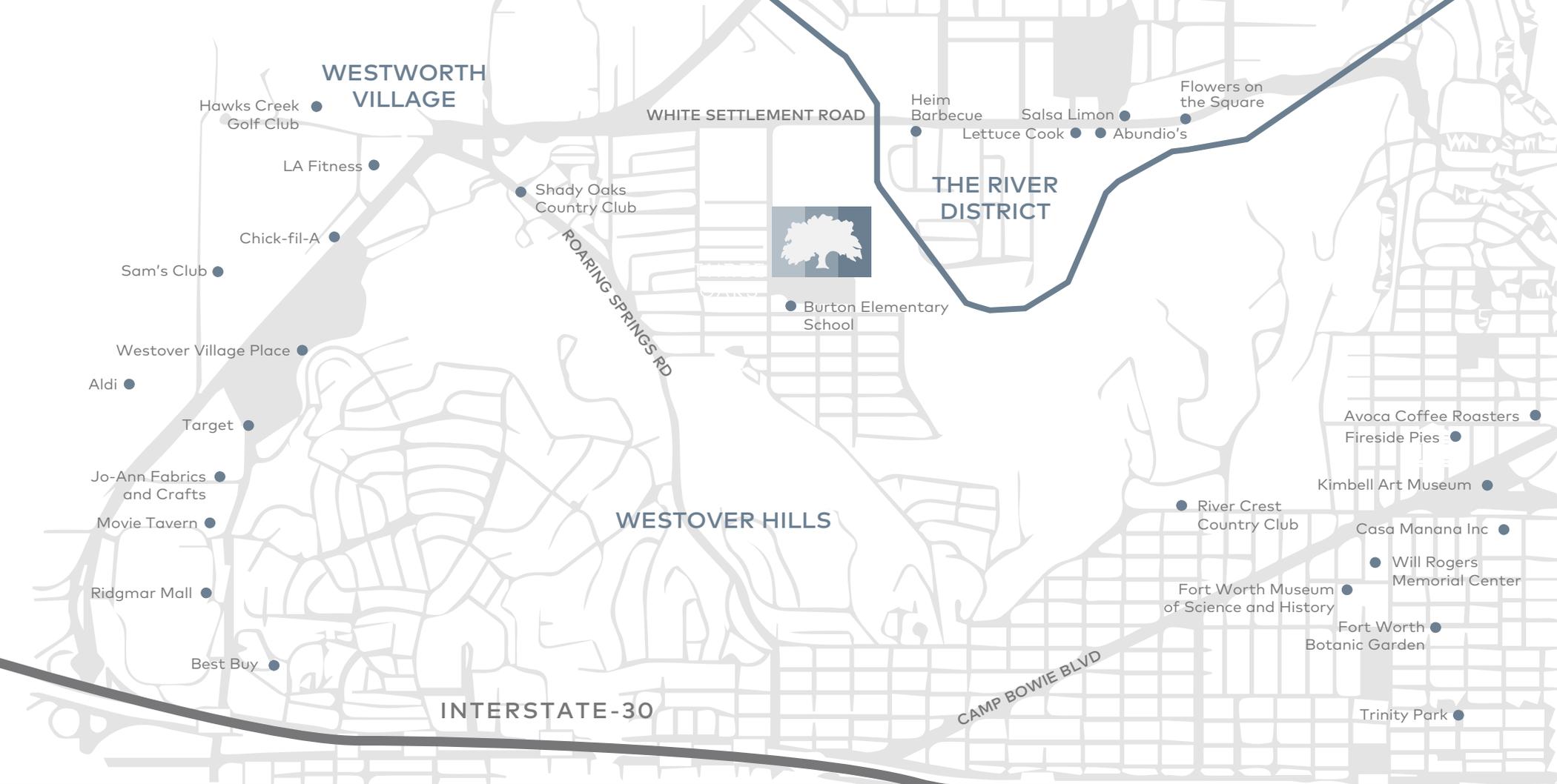
LOCATION – 409 BURTON HILL

Three Oaks is situated in Fort Worth's burgeoning River District, a centrally located area surrounded by outstanding schools, a notable art scene, and bountiful green spaces — providing families of all types with a variety of amenities. The highly ranked Burton Hill Elementary is a quick walk away, offering the option for students to walk or ride their bike to school, as well as easy access to the field for sporting activities. The development is also close to renowned cultural institutions like the Kimbell Art Museum and the Modern Art Museum of Fort Worth for indoor enjoyment, as well as walking paths along the Trinity Trails for outdoor recreation. Lively entertainment options like the Will Rogers Coliseum, Sundance Square, the Fort Worth Stockyards and everything Texas Christian University has to present are only a fifteen minute drive away.

SITEMAP

The gated community of Three Oaks is located at the cross section of Burton Hill Road and Aton Avenue with each home fronting a private access driveway. The fourteen lots are well-planned and range in size from 6,195 to 7,173 square feet.





LIFESTYLE

Three Oaks presents a range of nearby attractions and amenities for patrons of the arts, sports fans, connoisseurs of great food, and much more. Fort Worth mainstays like the Stock Show and Rodeo and Sundance Square Christmas Tree Lighting lay the foundation for a tradition-rich environment, while the growth of the vibrant River District promises to add to the heritage with new restaurants, small businesses, and more. Three Oaks residents will be blocks from Shady Oaks Country Club and miles of hike and bike paths along Trinity Trails, and only minutes from River Crest Country Club and other popular attractions.



SHADY OAKS COUNTRY CLUB



TRAILS AT TRINITY RIVER



TEXAS CHRISTIAN UNIVERSITY



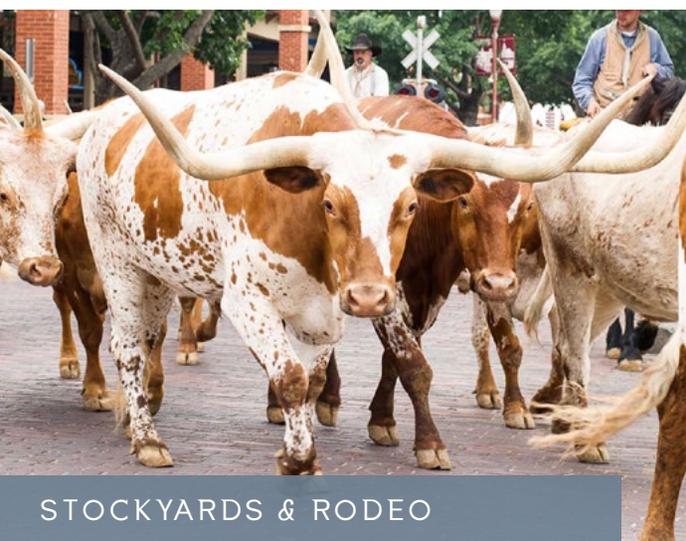
WILL ROGERS COLISEUM



KIMBELL ART MUSEUM



SUNDANCE SQUARE



STOCKYARDS & RODEO



LOCAL DINING



BURTON HILL ELEMENTARY



409 Burton Hill | Westworth Village, TX 76114