

WOODLAND SPRINGS PLAZA

NWC OF KELLER HICKS & WOODLAND SPRINGS DR 11477 Woodland Springs Dr., Fort Worth, TX 75244

FOR LEASE

DOUGLAS WILDER | KM REALTY doug@kmrealty.net | 214.682.0502

SUMMARY







HIGHLIGHTS

- + Excellent Visibility & Daytime Traffic
- + Multiple Points of Ingress / Egress
- + Entrypoint to Major Planned Community
- + Diverse Tenant Mix with Recognizable and Popular Names
- + Close Proximity to 377

DESCRIPTION

Size: 18,900 SF Retail Center on 75,358 SF Land

Built: 2006

Parking: 105 Spaces (5.55 Spaces per 1,000 SF)

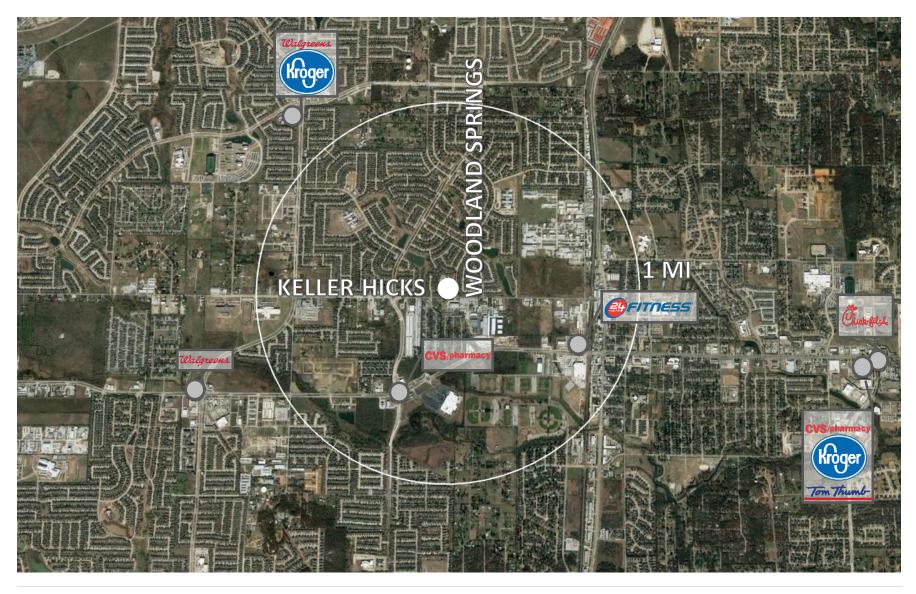
Addtl: Monument Signs; Canopy Walkway Along Storefronts

Mgmt: KM Realty

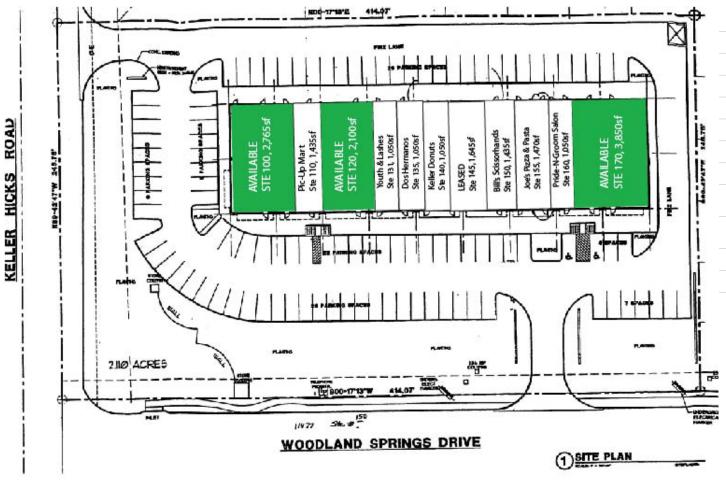
NOTABLE CO-TENANTS

SATELLITE IMAGERY









TENANT KEY

#	Tenant	SF
100	AVAILABLE	2,765
110	Pic-Up Mart	1,435
120	AVAILABLE	2,100
131	Youth & Lashes	1,050
135	Dos Hermanos	1,050
140	Keller Donuts	1,050
145	Leased	1,645
150	Bill's Scissorhands	1,435
155	Joe's Pizza & Subs	1,470
160	Pride-N-Groom	1,050
170	AVAILABLE	3,850

AVAILABLE SPACE





Building 1

SF (Spaces As Small As 2,100 SF) Size:

Rate: Call Broker for Pricing

Available: Immediately

Fmr Use: N/A

Woodland Springs sits at the entrance to a larger Notes:

> master-planned community and represents an optimal location for any small business. Currently, there are no

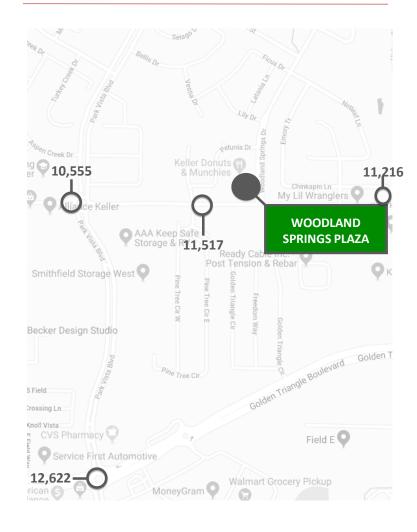
dry cleaners within almost 1 mile of the center.

DEMOGRAPHICS & TRAFFIC



Population	1 MI	3 MI	5 MI
2019 Population	7,104	95,005	231,855
Households			
Avg Household Inc	\$109,888	\$145,107	\$137,645
2019 Avg HH Vehicles	2.00	2.00	2.00
Employment			
Daytime Employment	7,248	40,088	101,198

TRAFFIC COUNTS



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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:
 - o that the owner will accept a price less than the written asking price;
 - o 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.

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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Agent's Supervisor's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov



EXCLUSIVE LEASING BROKER

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INFORMATION PRESENTED

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