

WOODLAND VILLAGE

FOR LEASE

FORT WORTH, TEXAS

SWC TIMBERLAND BLVD. & N. BEACH

AMANDA THROCKMORTON

CHRIS CORBIN



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

WOODLAND VILLAGE

BUILDING A	
North Beach Dental	2,812 SF
Available (2nd Generation Rest.)	3,637 SF
Mesa Springs	8,669 SF
Cobalt Insurance	1,168 SF
Available	915 SF (White Box)
Domino's	1,920 SF
Lone Star Endoscopy	2,821 SF
BUILDING B	
Blue Cherry	1,959 SF
Nova Hair Salon	1,393 SF
Keller Cleaners	1,400 SF
Subway	1,320 SF
K Pop Burger	2,438 SF



This site plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to change at the owner's discretion, except as otherwise expressly restricted herein.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	15,654	94,886	197,516
2017 EST AVG HH INCOME	\$110,770	\$113,847	\$114,000
GROWTH 2010-2017	26.53%	28.60%	22.35%

TRAFFIC COUNTS	
BEACH STREET	18,438 VPD
TIMBERLAND BOULEVARD	14,830 VPD



HIGHLIGHTS

- Located at the SWC of Timberland Blvd. and N. Beach (Alta Vista) **Future Timberland Rd Extension to Hwy 377**
- Building A: 915 SF (white box)
3,637 SF (2nd generation restaurant)
- Architecture artistically inspired by a turn-of-the-century New England town.
- Heart of the explosive North Fort Worth residential growth market.
- Intersection improved with N. Beach expansion from 2 lanes to 6 lanes divided.
- 2-25 foot pylon signs.





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... A SALES AGENT must be supervised by a 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... Inform the client of any material information... Answer the client's questions... 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... AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant'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.

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.

Table with contact information for Venture Commercial Real Estate, LLC, Michael E. Geisler, and Christopher Corbin. Columns include Name, License No., Email, and Phone.

Buyer/Tenant/Seller/Landlord Initials Date