

# WOODLAND VILLAGE

## FOR LEASE

### FORT WORTH, TEXAS

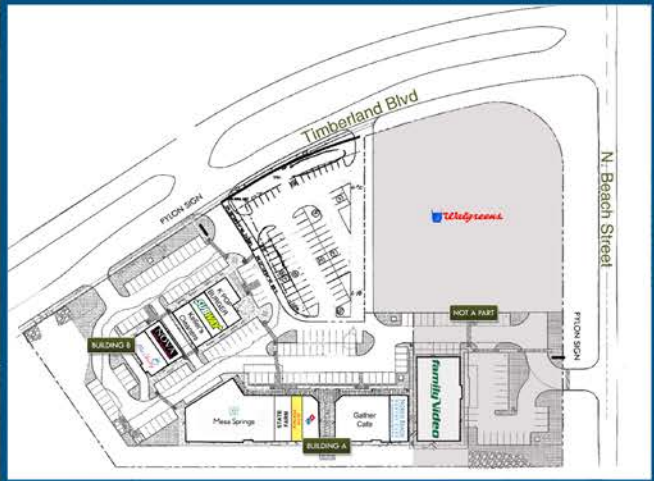
SWC TIMBERLAND BLVD. & N. BEACH

AMANDA THROCKMORTON

CHRIS CORBIN



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

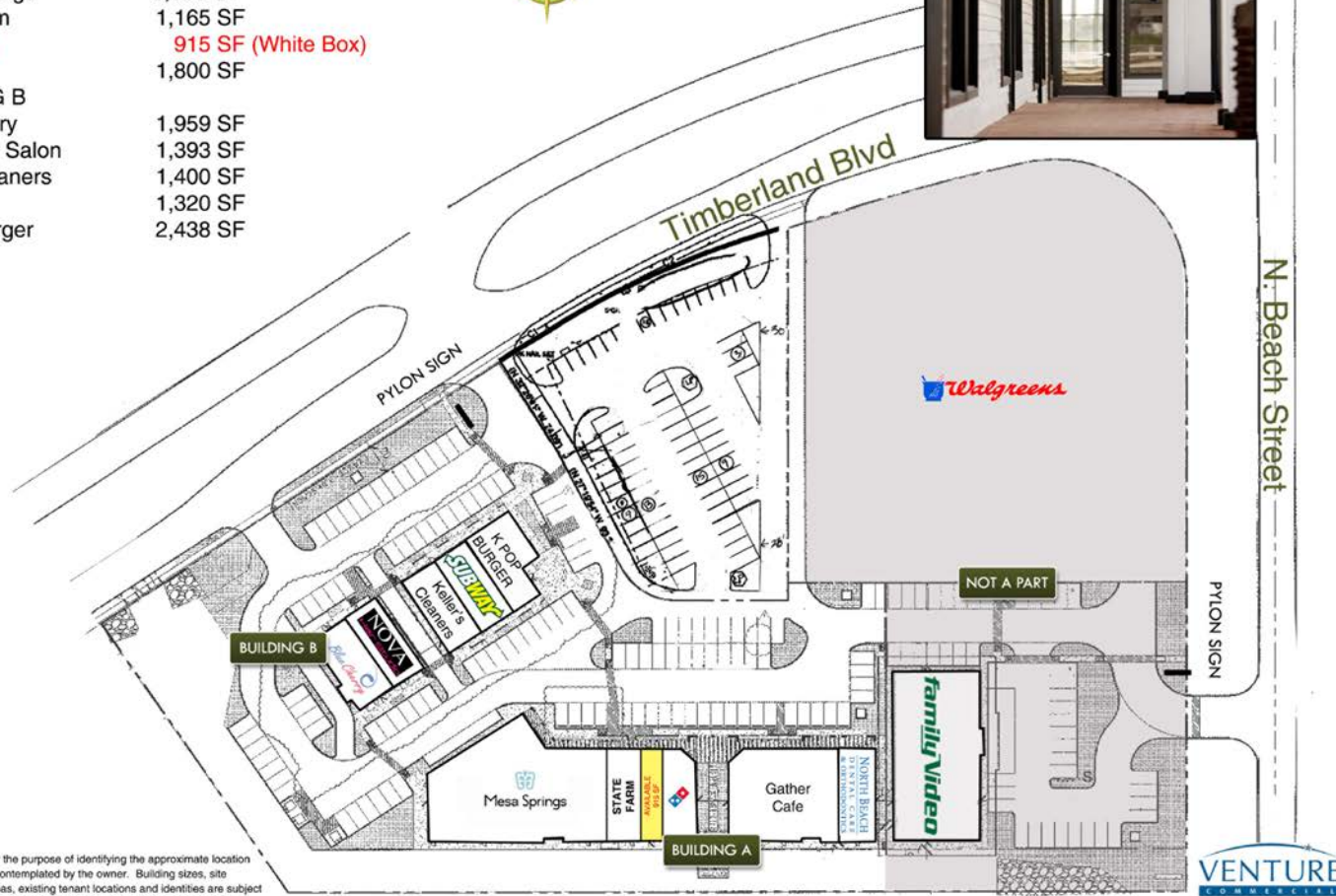


### HIGHLIGHTS

- Located at the SWC of Timberland Blvd. and N. Beach (Alta Vista).
- Building A: 915 SF (white box).
- 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.

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<b>BUILDING A</b>	
North Beach Dental	2,860 SF
Gather Cafe	3,637 SF
Mesa Springs	8,669 SF
State Farm	1,165 SF
<b>Available</b>	<b>915 SF (White Box)</b>
Domino's	1,800 SF
<b>BUILDING B</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
2015 EST POPULATION	15,554	67,941	150,303
2015 EST AVG HH INCOME	\$102,359	\$102,794	\$104,157
GROWTH 2010-2015	27.42%	23.00%	19.12%

TRAFFIC COUNTS	
BEACH STREET	8,657 VPD
TIMBERLAND BLVD.	4,529 VPD



## 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:
    - 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.

### 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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Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials    Date