



COLONIAL
COMMERCIAL REAL ESTATE LLC

EAGLE RANCH OFFICE PARK

8101 Boat Club Road
Fort Worth, Texas 76179

PROFESSIONAL OFFICE SPACE FOR LEASE



Class A • Three stories • Flexible floor plans • Plenty of Parking

Located 3.5 miles north of 820 near Eagle Mountain Lake

Suitable for many businesses

3228 Collinsworth St., Fort Worth, TX 76107

817.632.6200

817.632.6201 fax

www.ColonialCRE.com

Property Information

8101 Boat Club Road, Fort Worth, Texas 76179

Total Space For Lease:

3,463 square feet

Available Space:

Suite 305 - 458 square feet (+/-)

Suite 330 - 3,005 square feet (+/-)

Rental Rate (three year minimum lease term):

Suite 305: \$775.00/month (Year 1), \$825.00/month (Year 2), \$875.00/month (Year 3)

Suite 330: Starting at \$19.00 per square foot for year 1. Contact agent directly for details.

Utilities:

Included in Rent.

Property Highlights:

Eagle Ranch Office Park is an excellent professional, Class A, three-story, 25,000 square foot office property. It is located on Boat Club Road just three and a half miles north of Northwest Loop 820 (Interstate 820) near Eagle Mountain Lake in Fort Worth, Texas.

The building has many flexible floor plans to suit all business needs and plenty of parking for all tenants.

Surrounding Retailers:



Demographics	1- mi.	3- mi.	5- mi.
2015 Total Population	5,565	40,493	97,056
2015 Households	118	1,489	3,006
% Population Change 2010-2015	10.44%	17.76%	16.15%
% Household Change 2010-2015	7.20%	12.54%	10.57%
2015 Household Income: Average	\$94,707	\$90,428	\$83,674
2015 Per Capita Income	\$29,889	\$29,840	\$27,157

The data contained herein was obtained from sources deemed to be reliable, but is in no way warranted by Colonial Commercial Real Estate LLC. The property is offered subject to errors, omissions, change in price and/or terms or removal from the market without notice. Colonial Commercial Real Estate, LLC has not inspected or investigated this property for potential environmental problems or compliance with the American Disabilities Act.

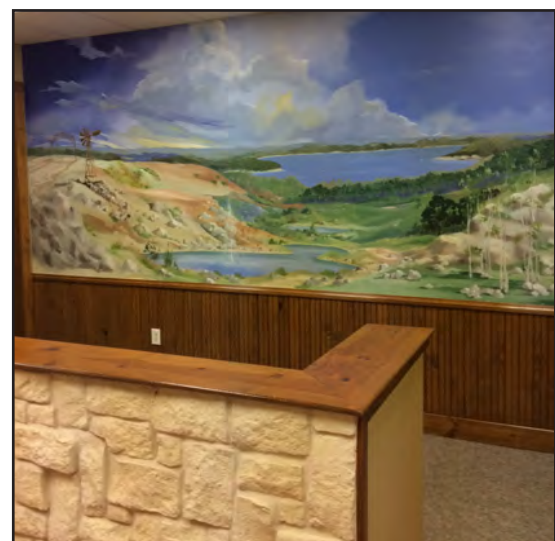
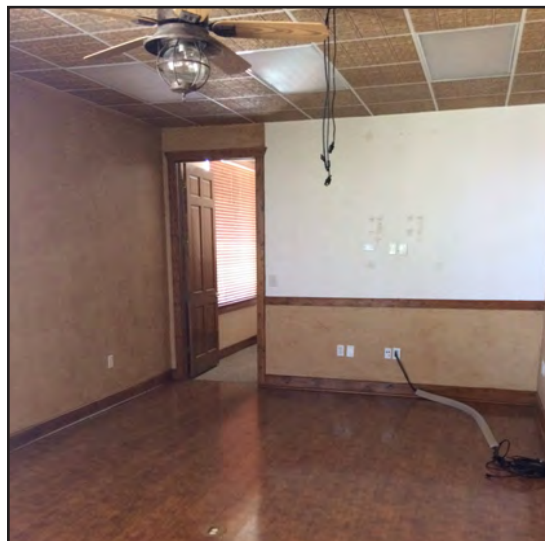
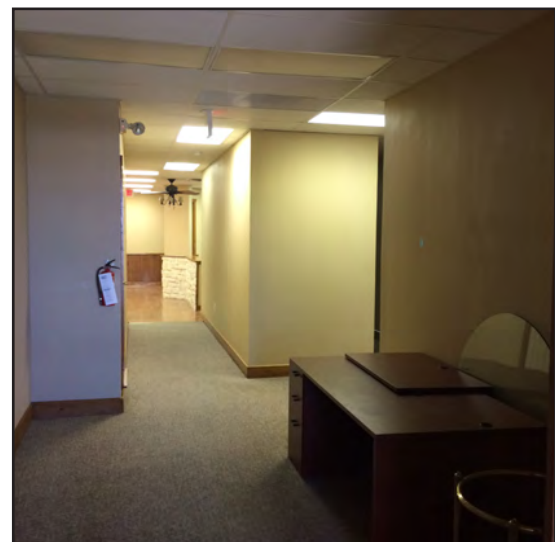
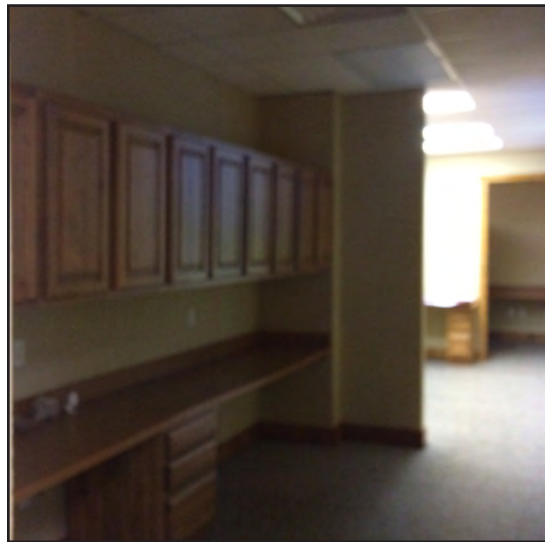


Property Photographs

8101 Boat Club Road, Fort Worth, Texas 76179



Suite
330

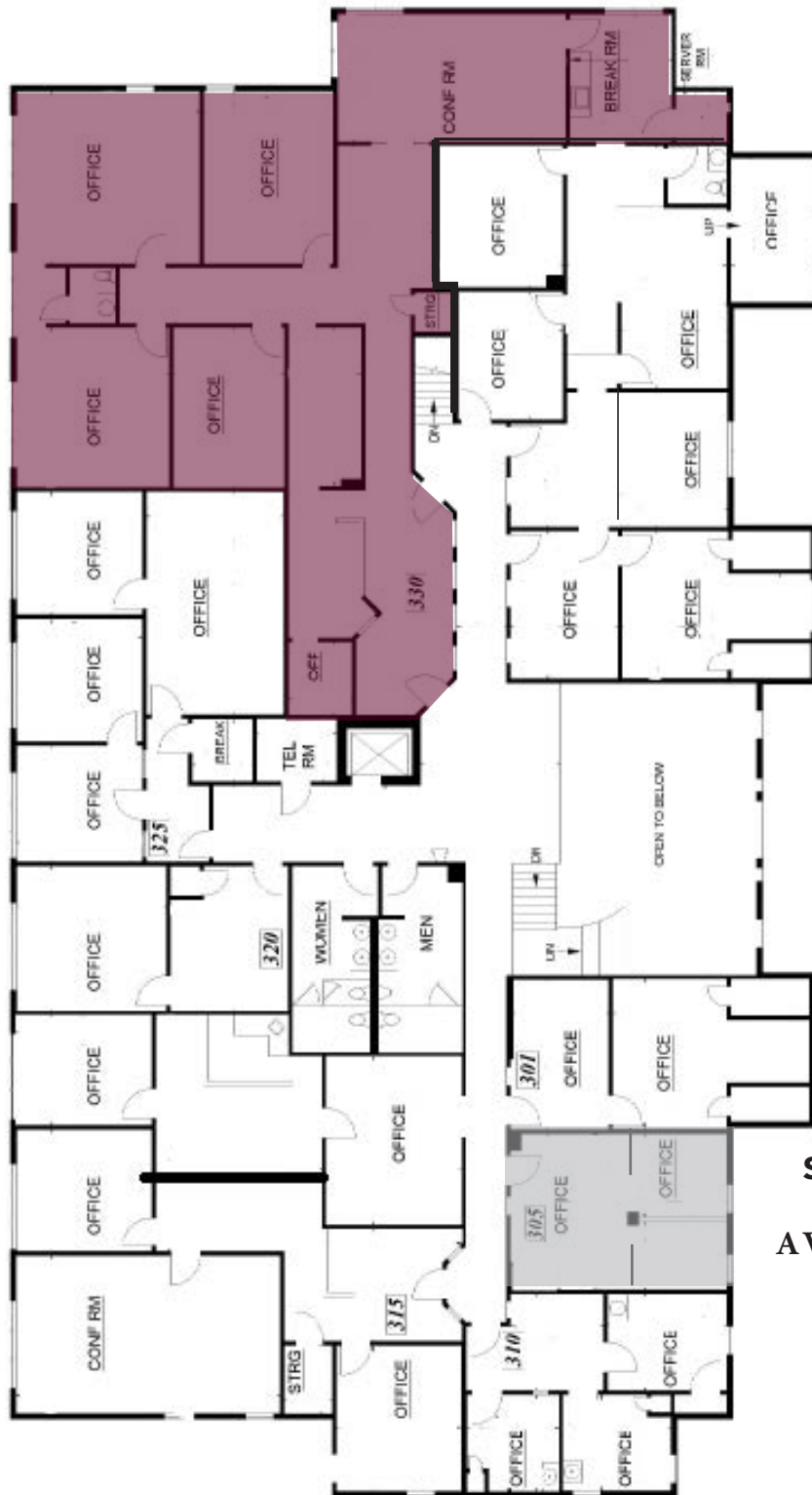


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Floor Plan

8101 Boat Club Road, Fort Worth, Texas 76179

Available
Suite 330
3,005
square feet

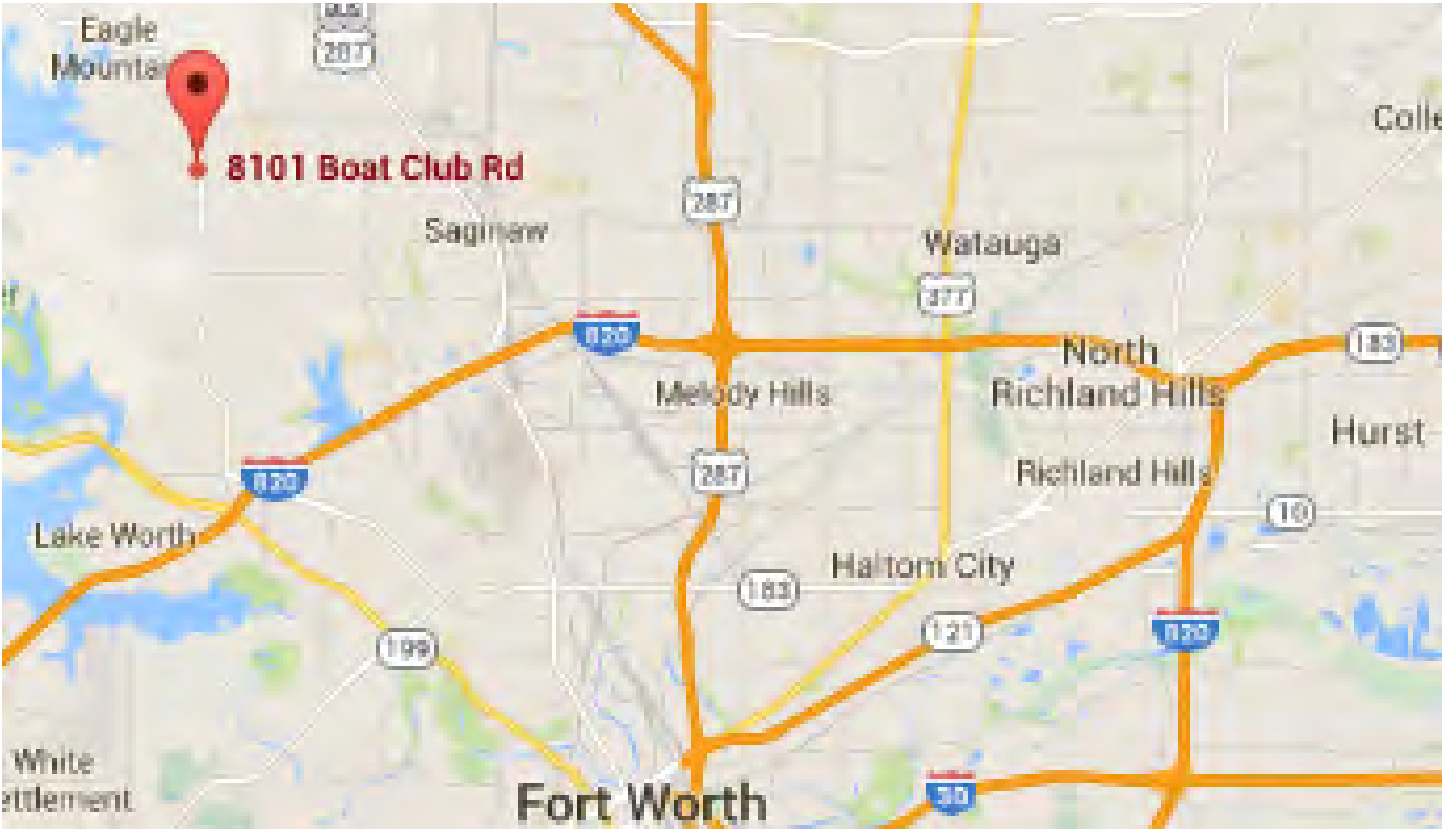


Note: Breakroom at left is not included.

**Suite 305
458 SF
AVAILABLE**

Regional & Local Maps

8101 Boat Club rd., Fort Worth, TX 76179



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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.

11-2-2015



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 sponsored by a broker 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 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. 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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