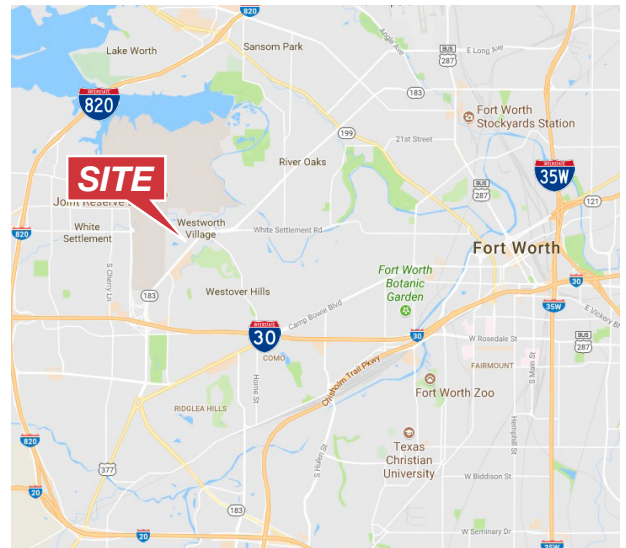




Fairway Centre - Lot 11R 6600 Hawks Creek Avenue Fort Worth, Texas 76114

Property Features

- Availability: 2,135 to 9,985 SF on the 1st Floor
- Building Currently Under Construction - Late 2018 Shell Delivery Expected
- Located on Hawks Creek Ave, Just South of White Settlement Road
- Surrounded by Extensive Retail & Restaurant Options on Alta Mere Drive
- Nearby Residential Redevelopment in Fort Worth's Burgeoning River District
- Close Proximity to Lockheed Martin and Naval Air Station Joint Reserve Base
- Golf Course Views to Hawks Creek Golf Club
- Asking Rate: Call Broker



Bobby Montgomery

817 872 3908

bmontgomery@nairlretail.com

Jon McDaniel

817 872 3902

jmcdaniel@nairlretail.com

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

1200 Summit Avenue Suite 800
Fort Worth TX 76102
817 885 8333

nairlretail.com

For Lease

2,135-9,985 SF

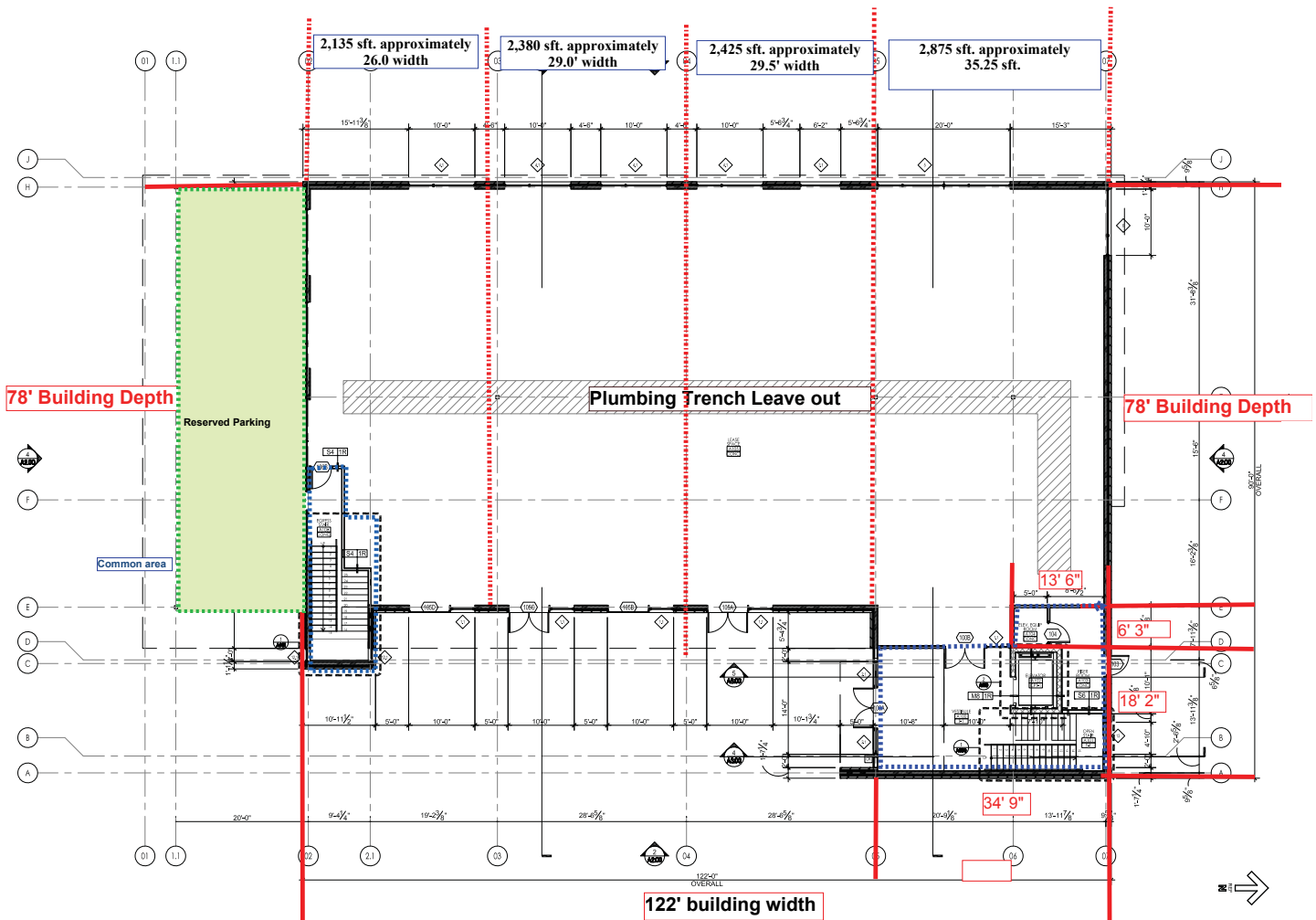
Fairway Centre - Lot 11R

6600 Hawks Creek Avenue
Fort Worth, Texas 76114

6600 Hawks Creek Avenue
Class A Office Space For Lease

Total Usable Square Footage: **1st Floor**
Common Areas 4.69% 9,516.0 sft.
Gross Square Footage of the entire building 469.0 sft.
9,985.0 sft.

Final square footage will be measured and verified upon delivery of the building. Please see approximate sizes.
All square footage is available and the first floor consists of approximately 9,982.00 sft.
Tenant Improvement allowance is available to qualified tenants.



Demographics

	1 MILE	3 MILES	5 MILES
Total Population	3,597	77,344	220,117
Total Households	1,618	30,827	85,802
Average Household Size	2.20	2.40	2.50
Average Household Income	\$89,722	\$68,253	\$74,505

Source: Costar 2018

Traffic Counts

• Alta Mere Dr. @ Tinker Dr./Hawks Creek Ave. 32,120 VPD

Source: Costar 2017

For Lease

2,135-9,985 SF

Fairway Centre - Lot 11R

6600 Hawks Creek Avenue
Fort Worth, Texas 76114





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 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bobby Montgomery	629233	bmontgomery@nairlretail.com	817-885-8333
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date