



WESTERN CENTER

Best Suited for Medical/Office/Title Company
2740 Western Center Blvd., Ft. Worth, TX 76131

PROPERTY OVERVIEW

- 9,944 square foot multi-tenant retail neighborhood center in northwest Fort Worth
- Highly visible and accessible from I-35W, a primary thoroughfare just east of the property with over 100,000 vehicles passing per day
- Located near the 17,000-acre AllianceTexas master-planned development, which employs over 28,000 people and has spawned significant growth to the area
- Adjacent to Burlington Northern Santa Fe campus and headquarters, the second largest freight railroad in North America
- Well-positioned in one of the fastest-growing areas of the country

LEASING INFORMATION

Call for Rates

Suite 502: 1,597 SF

NNN: \$8.81

TRAFFIC COUNTS

I-35W	102,710 VPD
Western Center Blvd.	21,910 VPD

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	15,865	85,528	256,527
Households	5,825	29,797	85,351
Average Home Value	\$165,237	\$151,925	\$151,694

For More Information
Please Contact:

Mike Cagle
(972) 764-6001
mcagle@inroadsrealty.com

Julia O'Hickey
(214) 213-1916
johickey@inroadsrealty.com



SITE OVERVIEW

WESTERN CENTER BLVD.

2700

Vacant 1,215 SF
Vacant 1,800 SF
Highland Cleaners
Western Center Dental

2740

First Donuts
Wabi Sabi Sushi
Woods Insurance
Vacant 1,597 SF
GG's Convenience Store

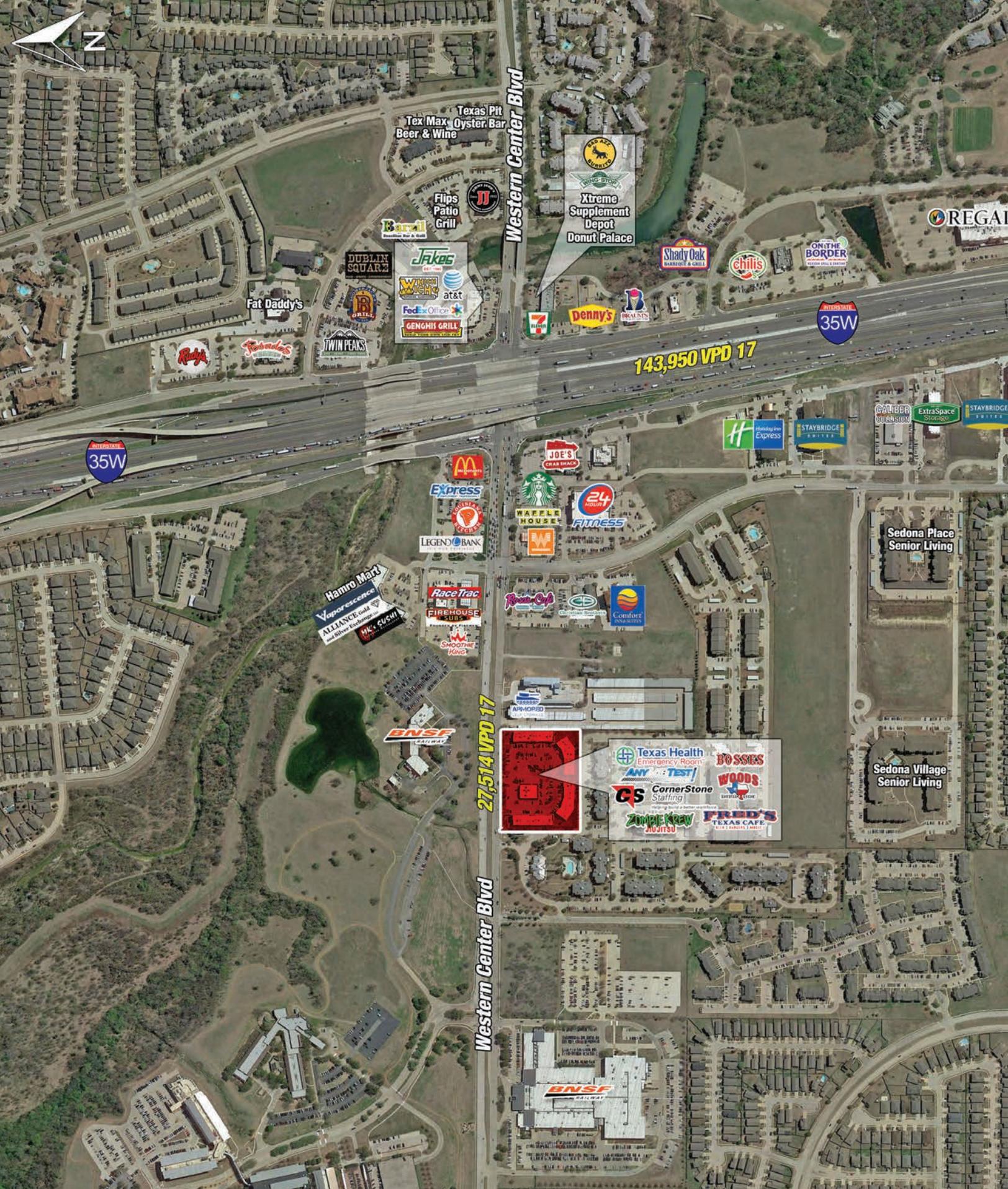
2720

	Western Center Eye Care	
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2730

	Sara's Secret	5 Star Nail Spa
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- Available
- Leased
- Working LOI



Western Center Blvd

Western Center Blvd

INTERSTATE 35W

INTERSTATE 35W

143,950 VPD 17

27,514 VPD 17

Texas Pitt
Tex Max Oyster Bar
Beer & Wine

Flips
Patio Grill

Xtreme
Supplement
Depot
Donut Palace

Fat Daddy's

DUBLIN
SQUARE

JFK's

WIRELESS
WORLD
at&t
FedEx Office
GENCHI GRILL

Shady Oak
BARBECUE & GRILL

chili's

ON THE
BORDER
RESTAURANT & BAR

REGAL

7-Eleven

Denny's

WALMART

STAYBRIDGE
SUITES

CALIBER
CONSTRUCTION

ExtraSpace
Storage

STAYBRIDGE
SUITES

Holiday Inn
Express

INTERSTATE 35W

McDonald's

Express

LEGEND
BANK

JOE'S
CREAK BRACK

Starbucks

Waffle House

24
HOUR
FITNESS

Sedona Place
Senior Living

Hamm Mart

Yoporescence

ALLIANCE
and Water Exchange

OK'S
SUSHI

Race Trac

FIREHOUSE
SUBS

SMOOTHIE
KINGS

Planet Fitness

Comfort
SUITES

BNSF
RAILWAY



Texas Health
Emergency Room

ANY
TEST

CornerStone
Staffing

ZUMBI KREW
JUDOJU

BOSSIES
WOODS

FRED'S
TEXAS CAFE

Sedona Village
Senior Living

BNSF
RAILWAY



Information About Brokerage Services

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owners agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to

the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner Will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out Instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, If any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

Buyer, Seller, Landlord or Tenant

Date



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)