

7140 DUTCH BRANCH ROAD
FORT WORTH, TX | 76132

FOR SALE



Overview

Total Land Size ± 1.48 AC
Sale Price \$9 PSF
Zoning Commercial

Demographics	1 Mile	3 Miles	5 Miles
Population	11,121	82,496	210,844
Average Income	\$96,051	\$86,988	\$83,148

Location

This property is located in the Fort Worth Hospital District and is a great site for a medical use. Conveniently located only 35 miles from DFW Airport.

Features

This is a corner property that sits 2 blocks south of THR Hospital with several medical offices surrounding it. Autumn Leaves Assisted Living is next to this property. Toll Way is a minute away with Upscale Retail, Restaurants nearby and Interstate Hwy 20 only 2.4 miles away. This is an excellent location for a new medical office of 5000 – 10,000 SF. There is a flood zone east of the property but will have plenty of parking area for new development. The flood zone could be developed into a pond with waterfall.



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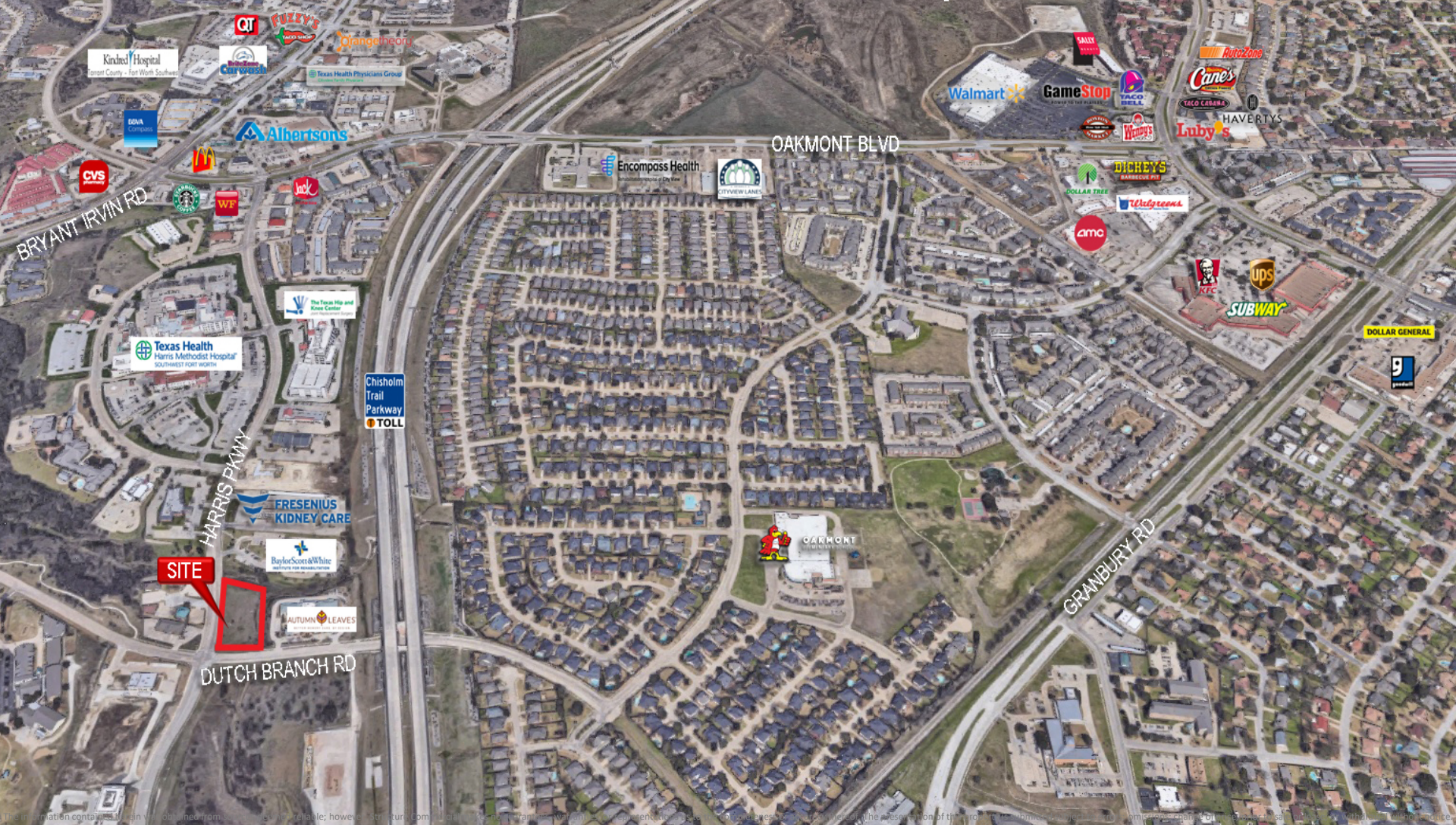
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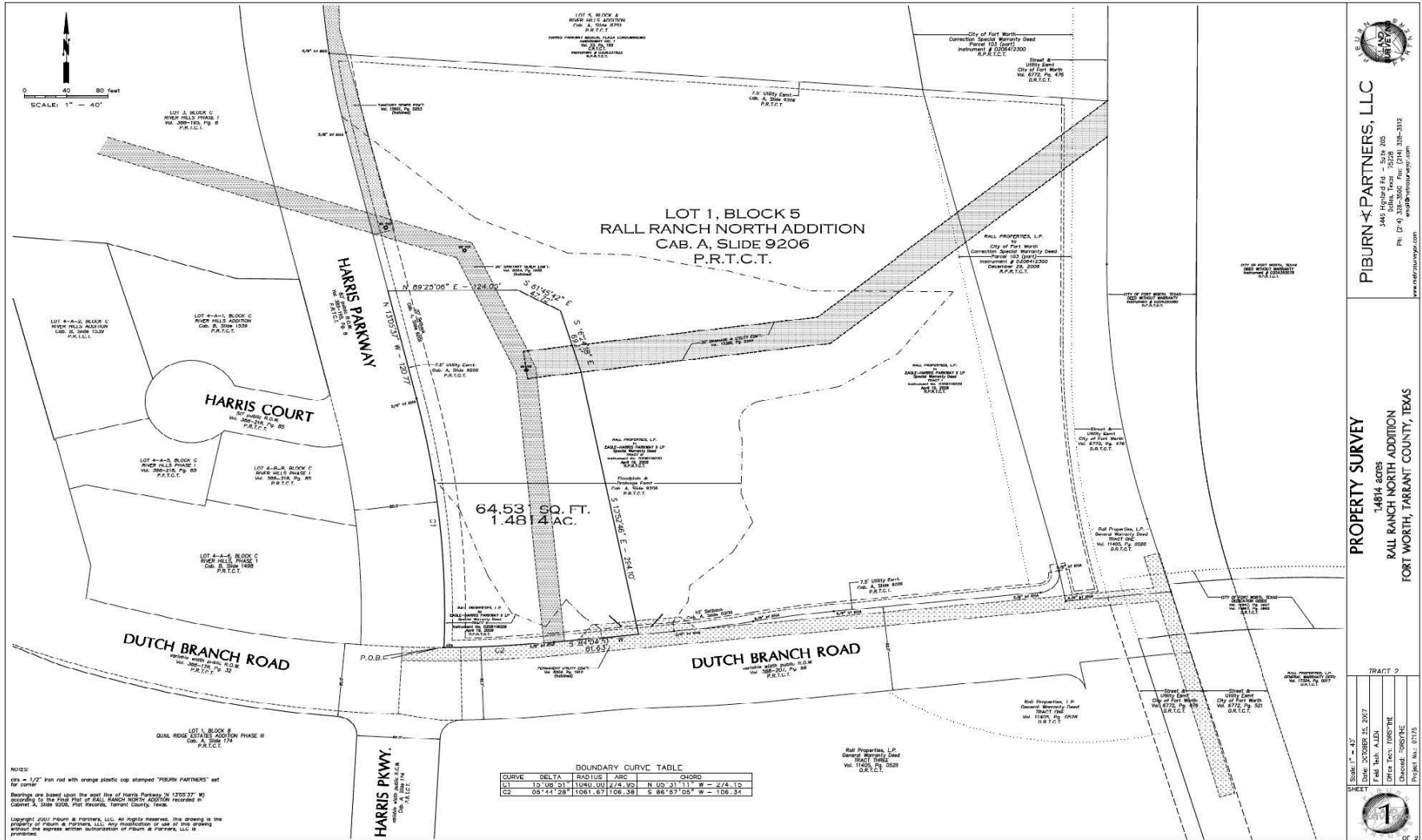


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The information contained herein was obtained from sources deemed reliable; however, Structure Commercial does not warrant, represent or assume any liability for the accuracy or completeness of the information presented herein.



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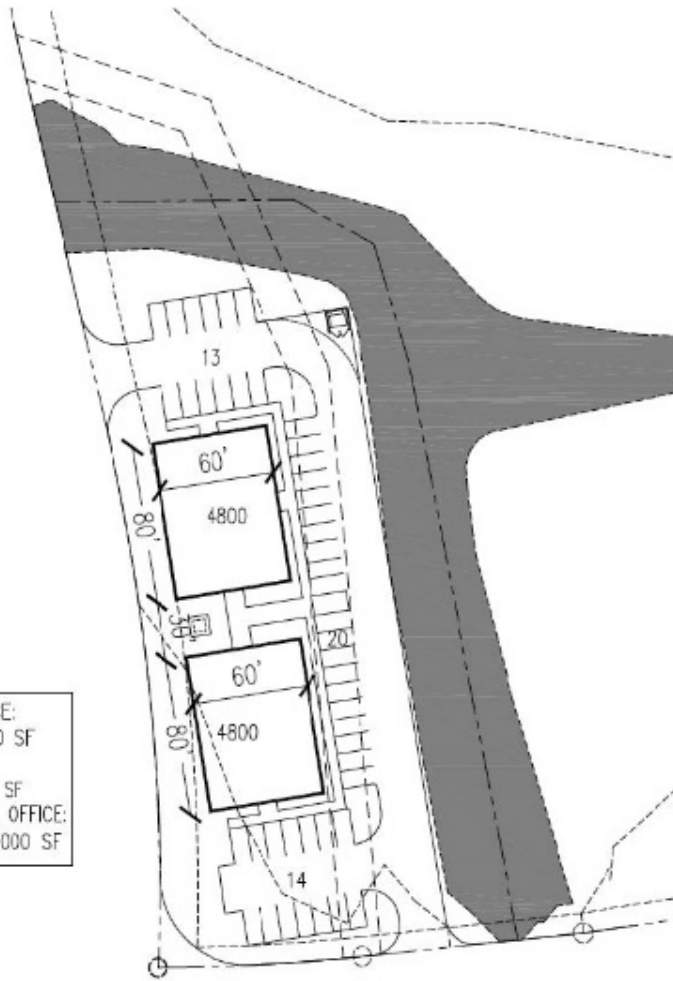
PROPERTY SURVEY
1.4814 acres
RALL RANCH NORTH ADDITION
FORT WORTH, TARRANT COUNTY, TEXAS

TRACT 2
Scale: 1" = 40'
Date: OCTOBER 21, 2017
Field Tech: ALLEN
Office Tech: DUSTY THE
Checker: DUSTY THE
Project No.: 01715
SHEET 1 OF 2

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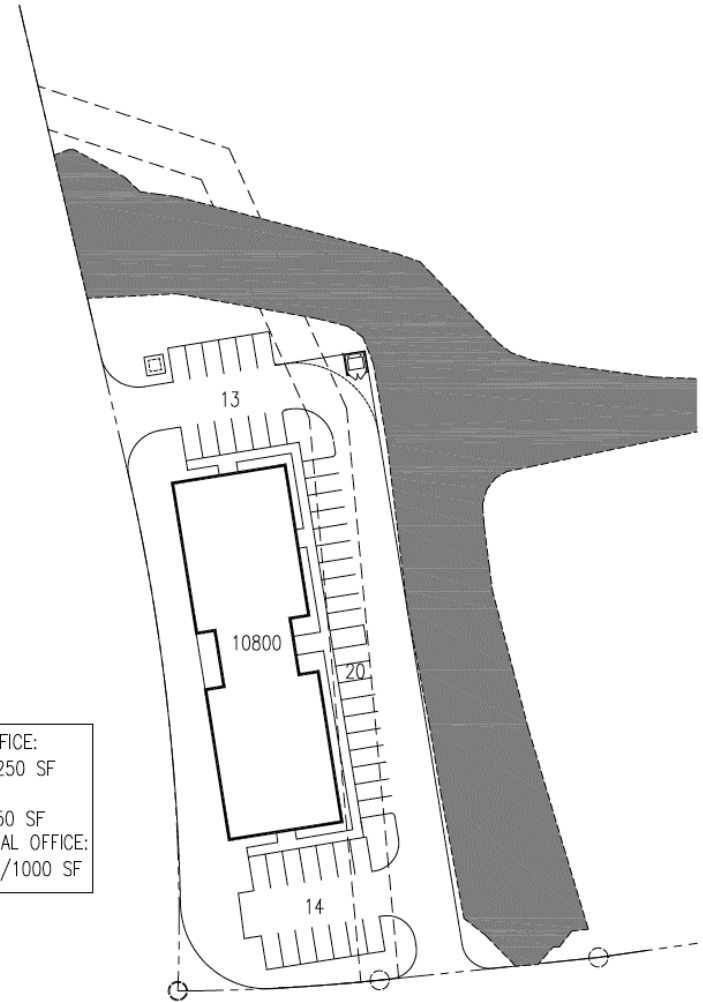
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MEDICAL OFFICE:
1 SPACE /250 SF
RETAIL:
1 SPACE/250 SF
PROFESSIONAL OFFICE:
2.5 SPACES/1000 SF

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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.

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.

Structure Commercial Ltd	9001178	eric@structurecommercial.com	214-373-8300
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