Ridgmar Village Shopping Center

Ridgmar Village Shopping Center

2104-2374 Mall Circle, Fort Worth, TX 76116

OFFERING SUMMARY

Available SF:	1,060 - 19,451 SF
Lease Rate:	$10.00 - 15.50 SF/yr (NNN)
Lot Size:	0 Acres
Year Built:	1979
Building Size:	91,795 SF
Market:	Dallas/Fort Worth
Submarket:	Fort Worth

PROPERTY OVERVIEW

Versatile Space Adjacent to Rigmar Mall
Just 5 Minutes from Downtown Fort Worth
Ample Free Parking
Restaurant/Retail/Office spaces Available

PROPERTY HIGHLIGHTS

- Directly Across Parking Lot from Neiman Marcus and Ridgmar Mall
- NW Corner of I-30 & Green Oaks Rd.
- Retail, Office & Restaurant Space Available
- Ample Parking

Clint Montgomery, CPM, RPA
VP of Management and Leasing
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SVN TRINITY ADVISORS

Ridgmar Village Shopping Center

LEASE RATE:	$10.00 - 15.50 SF/YR	**TOTAL SPACE:**	1,060 - 19,451 SF
LEASE TYPE:	NNN	**LEASE TERM:**	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
2104 Mall Cir	Office Building	$13.00 SF/yr	NNN	3,060 SF	Negotiable	Restaurant space with ample free parking, walk-in freezers, rear delivery access. Space faces RAVE theater and Neiman Marcus store at Ridgmar Mall.
2112 Mall Cir	Office Building	$13.00 SF/yr	NNN	2,076 SF	Negotiable	
2116 Mall Cir	Office Building	$15.50 SF/yr	NNN	2,400 SF	Negotiable	
2128 Mall Circle	Strip Center	$15.00 SF/yr	NNN	1,060 SF	Negotiable	
2150 Mall Cir	Office Building	$10.00 SF/yr	NNN	19,451 SF	Negotiable	Fitness Center space with ample free parking, indoor pool/spa, racquet ball court, etc.
2320 Mall Cir	Strip Center	$11.00 SF/yr	NNN	9,240 SF	Negotiable	
2354 Mall Cir	Strip Center	$13.00 SF/yr	NNN	2,036 SF	Negotiable	

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
2358 Mall Cir	Strip Center	$13.00 SF/yr	NNN	2,190 SF	Negotiable	
2362 Mall Cir	Office Building	$13.00 SF/yr	NNN	1,668 SF	Negotiable	

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Information About Brokerage Services

11-2-2015

EQUAL HOUSING OPPORTUNITY

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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Buyer/Tenant/Seller/Landlord Initials ____________ ____________ Date ____________