

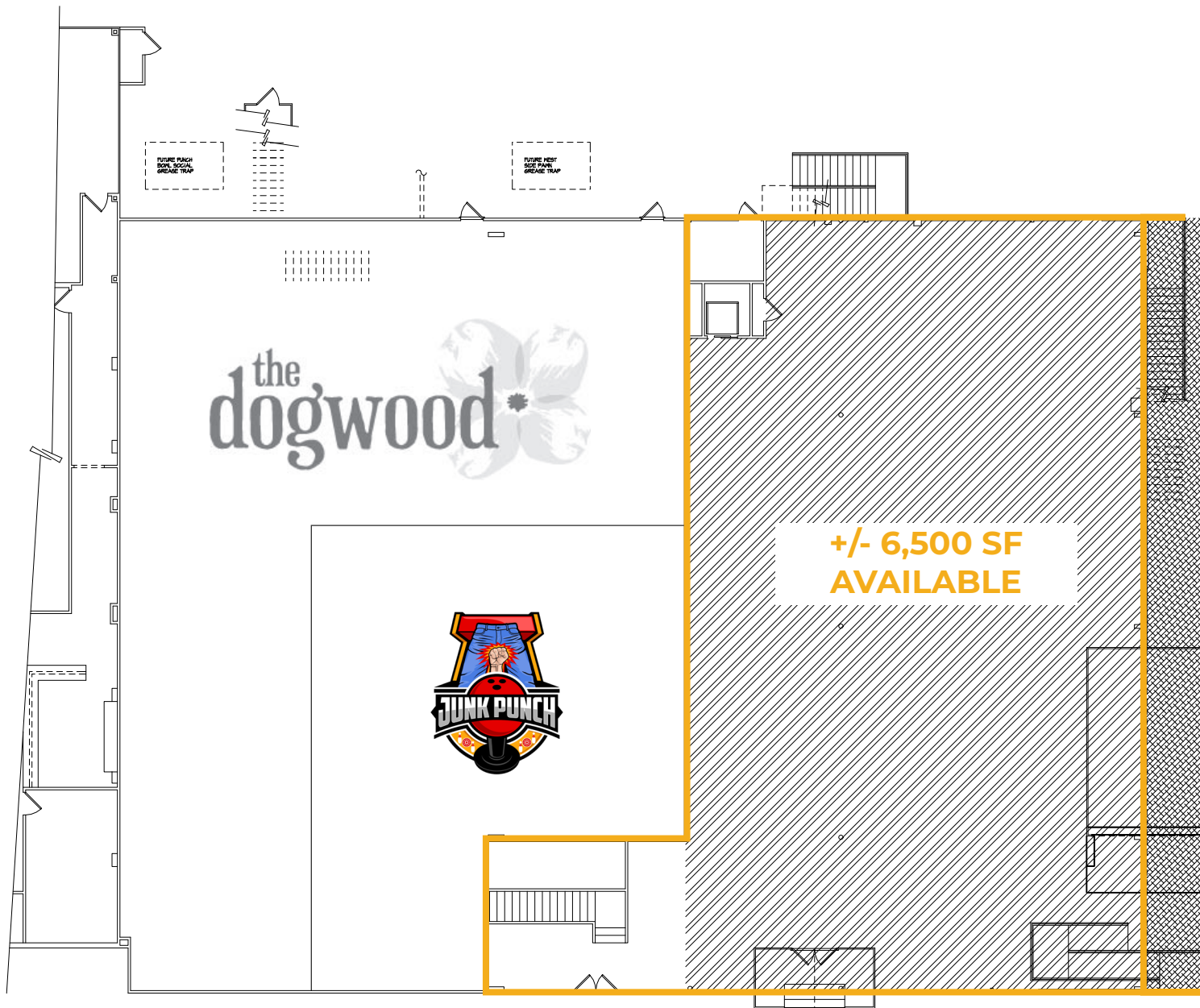


FOR LEASE

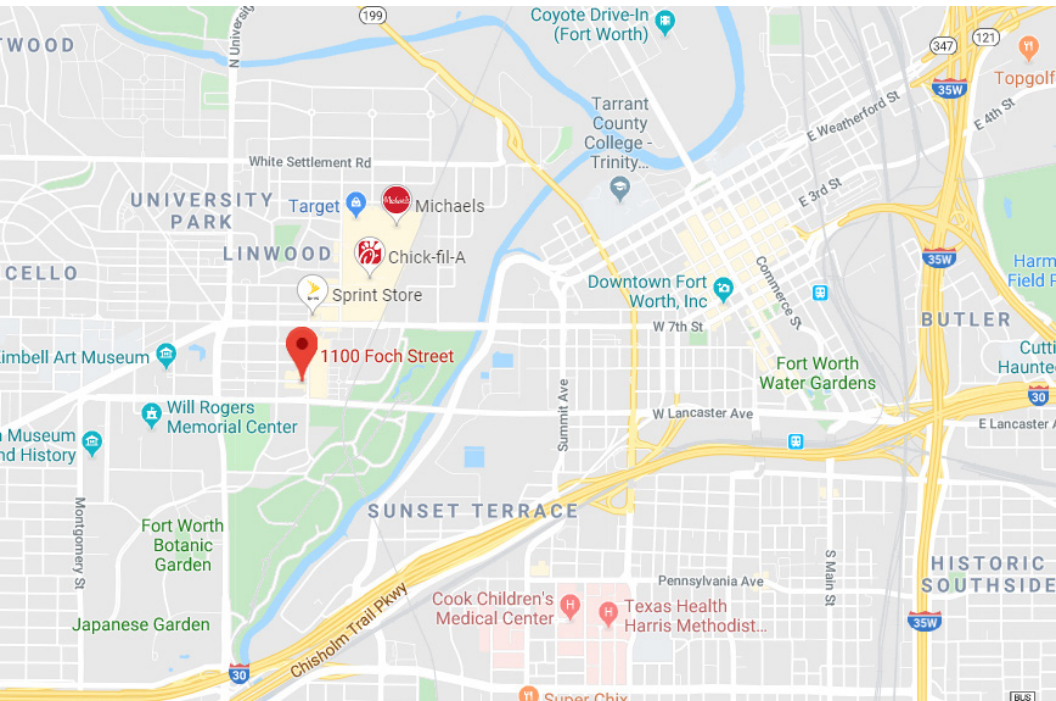
1100 FOCH STREET

FORT WORTH, TEXAS





Not to scale



LOCATION

1100 Foch Street | Fort Worth, TX

SIZE

Available space:
 +/- 6,500 SF - Covered Warehouse
 +/- 4,000 SF - Basement

TRAFFIC COUNTS

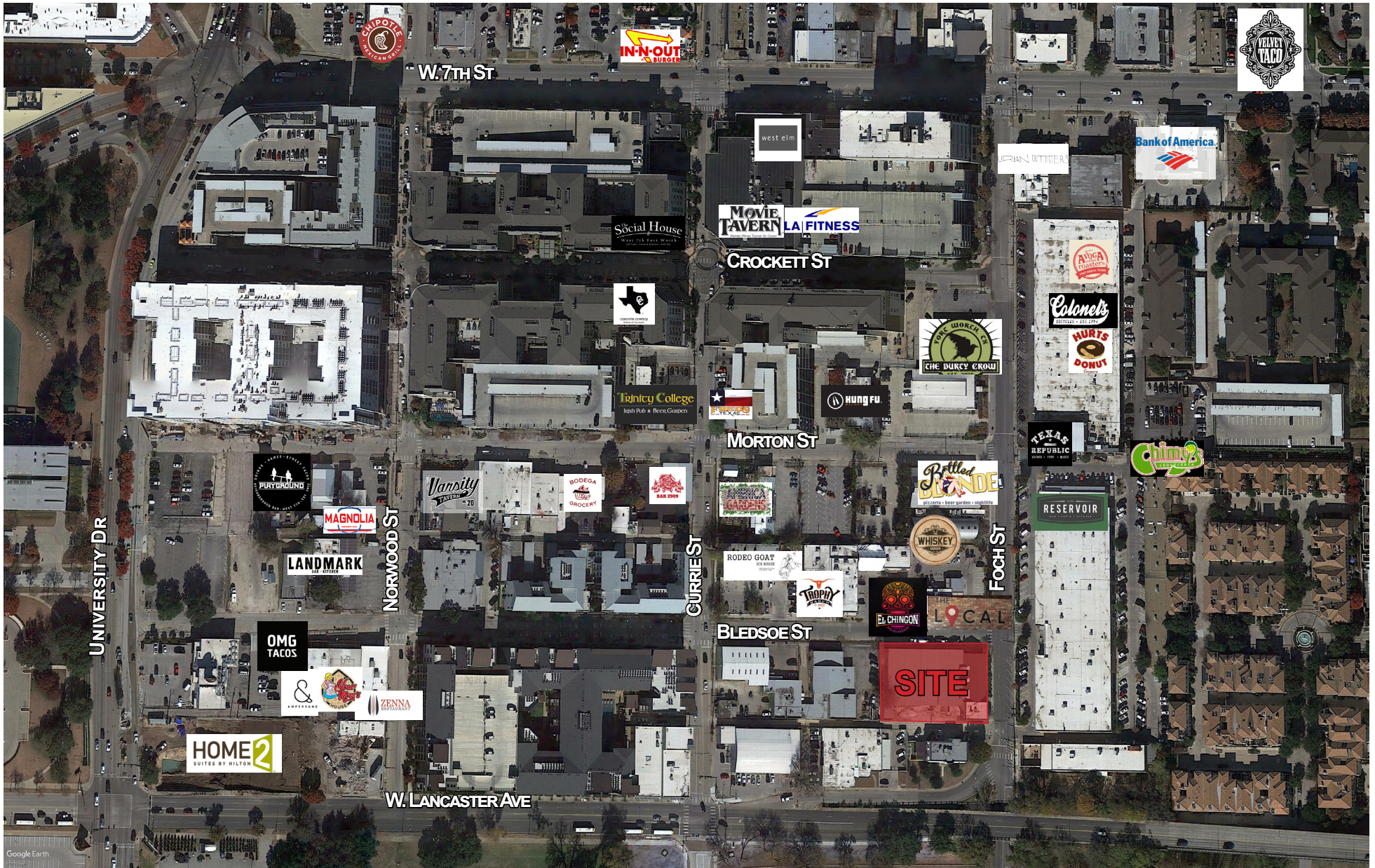
Bledsoe/University: 19,453 VPD

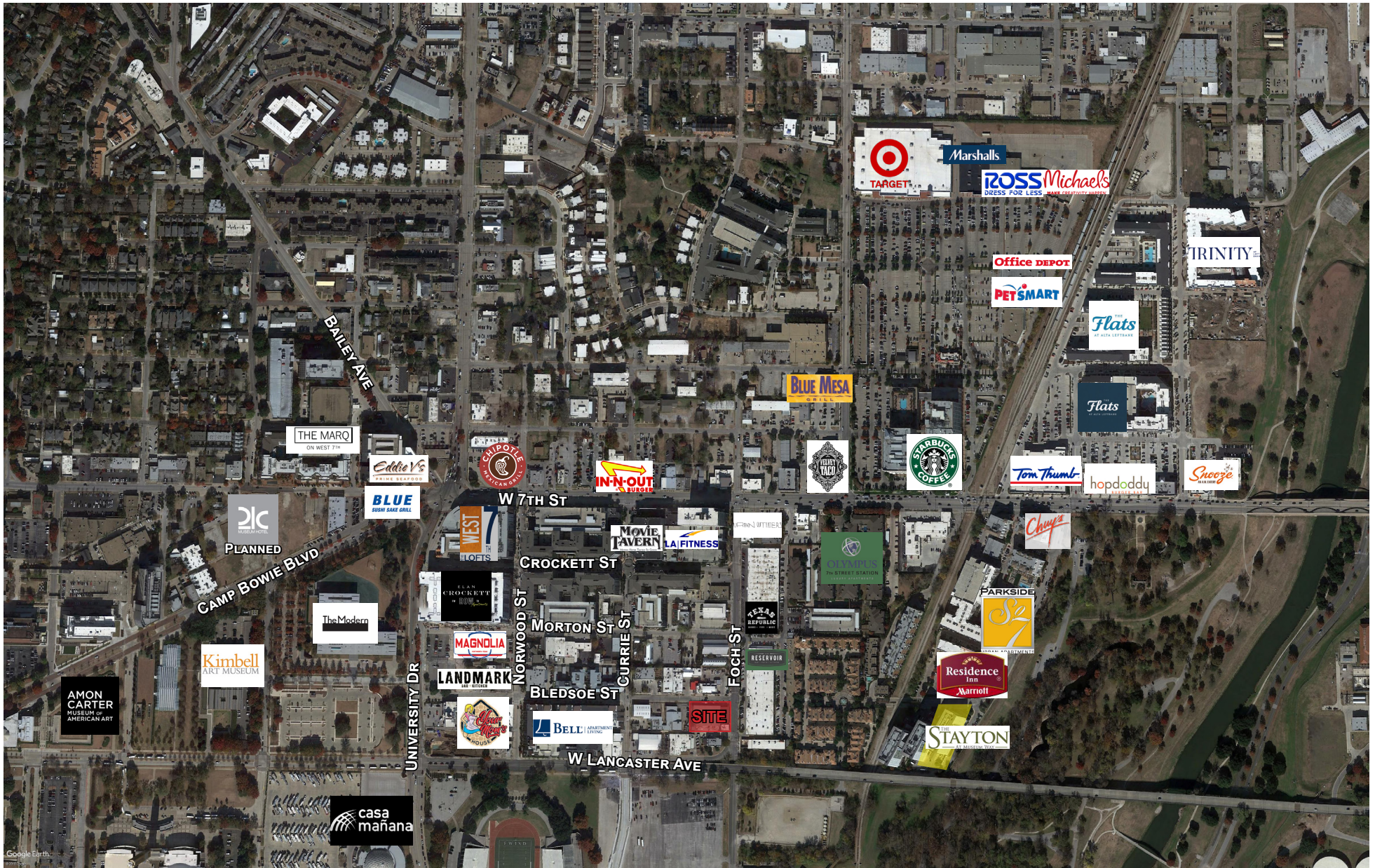
KEY FEATURES

- ▶ Join the Dogwood and Junk Punch
- ▶ Potential rooftop patio above Covered Warehouse
- ▶ Easy access/walkability to nearby parking
- ▶ Situated between downtown and Fort Worth's Cultural District

LOCAL attractions







POPULATION

1 MILE

3 MILE

5 MILES

2019 Total Population	9,970	97,361	279,881
2024 Total Population	12,087	108,765	299,078
2019-2024 Annual Rate	3.93%	2.24%	1.34%
2019 Total Daytime Population	25,692	159,154	237,998

HOUSEHOLDS

2019 Households	5,118	37,802	96,227
2024 Households	6,190	42,852	103,607
2019 Average Home Value	\$393,657	\$253,434	\$140,320
2024 Average Home Value	\$421,981	\$300,24	\$179,636

INCOME

2019 Average Household Income	\$93,802	%86,385	\$75,585
2024 Average Household Income	\$107,280	\$95,744	\$85,234



TOTAL POPULATION OF **OVER 244,000** WITHIN FIVE MILE RADIUS



TOTAL WORKERS **OVER 237,000** WITHIN FIVE MILE RADIUS



TOTAL HOUSEHOLDS **OVER 96,000** WITHIN FIVE MILE RADIUS



AVERAGE HH INCOME **OVER \$75,000** WITHIN FIVE MILE RADIUS



AVERAGE HOME VALUE **OVER \$140,000** WITHIN FIVE MILE RADIUS



UNIVERSITY BLVD **OVER 19,453** VEHICLES PER DAY



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 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

License No.

Regulated by the Texas Real Estate Commission

Information Available at www.trec.texas.gov
IABS 1-0

1100 FOCH STREET

FORT WORTH, TEXAS

FOR LEASING INFORMATION

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