



# Markum Business Park

Markum Ranch Rd, Fort Worth, Texas 76126

 Warehouse Space

 Office Space

 Pad Sites

 Build to Suit

 For Sale

 For Lease



## Property Description

- **Location:** SWQ of Interstate 20 & Markum Rd  
Fort Worth, Texas 76126
- **Available:** 1.4 - 5+ Acre Lots
- **Rates/Price:** Call for Pricing
- **Description:** Markum Business Park is located south of Interstate 20 and west of Markum Rd.
  - Site is outside of city limits (no city taxes).
  - Easy access to I-20, Loop 820 & I-30.
  - Surrounded by strong housing market as well as a strong industrial/commercial market.
  - 17 minute drive to downtown Fort Worth and 19 minutes to Weatherford.

## Demographics

	2-miles	3-miles	5-miles
2015 Population	3,418	10,120	68,684
5 Yr Proj. Growth	17.0%	16.2%	7.5%
Average HH Income	\$100,862	\$94,045	\$76,339

## Traffic Counts

Interstate 20: 31,034 VPD (TXDOT 2014)



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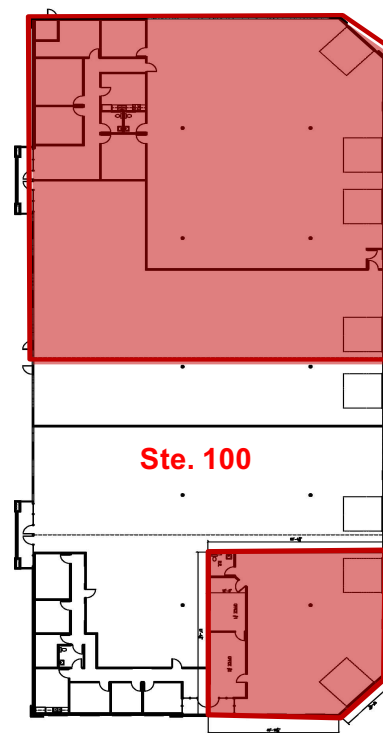
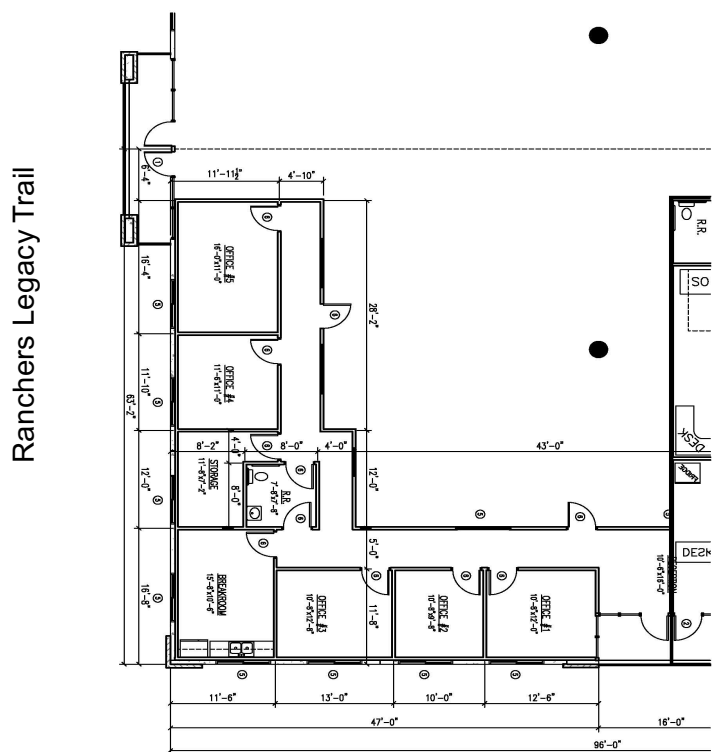


# Markum Business Park

1450 Markum Ranch Road, Ste. 100, Fort Worth, Texas 76126

Spec Building 1- Existing

- Office/Flex Building
- Lease Type: Gross
- Minimum Lease Term: 36 Months
- Date Available: Immediately
- Ceiling Height: 22'
- Minimum Divisible: 10,493 +/- SF
- Lease Rate: \$9/SF/YR for Warehouse \$14/SF/YR for Office
- No. Overhead Door: 1
- No. Loading Docks: None



Markum Ranch Road



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# Markum Business Park

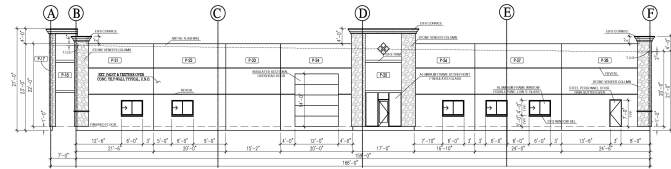
1315 Ranchers Legacy Trail, Ste. 100, Fort Worth, Texas 76126

Spec Building 4- Under Construction

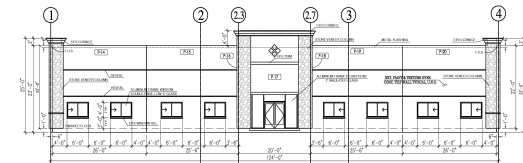
- Office/Flex Building
- Lease Type: Modified Gross
- Minimum Lease Term: 36 Months
- Shell Expected Completion Date: April 2019
- Ceiling Height: 22'
- Lease Rate: \$9/SF/YR for Warehouse \$14/SF/YR for Office
- Min. Divisible: 4,951 +/- SF
- Max Contiguous: 4,951 +/- SF
- No. Overhead Doors: 1 per space
- No Loading Docks: None



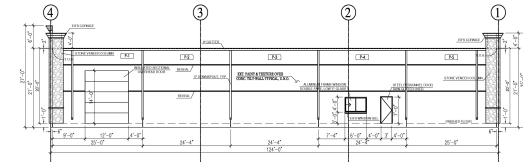
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



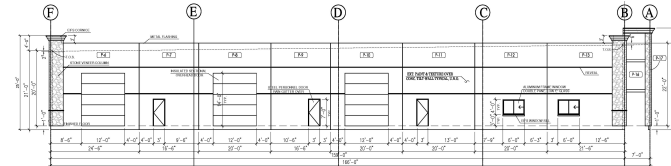
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



Ranchers Legacy Trail



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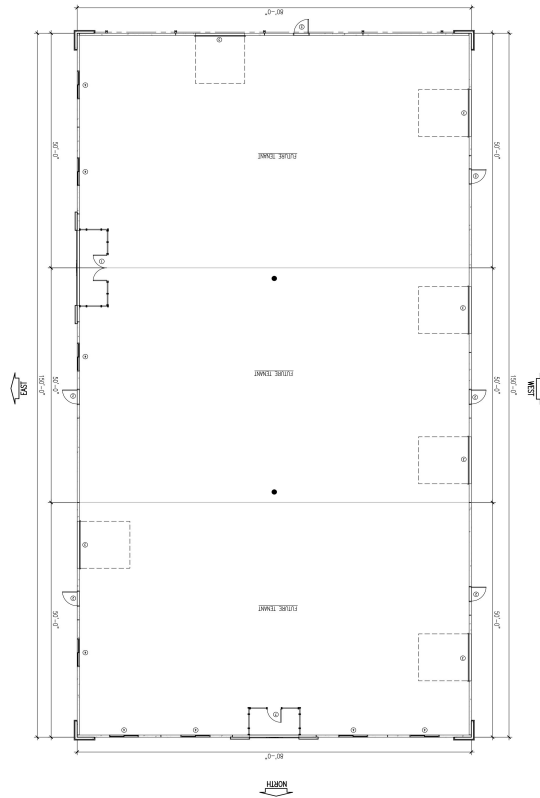
# Markum Business Park

1322 Ranchers Legacy Trail, Fort Worth, Texas 76126

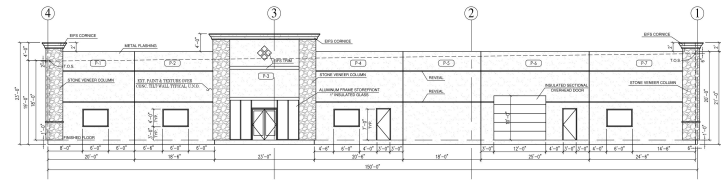
Spec Building 7A- Proposed Construction

- Office/ Flex Building
- Lease Type: Modified Gross
- Minimum Lease Term: 36 Months
- Shell Expected Completion: May 2019

- Ceiling Height: 22'
- Lease Rate: \$9/SF/YR for Warehouse \$14/SF/YR for Office
- Min. Divisible: 4,000 +/- SF
- Max Contiguous: 12,000 +/- SF 6

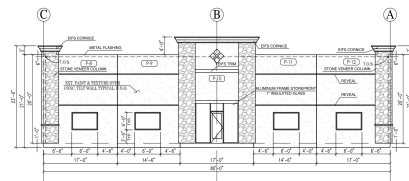


Ranchers Legacy Trail



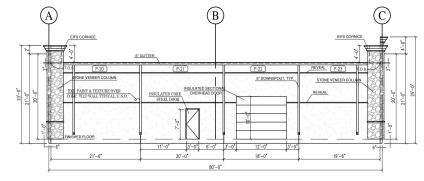
**EAST ELEVATION**

SCALE: 1/8"=1'



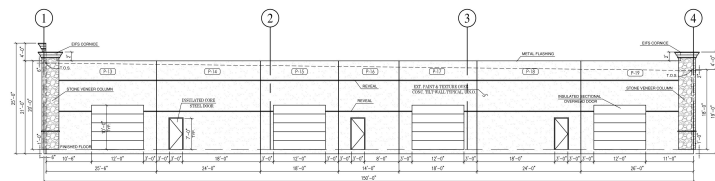
**NORTH ELEVATION**

SCALE: 1/8"=1'



**SOUTH ELEVATION**

SCALE: 1/8"=1'



**WEST ELEVATION**

SCALE: 1/8"=1'



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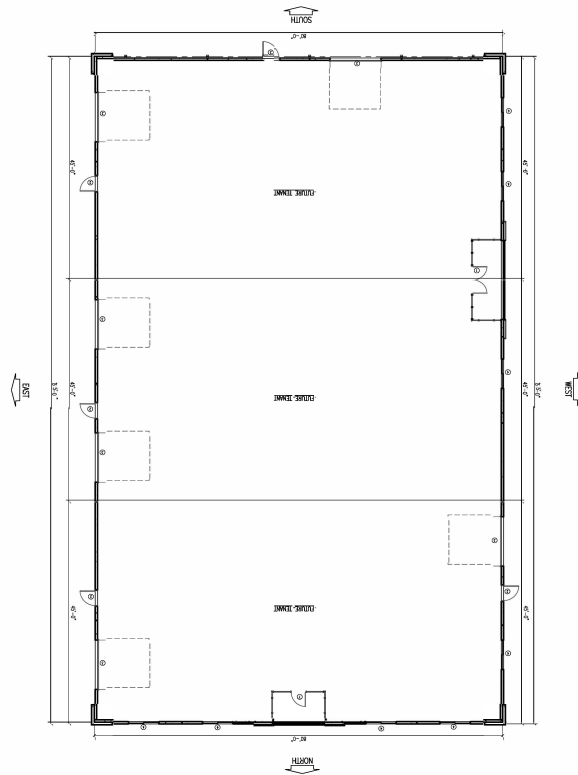
# Markum Business Park

1310 Ranchers Legacy Trail, Fort Worth, Texas 76126

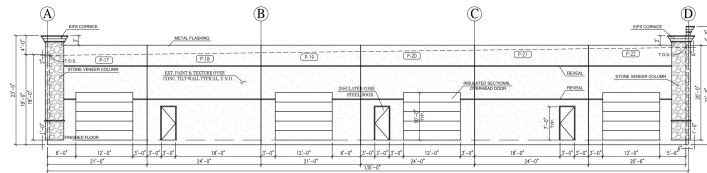
Spec Building 7B- Proposed Construction

- Office/ Flex Building
- Lease Type: Modified Gross
- Minimum Lease Term: 36 Months
- Shell Expected Completion: May 2019

- Ceiling Height: 22'
- Lease Rate: \$9/SF/YR for Warehouse \$14/SF/YR for Office
- Min. Divisible: 3,600 +/- SF
- Max Contiguous: 10,800 +/- SF

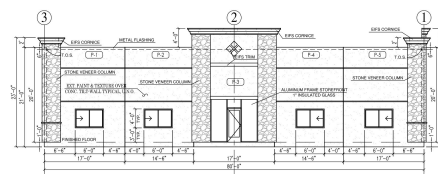


Ranchers Legacy Trail



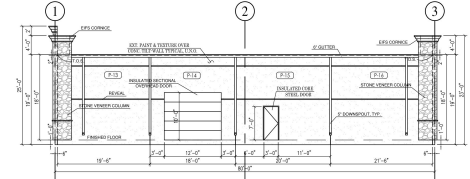
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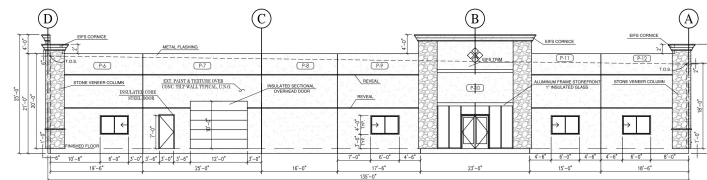
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**SOUTH ELEVATION**

SCALE: 1/8"=1'



**WEST ELEVATION**

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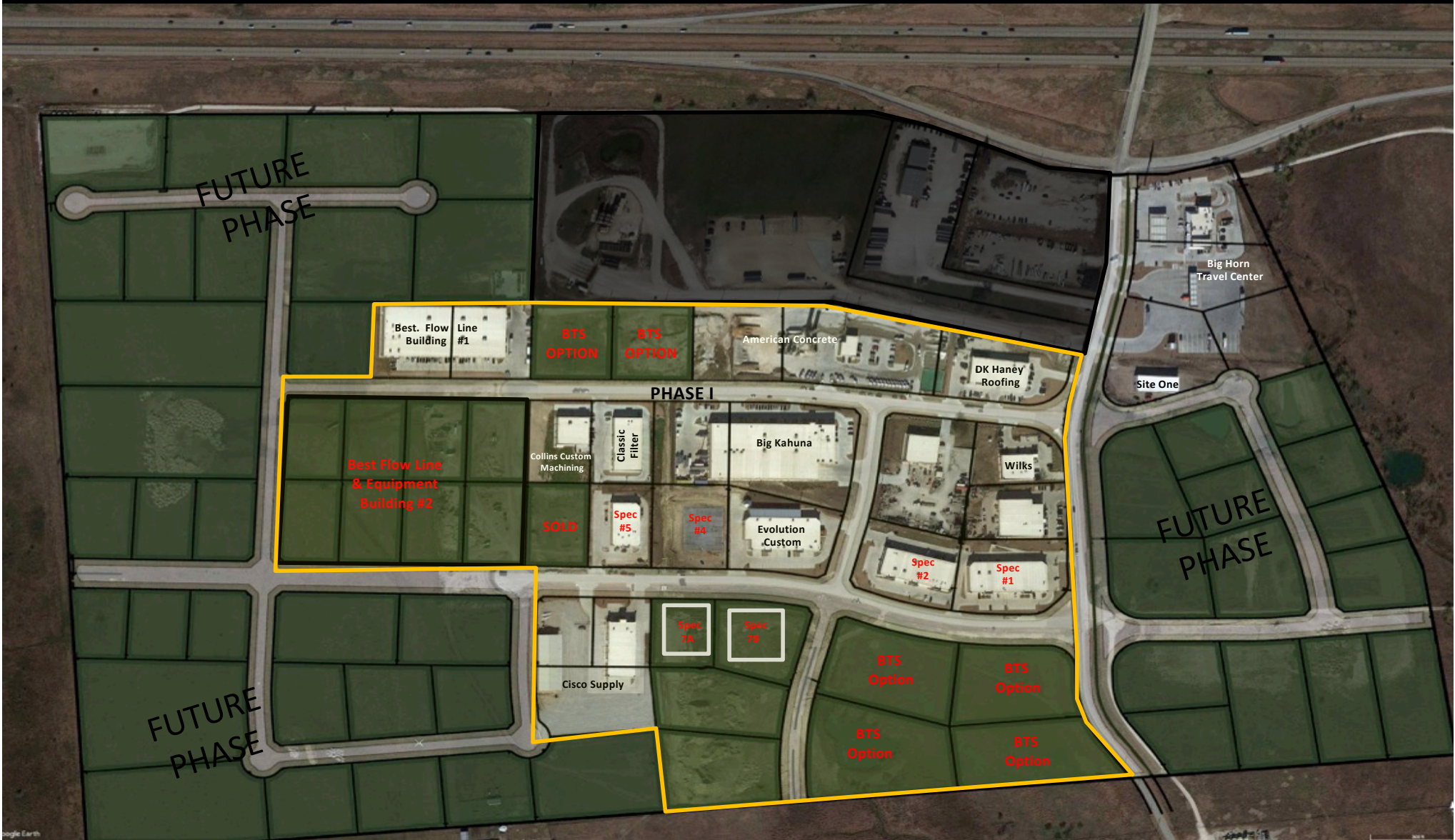
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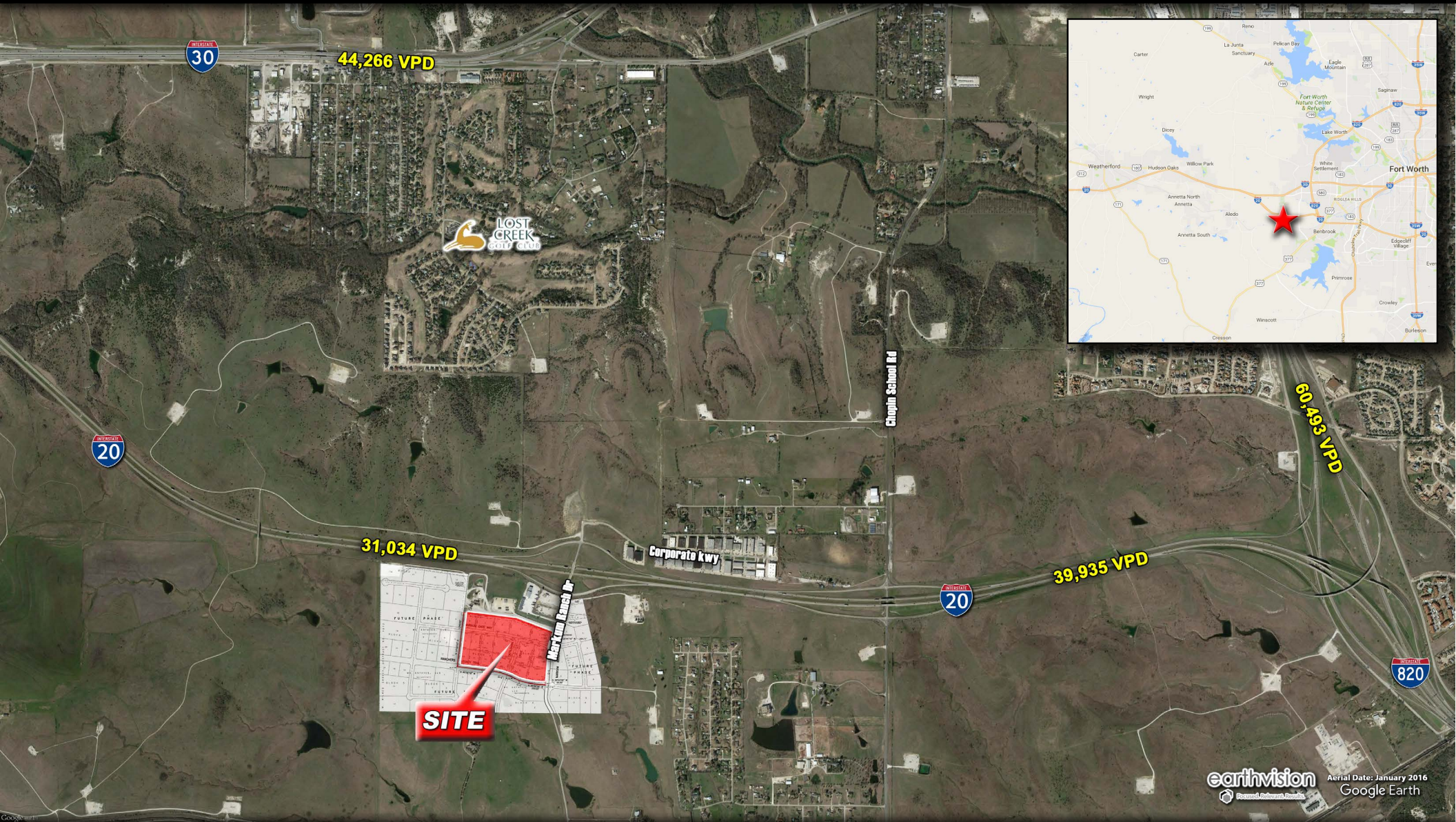
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# Information About Brokerage Services

Texas law requires all real estate licensees 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials	_____	Date	_____

## Regulated by the Texas Real Estate Commission

TAR-2501

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IABS 1-0 Date

Brokerage Form