

For Sale or Lease

OFFICE/HEALTHCARE FACILITY
6050 Harris Parkway, Fort Worth, TX 76132



Available Space

6,746 SF

For Sale

\$1,800,000

For Lease

\$24 SF plus NNN

Features

Located in the heart of Fort Worth's Southwest Medical District. Potential uses include: medical/clinical, physical therapy, general office, retail, etc.

- Adjacent to Texas Health Harris Methodist Hospital, Cook Children's, eye clinic, family medical, and animal hospital
- Functional layout with large dining room, breakfast bar, fireplace, activity rooms, library, numerous offices, kitchen, entryway, and covered outdoor area
- Parking - 20 spaces (2.97/1,000)

Demographics

	1 Mile	3 Mile
Population	12,991	83,578
Avg. HH Inc.	\$60,245	\$68,864

Contact

Kevin Cavasos
kcavasos@ellis-tinsley.com

 6421 Camp Bowie Blvd., Suite 302
Fort Worth, Texas 76116

 Office: 817.737.5000
Fax: 817.732.3913

 ellis-tinsley.com



ELLIS & TINSLEY, INC.
COMMERCIAL AND INVESTMENT REAL ESTATE

The information furnished in this package is from sources deemed reliable, but is not guaranteed by Ellis & Tinsley, Inc., and is subject to change in price, correction, errors, and omissions, prior sale or withdrawal without notice. Ellis & Tinsley, Inc. has not inspected or investigated this property for potential environmental problems.



INTERIOR



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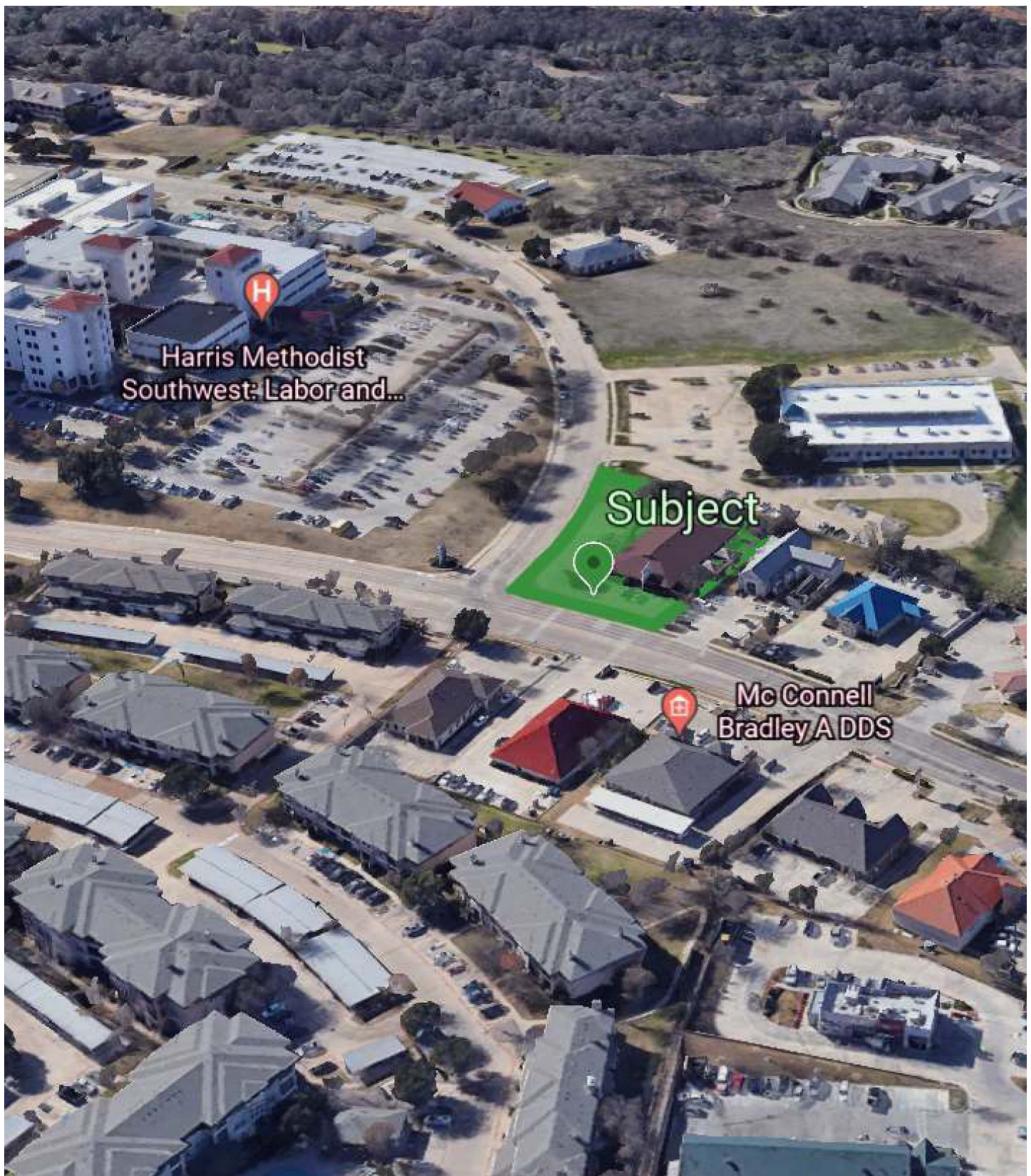
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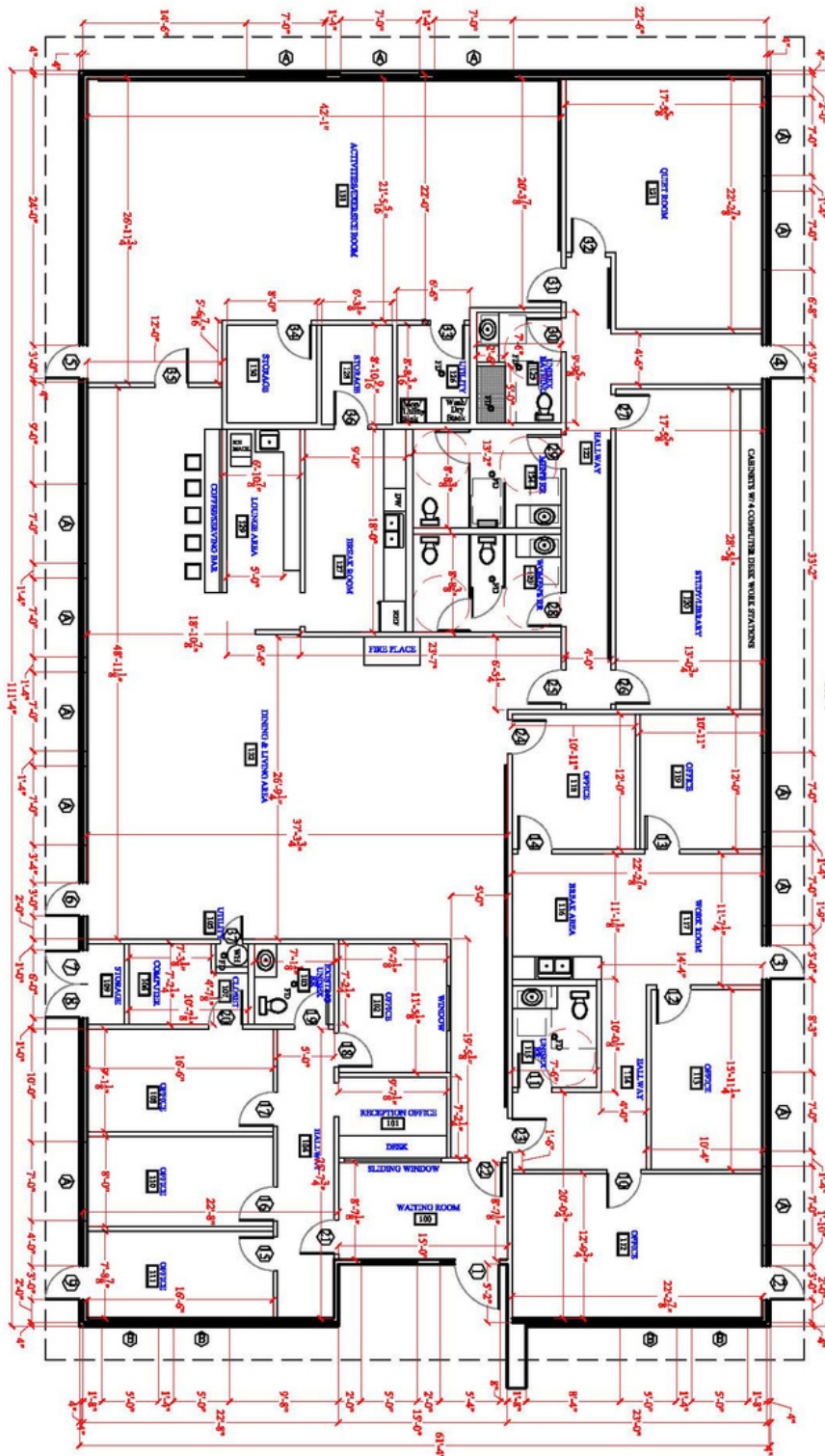
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AERIAL VIEW

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BUILDING INFORMATION:
LEGAL DESCRIPTION: BLOCK C, LOT 7,
 RIVER HILLS PHASE I
BUILDING SIZE: 6,746 SQUARE FEET
OCCUPANCY: A3
ZONING: G
CONSTRUCTION: VB

SCALE: 1" = 14'



A1.0 11-13-08 14" = 1' LAMP	FLOOR PLAN PROFESSIONAL CARETAKERS OFFICE AND ADULT DAY CARE FACILITY 6850 Harris Parkway, Fort Worth, TX 76132	WFC W.F. CARTER CONSTRUCTION, INC. 101 East North Street, Suite 1000, Fort Worth, TX 76102 (817) 498-4444 • FAX (817) 498-4444	Report 11-13-08 14" = 1' LAMP																																															
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FLOOR PLAN

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Information About Brokerage Services

11-2-2015

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.

<u>Ellis & Tinsley, Inc</u>	<u>327812</u>	<u>eandt@ellis-tinsley.com</u>	<u>(817) 737-5000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>William T. Ellis</u>	<u>162403</u>	<u>bellis@ellis-tinsley.com</u>	<u>(817) 737-5000</u>
Designated Broker of Firm	License No.	Email	Phone
<u>William T. Ellis</u>	<u>162403</u>	<u>bellis@ellis-tinsley.com</u>	<u>(817) 737-5000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Kevin Ray Cavasos</u>	<u>382486</u>	<u>kcavasos@ellis-tinsley.com</u>	<u>(817) 737-5000</u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

Ellis & Tinsley, Inc. 6421 Camp Bowie Blvd., Ste.302 Fort Worth, TX 76116-5421
Ellis Tinsley

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Fax: 817-732-3913

Kent-Brokerage Info

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