

FOR LEASE

GOLDEN TRIANGLE RETAIL

Golden Triangle Boulevard | Fort Worth, TX 76244



VISION
COMMERCIAL REAL ESTATE

9,000 SF
RETAIL



Barrett England

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PRICE | **CONTACT BROKER** PROPERTY AREA | **9,000 SF**

PROPERTY HIGHLIGHTS

- 👁️ 9,000 SF retail center coming soon
- 👁️ Shadow anchored by Walmart
- 👁️ 5,000 SF restaurant/retail available
- 👁️ Zoned F — general commercial
- 👁️ 6.7 parking spots per 1,000 sf

DEMOGRAPHICS

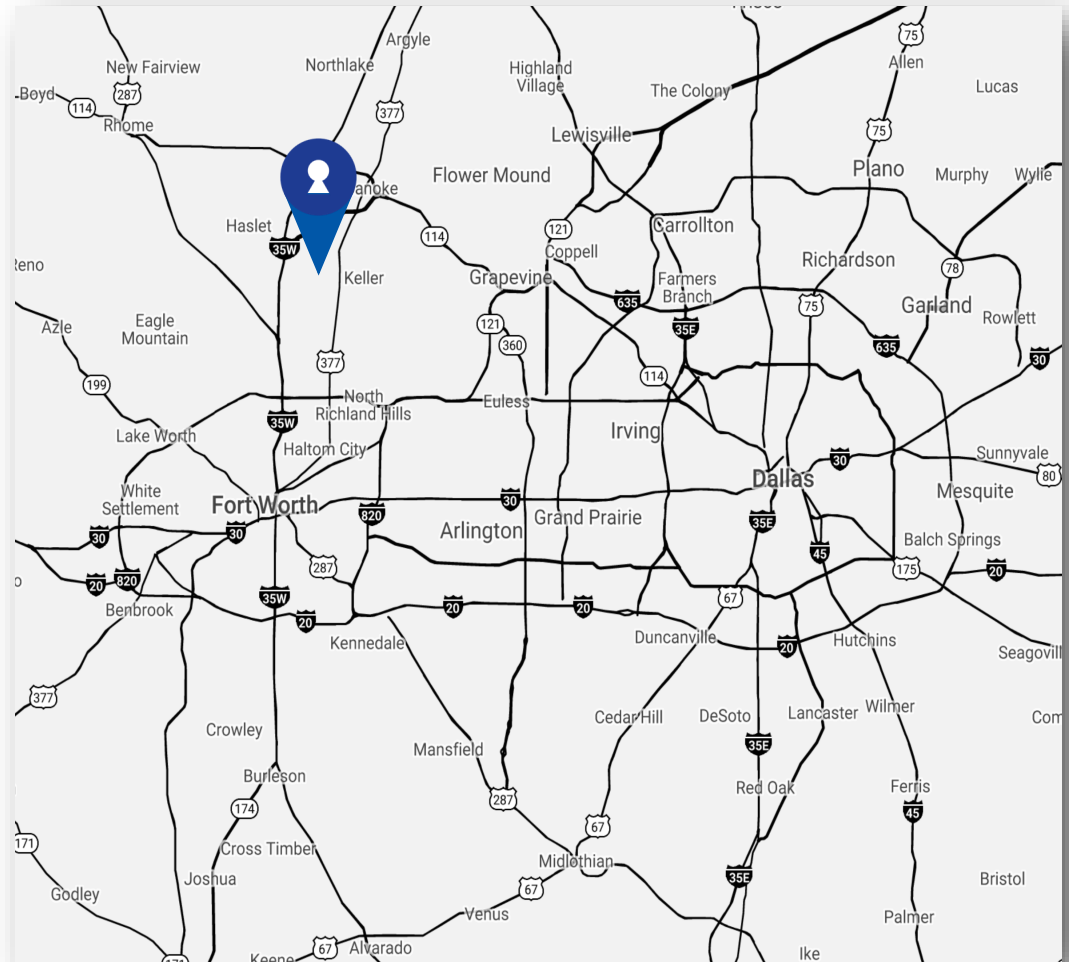
	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	14,671	52,643	113,007	245,254
EMPLOYEES	3,665	12,476	25,7677	58,602
AVG HH INCOME	\$136,593	\$143,201	\$142,636	\$139,586
POPULATION GROWTH	9.50%	3.03%	2.12%	2.03%

*STDBonline.com 2022

TRAFFIC COUNT

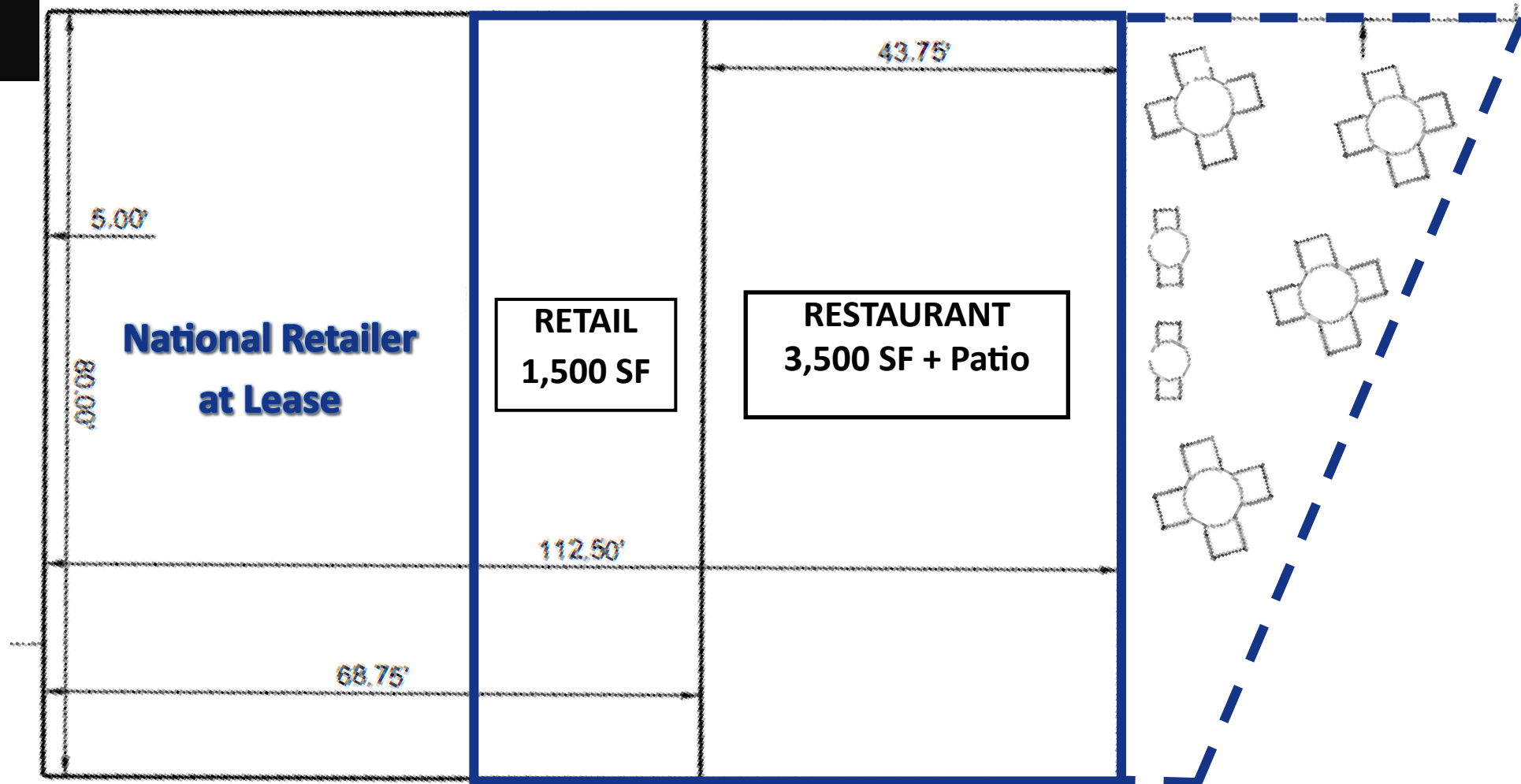
30,775 Vehicles per Day - Golden Triangle Blvd

9,567 Vehicles per Day—Park Vista Blvd

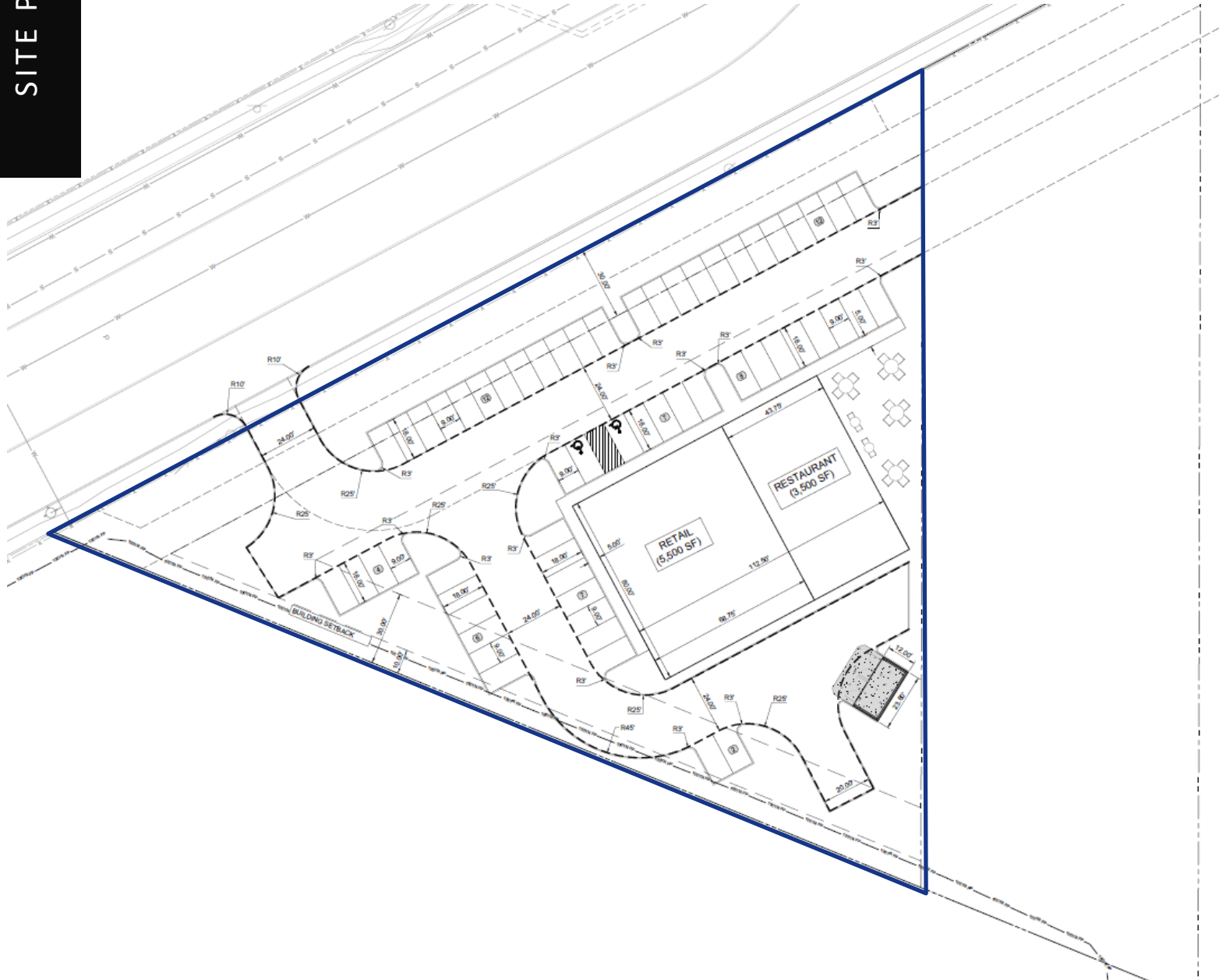








Golden Triangle Blvd



PROPOSED LEGEND

PROPOSED BUILDING	
PROPERTY LINE	
STD. 4" CONCRETE CURB	
PARKING SPACE COUNT	
CONCRETE SIDEWALK	

SITE	
SITE NAME:	RETAIL & RESTAURANT
LOCATION:	GOLDEN TRIANGLE BLVD, FORT WORTH, TX 85719
PARCEL AREA:	61,323.14 SF 1.408 ACS
BUILDING AREA:	9000 SF 0.207 ACS
ZONING:	E (GENERAL COMMERCIAL DISTRICT)
PARKING	
REQUIRED SPACES:	1 PER 250 GFA (COMMERCIAL) 5500 SF / 250 = 22 SPACES
	1 PER 100 GFA (RESTAURANT) 3500 SF / 100 = 35 SPACES
TOTAL SPACES REQUIRED:	57 SPACES
PROPOSED SPACES:	58 SPACES (PROPOSED)

CONCEPTUAL PLAN NOTES:

CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. BOWMAN DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.

NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.

THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.

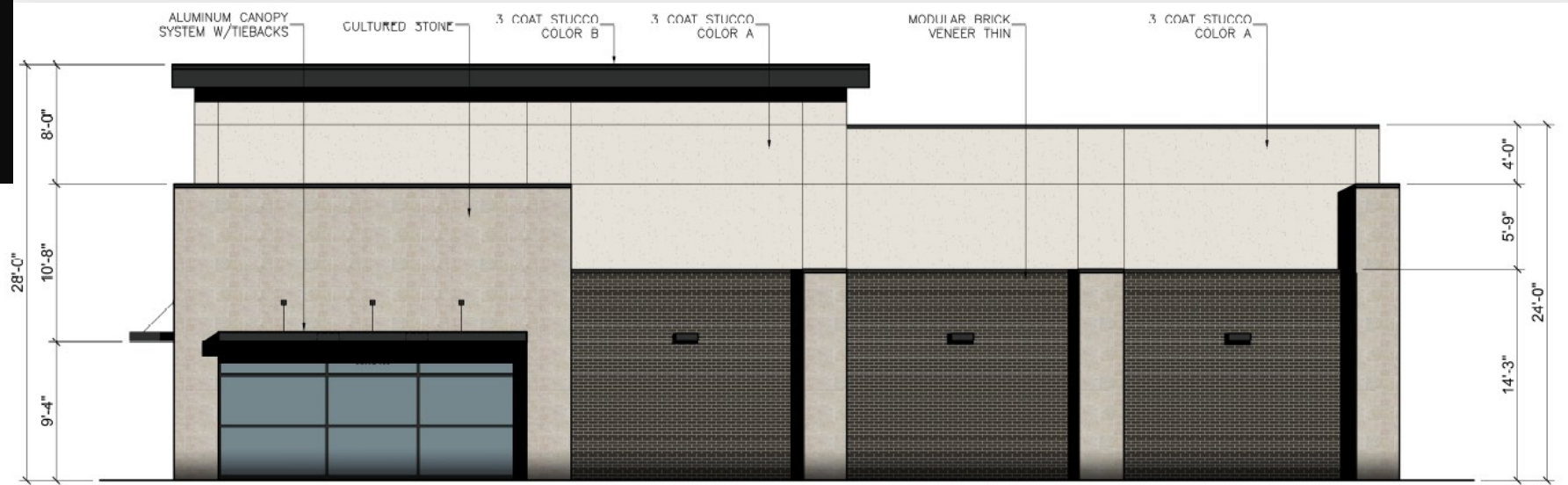
PROPERTY LINES SHOWN ARE FROM COUNTY GIS AND ARE FOR CONCEPTUAL PURPOSES ONLY.



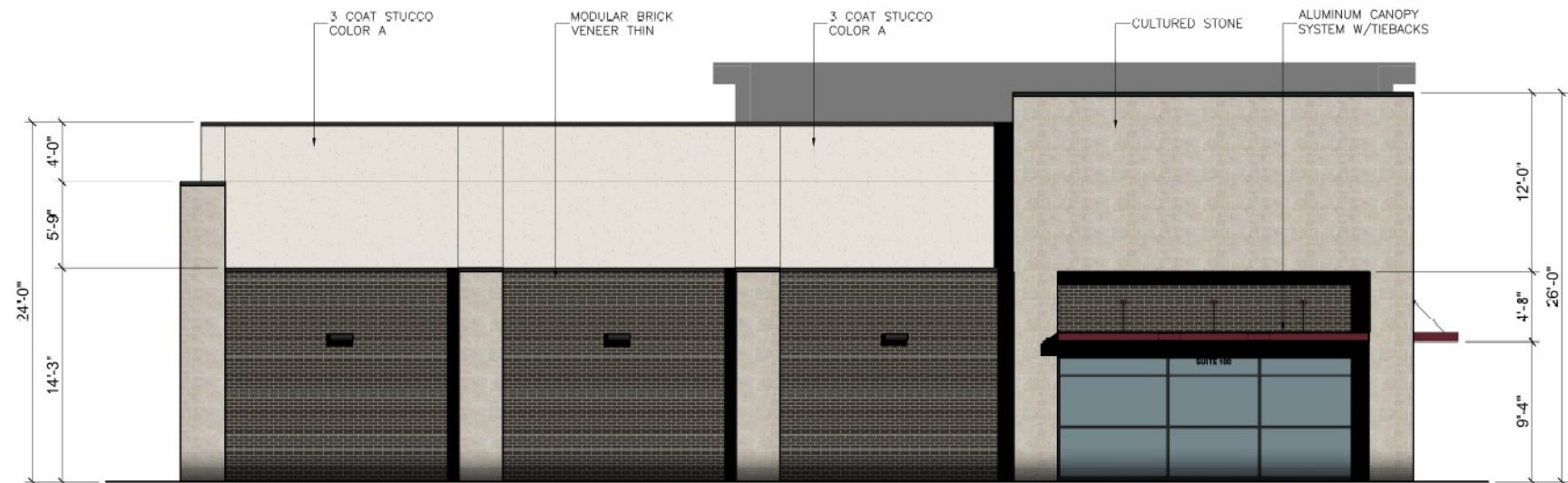
1 - (NORTH) FRONT ELEVATION SCALE 3/16"=1'-0"



2 - (SOUTH) BACK ELEVATION SCALE 3/16"=1'-0"



1 (WEST) SIDE ELEVATION SCALE 3/16"=1'-0"



2 - (EAST) SIDE ELEVATION SCALE 3/16"=1'-0"

COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



Kimberly-Clark



#1 in the country for
3-year job growth
(185,600 jobs)

#1 in the country for
job recovery to pre-
pandemic high
(3,951,900 jobs)

BLS, Dec. 2021

4 Global 500
Companies
Fortune, 2021

9 World's Most
Admired Companies
Fortune, 2022

22 Fortune 500
Companies



DFW AREA GROWTH

+328

people per day (2020)



1,302,041

added in 2010-2020

7,694,138

TOTAL POPULATION

11,200,000
Population by 2045

4TH LARGEST
METRO IN U.S.

OVER 200 CITIES

50%

LOWER COST OF LIVING

With a lower cost of living than
the top three U.S. Metros.

+7.2%

EMPLOYMENT GROWTH

With a year over year gain of
277,600 jobs as of July 2022

3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in
Continental U.S. in 4 hours

Access nearly 60
international destinations



HEALTH CARE

138 HOSPITALS &
FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS



HIGHER EDUCATION

Three
Research 1
Universities



THE UNIVERSITY
OF TEXAS AT DALLAS



Carnegie Classification of Institutions of
Higher Education R-1: Doctoral Universities

30 Higher Education Institutions

15 Major Universities Including:



INFORMATION ON 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.

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Information available at www.trec.texas.gov