

3300 NE 28TH STREET

3300 NE 28th Street | Fort Worth, TX
FOR LEASE



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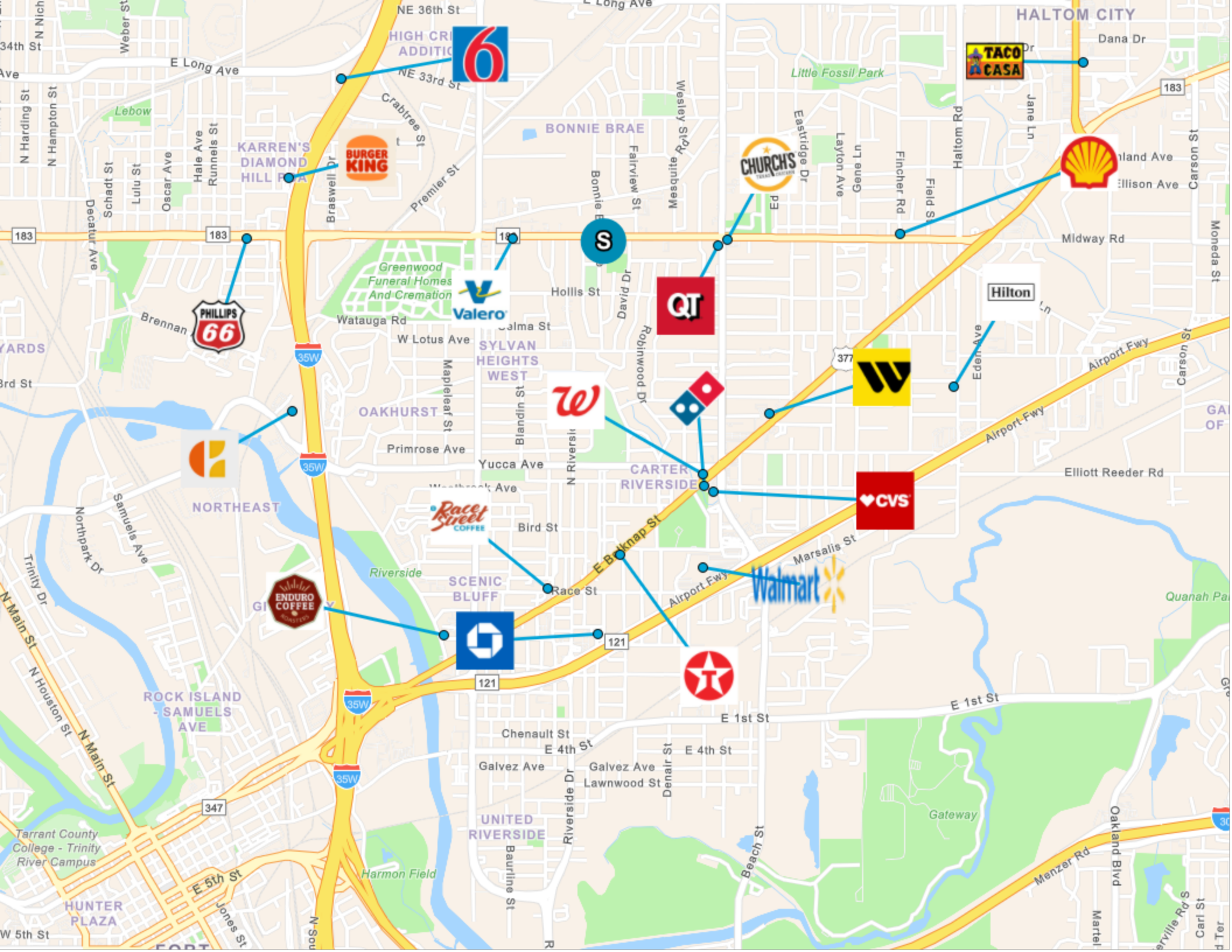
LEAGUE Commercial

HIGHLIGHTS

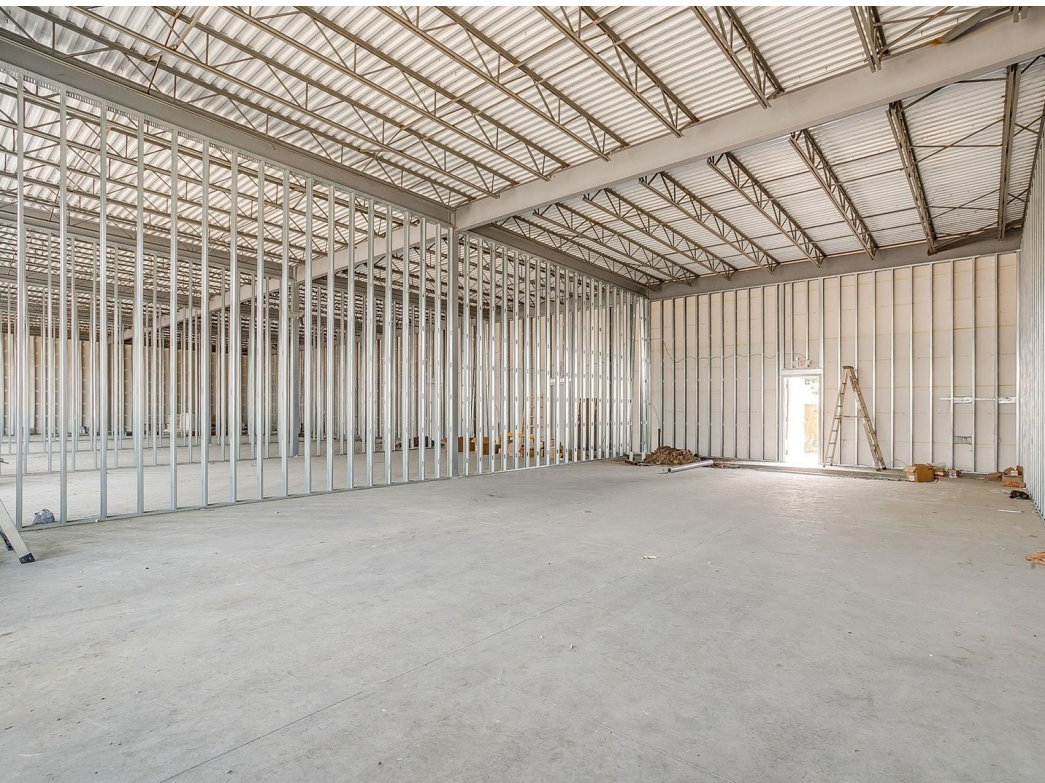
- Situated along NE 28th Street in North Fort Worth, 3300 NE 28th Street offers retailers, office users, and service providers the opportunity to establish a presence within an established neighborhood commercial corridor, serving the surrounding residential communities and local businesses.
- The property features flexible suite sizes ranging from 1,414 square feet to 1,867 square feet, providing tenants the opportunity to customize their space to meet operational needs while creating a layout and customer experience tailored to their business.
- Strategically positioned with convenient access to Interstate 35W, State Highway 121 Airport Freeway, and Loop 820, the property provides excellent connectivity throughout Fort Worth and the greater Dallas-Fort Worth Metroplex. Its high-visibility frontage and prominent signage opportunities help maximize brand exposure to daily commuters and neighborhood traffic.
- Established Trade Area Near the Fort Worth Stockyards: Located just minutes from the Fort Worth Stockyards, the center is surrounded by dense residential neighborhoods, schools, churches, and complementary neighborhood businesses, creating a consistent customer base while benefiting from both local traffic and the area's strong tourism activity.
- Grease trap access is available for all suites.
- Growing and Affluent Trade Area: The property serves nearly 75,000 residents within a 3-mile radius and more than 241,800 residents within 5 miles. The surrounding trade area boasts an average household income of approximately \$91,000 within 5 miles and is projected to grow to nearly 250,000 residents by 2031, reinforcing long-term demand for retail, restaurant, and service-oriented businesses.



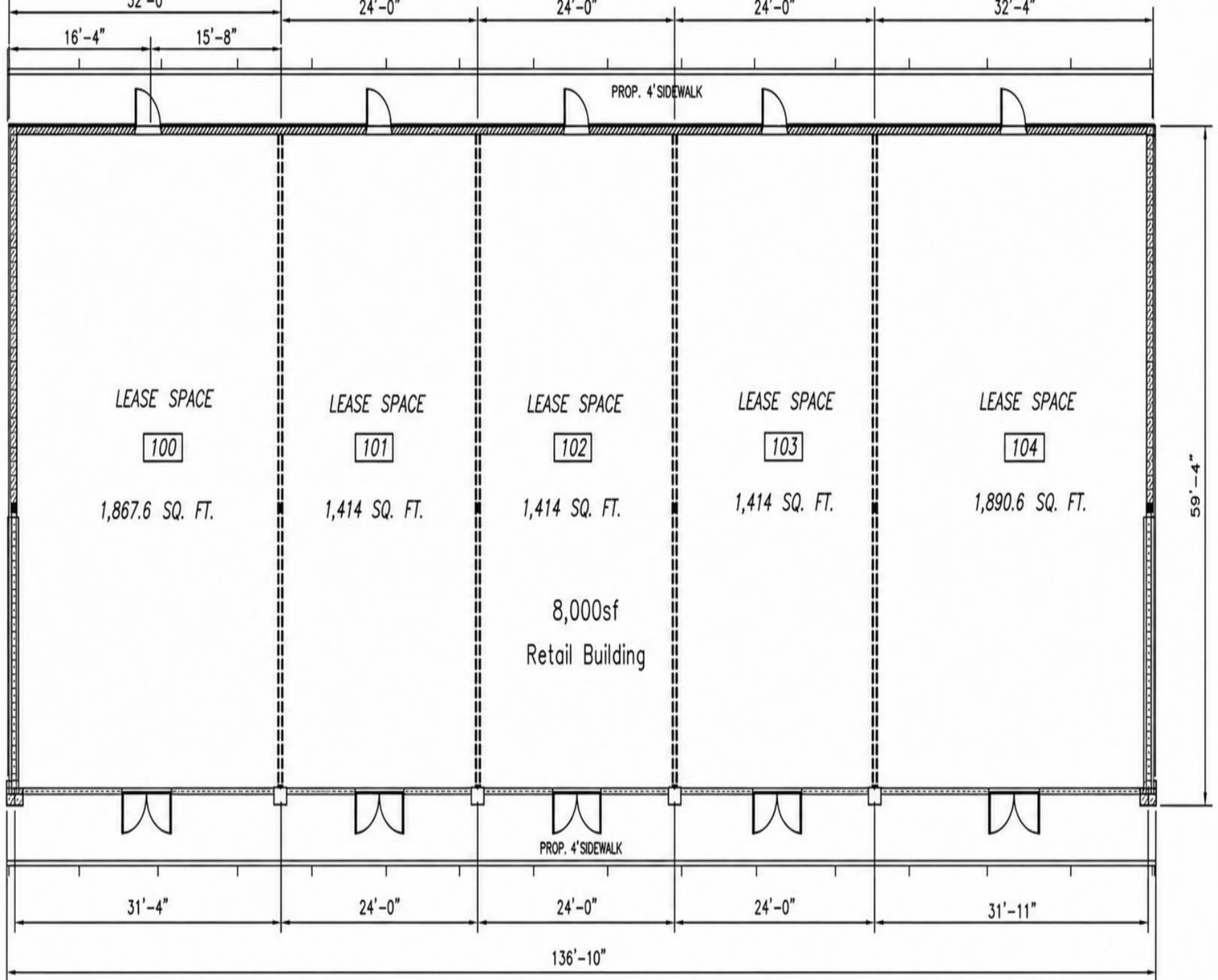
Suite	Space	Size	Lease Rate
100	Available	1,867 SF	Contact Broker for Rates
101	Available	1,414 SF	Contact Broker for Rates
102	Available	1,414 SF	Contact Broker for Rates
103	Available	1,414 SF	Contact Broker for Rates
104	Available	1,890 SF	Contact Broker for Rates





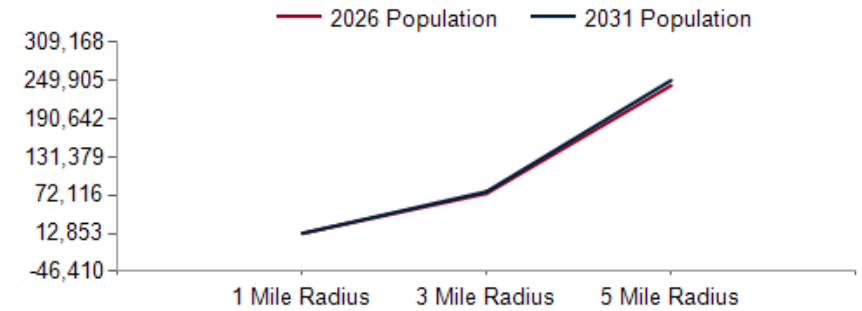


LEFT SIDE

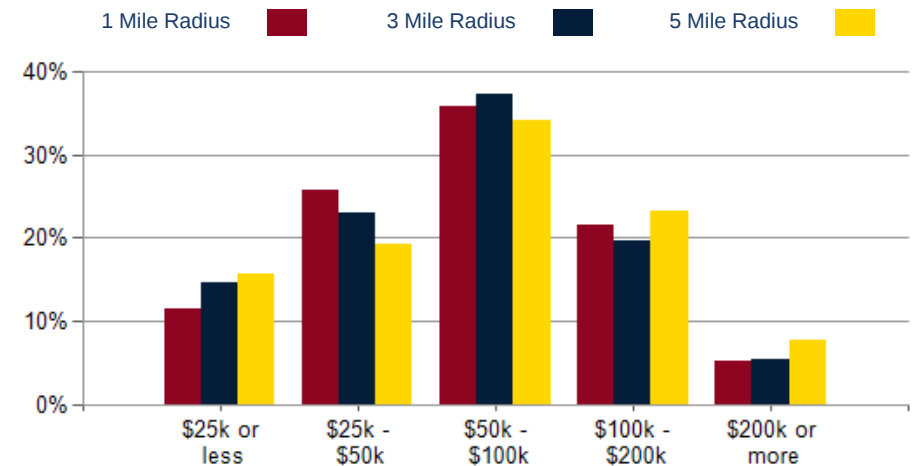


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,443	65,642	194,525
2010 Population	12,174	67,238	205,968
2026 Population	12,853	74,897	241,802
2031 Population	12,881	77,756	249,905
2026 African American	328	4,398	34,089
2026 American Indian	145	1,008	2,673
2026 Asian	821	3,455	11,358
2026 Hispanic	9,201	49,077	122,734
2026 Other Race	4,202	22,183	55,058
2026 White	4,571	27,661	95,265
2026 Multiracial	2,779	16,097	42,996

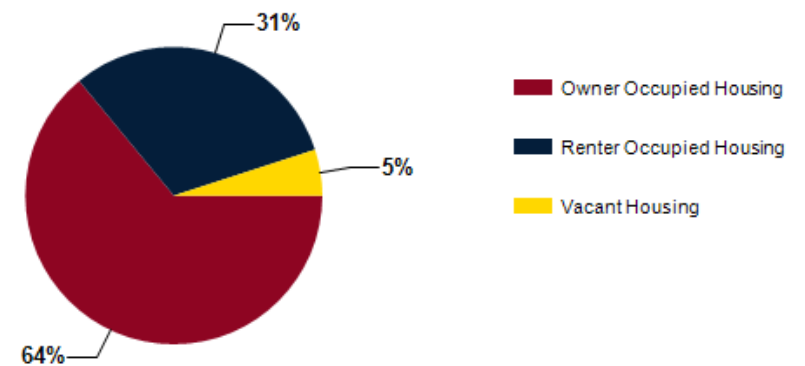
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	131	2,152	9,065
\$15,000-\$24,999	327	1,644	5,212
\$25,000-\$34,999	464	2,261	7,204
\$35,000-\$49,999	556	3,709	10,431
\$50,000-\$74,999	964	5,840	18,715
\$75,000-\$99,999	451	3,818	12,564
\$100,000-\$149,999	548	3,578	14,920
\$150,000-\$199,999	301	1,495	6,386
\$200,000 or greater	209	1,407	7,068
Median HH Income	\$62,384	\$62,936	\$67,667
Average HH Income	\$82,943	\$81,369	\$91,084



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

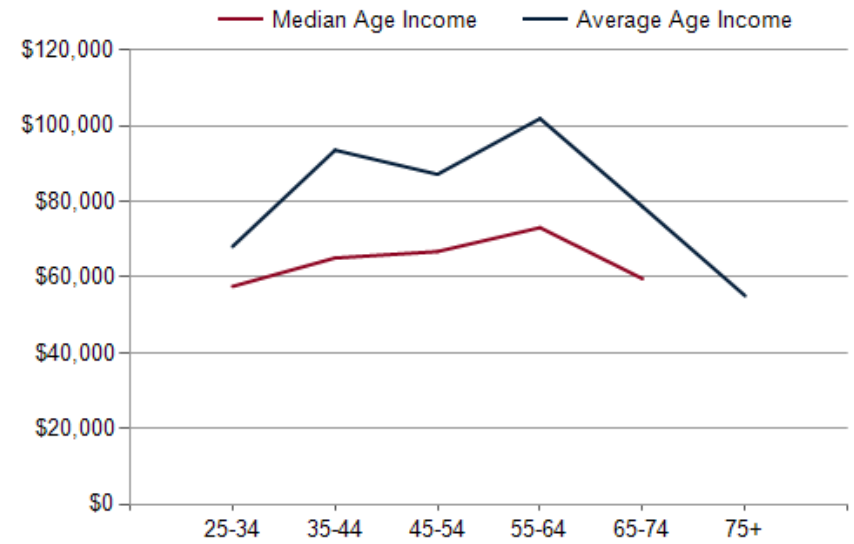
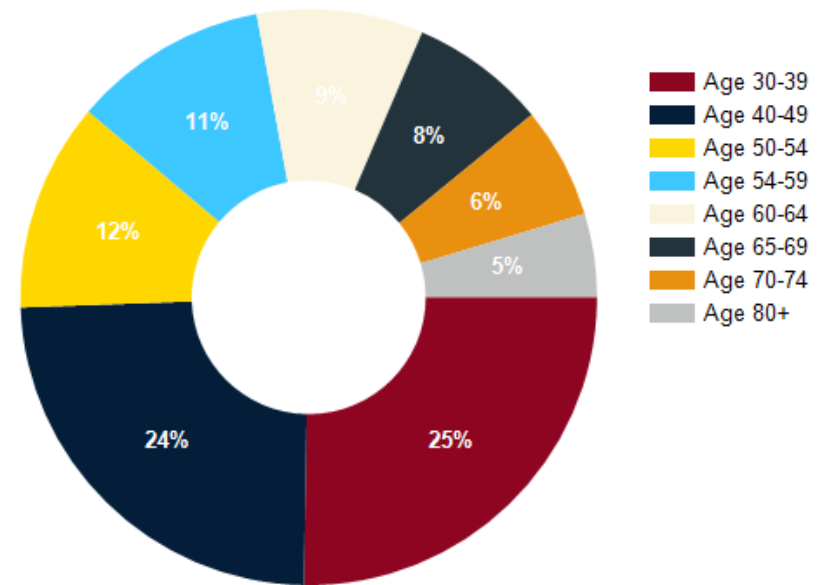


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	921	6,052	20,893
2026 Population Age 35-39	793	5,253	18,039
2026 Population Age 40-44	789	4,967	16,024
2026 Population Age 45-49	850	4,400	13,565
2026 Population Age 50-54	795	4,295	13,487
2026 Population Age 55-59	743	3,989	13,035
2026 Population Age 60-64	633	3,716	12,433
2026 Population Age 65-69	518	3,171	10,787
2026 Population Age 70-74	424	2,472	8,395
2026 Population Age 75-79	317	1,731	6,160
2026 Population Age 80-84	146	984	3,593
2026 Population Age 85+	102	787	3,261
2026 Population Age 18+	9,721	56,651	187,857
2026 Median Age	33	34	35
2031 Median Age	35	35	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,557	\$62,817	\$70,339
Average Household Income 25-34	\$68,111	\$68,905	\$84,030
Median Household Income 35-44	\$65,059	\$65,473	\$68,921
Average Household Income 35-44	\$93,577	\$90,444	\$95,509
Median Household Income 45-54	\$66,765	\$72,542	\$77,438
Average Household Income 45-54	\$87,183	\$92,199	\$105,951
Median Household Income 55-64	\$73,087	\$76,778	\$81,434
Average Household Income 55-64	\$101,898	\$99,170	\$108,893
Median Household Income 65-74	\$59,600	\$51,133	\$58,758
Average Household Income 65-74	\$78,642	\$73,685	\$82,415
Average Household Income 75+	\$55,076	\$58,898	\$74,340

Population By Age





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Scott Lowe	613739	scott@leaguecre.com	4696828661
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date