

FOR
LEASE

4 LOTS
AVAILABLE

PYLON
SIGNAGE
AVAILABLE

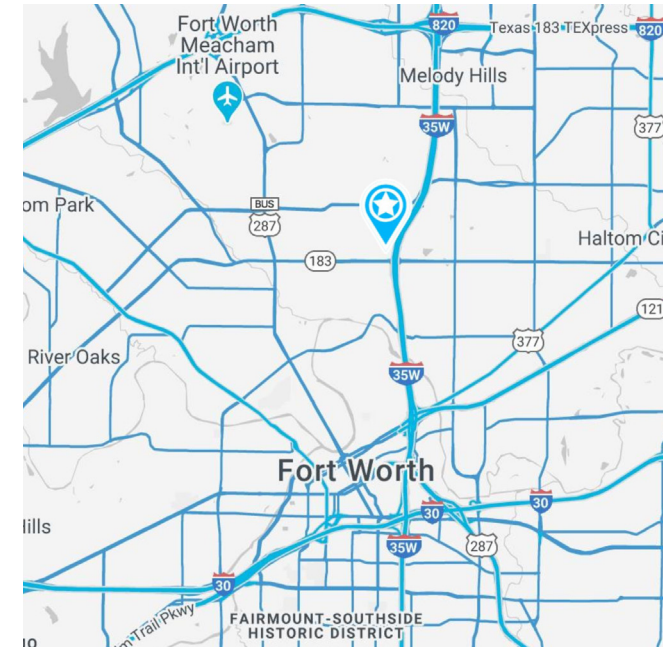


TRANSWESTERN

REAL ESTATE
SERVICES

NWQ INTERSTATE 35W & NW 28TH ST.

FORT WORTH, TEXAS



PROPERTY SIZE:

- Lot 4 - 2.6 AC
- Lot 5 - 1.3 AC
- Lot 6 - 0.97 AC
- Lot 9 - 0.33 AC
- Zoning - I Light Industrial

AREA TRAFFIC GENERATORS:



LISA'S CHICKEN

Pricing Information:

CHRIS CORBIN

817.259.3503

Chris.Corbin@Transwestern.com

TODD HAWPE

817.259.3523

Todd.Hawpe@Transwestern.com

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TRAFFIC COUNTS

I-35: 123,345 VPD

NW 28TH STREET: 29,360 VPD

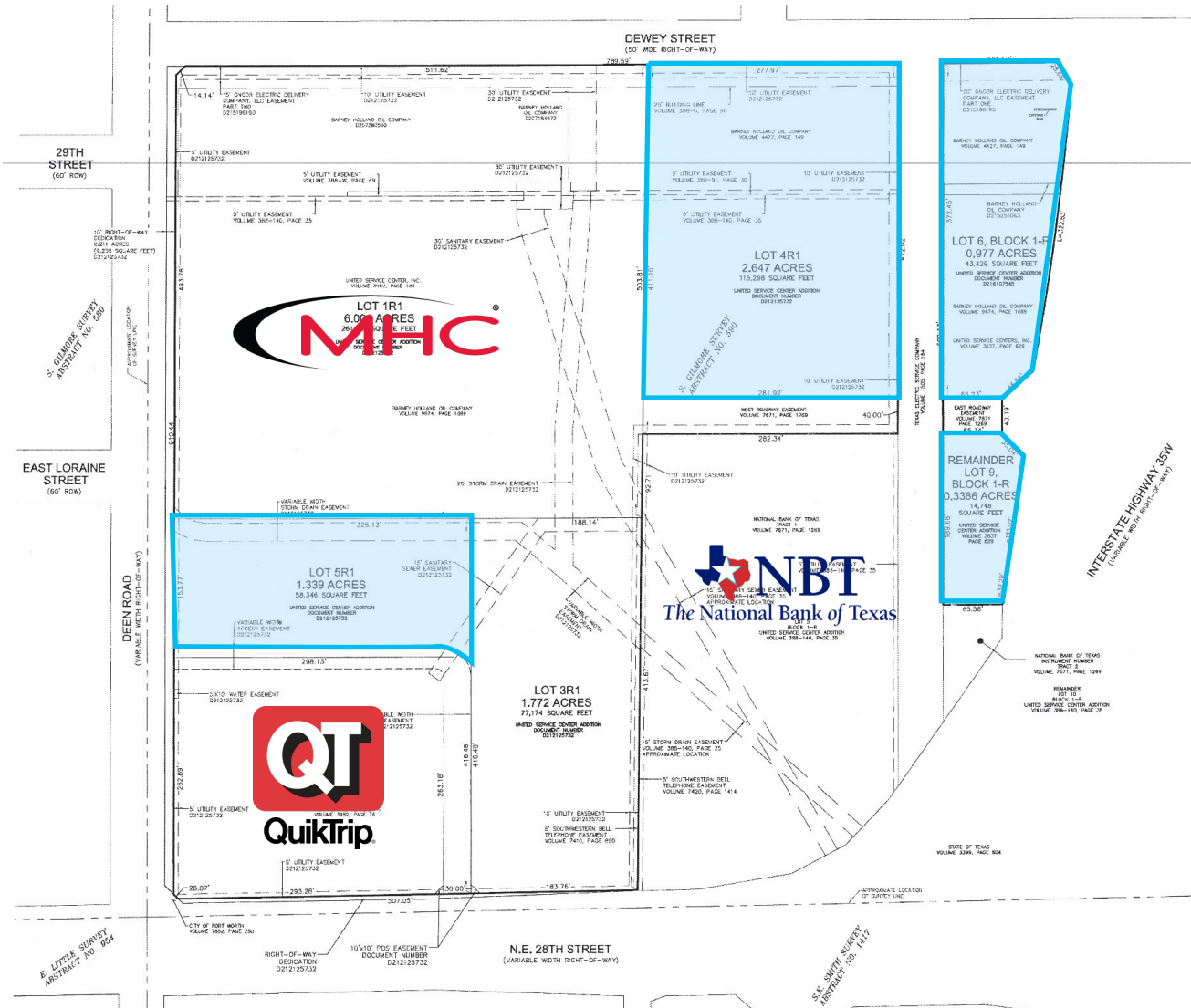
NWQ INTERSTATE 35W & NW 28TH ST.

FORT WORTH, TEXAS

SURVEY

TRANSWESTERN

REAL ESTATE
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70' PYLON



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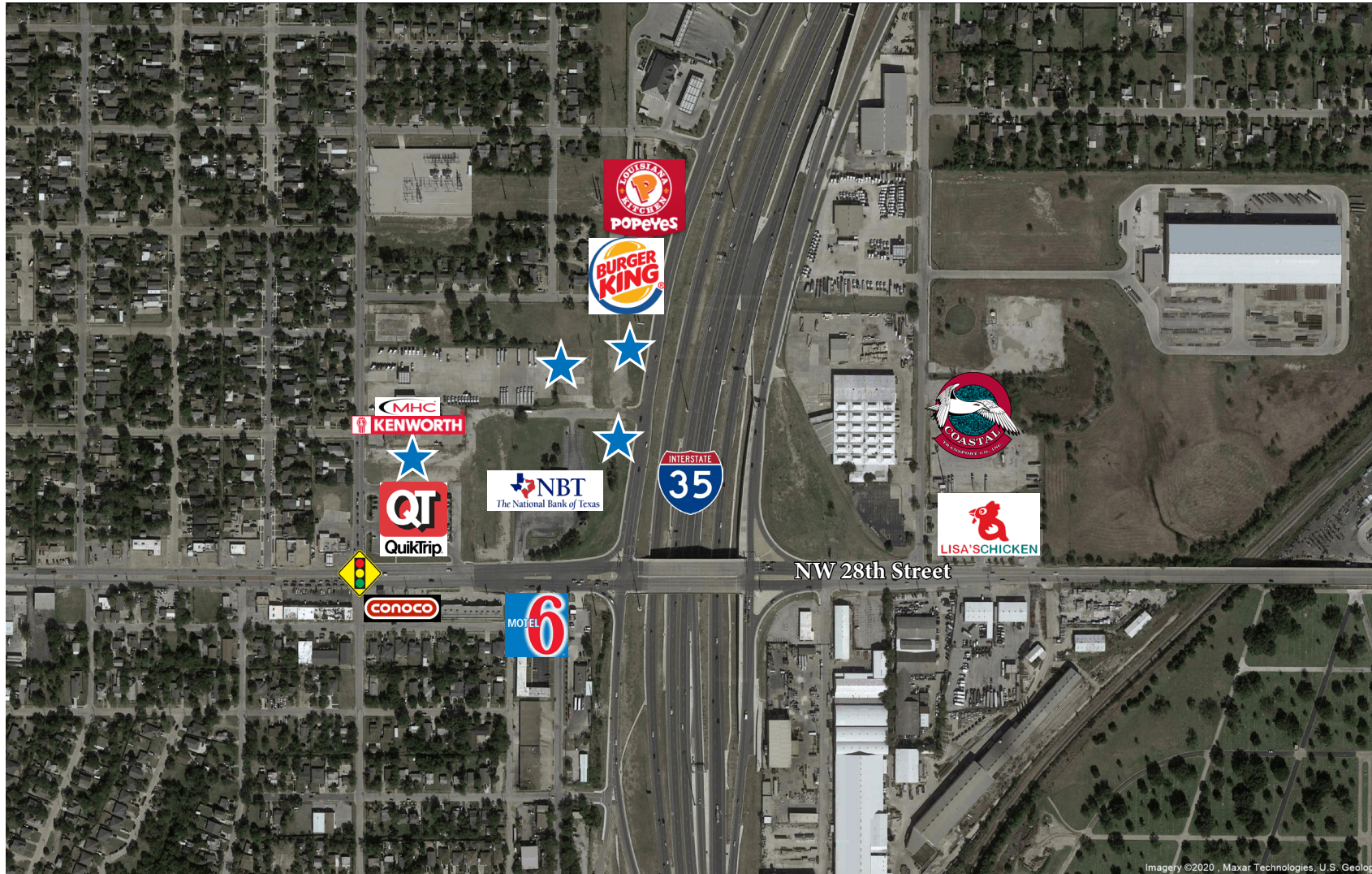
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NWQ INTERSTATE 35W & NW 28TH ST.

FORT WORTH, TEXAS



POPULATION			
	1 MILE	3 MILE	5 MILE
2020 TOTAL POPULATION	7,751	85,651	233,091
2025 TOTAL POPULATION	7,994	92,311	252,538
2020 - 2025 ANNUAL RATE	0.62%	1.51%	1.62%

HOUSEHOLDS			
	1 MILE	3 MILE	5 MILE
2020 HOUSEHOLDS	2,173	24,270	79,940
2025 HOUSEHOLDS	2,242	26,396	87,433

INCOME			
	1 MILE	3 MILE	5 MILE
2020 AVERAGE HOUSEHOLD INCOME	\$57,091	\$59,253	\$69,558
2025 AVERAGE HOUSEHOLD INCOME	\$60,288	\$63,364	\$74,286

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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.

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 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.

Transwestern Commercial Services Fort Worth, LLC	9000246	License No.	(817)877-4433
Licensed Broker /Broker Firm Name or Primary Assumed Business Name		Email	Phone
Paul Wittorf		paul.wittorf@transwestern.com	(214)446-4512
Designated Broker of Firm	479373	Email	Phone
Leland Alvinus Prowse IV	License No.	leland.prowse@transwestern.com	(817)877-4433
Licensed Supervisor of Sales Agent/ Associate	450719	Email	Phone
	License No.		
Chris A Corbin	596000	chris.corbin@transwestern.com	(817)877-4433
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

TXR-2501

Transwestern, 777 Main Street, Suite 1100 Fort Worth, TX 76102

Lester Day

Phone: (817)877-4433

Fax: www.ziplogix.com

Produced with zipForm® by ziplogix 18070 Fifteen Mile Road, Fraser, Michigan 48026

Information available at www.trec.texas.gov

IABS 1-0 Date

Chris Corbin IABS