



SALE

OFFICE CONDO FOR SALE

4909 GOLDEN TRIANGLE BOULEVARD

Fort Worth, TX 76244

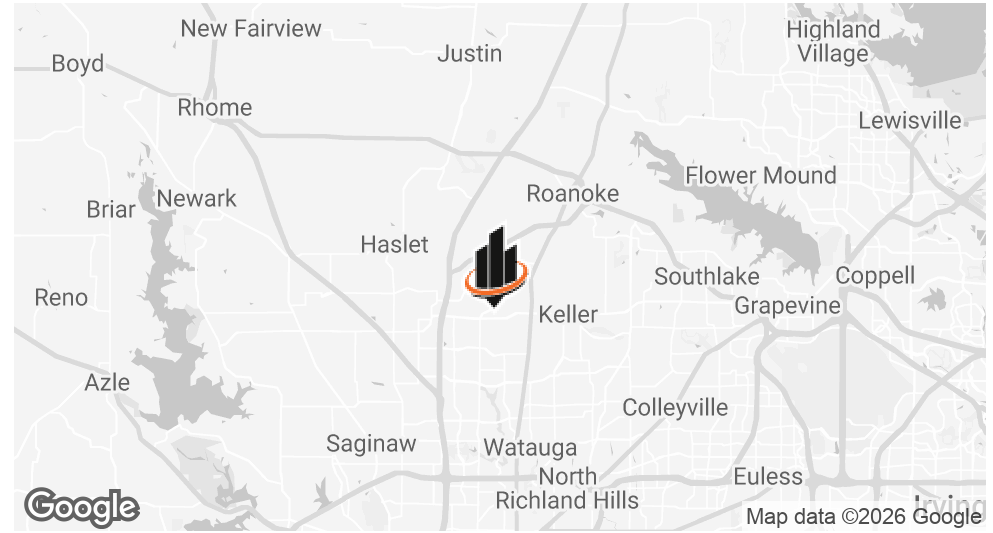
PRESENTED BY:

BROOKE FORD

Phone: 313.618.7176

brooke.ford@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	CALL BROKER
BUILDING SIZE:	1,316 SF
YEAR BUILT:	2021
ZONING:	Office/Medical

PROPERTY OVERVIEW

This move-in ready office condo is ideally situated along Golden Triangle Boulevard in Fort Worth's rapidly growing Keller corridor. Built in 2021, the suite features a fully built out professional layout with premium finishes. It's positioned within a highly sought after office community with proximity to major retailers and established residential density makes this an exceptional opportunity for owner-users or investors seeking a stabilized asset in one of DFW's most desirable suburban markets.

PROPERTY HIGHLIGHTS

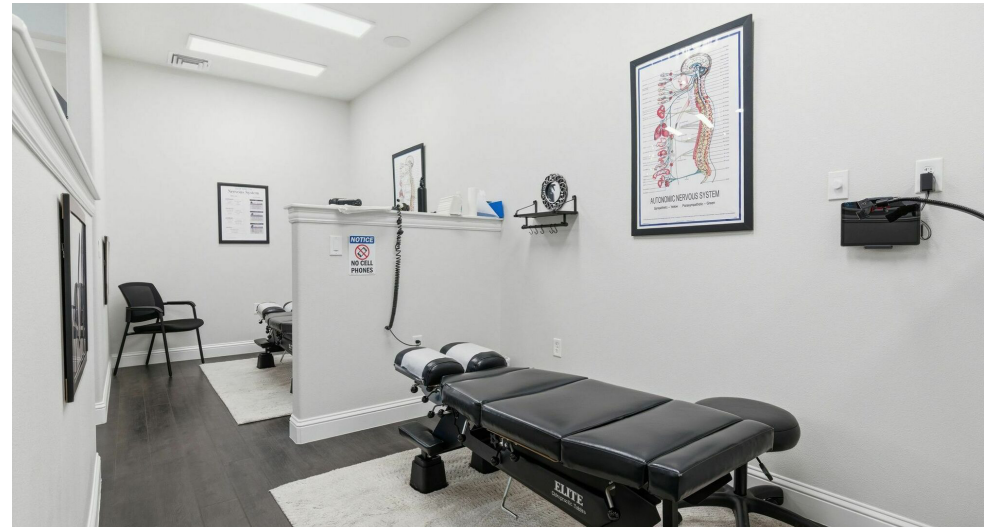
- Walk-in ready
- Owner User or Investor
- Short Term Lease in place
- Full reception with waiting area, 6 offices, 2 restrooms
- Equipped X-Ray room

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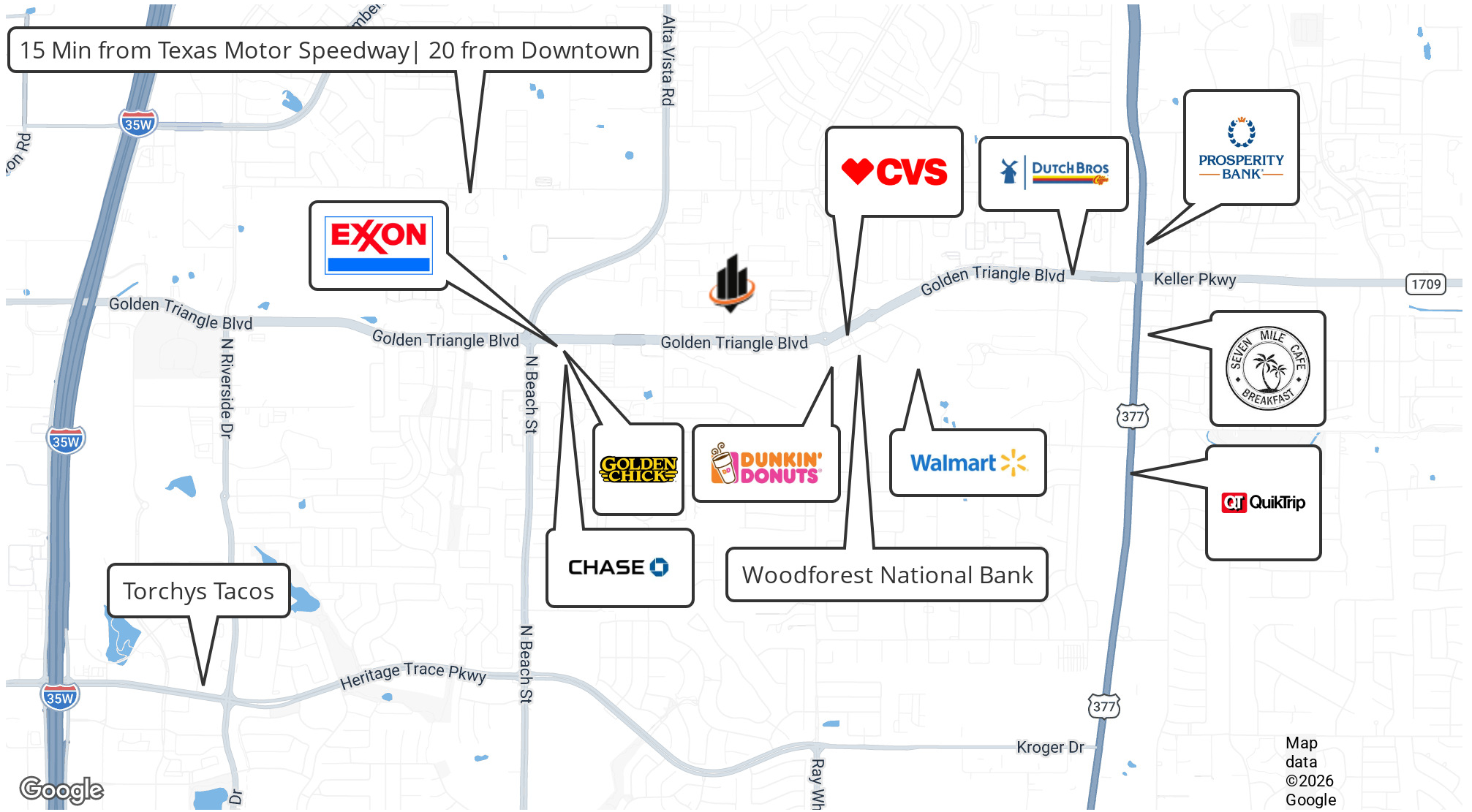
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ADDITIONAL PHOTOS



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RETAILER MAP



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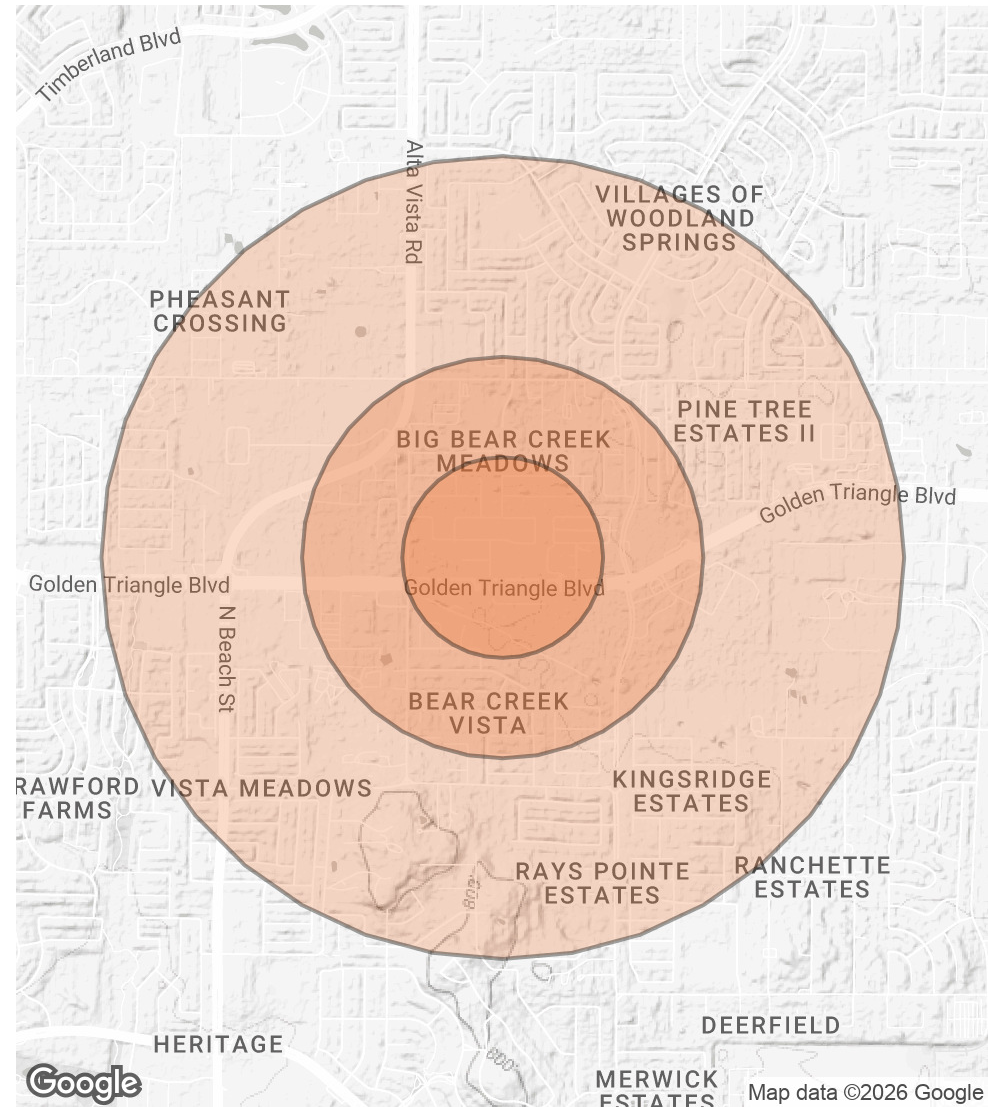
4909 GOLDEN TRIANGLE STE 221 | 4909 Golden Triangle Boulevard Fort Worth, TX 76244

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	652	2,973	13,982
AVERAGE AGE	38.8	35.6	36.8
AVERAGE AGE (MALE)	38.9	34.7	33.6
AVERAGE AGE (FEMALE)	34.3	32.6	34.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	323	1,206	4,777
# OF PERSONS PER HH	2.0	2.5	2.9
AVERAGE HH INCOME	\$132,955	\$125,609	\$145,165
AVERAGE HOUSE VALUE	\$411,996	\$364,958	\$373,066

2023 American Community Survey (ACS)



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ADVISOR BIO 1



BROOKE FORD

Advisor

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Direct: **313.618.7176** | Cell: **313.618.7176**

PROFESSIONAL BACKGROUND

Brooke is a commercial realtor at SVN | Matthews Group with a specialty in office and medical investment properties. She works with small business owners in the community on leasing and purchasing, and investors looking to expand their portfolio. Brooke started her career in the Southlake and Grapevine communities and has expanded into Colleyville, Keller, and North Richland Hills.

Still having a Detroit area code, Brooke stays true to her Midwestern roots. She is originally from Michigan and frequently goes back to visit family. Her Alma Mater is The University of Alabama (Roll Tide!) where she graduated with a degree in Mechanical Engineering and Mathematics. Prior to joining SVN | Matthews Group, Brooke spent five years as a design and manufacturing engineer in the automotive sector.

As an active member in the community, Brooke founded and is currently President of the Southlake Chamber Young Professionals. One of her core values is giving back, which is why once a quarter the group volunteers in the community. Brooke is also part of the Southlake Leadership Class for the 2022-2023 year and an active member in Grapevine Rotary.

In her leisure time, you can find her playing tennis, enjoying a cup of coffee, or traveling.

SVN | Trinity Advisors

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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.

SVN | Trinity Advisors

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
-	-	-	-
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
-	-	-	-
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Brooke Ford	-	brooke.ford@svn.com	313.618.7176
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date