

Offering Memorandum

# 1510-1514 W. MAGNOLIA

Fort Worth Urban Infill Portfolio  
10,634-SF | 0.36-AC | NS-T4 Zoning

Marcus & Millichap  
THE SANTELLI GROUP

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Activity ID #ZAH0060260



# 1510-1514 W. MAGNOLIA

*EXCLUSIVELY LISTED BY*

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**1510-1514  
W. MAGNOLIA**



# INVESTMENT OVERVIEW

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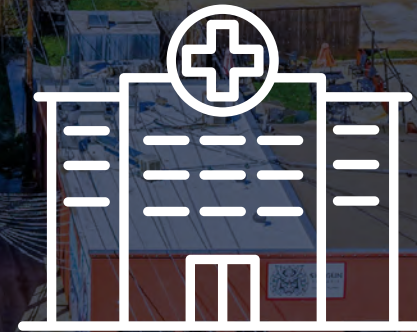
# EXECUTIVE SUMMARY



Prime Urban  
Core Location



10,634 Total-SF  
0.36 Total-AC



Located in the Heart  
of the Medical District  
& Near Southside

## PROPERTY DESCRIPTION

NUMBER OF SUITES:	6
TOTAL RENTABLE SF:	10,634-SF
TOTAL LAND SIZE:	0.36 AC
PORTFOLIO OCCUPANCY:	50.30%
ZONING:	NS-T4
<u>1510 W. MAGNOLIA</u>	
TOTAL RENTABLE SF:	7,034-SF
NUMBER OF SUITES:	5
BUILDING OCCUPANCY:	76.07%
<u>1514 W. MAGNOLIA</u>	
TOTAL RENTABLE SF:	3,600-SF
NUMBER OF SUITES:	1 (Demisable)
BUILDING OCCUPANCY:	0%

## FINANCIAL ASSESSMENT

LISTING PRICE:	REQUEST FOR OFFERS
CAP RATE:	TBD BY MARKET
SCHEDULED BASE RENTAL INCOME:	\$164,277
TOTAL REIMBURSEMENT INCOME:	\$42,507
EFFECTIVE GROSS INCOME:	\$206,784
LESS - OPERATING EXPENSES:	(\$96,080)
NET OPERATING INCOME:	\$110,703

FINANCING INQUIRIES: **DUKE DENNIS**  
 SENIOR DIRECTOR, CAPITAL MARKETS  
 OFFICE: 972.755.5200  
 DUKE.DENNIS@MARCUSMILLICHAP.COM



# INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively present the opportunity to acquire 1510-1514 W. Magnolia, an investment package including 2 buildings with a total of 10,634 square feet, situated on 0.36 acres across West Magnolia Avenue in Fort Worth, Texas.

The subject property offers a rare value-add portfolio acquisition opportunity, offering a blend of stability with newly executed long-term leases, as well as substantial upside with a number of short-term leases at below-market rents. With very few new construction projects in the immediate pipeline, occupancy has remained close to 96 percent in the Near Southside submarket. Additionally, average rents for the tenants in this submarket have grown approximately 12 percent over just the past three years, providing tremendous growth potential through lease-up of assets with long-term leases coming due in the new future.

1510-1514 W. Magnolia offers the strategic opportunity to control several primary hard corners along West Magnolia Avenue, including two prime signalized hard corners on West Magnolia and South Hemphill. This urban core investment package is located in the heart of the rapidly transforming Near Southside and Medical Districts, with immediate access to downtown Fort Worth. The properties also provide convenient access to major thoroughfares, including Interstate 30 and Interstate 35 West.

The Near Southside/Medical District is anchored by five major medical institutions including Baylor Scott & White, Cook Children's, JPS Health Network, Medical City Healthcare, Texas Health Resources, and UT Southwestern. The area is also the new home to Texas Christian University's Burnett School of Medicine campus. The new construction four-story campus building is approximately 100,000 square feet, designed to accommodate over 240 medical students, and is located at the northeast corner of South Henderson and West Rosedale. The Near Southside is Tarrant County's second largest employment hub with approximately 30,000 jobs in the immediate area.





# INVESTMENT OVERVIEW

Several new construction multifamily and residential assets insulate the surrounding streets of West Magnolia, most notably are Mag & May, Ramble & Rose, Highline on Magnolia, The Cooper Apartments, and The Monarch Medical District Apartments. All of which house thousands of residents in the immediate area, creating a walkable, resident-friendly environment, in which experiential and essential service-based retail uses play a major complementary role.

The Wall Street Journal has recently recognized the city of Fort Worth as the next big boom market for commercial real estate, noting over \$2.3 Billion under construction, including 5,000 new apartment units. Fort Worth is the fastest-growing of the 30 most populous cities in the United States, with a 4.1 percent increase since 2020. Ranked as the 13th largest city in the nation, Fort Worth boasts a population of just under one million. The city's appeal has grown significantly due to factors like its comparatively low cost of living, proximity to recent major corporate relocations, and abundance of opportunities for new development, resulting in an unprecedented influx of new residents to the Dallas-Fort Worth markets.

1510-1514 W. Magnolia presents the rare opportunity for a new investor to secure multiple highly desirable core assets, located in the heart of Fort Worth's most rapidly transitioning urban submarket, and proximate to key traffic drivers in the heart of Fort Worth, Texas. This investment opportunity provides investors with the ability to acquire substantial market share within a high barrier-to-entry market, offering attractive day-one rental income and significant upside potential.

Sources: [fortworthtexas.gov](http://fortworthtexas.gov), [nearsouthsidefw.org](http://nearsouthsidefw.org), [wsj.com](http://wsj.com), [costar.com](http://costar.com), [mduschool.tcu.edu](http://mduschool.tcu.edu)



# REGIONAL MAP



1510-1514  
W. MAGNOLIA

10

PROPERTY DESCRIPTION



# LOCAL MAP

1510-1514  
W. MAGNOLIA





 **Baylor Scott & White**  
HEALTH

**Subject Property**  
10,634-SF | 0.36-AC | NS-T4 Zoning

W MAGNOLIA AVE

12

PROPERTY DESCRIPTION



Downtown  
Fort Worth

CookChildren's

Texas Health  
Resources

M  
THE MONARCH  
MEDICAL DISTRICT APARTMENTS

PS1200

Subject Property  
10,634-SF | 0.36-AC | NS-T4 Zoning

BENITO'S  
Authentic Mexican Food

PANTHER  
MAGNOLIA  
RESTAURANT

SALSA  
LIMON

Ellerbe  
FINE FOODS



Downtown Fort Worth

Medical City Fort Worth

Texas Health Care

Fort Worth City Hall

CookChildren's

Texas Health Resources

FIREHOUSE

EMPORIO

THE MONARCH MEDICAL OFFICE APARTMENTS

HURTADO BARBECUE

HOTEL REVEL

BEREN SOUL SWEAT

Subject Property  
10,634-SF | 0.36-AC | NS-T4 Zoning

Magnolia Medical Tower  
Eight Avenue

BENITO'S Authentic Mexican Food

W Magnolia Ave

Ellerbe FINE FOODS

SALSA LIMON

PANTHER Magnolia

14

PROPERTY DESCRIPTION





**Subject Property**

10,634-SF | 0.36-AC | NS-T4 Zoning









W MAGNOLIA AVE

HURLEY AVE

**Subject Property**  
10,634-SF | 0.36-AC | NS-T4 Zoning



# CURRENT TENANCY

## sculptme

— MODERN REFORMER —

Sculptme: Modern Reformer brings a fresh, contemporary fitness experience to Fort Worth, offering a sleek, energizing environment centered around dynamic reformer Pilates. Known for its modern aesthetic, personalized instruction, and results-driven classes, Sculptme attracts a loyal community of clients seeking strength, balance, and mindful movement. The studio delivers a welcoming atmosphere where guests can challenge their bodies, reset their minds, and enjoy a transformative approach to everyday wellness.

<https://www.sculptmetx.com/>



## Panther Canna

Panther Canna brings a modern, wellness driven presence to Fort Worth, offering a thoughtfully curated selection of premium cannabis products designed to support balance, relaxation, and everyday well-being. With its clean aesthetic and approachable atmosphere, Panther Canna draws a steady flow of customers seeking quality, consistency, and a personalized experience. It serves as a welcoming destination where guests can explore trusted products, connect with knowledgeable staff, and enjoy a calm, uplifting environment tailored to their wellness needs. The shop's commitment to education and transparency further strengthens its role as a trusted resource within the community.

<https://panthercanna.com/fort-worth-texas/>

## MAGNOLIA *Nutrition*

Magnolia Nutrition brings a vibrant wellness focused concept to Fort Worth, offering an inviting selection of energizing teas, protein shakes, and balanced meal replacement options. Known for its clean branding and approachable atmosphere, Magnolia Nutrition attracts a steady flow of health-minded customers throughout the day. Magnolia Nutrition adds a lively, community oriented element to the area. It serves as a destination where guests can recharge, connect, and enjoy a refreshing boost of everyday wellness.

<https://www.instagram.com/magnolianutritionftw/>

## Monarch Tattoo

Monarch Tattoo delivers high-quality custom work in a clean, modern studio setting, blending creativity with professionalism. Its inviting atmosphere and skilled artists make it a trusted destination for clients seeking meaningful, well-crafted tattoos in Fort Worth. The studio's focus on comfort, collaboration, and standout artistry keeps clients returning for pieces that feel both personal and expertly executed. Its consistent quality and strong reputation have made it a staple in the local creative scene. Its presence adds depth and character to the neighborhood, reinforcing Fort Worth's growing reputation as a hub for creative expression.

<https://www.instagram.com/monarchfwtw/>





**1510-1514  
W. MAGNOLIA**



# FINANCIAL ANALYSIS

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# TENANT MAP

1510-1514 W. MAGNOLIA AVE  
FORT WORTH, TX 76104

Marcus & Millichap  
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Vacant  
1,683-SF

sculptme  
— MODERN REFORMER —

TATTOO

STRONG  
MAGNOLIA  
PANTHER TBC  
GAMMA  
TATTOO

Vacant  
3,600-SF (Demisable)

# TENANT SUMMARY

1510-1514 W. MAGNOLIA AVE  
FORT WORTH, TX 76104

TENANT NAME	SUITE	SQUARE FEET	PORTFOLIO SHARE	LEASE DATES		RENT PER SQ. FT.	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR	CHANGES ON	CHANGES TO	LEASE TYPE	EXPENSE REIMBURSEMENTS	RENEWAL OPTIONS AND OPTION YEAR RENTAL INFORMATION
				COMM.	EXP.								
Monarch Tattoo	1510-100	1,486	14.0%	9/25/24	9/30/27	\$32.96	\$4,082	\$48,979	Oct-2026	\$50,448	NNN	\$13,381	One One-Year Option @ Market
Magnolia Nutrition	1510-104	1,067	10.0%	10/1/22	10/31/26	\$33.64	\$2,991	\$35,894	Nov-2026	\$35,894	N	\$3,779	One Two-Year Option @ 2% Annual Increases
Panther Canna	1510-108	959	9.0%	11/11/21	1/31/27	\$34.87	\$2,787	\$33,440	Nov-2026	\$33,440	NNN	\$9,034	One Three-Year Option @ 3% Annual Increases
Vacant	1510-200	1,683	15.8%			\$0.00	\$0	\$0	Apr-2027	\$40,392		\$0	
Sculpt Me Pilates	1510-208	1,839	17.3%	4/1/26	6/1/31	\$24.00	\$3,678	\$44,136	Apr-2027	\$45,456	NNN	\$16,294	Two Five-Year Options @ 2.5% Annual Increases
Vacant Restaurant (Demisable)	1514	3,600	33.9%			\$0.00	\$0	\$0	Apr-2027	\$144,000		\$0	
<b>Total</b>		<b>10,634</b>				<b>\$30.36</b>	<b>\$13,537</b>	<b>\$162,449</b>		<b>\$349,630</b>		<b>\$42,488</b>	

OCCUPIED TENANTS: 4

UNOCCUPIED TENANTS: 2

OCCUPIED GLA: 50.30%

UNOCCUPIED GLA: 49.70%



# OPERATING STATEMENT

Income	Year 1		Per SF	Pro Forma		Per SF
Scheduled Base Rental Income	164,277		30.70	352,348		33.13
Expense Reimbursement Income						
CAM	15,251		1.43	38,614		3.63
Insurance	4,841		0.46	12,257		1.15
Real Estate Taxes	19,050		1.79	41,643		3.92
Management Fees	3,365		0.32	18,485		1.74
Total Reimbursement Income	\$42,507	44.2%	\$4.00	\$110,999	100.0%	\$10.44
Effective Gross Revenue	\$206,784		\$19.45	\$463,347		\$43.57
Operating Expenses	Year 1		Per SF	Pro Forma		Per SF
Common Area Maintenance (CAM)	37,857		3.56	38,614		3.63
Insurance	12,016		1.13	12,257		1.15
Real Estate Taxes	37,857		3.56	41,643		3.92
Management Fee	8,350	4.0%	0.79	18,534	4.0%	1.74
Total Expenses	\$96,080		\$9.04	\$111,048		\$10.44
Expenses as % of EGR	46.5%			24.0%		
Net Operating Income	\$110,703		\$10.41	\$352,299		\$33.13

Notes: Pro Forma Income estimated based on 100% occupancy including scheduled renewals and lease up at market values.

# 1510-1514 W. MAGNOLIA FINANCIALS

## OPERATING DATA

### INCOME

	Year 1	Pro Forma
Scheduled Base Rental Income	\$164,277	\$352,348
Total Reimbursement Income	\$42,507	\$110,999
Effective Gross Income	\$206,784	\$463,347
Less: Operating Expenses	(\$96,080)	(\$111,048)
Net Operating Income	\$110,703	\$352,299

### OPERATING EXPENSES

	Year 1	Pro Forma
CAM	\$37,857	\$38,614
Insurance	\$12,016	\$12,257
Real Estate Taxes	\$37,857	\$41,643
Management Fee	\$8,350	\$18,534
Total Expenses	(\$96,080)	(\$111,048)
Expenses/SF	\$9.04/PSF	\$10.44/PSF

## PRICING DETAILS

Price:	Request For Offers
Cap Rate:	TBD By Market
Price Per Square Foot:	TBD By Market
Gross Leaseable Area:	10,634-SF
Lot Size:	0.36-AC
Year Built/Renovated:	1935-1984/2026
Occupancy:	50.32%





**1510-1514  
W. MAGNOLIA**



# MARKET OVERVIEW

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# DALLAS-FORT WORTH OVERVIEW

The Dallas–Fort Worth metroplex remains one of the fastest-growing and most economically resilient regions in the country, now home to more than 8 million residents and expanding steadily. Spanning 13 counties and nearly 10,000 square miles, DFW’s scale, connectivity, and business-friendly environment continue to attract major employers and new residents at a pace unmatched by most U.S. metros.

Corporate relocations and job creation remain powerful demand drivers, with the region adding hundreds of thousands of new residents since 2020 and consistently ranking among the top markets for company expansions. Growth continues to concentrate in high-performing counties such as Collin and Denton, where strong demographics and sustained development activity fuel retail, industrial, and mixed-use momentum.

To support this expansion, the region’s transportation network is undergoing continuous investment—enhancing mobility, improving commuter access, and unlocking new corridors for commercial development. These infrastructure improvements directly reinforce the metro’s rapid growth in housing, retail, logistics, and office sectors.

With its expanding population base, diversified economy, and ongoing infrastructure upgrades, Dallas–Fort Worth offers one of the strongest long-term fundamentals for commercial real estate investment in the United States.





# LOCATION HIGHLIGHTS

## LARGE CORPORATE BASE

The Metroplex is home to 24 Fortune 500 companies and many regional headquarters, drawing workers and residents



## SUBSTANTIAL POPULATION GAINS

Dallas-Fort Worth was the sixth fastest growing major metro over the past decade, a trend that is set to continue for the near future



## MAJOR DISTRIBUTION CENTER

The area's extensive network of rail and highways, along with the International Inland Port of Dallas and multiple airports, solidify its status as a national distribution hub

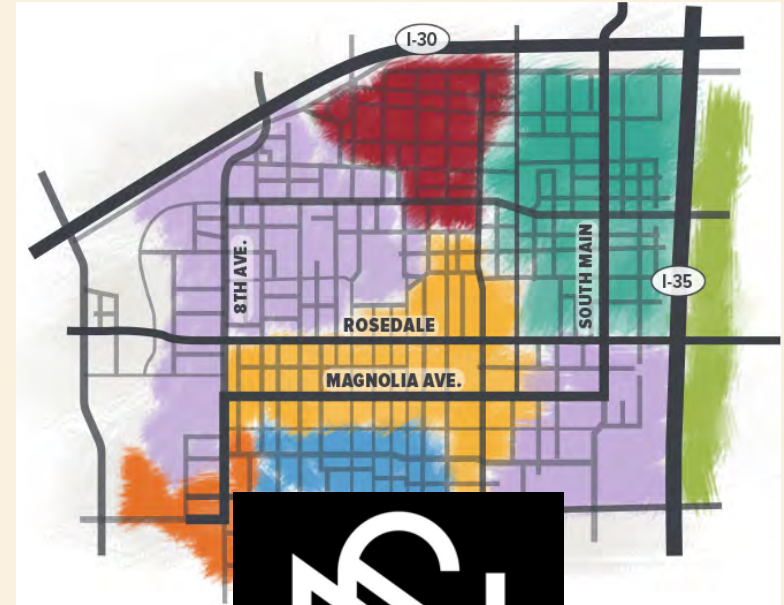


# Near Southside

Fort Worth's Near Southside has evolved into one of the city's most dynamic urban districts, blending historic character with a surge of new development and creative energy. This walkable, close-knit community is known for its eclectic mix of chef-driven restaurants, craft breweries, live-music venues, galleries, and locally owned retail—creating one of Fort Worth's most vibrant cultural corridors.

Comprising six distinct villages, Near Southside continues to experience significant growth as it transforms into a thriving mixed-use neighborhood with expanding residential density, modern commercial projects, and ongoing adaptive-reuse initiatives. The district was recently designated an official cultural district, underscoring its role as a hub for arts, innovation, and community life.

With its steady influx of new businesses, expanding population base, and active redevelopment pipeline, Near Southside stands as one of Fort Worth's most compelling urban environments—an area where momentum, creativity, and long-term growth converge.



**WALKABLE  
DESTINATION**



**REDEVELOPMENT  
OPPORTUNITIES**



**PLAY WHERE  
YOU LIVE**



# Medical District

Renowned for its world-class Medical District housing major hospitals and independent clinics, the Near Southside in Fort Worth embarked on a strategic economic development plan in 2017, aiming to establish a Medical Innovation District. As part of the city's vision, the goal was to attract businesses, positioning the Near Southside as the "most livable medical district in the U.S." The health science institutions, integral to the area's revitalization, extend their impact beyond, as a 2014 University of North Texas study revealed, a substantial annual economic impact of \$4.2 billion in Fort Worth and \$5.5 billion in Tarrant County, supporting nearly 39,000 jobs.



**Medical City**  
**Fort Worth**



# MAJOR HOSPITAL SYSTEMS



Baylor Scott & White  
HEALTH



Cook Children's



JPS Health Network  
Fort Worth, Texas



Medical City Healthcare



Texas Health  
Resources



MONCRIEF  
CANCER  
INSTITUTE

UT Southwestern

# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection			
Total Population	14,001	111,536	294,248
2025 Estimate			
Total Population	13,203	107,533	284,567
2020 Census			
Total Population	11,692	102,733	280,463
2010 Census			
Total Population	10,065	88,695	256,768
Daytime Population			
2025 Estimate	46,348	236,164	408,404

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 Projection			
Total Households	6,596	45,497	112,290
2025 Estimate			
Total Households	6,140	43,364	107,856
Average (Mean) Household Size	2.1	2.4	2.6
2020 Census			
Total Households	5,264	39,275	99,349
2010 Census			
Total Households	4,124	32,936	88,450
Occupied Units			
2030 Projection	7,535	52,654	125,132
2025 Estimate	7,013	50,147	120,087

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2025 Estimate			
\$150,000 or More	23.2%	19.2%	15.0%
\$100,000-\$149,999	17.2%	15.0%	14.2%
\$75,000-\$99,999	13.2%	11.9%	11.9%
\$50,000-\$74,999	15.5%	15.3%	17.6%
\$35,000-\$49,999	8.6%	10.5%	12.5%
Under \$35,000	22.4%	28.0%	28.8%
Average Household Income	\$116,059	\$99,743	\$87,235
Median Household Income	\$91,713	\$79,702	\$70,403
Per Capita Income	\$53,344	\$41,585	\$34,746

HOUSEHOLDS BY EXPENDITURE	1 MILE	3 MILES	5 MILES
Total Average Household Retail Expenditure	\$64,865	\$59,341	\$57,176
Consumer Expenditure Top 10 Categories			
Housing	\$22,905	\$21,171	\$20,444
Transportation	\$13,094	\$12,112	\$11,576
Personal Insurance and Pensions	\$9,233	\$8,444	\$8,178
Food	\$8,536	\$7,594	\$7,183
Healthcare	\$3,835	\$3,315	\$3,201
Entertainment	\$1,835	\$1,656	\$1,586
Cash Contributions	\$1,759	\$1,600	\$1,640
Apparel	\$1,000	\$929	\$867
Gifts	\$882	\$842	\$844
Education	\$454	\$415	\$401

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
Population By Age			
2022 Estimate Total Population	13,203	107,533	284,567
Under 20	19.1%	22.0%	26.5%
20 to 34 Years	29.4%	32.3%	26.5%
35 to 39 Years	8.3%	7.4%	7.2%
40 to 49 Years	12.0%	11.2%	11.7%
50 to 64 Years	16.9%	15.5%	15.9%
Age 65+	14.3%	11.6%	12.2%
Median Age	37.0	33.0	33.0
Population 25+ by Education Level			
2022 Estimate Population Age 25+	9,734	70,973	183,300
Elementary (0-8)	6.6%	10.7%	14.3%
Some High School (9-11)	5.7%	9.9%	12.7%
High School Graduate (12)	14.1%	18.5%	23.1%
Some College (13-15)	15.5%	15.3%	15.5%
Associate Degree Only	4.0%	5.2%	4.7%
Bachelor's Degree Only	33.7%	24.1%	18.7%
Graduate Degree	20.4%	16.3%	11.1%



# Information About Brokerage Services

11-03-2025

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### 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 or subagent 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 options or advise 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 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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-2

Downtown  
Fort Worth

CookChildren's

Texas Health  
Resources

M  
THE MONARCH  
MEDICAL DISTRICT APARTMENTS

PS1200

Subject Property  
10,634-SF | 0.36-AC | NS-T4 Zoning



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