



10120 Summer Creek Drive | Fort Worth, Texas 76123

Nick Candelari  
Market Director  
817.872.3905  
ncandelari@nairl.com

**FOR LEASE / SALE**  
**2,089 SF - 4,921 SF**

**NAI Robert Lynn**  
201 S. Adams Street  
Fort Worth, Texas 76104  
817.885.8333  
nairl.com



# Property Overview



## BUILDING & DESIGN FEATURES

**10'–14' Clear Ceiling Heights** creating an open, professional environment

**Standing Seam Metal Architecture** delivering a premium, differentiated exterior presence

**Individually Addressed Buildings and large signage space** on each condo for true brand identity

**Energy Efficient, Double-Insulated Windows** reducing long-term utility costs

**New Construction = Minimal Maintenance** for years to come

Designed for low operating expenses and long-term durability



## INFRASTRUCTURE & CONNECTIVITY

AT&T & Spectrum Fiber Available

Supports high-speed operations for modern businesses



## FLEXIBILITY & FINANCING ADVANTAGES

Discounted Finish-Out Options with building developer to customize space efficiently

Designed for Flexibility – Ideal for medical, professional, and service-based users

Owner Financing and Flexible Terms Available



# Property Overview



## LOCATION & ACCESS

Positioned in a High-Growth Corridor and surrounded rapid residential growth and new developments

Located just off **Chisholm Trail Parkway** with strong Average HH income and strong traffic counts

**Ample Surface Parking** with flexibility for additional parking at neighboring retailers

Walkable to restaurants, retail, and **Summer Creek Middle School**

Minutes from new **Super Target** and major national retailers



## ZONING

**Zoning G: Intensive Commercial** - allows medical, retail, general office, and personal services



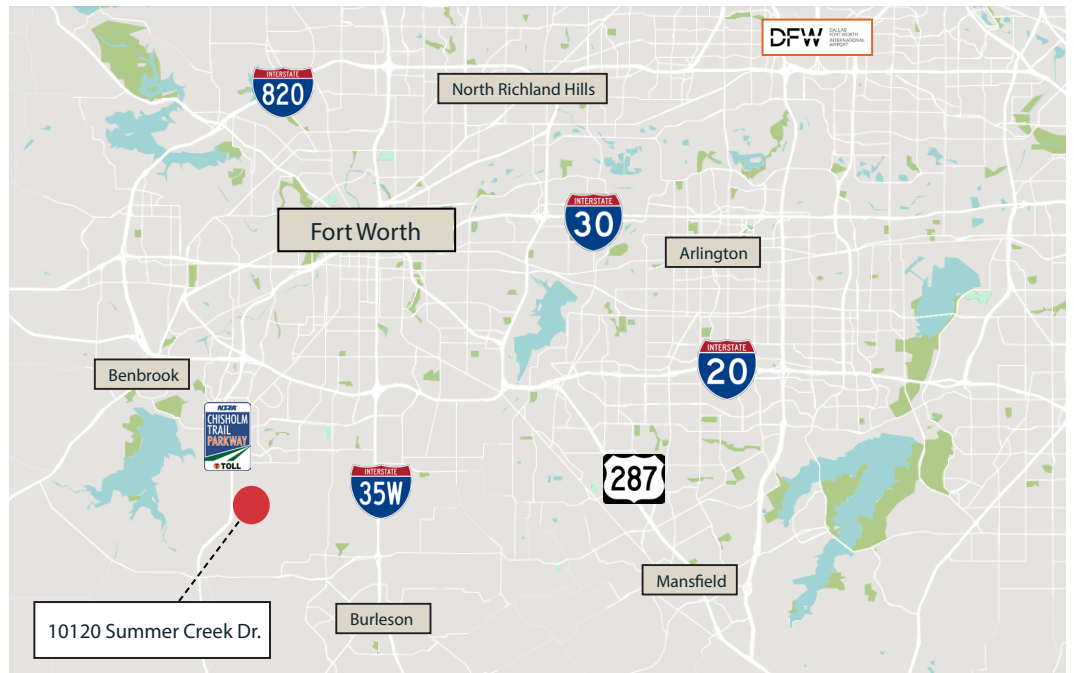
Chisholm Trail Parkway

**28,064 VPD**

McPherson Blvd

**18,154 VPD**

Source: CoStar & TXDOT 2024





# Site Aerial + Demographics



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,372	65,791	174,094
TOTAL HOUSEHOLDS	2,131	22,003	62,369
AVERAGE HOUSEHOLD SIZE	3.0	2.9	2.7
AVERAGE HOUSEHOLD INCOME	\$159,960	\$120,374	\$105,014
POPULATION GROWTH 2020 TO 2024	8.46%	6.61%	6.1%
POPULATION GROWTH 2024 TO 2029	22.36%	9.25%	3.99%

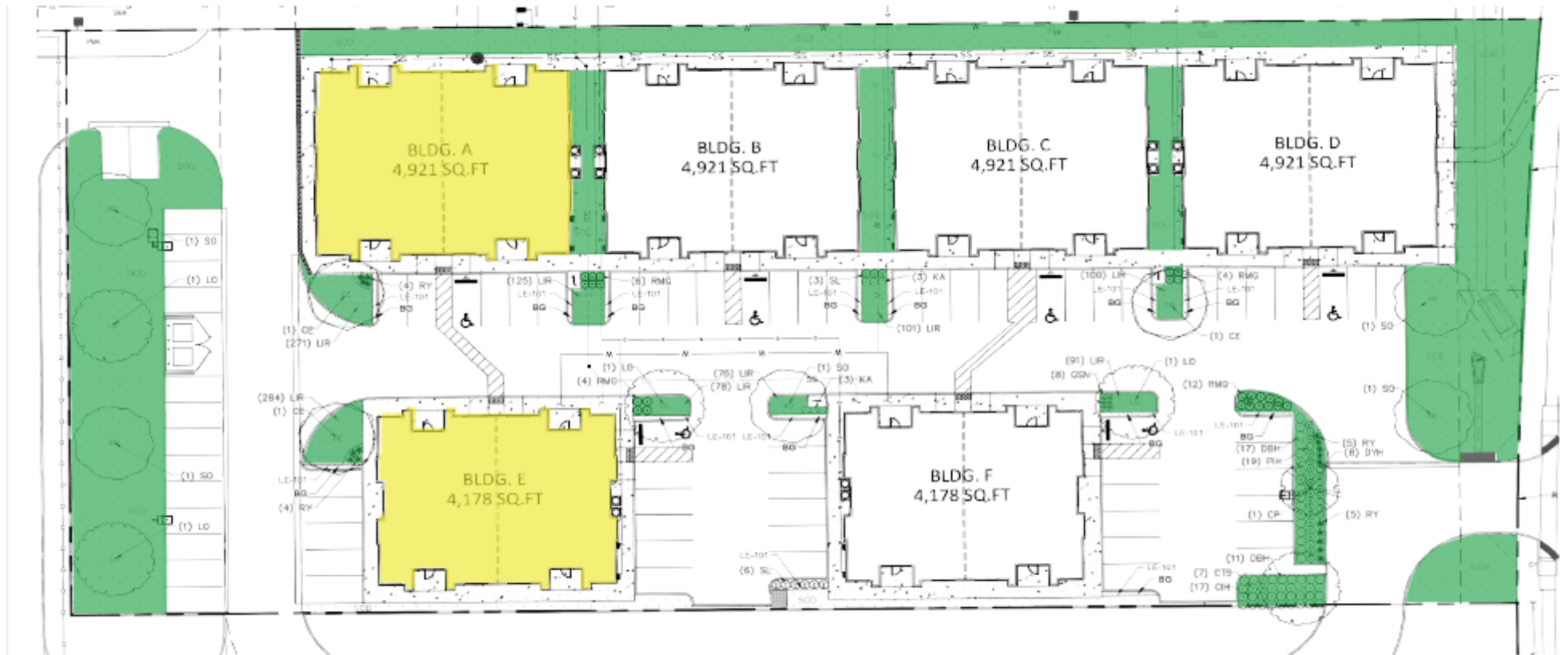




# Exterior





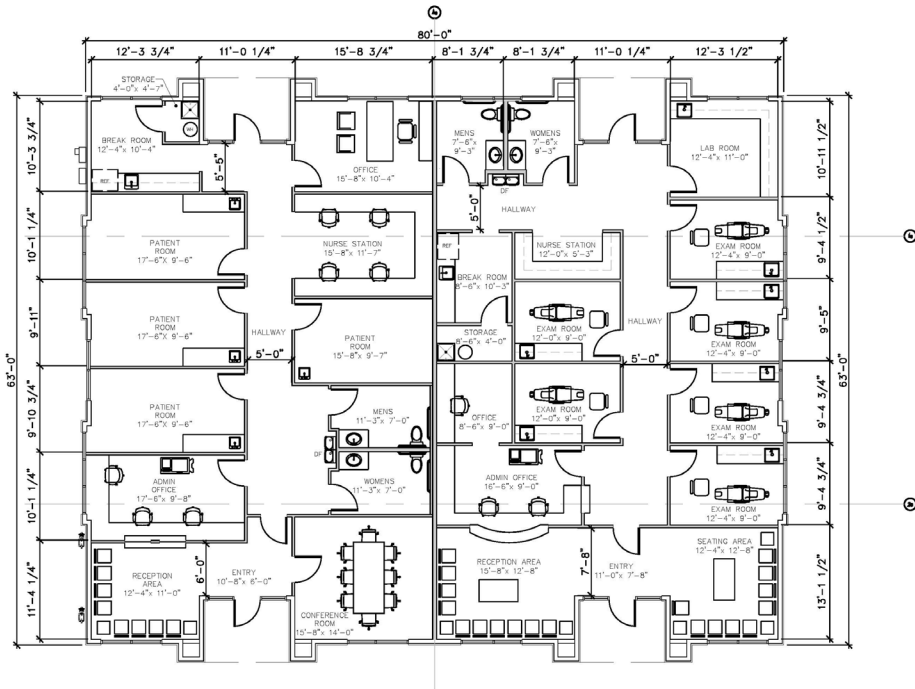
# Site Plan



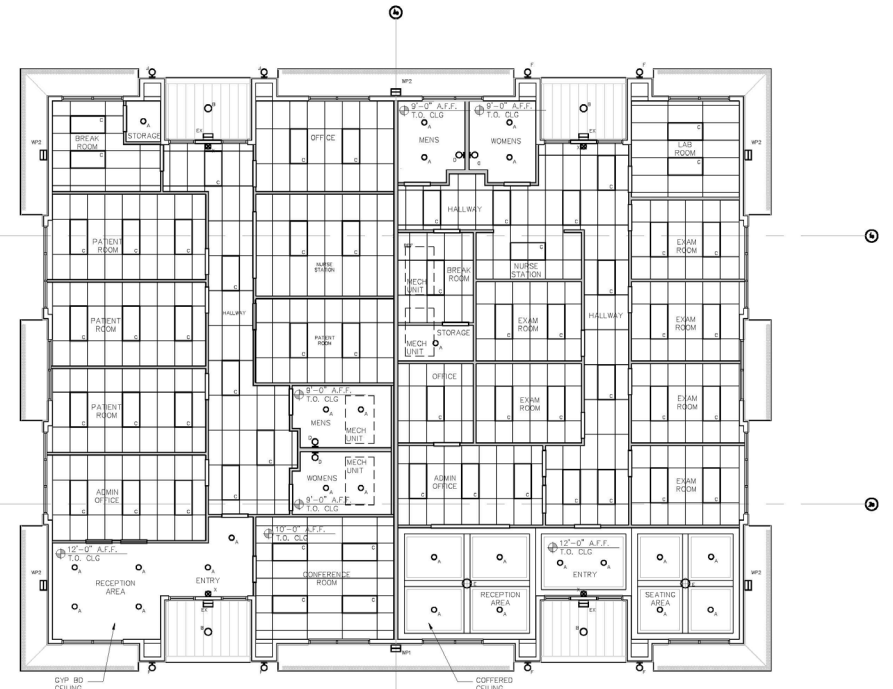
-  Completed - Move in Ready
-  Coming Soon!



# Floor Plan Examples



1 TEST-FIT FLOOR PLAN – BUILDINGS A THRU D  
SCALE: 1/8" = 1'-0"

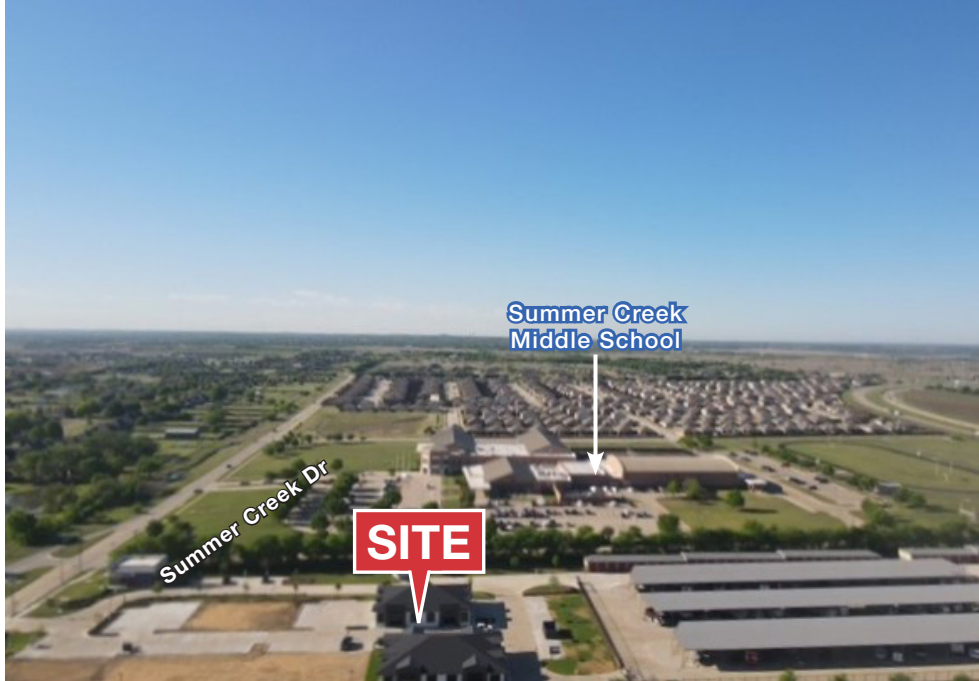
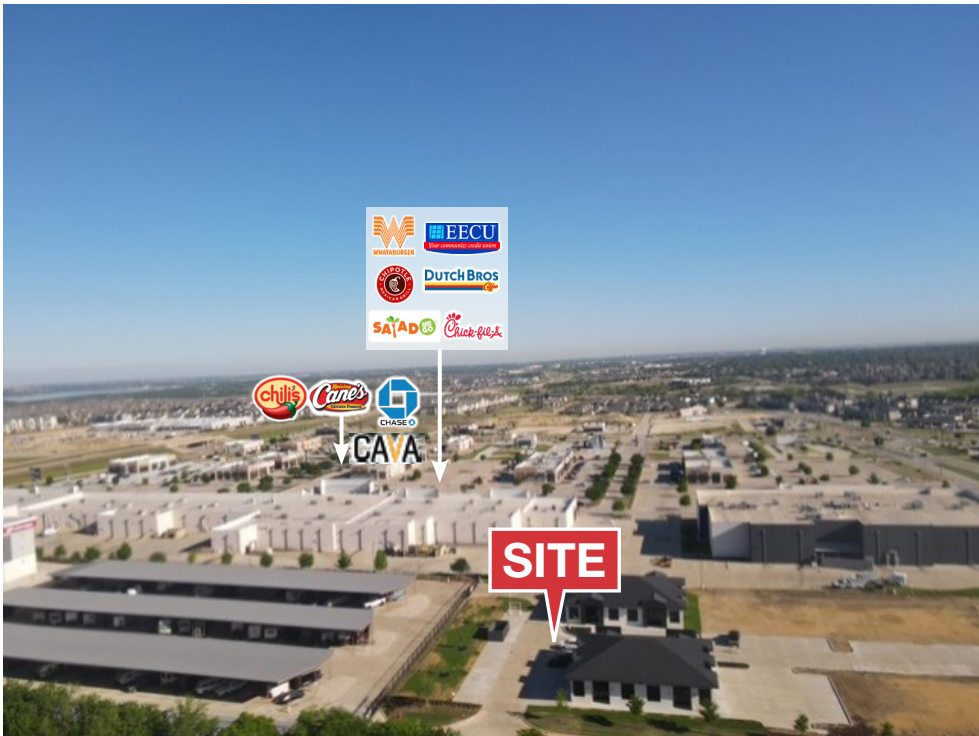


1 TEST-FIT RCP – BUILDINGS A THRU D  
SCALE: 1/8" = 1'-0"

CEILING HEIGHTS ARE 10'-0" TYPICAL UNLESS NOTED OTHERWISE.

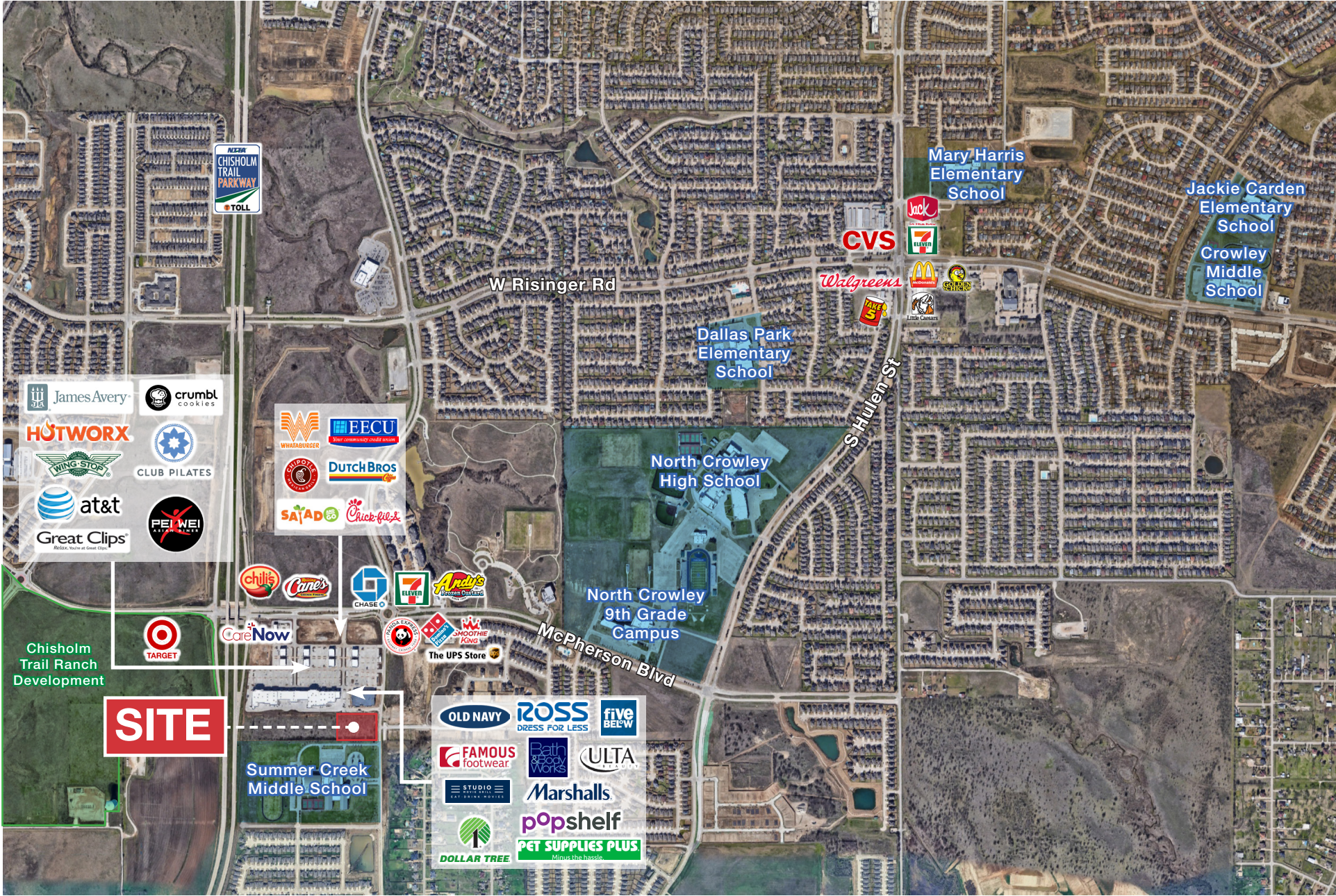


# Aerial



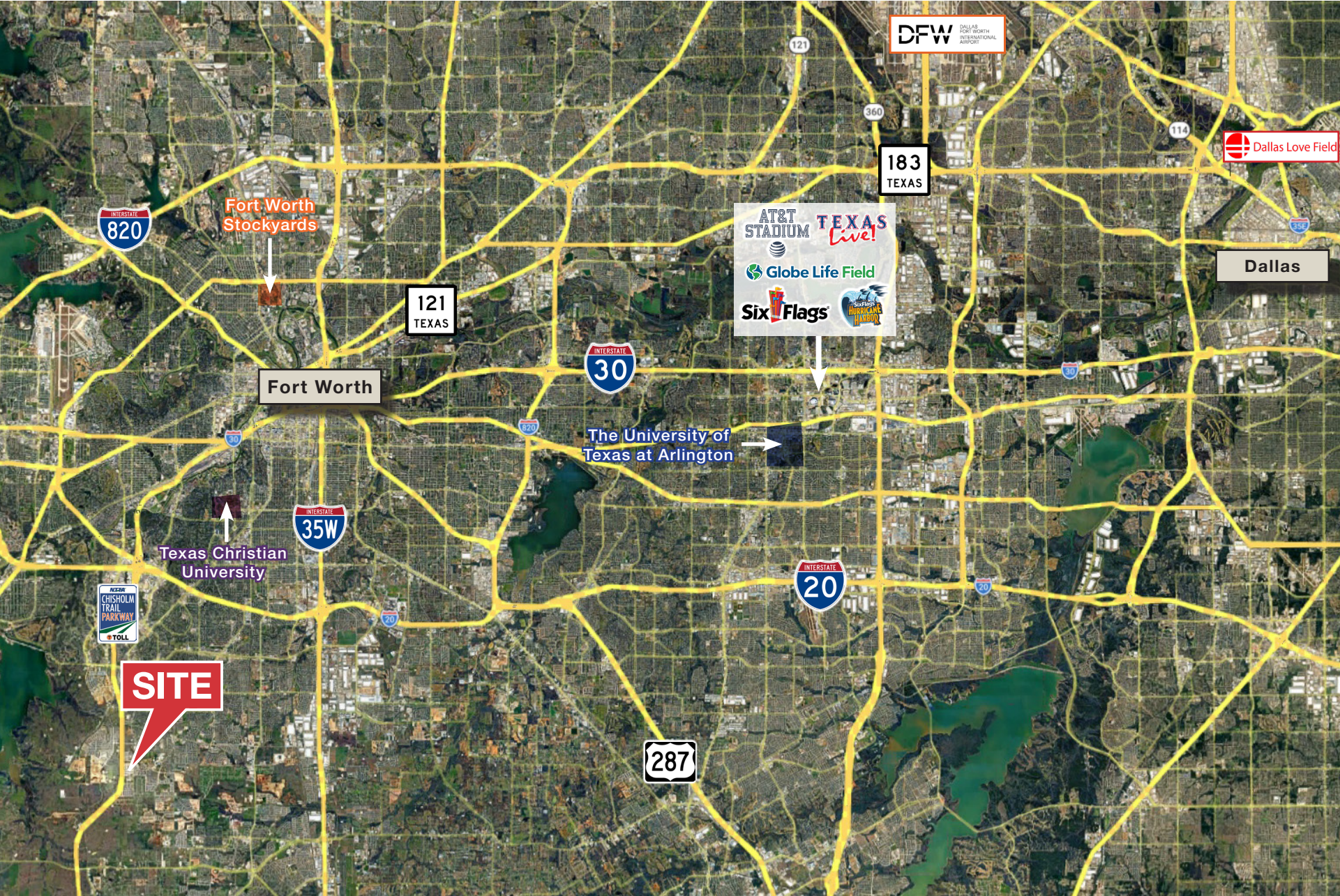


# Trade Aerial





# DFW Map







## 10120 Summer Creek Drive | Fort Worth, Texas 76123

**Nick Candelari**

Market Director  
817.872.3905  
ncandelari@nairl.com

**NAI Robert Lynn**

201 S. Adams Street  
Fort Worth, Texas 76104  
817.885.8333  
nairl.com

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.





# 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.

### 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. **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.

**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.

Robert Lynn Company dba NAI Robert Lynn	405391	mmiller@nairl.com	214-256-7100
<b>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Mark Miller, SIOR	393389	mmiller@nairl.com	214-256-7100
<b>Designated Broker of Firm</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Todd Hubbard, SIOR	516283	thubbard@nairl.com	817-885-8333
<b>Licensed Supervisor of Sales Agent/Associate</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Nick Candelari	783698	ncandelari@nairl.com	817-885-8333
<b>Sales Agent/Associate's Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>