

2026 Remodel | Camp Bowie Collective

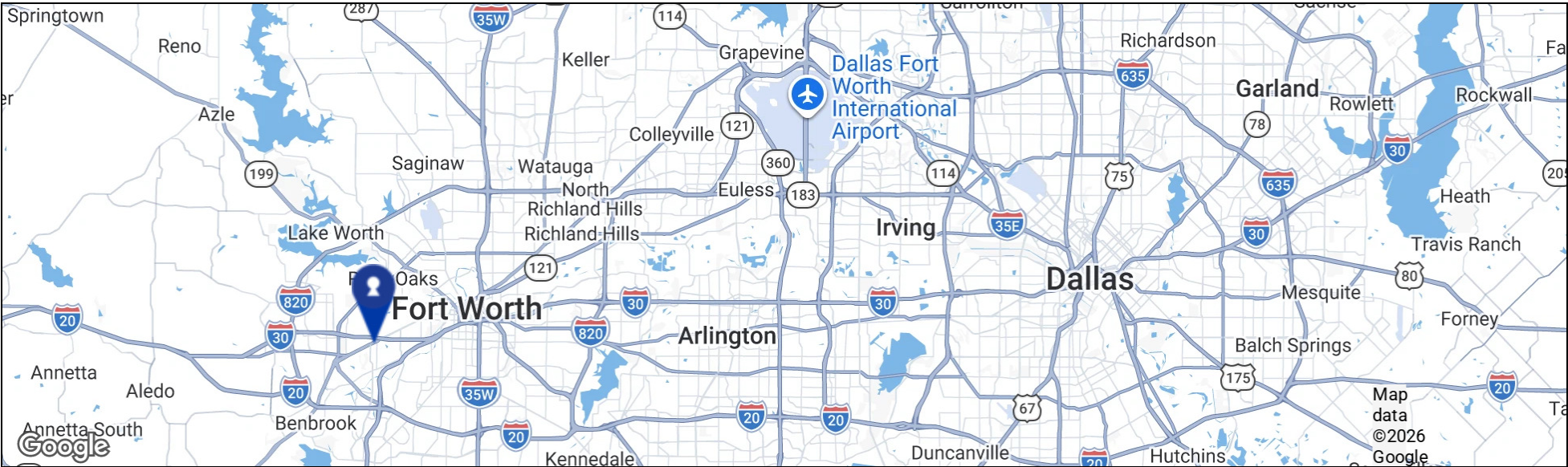
1,000 - 8,322 SF AVAILABLE | FOR LEASE



5801 CURZON AVE, FORT WORTH, TX 76107 | \$20 - \$22 SF/YR (NNN: \$5.88 SF)

Roger Smeltzer **Addison Truax**
Founder/Principal Associate

For Lease – 5801 Curzon Ave, Fort Worth, TX 76107



PROPERTY DESCRIPTION

A property-wide remodel is scheduled for Q3 2026, including exterior painting, landscaping upgrades, parking lot paving repairs and re-striping, and a remodel of the pylon sign — giving tenants a refreshed, move-in-ready building. Camp Bowie Collective is a two-story professional office building located just off Camp Bowie Blvd in Fort Worth, minutes from downtown Fort Worth. It is home to an established, professional tenant mix and is close to the Camp Bowie retail and dining corridor, including Sprouts, Tom Thumb, Chipotle, and PNC Bank.

PROPERTY HIGHLIGHTS

- Property-wide remodel is scheduled for Q3 2026, including exterior painting, landscaping upgrades, parking lot paving repairs and re-striping, and a remodel of the pylon sign
- Flexible and customizable floor plans
- Ample parking for tenants and visitors
- Under 2 minutes from I-30
- Close proximity to downtown Fort Worth

OFFERING SUMMARY

Available SF:	1,000 - 8,322 SF
Building Size:	24,765 SF

SPACES	LEASE RATE	SPACE SIZE
5801 Curzon Ave Suite 105	\$22.00 SF/yr	2,000 - 8,322 SF
5801 Curzon Ave Suite 117	\$22.00 SF/yr	2,000 - 8,322 SF
5801 Curzon Ave Suite 133	\$22.00 SF/yr	4,322 - 8,322 SF
5801 Curzon Ave Suite 145	\$22.00 SF/yr	1,765 SF
5801 Curzon Ave Suite 217	\$20.00 SF/yr	2,000 - 4,000 SF
5801 Curzon Ave Suite 225	\$20.00 SF/yr	1,000 - 4,000 SF
5801 Curzon Ave Suite 229	\$20.00 SF/yr	1,000 - 4,000 SF
5801 Curzon Ave Suite 245	\$20.00 SF/yr	2,750 SF

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Tenant Roster - 5801 Curzon Ave, Fort Worth, TX 76107

SUITE	TENANT	FLOOR	SF
101	Lash Touch	1	1000
105	Available	1	2,000 - 8,322 SF
117	Aerus/ Electrolux	1	2000
133	Available	1	4,322 - 8,322 SF
137	Darla Duncan Insurance	1	1000
145	Available	1	1765
201	Tai Chi / Genjikai Karate	2	3400
213	Evolve Chiropractic	2	1000
217	Available	2	2,000 - 4,000 SF
225	Available	2	1,000 - 4,000 SF
229	Available	2	1,000 - 4,000 SF
233	Fort Dance	2	1400
245	Available	2	2750



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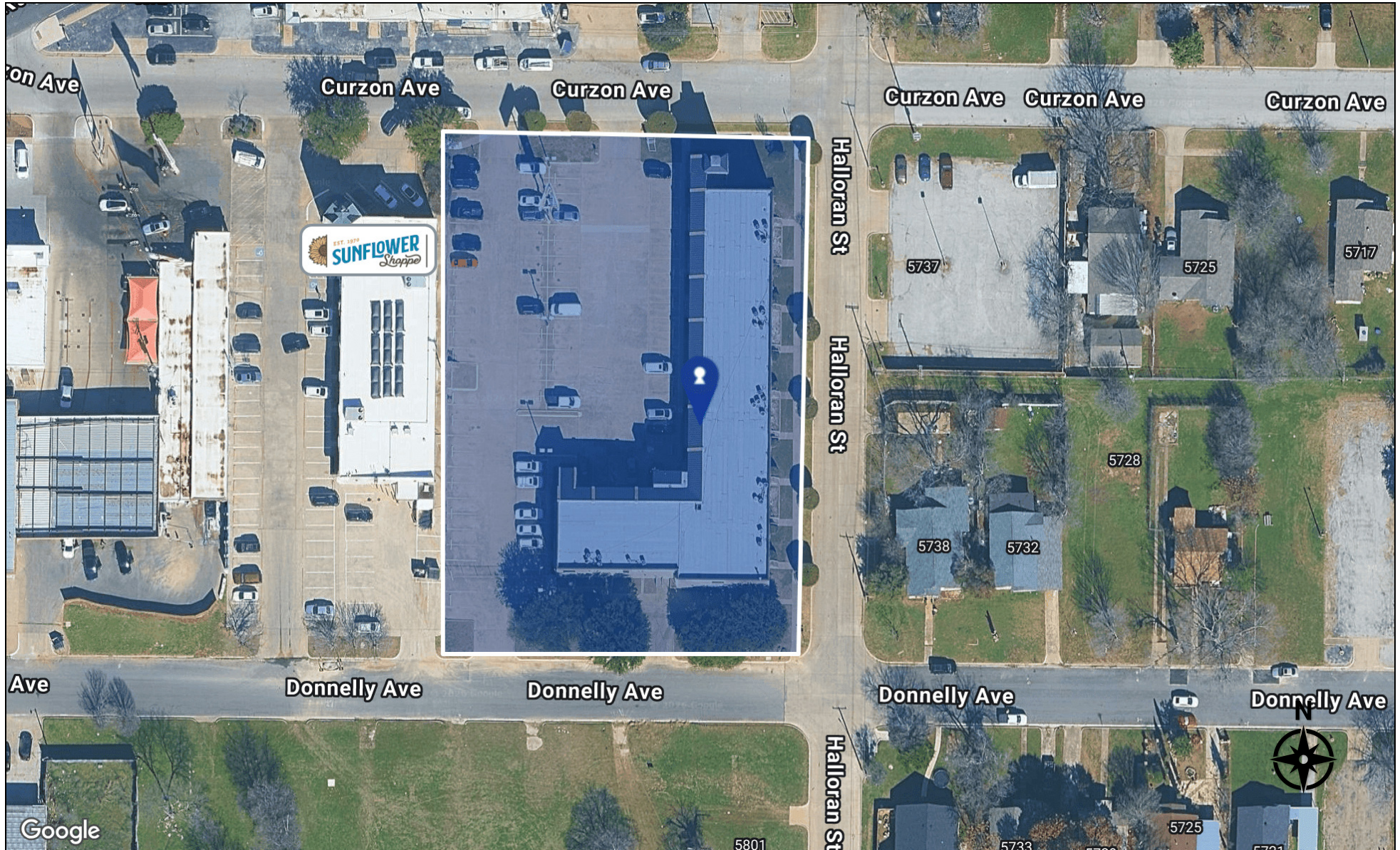


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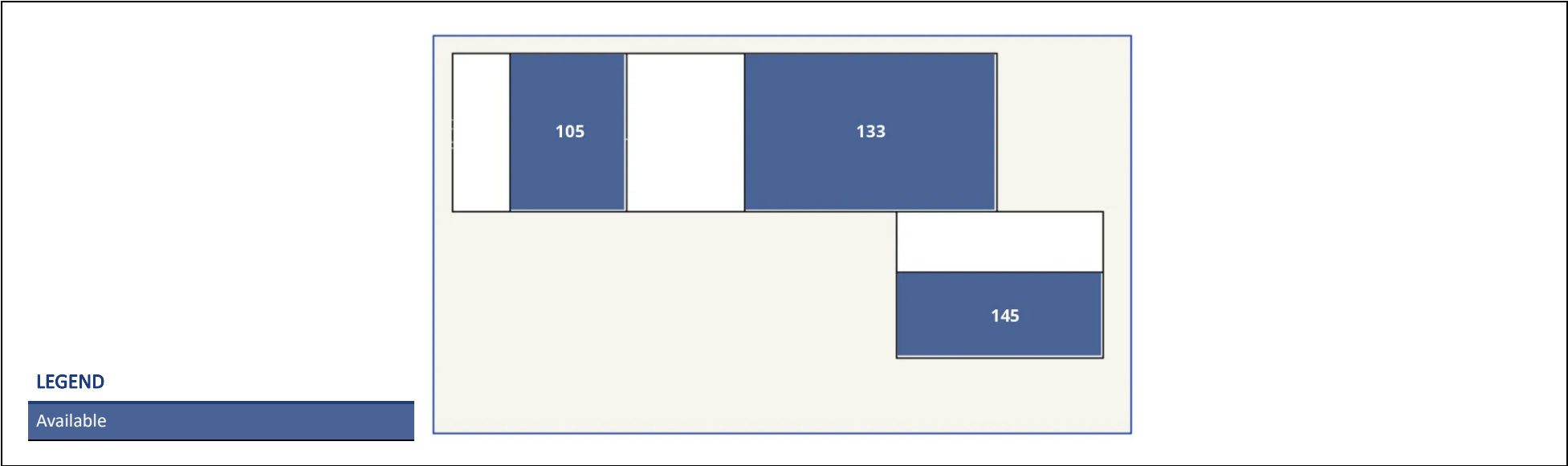


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FLOOR PLAN - FIRST FLOOR



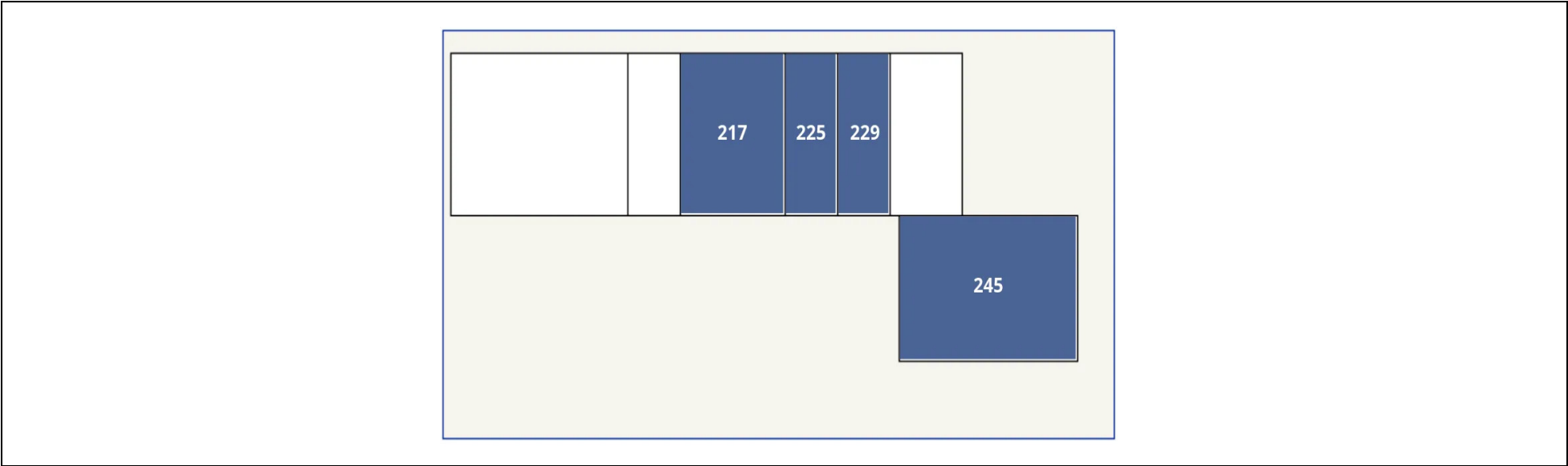
AVAILABLE SPACES

SUITE	TENANT	SIZE	RATE
5801 Curzon Ave Suite 105	Available	2,000 - 8,322 SF	\$22.00 SF/yr
5801 Curzon Ave Suite 133	Available	4,322 - 8,322 SF	\$22.00 SF/yr
5801 Curzon Ave Suite 145	Available	1,765 SF	\$22.00 SF/yr

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FLOOR PLAN - SECOND FLOOR



AVAILABLE SPACES

SUITE	TENANT	SIZE	RATE
5801 Curzon Ave Suite 217	Available	2,000 - 4,000 SF	\$20.00 SF/yr
5801 Curzon Ave Suite 225	Available	1,000 - 4,000 SF	\$20.00 SF/yr
5801 Curzon Ave Suite 229	Available	1,000 - 4,000 SF	\$20.00 SF/yr
5801 Curzon Ave Suite 245	Available	2,750 SF	\$20.00 SF/yr

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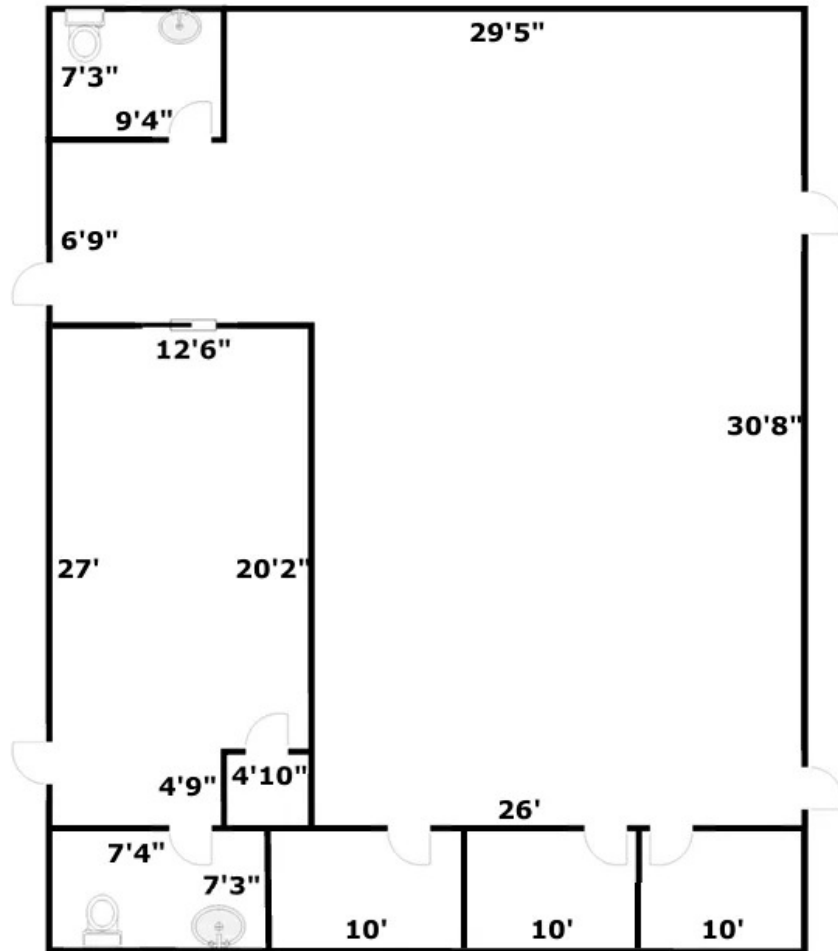
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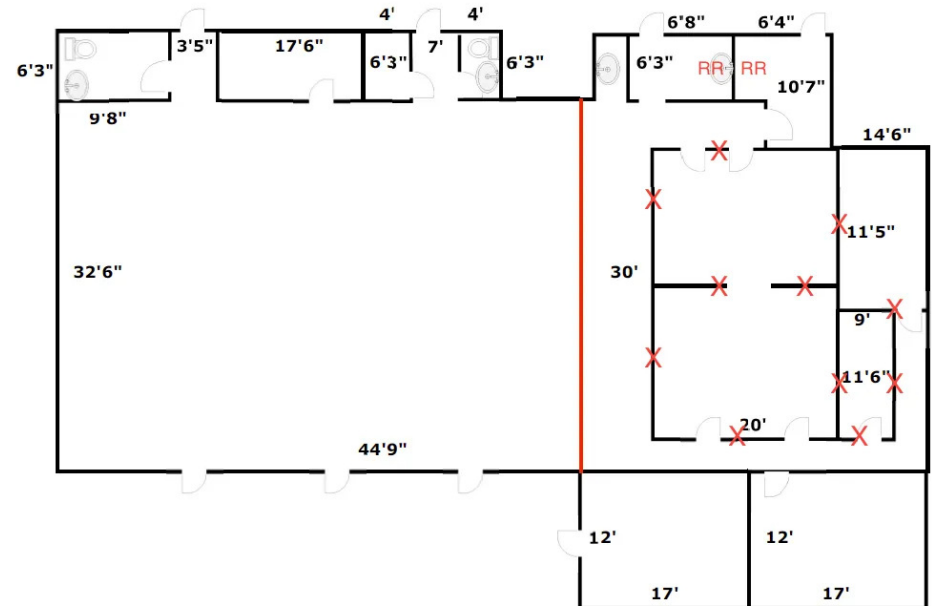


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Suite 105 - 2,000 SF



Suite 105

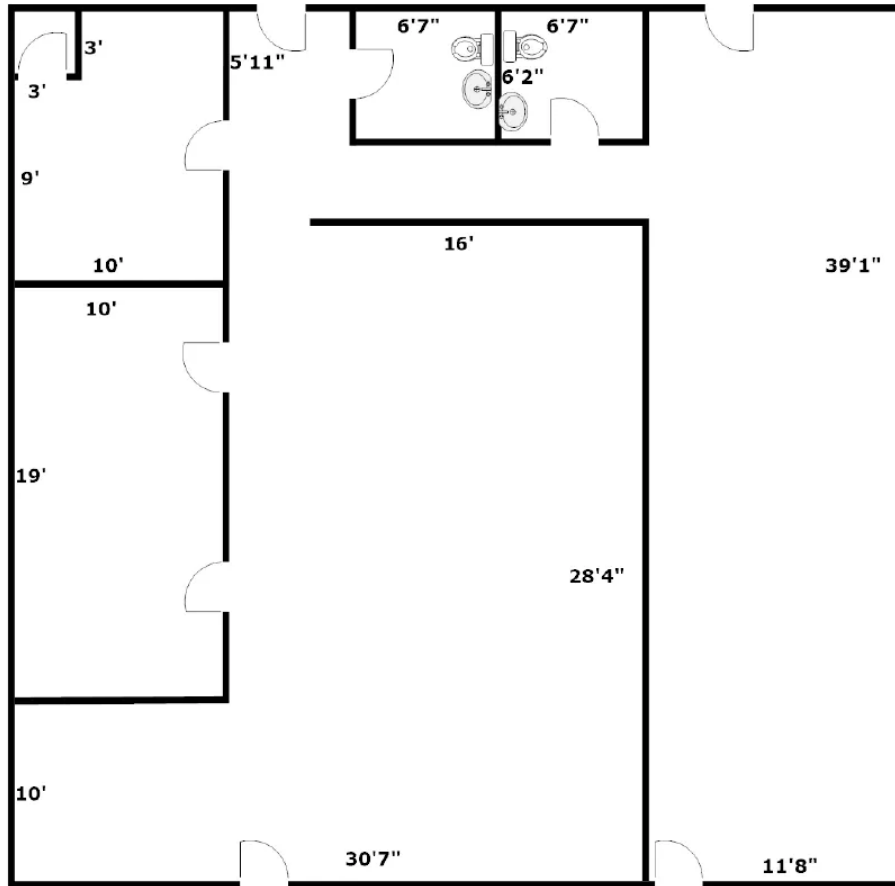


Suite 133

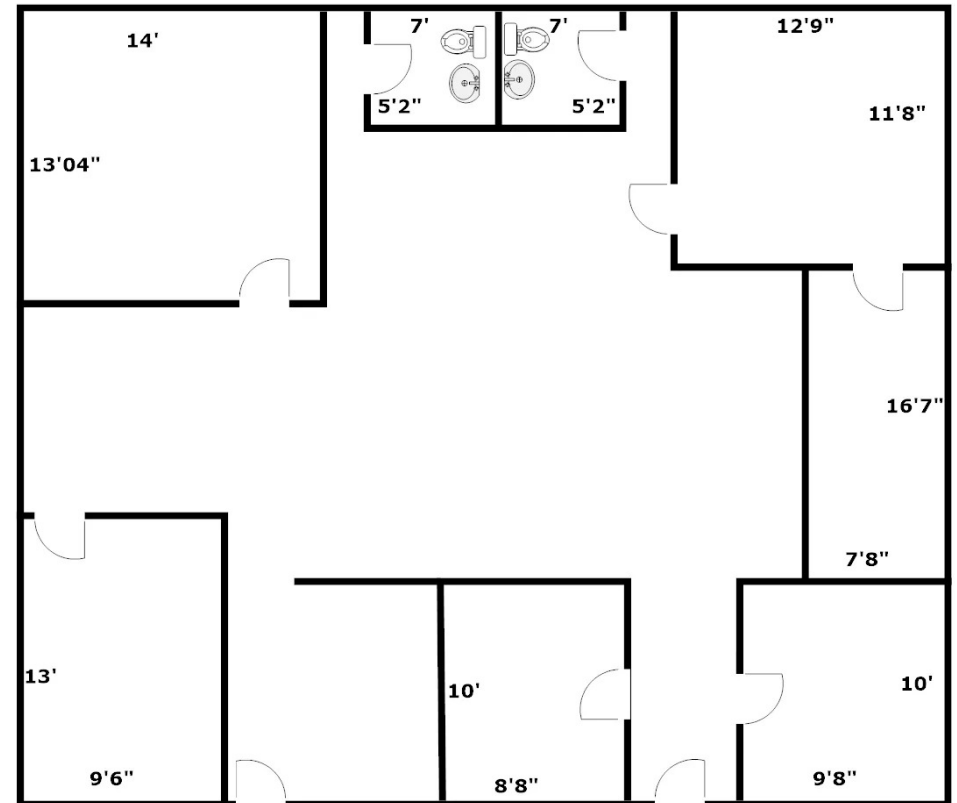
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Suite 145 - 1,765 SF



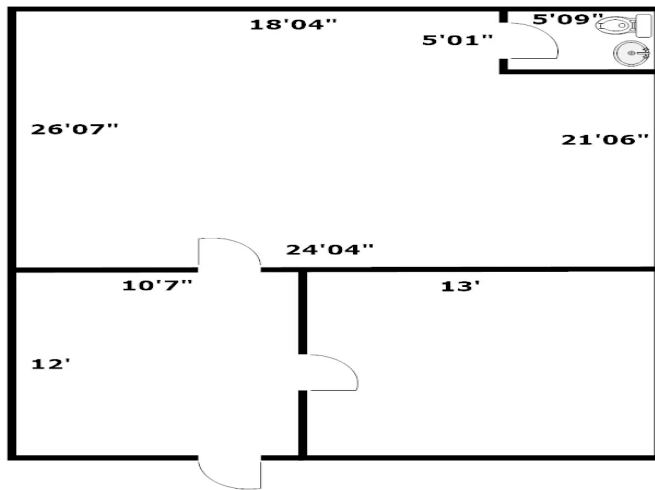
Suite 145



Suite 215/ 217

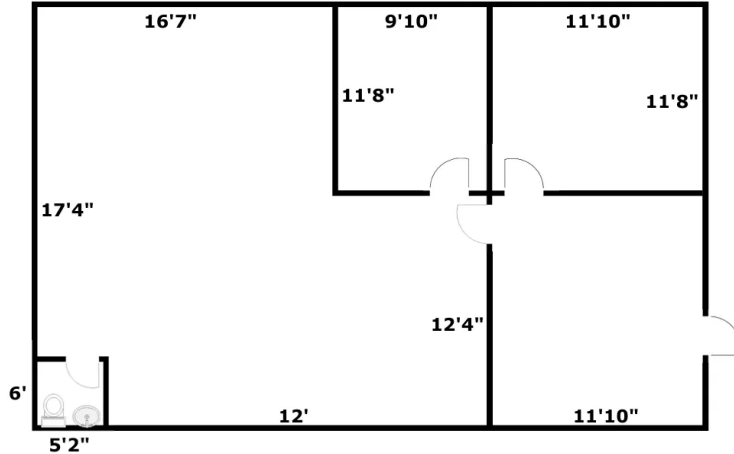
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Suite 225

Suite 229 - 1,000 SF



Suite 229



Suite 245

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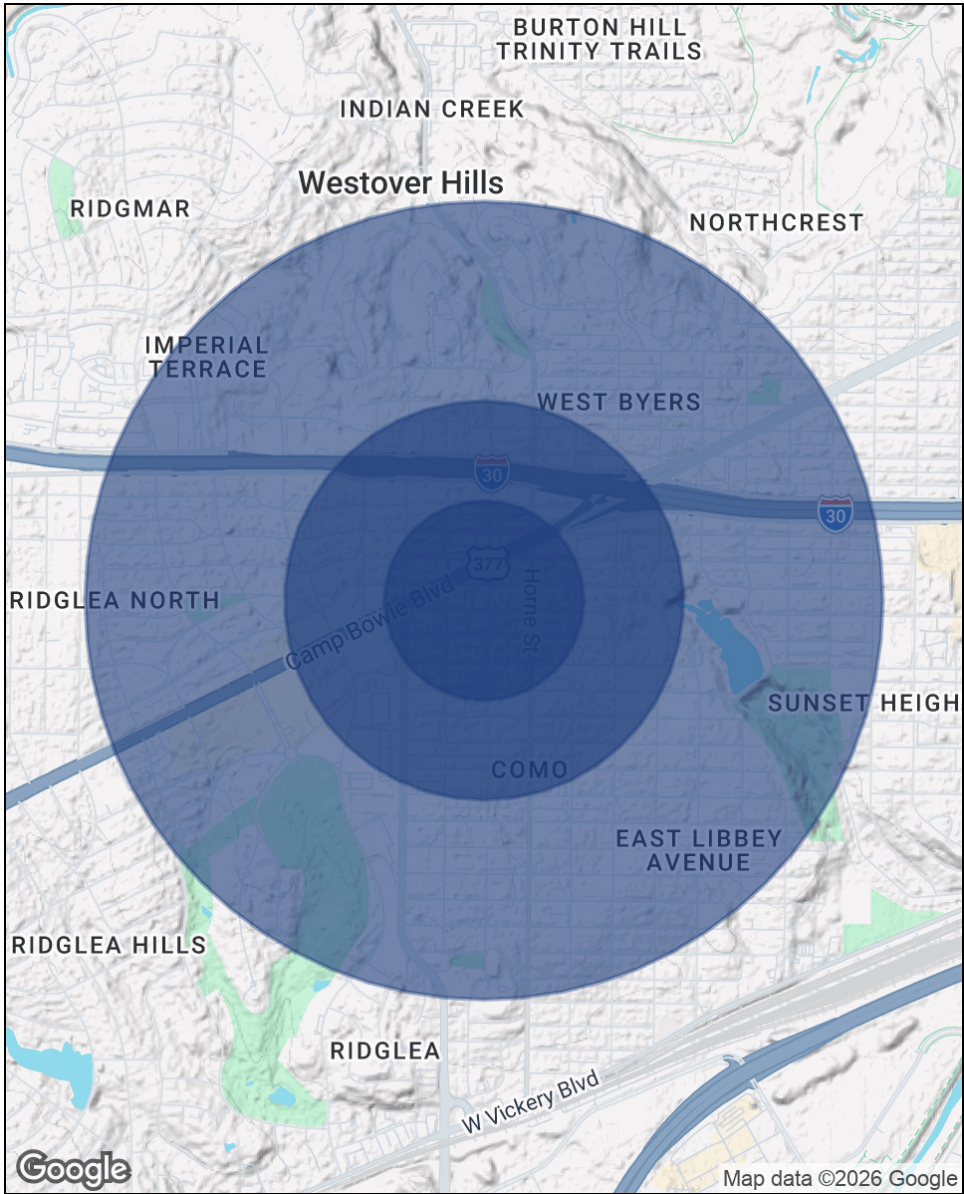
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	623	2,661	10,600
Average Age	40.8	40.8	40.3
Average Age (Male)	32.3	35.7	36.3
Average Age (Female)	48.5	48.0	47.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	282	1,205	4,973
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$60,124	\$93,018	\$120,852
Average House Value	\$129,233	\$397,597	\$600,325

2023 American Community Survey (ACS)

VEHICLES PER DAY (VPD)
28,425 VPD at Curzon Ave & Camp Bowie Blvd



Roger Smeltzer
 Founder/Principal

Addison Truax
 Associate



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 dues 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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Vision Commercial RE DFW, LLC

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Trenton Price

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