

FOR LEASE

SUITE 3517
+/- 1,762 SF
AVAILABLE

FREE
SURFACE &
STREET
PARKING

MOVE-IN
READY
RETAIL



TRANSWESTERN

REAL ESTATE
SERVICES

BLUEBONNET CIRCLE

3501-3523 BLUEBONNET CIRCLE
FORT WORTH, TX 76109



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PROPERTY INFORMATION:

- Ample surface and street parking
- Parking ratio of 2.5 spaces per 1,000 RSF
- Walking distance to TCU campus
- Surrounding Tenants include Poop Deck Bar & Grill, Mellow Mushroom, Brothers II Cleaners, Cowtown Tanning, Purple Frog Restaurant & Cantina, Circle Donuts, Posh Nail Salon, Etc.

LEASING INFORMATION:

- Suite 3517: 1,762 SF
- \$20.000 + NNN
- Est. NNN's \$6.93 PSF (2025)

FOR LEASING INFORMATION:

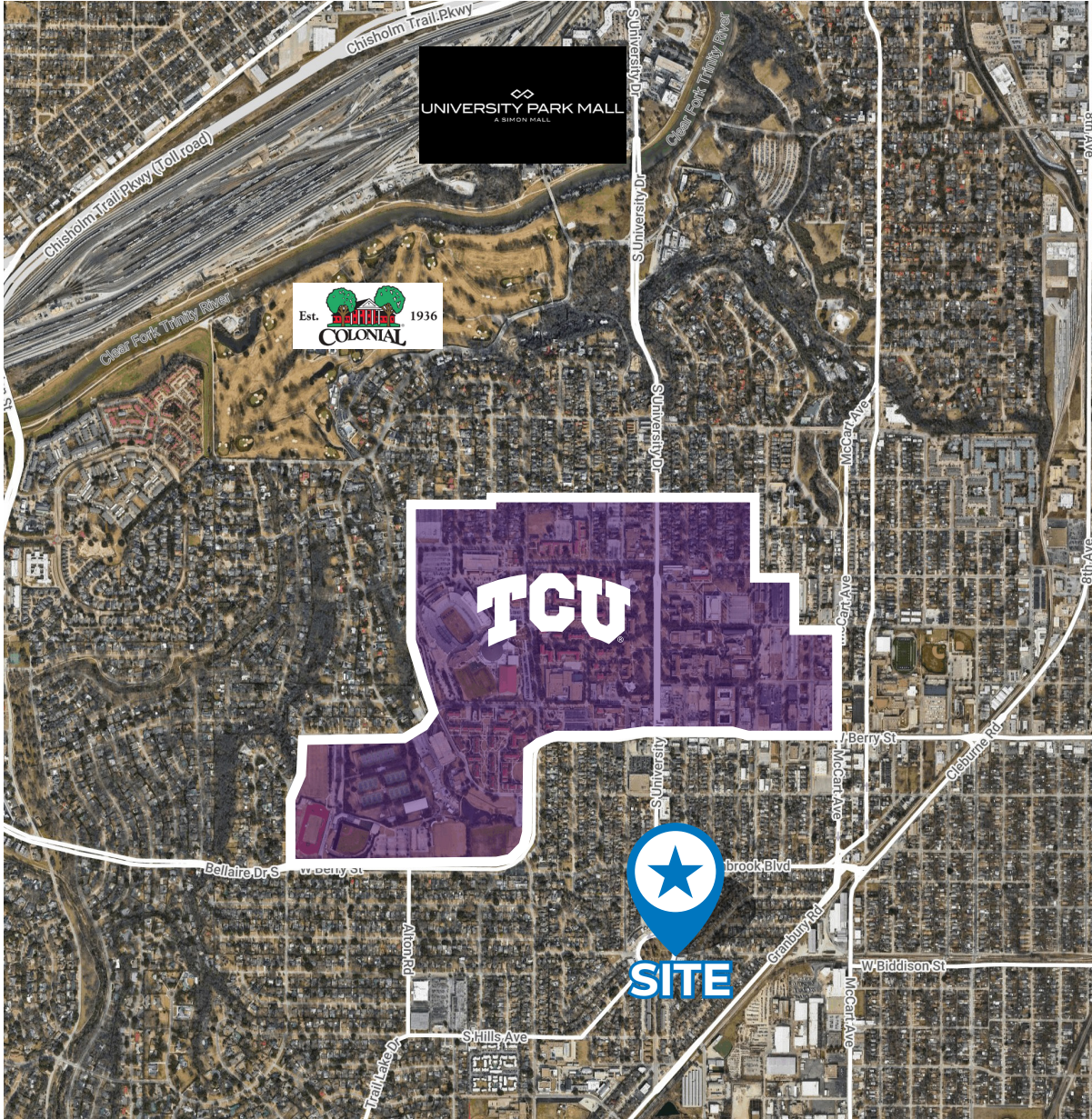
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DEMOGRAPHICS

	<i>1 mile</i> Population 17,195	<i>3 miles</i> Population 116,464
	Average Income \$89,527	Average Income \$99,195
	Median Age 24 years	Median Age 33 years



TRAFFIC COUNTS

	S. University Drive @ Bluebonnet Circle: 10,178 vpd
	S. University Drive @ University Park Drive: 37,559 vpd



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.

2-10-2025



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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	900246	License No.	(817)877-4433	Phone
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	Paul Wittorf	Designated Broker of Firm	paul.wittorf@transwestern.com	Phone
	479373	License No.	(214)446-4512	Phone
Leland Alvinus Prowse IV	450719	License No.	(817)877-4433	Phone
Licensed Supervisor of Sales Agent/ Associate	Michael Gibson Duwe	Designated Broker of Firm	gibson.duwe@transwestern.com	Phone
	678761	License No.	(817)877-4433	Phone
Sales Agent/Associate's Name		Designated Broker of Firm		

Buyer/Tenant/Seller/Landlord Initials _____ Date _____