

Golden Triangle



FOR LEASE
| Call for Pricing

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OFFERING SUMMARY

PROPERTY TYPE	Retail 2nd-Gen Restaurant
PROPERTY RATES	Call for Pricing
PROPERTY SIZE	±7,370 SF
LEASABLE AREA	±2,870 SF
YEAR BUILT	2021
ZONING	F-General Commercial

PROPERTY OVERVIEW

Golden Triangle 2 offers a rare opportunity to lease a ±2,870 SF fully built-out second-generation restaurant space along Golden Triangle Boulevard in North Fort Worth. The space features an existing restaurant build-out, commercial kitchen infrastructure, walk-in cooler, dining and service areas, outdoor patio, and various existing restaurant equipment and furnishings. Surrounded by established national retailers, restaurants, and growing residential communities, the property offers an incoming restaurant operator the opportunity to reduce build-out time and upfront costs while establishing a presence in a growing North Fort Worth retail corridor.

KEY HIGHLIGHTS

2nd Generation Restaurant Space: Fully built-out second-generation restaurant space ideal for restaurants, cafés, bakeries, and food-service concepts.

Existing Commercial Kitchen & Restaurant Equipment: Various existing restaurant equipment and furnishings available with the Premises in their current AS-IS, WHERE-IS condition.

Prime Location: Prominent visibility along Golden Triangle Boulevard with multiple points of ingress and egress, offering convenient access for customers and employees.

Cost-Saving Lease Opportunity: As-Is delivery creates an opportunity to shorten construction timelines and reduce initial capital investment.

AREA RETAILER

 MART

 99 RANCH MARKET

 Walmart

 ULTA BEAUTY

 Chick-fil-A

 Kroger

 KOHL'S

 ALDI

 LOWE'S

 POTBOX

 O'Reilly AUTO PARTS

 UPS

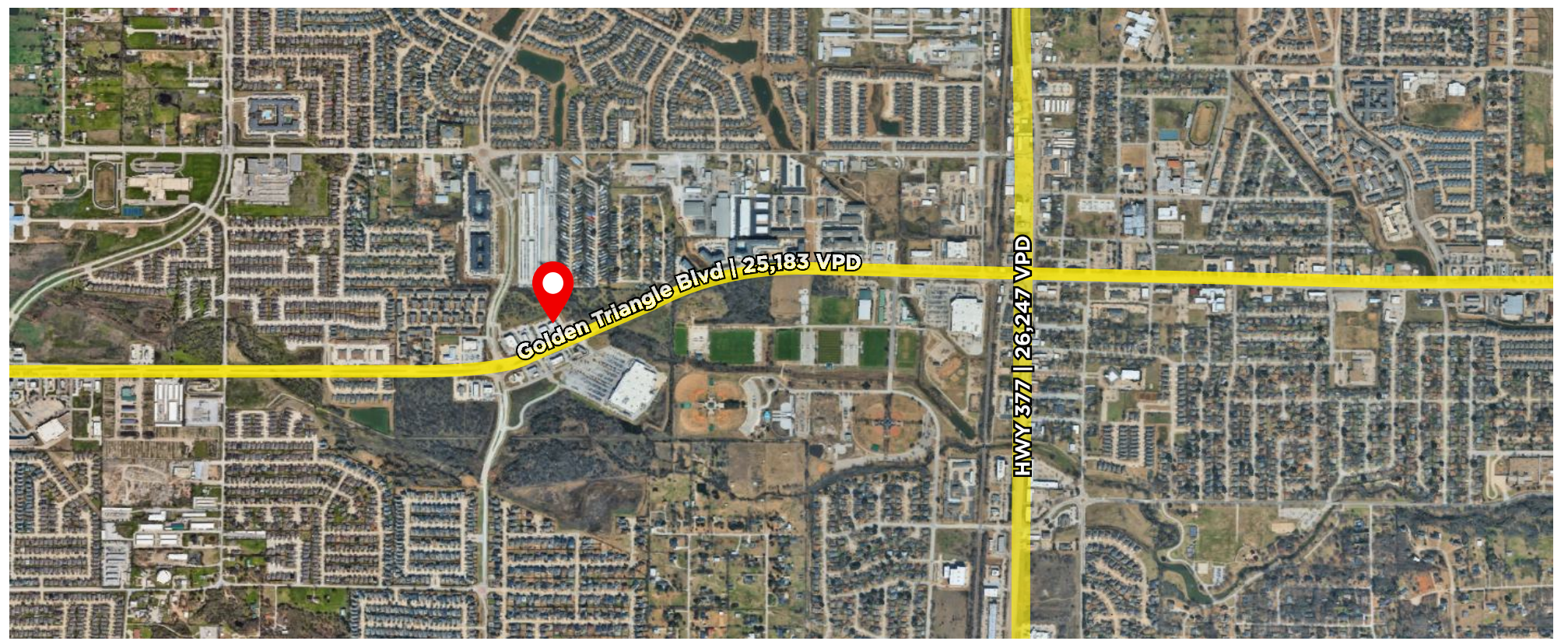
 SUBWAY

 McDonald's

 CHASE

 Hanmi Bank

DEMOGRAPHICS	1 Miles	5 Miles	10 Miles	TRAFFIC COUNTS	
2025 POPULATION (Pop.)	13,247	246,536	735,840	GOLDEN TRIANGLE BLVD	25,183 VPD
2025 HOUSEHOLDS (HH)	4,240	82,880	254,977	PARK VISTA BLVD	13,901 VPD
2025 AVG. HH INCOME	\$152,724	\$145,676	\$133,392	HWY 377	26,247 VPD
5YR. POP. GROWTH (Total %)	7.72%	5.17%	6.28%	I-35 W	203,062 VPD















Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

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.

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.

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.

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Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

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