



Scott Lowe
League Commercial
Managing Director | Partner
(469) 682-8661
scott@leagueCRE.com
613739

Hannah Mercer
Commercial Associate
(817) 995-7116
hannah@leaguecre.com

3500 Noble Avenue Fort Worth, Texas 76111

2,026 SF FOR LEASE | ASKING \$18 PSF GROSS

LEAGUE Commercial

THE SPACE

Location	3500 Noble Avenue Fort Worth, TX 76111
Size	2026 SF
Space	Available
Lease Rate	\$18.00 PSF (Yearly) - All Utilities Included Excluding Internet

HIGHLIGHTS

- Versatile 2,026 SF Office Space Located in the Riverside District Just East of Downtown Fort Worth
- Five spacious, oversized private office suites and a dedicated break and work room designed to accommodate a variety of professional uses, making the space a great fit for small businesses and start-ups, support services, ministries and small non-profits
- Fully equipped board room, training room, and multi-purpose event space available for reservation and use through Cornerstone
- Conveniently located with easy access directly off Highway 121, the property benefits from a high VPD of approximately 71,000 vehicles
- Completely separate and secure area designed to provide privacy and exclusivity from the main Cornerstone headquarters services and shared spaces
- On-site catering services available to support meetings, trainings, conferences, and special events
- Prime location positioned within a rapidly growing market area, with an estimated growth rate of 6.85% within a one-mile radius and 5% within a three-mile radius of the property
- Reasonable T/I welcomed at Tenant's expense



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
11,451	79,686	246,645

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$77,150	\$81,499	\$83,972

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,883	27,458	89,930





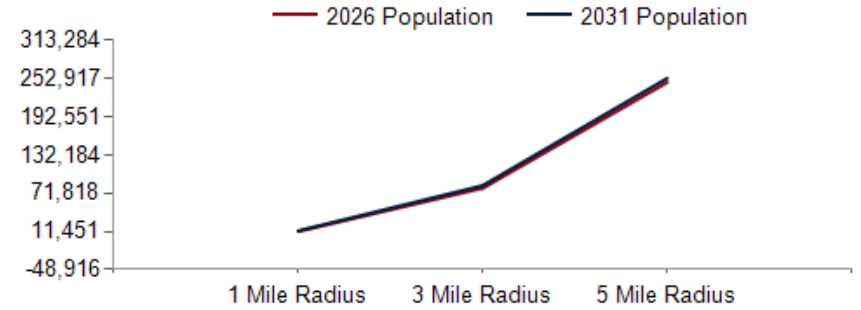




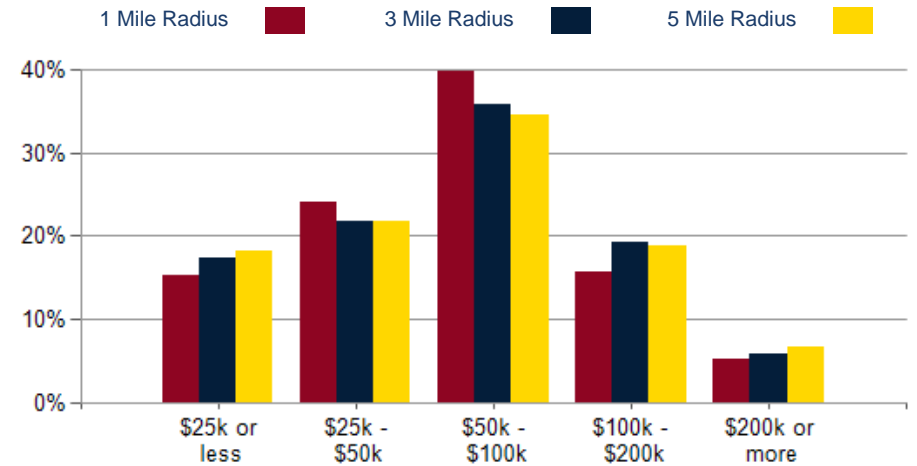
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,911	64,035	215,620
2010 Population	9,765	65,750	215,768
2026 Population	11,451	79,686	246,645
2031 Population	12,257	83,768	252,917
2026 African American	825	11,190	45,853
2026 American Indian	152	958	2,620
2026 Asian	274	2,660	7,150
2026 Hispanic	8,051	44,396	129,406
2026 Other Race	3,871	20,202	59,111
2026 White	3,662	30,149	87,799
2026 Multiracial	2,662	14,455	43,852
2026-2031: Population: Growth Rate	6.85%	5.00%	2.50%

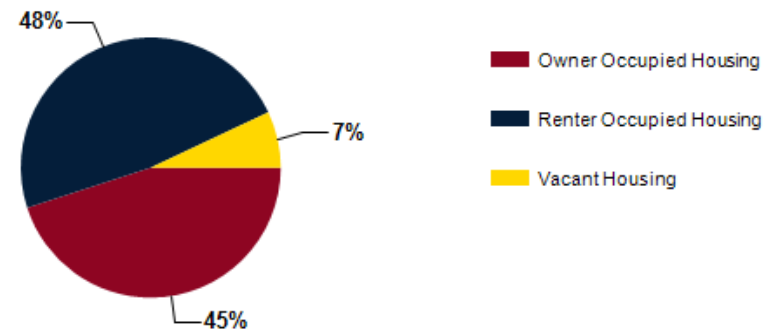
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	258	2,695	9,824
\$15,000-\$24,999	337	2,075	6,530
\$25,000-\$34,999	325	2,257	7,533
\$35,000-\$49,999	607	3,733	11,968
\$50,000-\$74,999	963	5,977	19,601
\$75,000-\$99,999	583	3,882	11,423
\$100,000-\$149,999	495	3,855	12,270
\$150,000-\$199,999	117	1,410	4,707
\$200,000 or greater	200	1,574	6,066
Median HH Income	\$60,103	\$61,571	\$61,432
Average HH Income	\$77,150	\$81,499	\$83,972



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

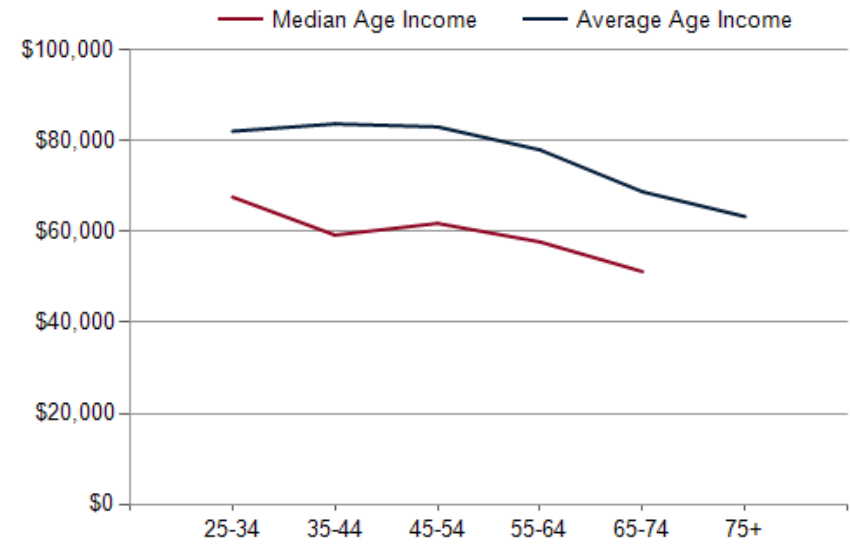
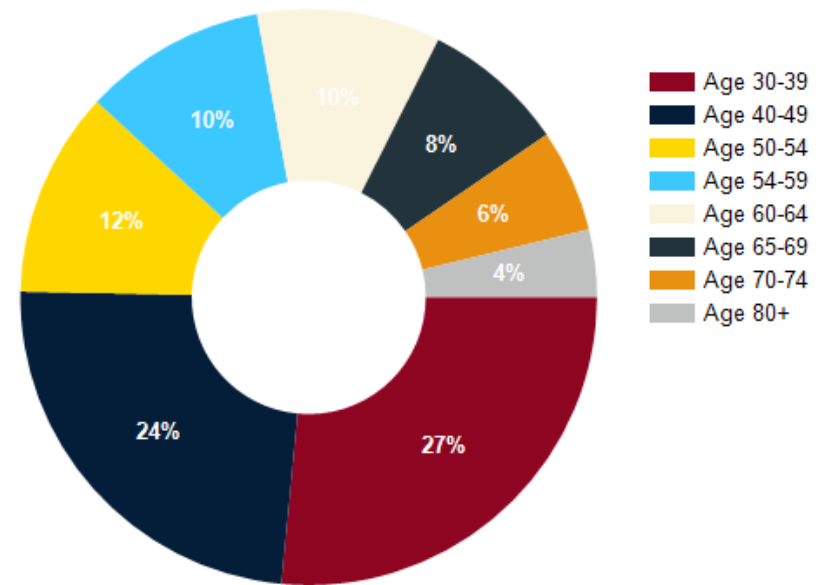


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	923	6,873	20,062
2026 Population Age 35-39	738	6,017	17,740
2026 Population Age 40-44	747	5,392	16,155
2026 Population Age 45-49	743	4,686	13,902
2026 Population Age 50-54	724	4,755	13,752
2026 Population Age 55-59	642	4,500	13,174
2026 Population Age 60-64	645	4,234	12,739
2026 Population Age 65-69	503	3,310	10,787
2026 Population Age 70-74	361	2,440	8,529
2026 Population Age 75-79	237	1,665	5,947
2026 Population Age 80-84	137	959	3,620
2026 Population Age 85+	98	829	3,204
2026 Population Age 18+	8,676	62,506	188,315
2026 Median Age	34	34	34
2031 Median Age	35	35	35

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,625	\$71,549	\$68,452
Average Household Income 25-34	\$82,146	\$86,759	\$88,607
Median Household Income 35-44	\$59,266	\$64,092	\$64,827
Average Household Income 35-44	\$83,743	\$91,960	\$96,090
Median Household Income 45-54	\$61,838	\$64,970	\$65,442
Average Household Income 45-54	\$83,098	\$90,358	\$94,367
Median Household Income 55-64	\$57,757	\$58,293	\$57,320
Average Household Income 55-64	\$78,022	\$83,947	\$84,983
Median Household Income 65-74	\$51,211	\$47,656	\$48,106
Average Household Income 65-74	\$68,800	\$67,350	\$71,403
Average Household Income 75+	\$63,339	\$60,204	\$65,537

Population By Age



3500 Noble Avenue Fort Worth, Texas 76111

Exclusively Marketed by:



Scott Lowe
League Commercial
Managing Director | Partner
(469) 682-8661
scott@leagueCRE.com
613739



Hannah Mercer
Commercial Associate
(817) 995-7116
hannah@leaguecre.com



Brokerage License No.: 9005641
<https://leaguecommercial.com/>

powered by CREOP



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 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 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.

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.

League Real Estate	9005641	hello@leaguere.com	817-523-9113
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Matt Lewis	0502746	matt@leguere.com	9728499889
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Scott Lowe	613739	scott@leaguecre.com	469-682-8661
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Scott Lowe	613739	scott@leaguecre.com	4696828661
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date