

FOR LEASE
±500 - 11,421 SF

RIDGLEA RENAISSANCE OFFICE SPACE
FORT WORTH, TX



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PROPERTY INFORMATION



3327-3345 WINTHROP AVENUE
FORT WORTH, TX 26116



LEASABLE AREA: 500 - 11,421 SF



CAMP BOWIE BLVD: \pm 33,539 VPD
BRYANT IRVIN RD: \pm 22,183 VPD



RATE: CONTACT AGENT FOR AVAILABILITY AND TERMS



DEMOGRAPHICS

MILE RADIUS	1 MILE	3 MILE	5 MILE
2023 POPULATION	13,088	93,782	258,742
2028 POPULATION	13,314	95,655	263,742
POP. GROWTH 2023-2028	0.3%	0.4%	0.4%
2023 TOTAL HOUSEHOLDS	6,062	42,159	108,354
AVG. HOUSE HOLDS INCOME	\$83,731	\$101,924	\$91,793
2023 TOTAL BUSINESSES	1,897	5,825	17,273
2023 TOTAL EMPLOYMENT	8,127	45,457	167,578



XANDER
± 332 UNITS

RIDGLEA NORTH
± 562 LOTS

RIDGLEA
± 442 LOTS

RIDGLEA APARTMENTS
± 253 UNITS

SIXTY 25 AT
RIDGLEA HILLS
± 240 UNITS

RIDGLEA PLACE
± 55 UNITS



± 87,317



CAMP-BOWIE BLVD



CAMP-BOWIE BLVD



RIDGLEA AVE



CAMP-BOWIE BLVD

± 33,559 VPD



BENNE ANDERSON AVE



Tuesday Morning



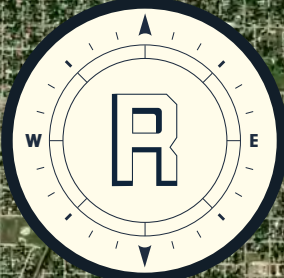
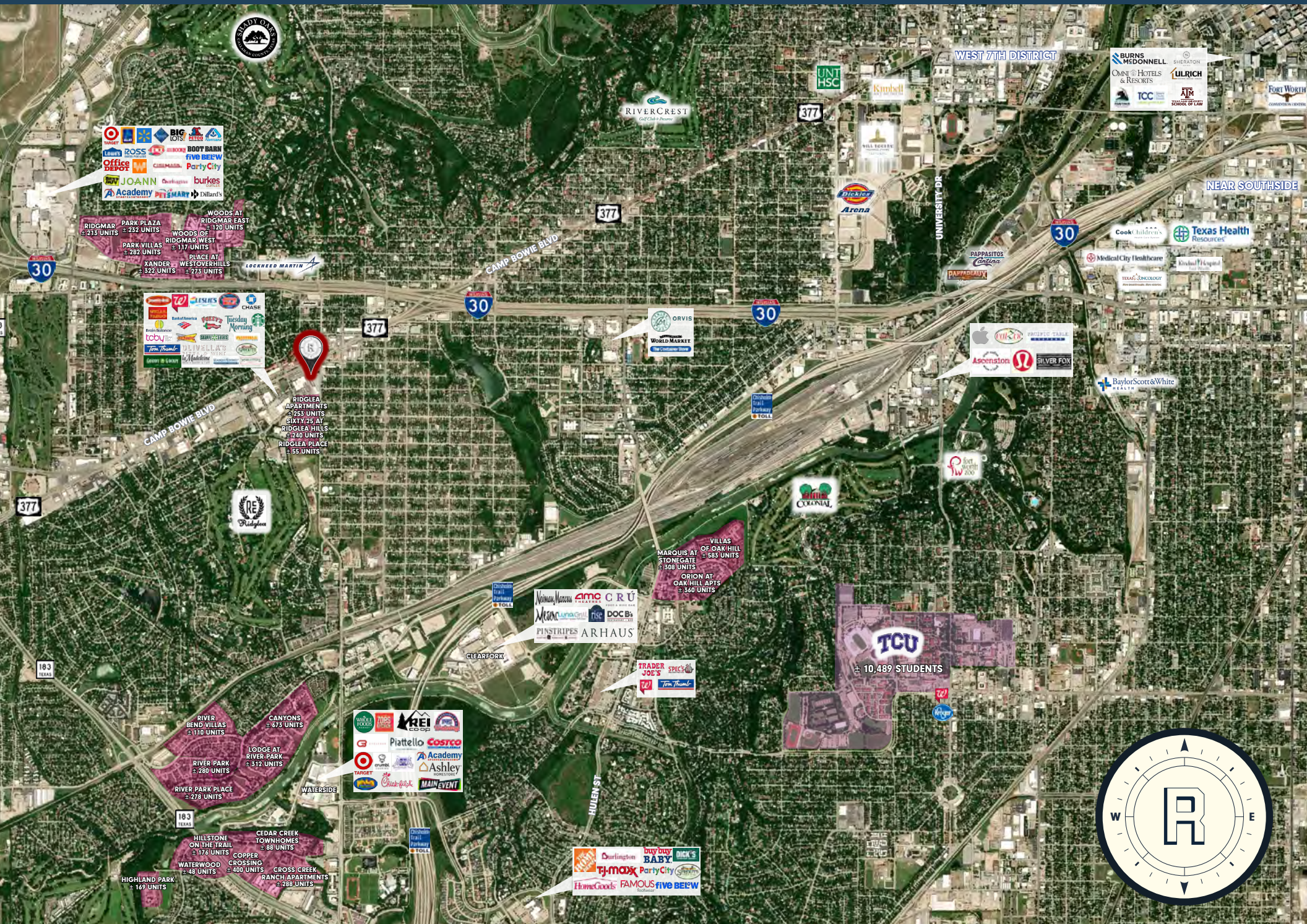
WAVELY WAY

WESTRIDGE AVE

BYRANT IRVIN RD

SITE

MARKET OVERVIEW MAP



MARKET OVERVIEW



SUMMARY:

- EXISTING OFFICE SPACE AVAILABLE
- EXCELLENT VISIBILITY AND ACCESS ALONG CAMP BOWIE BLVD AND BRYANT IRVIN RD

LOCATION:

- FORT WORTH'S PREMIER COMMERCE CORRIDOR FOR RETAIL, RESTAURANT, AND ENTERTAINMENT
- CO-TENANCY WITH OFFICE TENANTS WITH GREAT ACCESS.

PROPERTY HIGHLIGHTS

- LANDMARK DESTINATION
- MATURE MARKET AREA
- STRONG DEMOGRAPHICS
- HIGH BARRIER OF ENTRY
- TI ALLOWANCE NEGOTIABLE FOR NEW FINISH OUT





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.

11-2-2015



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:
 - 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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THIS REPRESENTS AN ESTIMATED SALE PRICE FOR THIS PROPERTY. IT IS NOT THE SAME AS THE OPINION OF VALUE IN AN APPRAISAL DEVELOPED BY A LICENSED APPRAISER UNDER THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE.

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