



# SOUTHWEST BUSINESS CENTER

7600 Benbrook Pkwy  
Benbrook, TX 76126

AVAILABLE:  
**2,000 SF**

PRICING  
**\$13.50 PSF  
BASE PLUS NNN**

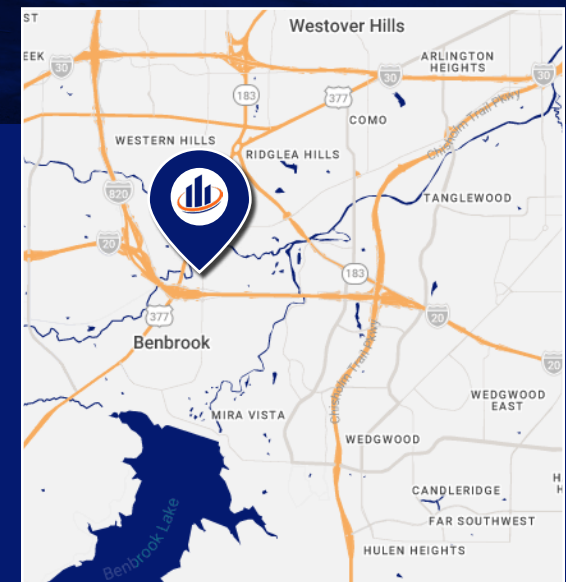
Available for lease, this ±2,000 SF flex space is ideally suited for service-oriented businesses such as plumbing, HVAC, electrical, or other trade users. The space features approximately 500 SF of office area with two private offices and a restroom, complemented by 1,500 SF of warehouse space for storage, equipment, and operations. Located within a multi-tenant industrial building, the property offers a functional layout and cost-effective occupancy with water and trash service included in the lease.

## FEATURES

**Building SF:** 24,000 SF  
**Property Type:** Commercial  
**Year Built:** 1986

## HIGHLIGHTS

- » Included: Water and Trash
- » 1/2 Mile from I-20 and Winscott Rd.
- » 10 Minutes from Downtown Ft. Worth



# SOUTHWEST BUSINESS CENTER

7600 Benbrook Pkwy | Benbrook, TX 76126



# SOUTHWEST BUSINESS CENTER

7600 Benbrook Pkwy | Benbrook, TX 76126



# SOUTHWEST BUSINESS CENTER

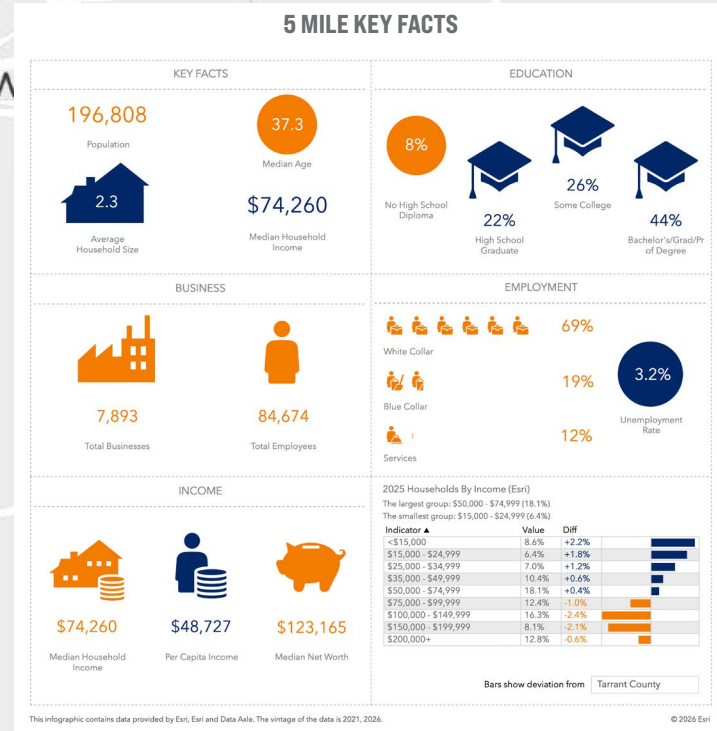
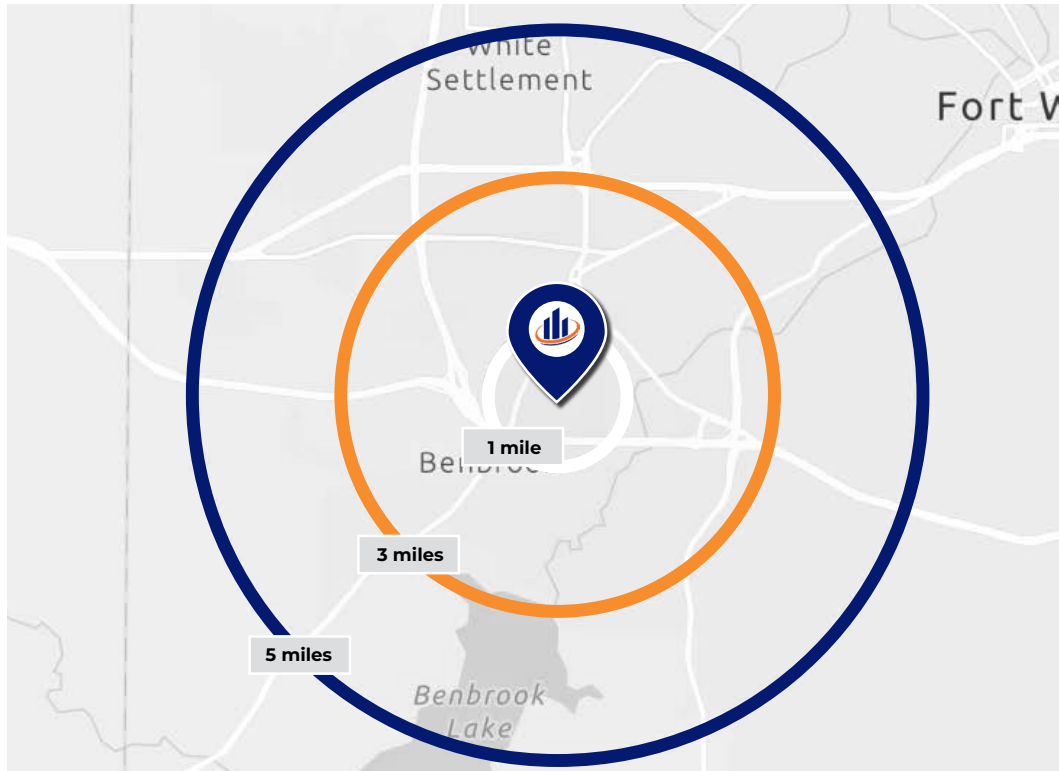
7600 Benbrook Pkwy | Benbrook, TX 76126



Located in the established Benbrook commercial corridor, the property offers immediate access to Interstate 20 and convenient connectivity throughout the Dallas-Fort Worth Metroplex. Surrounded by a diverse mix of industrial, office, retail, and residential development, the site benefits from a strategic southwest Tarrant County location, strong workforce accessibility, and proximity to Downtown Fort Worth.

# SOUTHWEST BUSINESS CENTER

7600 Benbrook Pkwy | Benbrook, TX 76126



	2025 Summary			2030 Summary		
	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
<b>Population</b>	5,750	74,514	196,808	5,606	74,960	201,061
<b>Households</b>	2,323	34,290	85,335	2,307	35,024	88,294
<b>Families</b>	1,470	18,388	48,613	1,447	18,577	49,835
<b>Average Household Size</b>	2.47	2.16	2.27	2.43	2.12	2.24
<b>Owner Occupied Housing Units</b>	1,542	14,774	42,263	1,581	15,639	44,510
<b>Renter Occupied Housing Units</b>	781	19,516	43,072	726	19,385	43,784
<b>Median Age</b>	40.2	37.7	37.3	42.4	38.9	38.5
<b>Median Household Income</b>	\$76,482	\$71,738	\$74,260	\$80,895	\$77,704	\$81,524
<b>Average Household Income</b>	\$109,810	\$110,172	\$112,356	\$118,581	\$119,131	\$122,648



# Information About Brokerage Services

11-2-2015

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



## 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.

DFW Trinity Advisors, LLC <small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small>	9004520 <small>License No.</small>	sfithian@visionsrealty.com <small>Email</small>	817-288-5525 <small>Phone</small>
Stephen H. Fithian <small>Designated Broker of Firm</small>	0407418 <small>License No.</small>	sfithian@visionsrealty.com <small>Email</small>	817-288-5524 <small>Phone</small>
James Blake <small>Licensed Supervisor of Sales Agent/ Associate</small>	340987 <small>License No.</small>	james.blake@svn.com <small>Email</small>	817-288-5508 <small>Phone</small>
Carl Brown <small>Sales Agent/Associate's Name</small>	497561 <small>License No.</small>	carl.brown@svn.com <small>Email</small>	817-288-5516 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

Sperry Van Ness / Trinity Advisors, 5601 Bridge Street, Ste. 504 Fort Worth, TX 76112  
Stephen Fithian

Phone: (817) 288-5525 Fax: (817) 288-5511

Information About

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)