

FOR LEASE



3980 BOAT CLUB ROAD

Lake Worth, Texas 76135

STAR VILLAGE COMMONS

**COLONIAL
COMMERCIAL
REAL ESTATE
LLC**

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PROPERTY HIGHLIGHTS

AVAILABLE SPACE

SUITE 104 - 4,513 SF

SUITE 113 - 851 SF

***Second Generation Nail Spa**

SUITE 207 - 1,708 SF

SUITE 209 - 1,021 SF

LEASE RATE

SUITE 104 - \$14.00/SF + \$7.20 NNN

SUITE 113 - \$20.00/SF + \$7.20 NNN

SUITE 207 & 209 - \$14.00/SF + \$7.20 NNN

ZONING

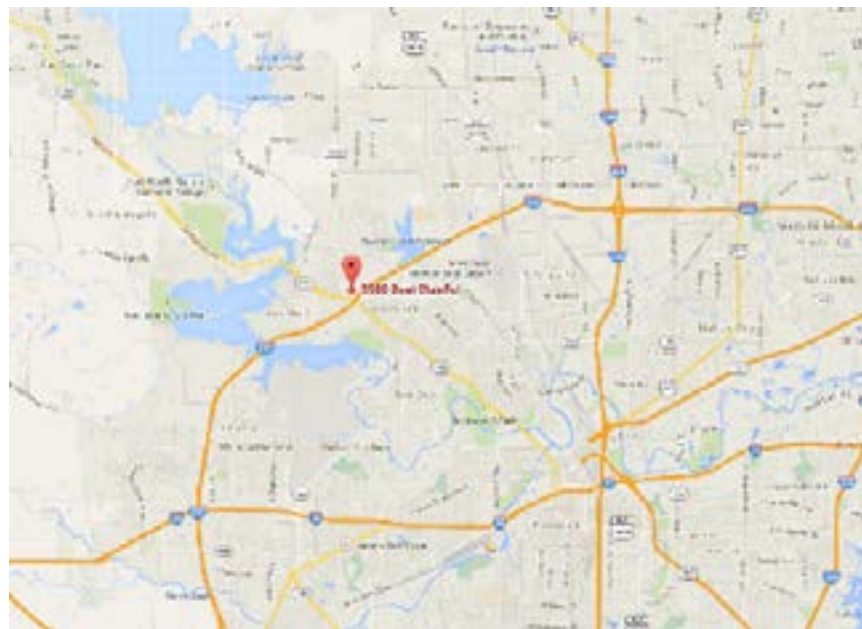
PLANNED COMMERCIAL

LEASE TERM

NEGOTIABLE

PROPERTY HIGHLIGHTS

- ◆ Anchored by:
North Star Movies, Bluebonnet Dental, Panda Buffet
- ◆ High traffic counts
- ◆ Close proximity to major retailers
- ◆ Pylon signage available
- ◆ Great accessibility for consumers



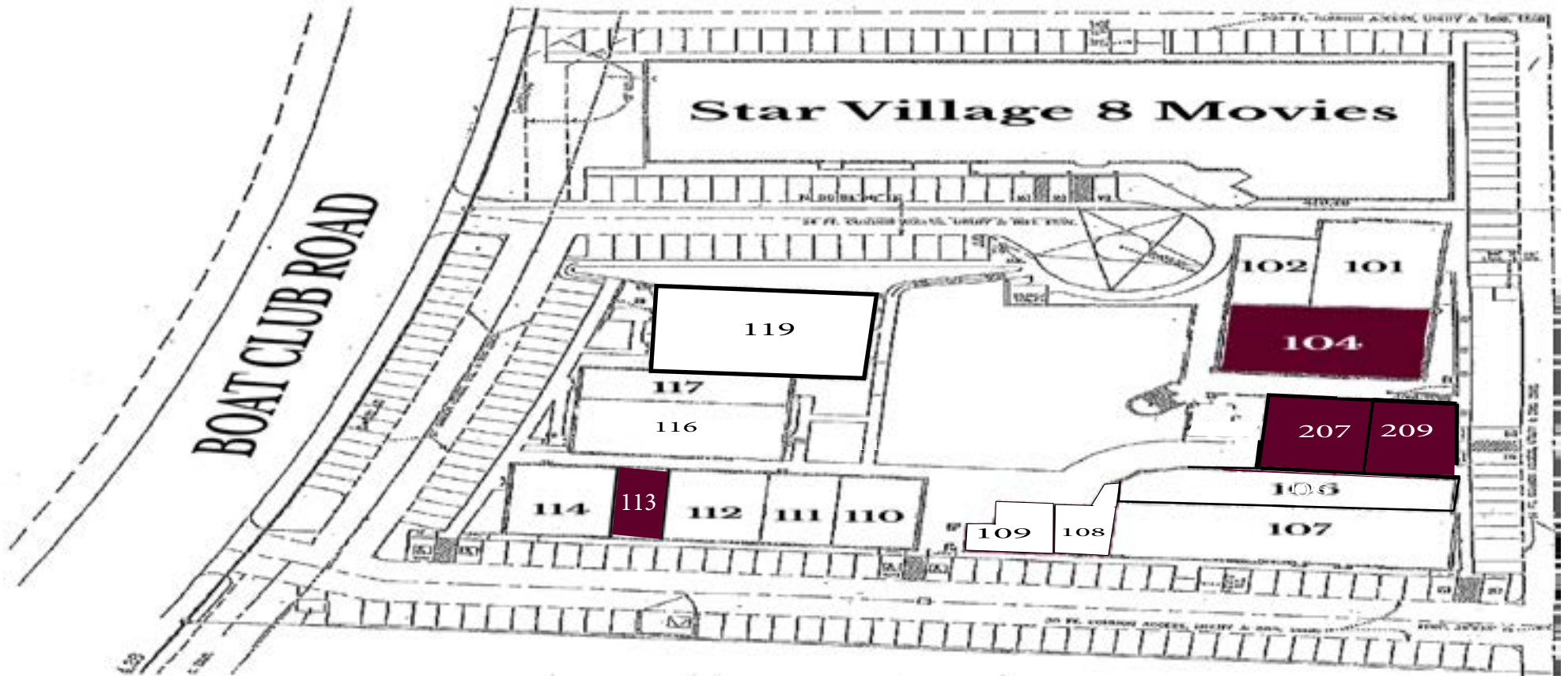
2022 DEMOGRAPHICS SNAPSHOT

	1 MILE	3 MILE	5 MILE
POPULATION	8,794	60,267	171,580
AVG HH INCOME	\$62,936	\$59,841	\$65,013

2022 TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	VISITORS PER DAY
JACKSBORO HWY	BOAT CLUB RD	39,231
LAKE WORTH BOULEVARD	JACKSBORO HWY	37,735
BOAT CLUB RD	ROCKY POINT TRL	28,386

PROPERTY SITE PLAN



SUITE	OCCUPANCY	SQ. FT.	SUITE	OCCUPANCY	SQ. FT.
101	Happy Feet	1,298	112	State Farm	1,560
102	Lake Worth Animal Clinic	2,554	113	Vacant	851
104	Vacant	4,513	114	Bluebonnet Dental	2,947
106	Rivalry Sports Tavern	4,069	116	Hollis Threads	2,751
107	Panda Buffet	5,936	117	Edge Coffee House	1,875
108	Bubble Tea	1,175	119	Sparks Academy of Dance	4,747
109	Dawna's Jerky	1,396	207	Vacant	1,708
110	Plush Threading	1,149	209	Vacant	1,021
111	Great Clips	1,000			



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.

Colonial Commercial Real Estate, LLC	9001810	mberkowitz@colonialcre.com	817-632-6200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Berkowitz	418682	mberkowitz@colonialcre.com	817-632-6200
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jane Tapper	645480	jtapper@colonialcre.com	817-632-6200
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____