



NEWLY CONSTRUCTED OFFICE BUILDINGS – SHELL CONDITION

12100 Bella Italia Dr
Fort Worth, TX 76126

PRICING
CALL BROKER

Now available—newly constructed office buildings in a highly desirable location just 20 minutes from Downtown Fort Worth. Positioned directly across from the established Bella Ranch Office Park, these assets offer modern design, full utility infrastructure, and immediate occupancy for office or professional service users.

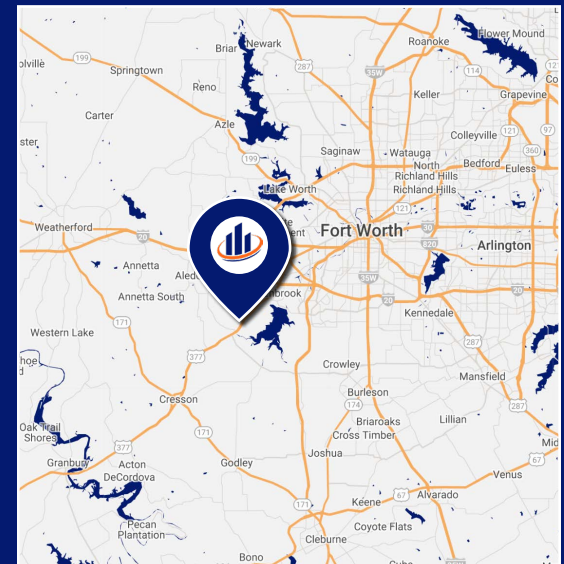
Surrounded by the upscale Bella Crossing residential community—featuring custom homes priced from \$1 million to \$4 million—this location presents a prime opportunity to serve a growing, affluent population with professional office space in a rapidly developing corridor.

FEATURES

Zoning: Fort Worth ETJ

HIGHLIGHTS

- » Directly across from Bella Ranch Office Park
- » 20 minutes from Downtown Fort Worth



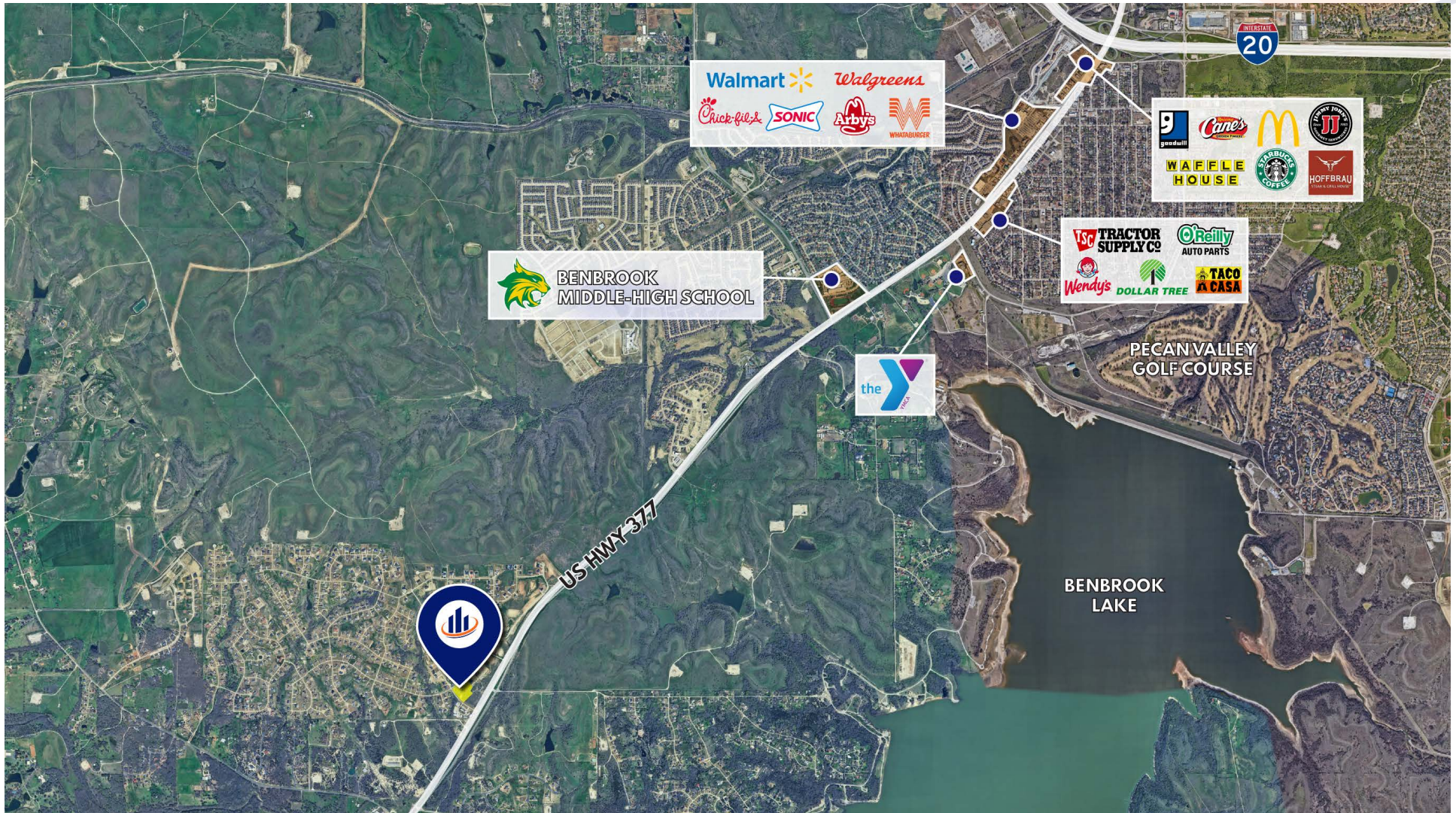
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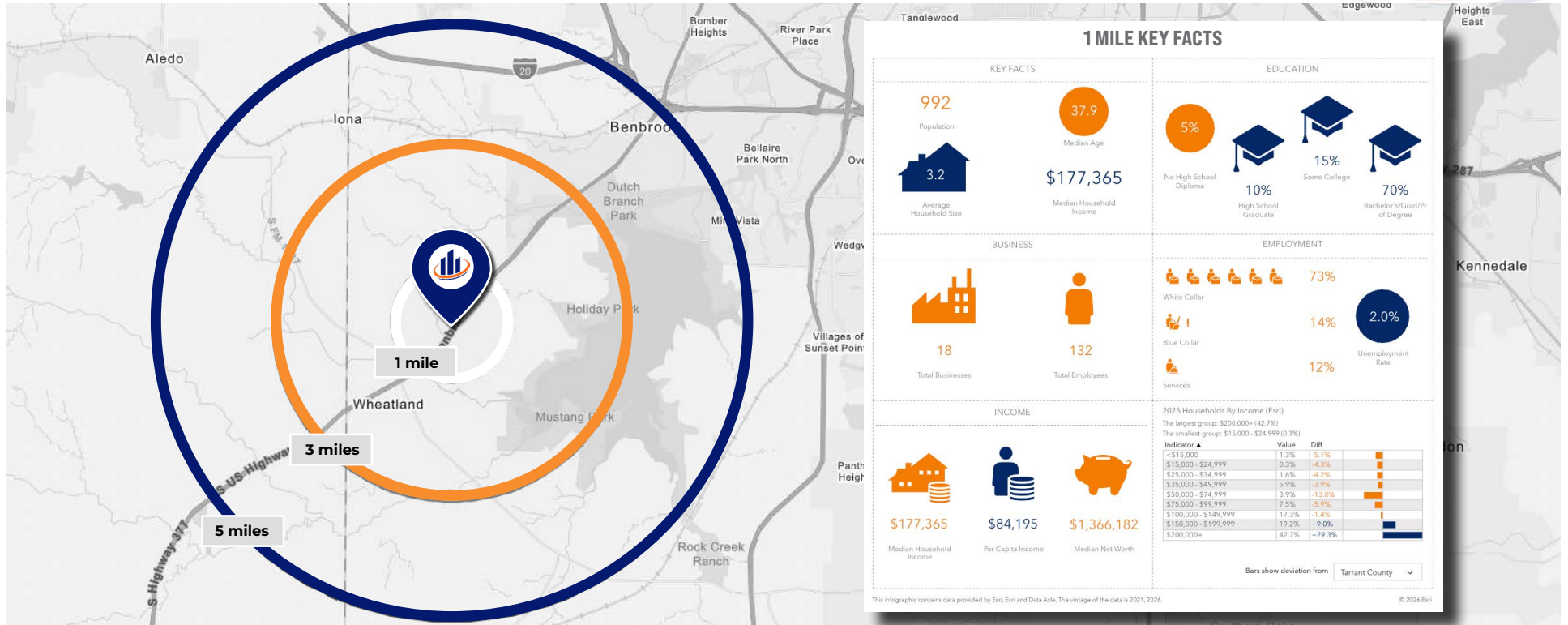
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Located just 20 minutes from Downtown Fort Worth, this property offers prime positioning in a rapidly growing area. Situated across from Bella Ranch Office Park and surrounded by the upscale Bella Crossing residential community, the site benefits from strong visibility and demand. With custom homes ranging from \$1 to \$4 million nearby, this location is ideal for office use targeting a high-income population in a thriving Fort Worth corridor.

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	2025 Summary			2030 Summary		
	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	992	10,876	27,324	1,166	12,536	30,144
Households	307	4,014	10,489	366	4,667	11,632
Families	264	3,189	7,821	314	3,675	8,616
Average Household Size	3.23	2.71	2.60	3.19	2.69	2.59
Owner Occupied Housing Units	302	3,708	8,373	337	4,208	9,300
Renter Occupied Housing Units	5	306	2,116	29	460	2,332
Median Age	37.9	40.2	41.2	38.2	40.7	41.6
Median Household Income	\$177,365	\$146,280	\$119,544	\$194,142	\$161,013	\$133,270
Average Household Income	\$243,484	\$190,941	\$160,538	\$261,700	\$212,463	\$177,996



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:
 - 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>
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Matt Matthews <small>Sales Agent/Associate's Name</small>	667871 <small>License No.</small>	matt.matthews@svn.com <small>Email</small>	972-765-0886 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date