

6816 CAMP BOWIE W BOULEVARD  
FORT WORTH, TEXAS 76116





Located in the heart of Fort Worth, TX, 6816 Camp Bowie West Blvd offers an exceptional opportunity to establish your business in the vibrant and historically significant Camp Bowie District. The property also enjoys high visibility along the bustling corridor, which features a mix of locally owned boutiques, renowned restaurants, and thriving retail establishments. Its prime location ensures steady traffic from both loyal area residents and those exploring the district's charm. Named after the famed military training camp established during World War I, this area has grown into one of Fort Worth's most iconic commercial and cultural hubs.

## Excellent Parking

5.67/1,000 SF

## Signage

Large double sided slyon signage available with LED lighting.



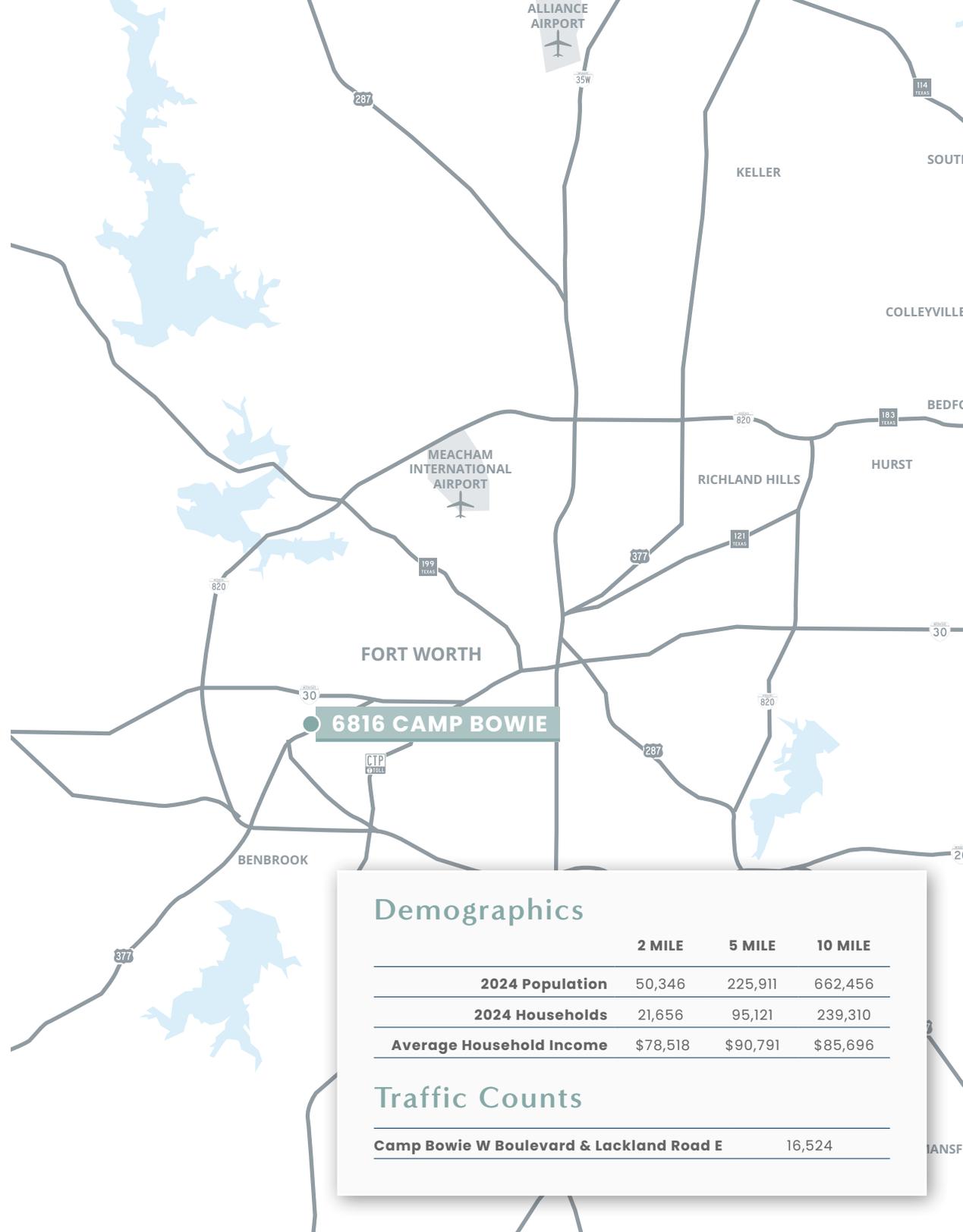
## Property Highlights

Located at the busy intersection of Lackland Road and Camp Bowie Boulevard near Archie’s Garden Land, Discount Tire, Joes Pasta & Pizza, and Church’s Chicken.

Asking Rate: \$13.00/PSF (Gross) + Utilities

- Suite 100, 4,134 SF Available for Office or Retail use.
- 10,577 SF Building was remodeled in 2009
- Large Double Sided Pylon Signage with LED lights.
- Parking 5.67/1,000 SF

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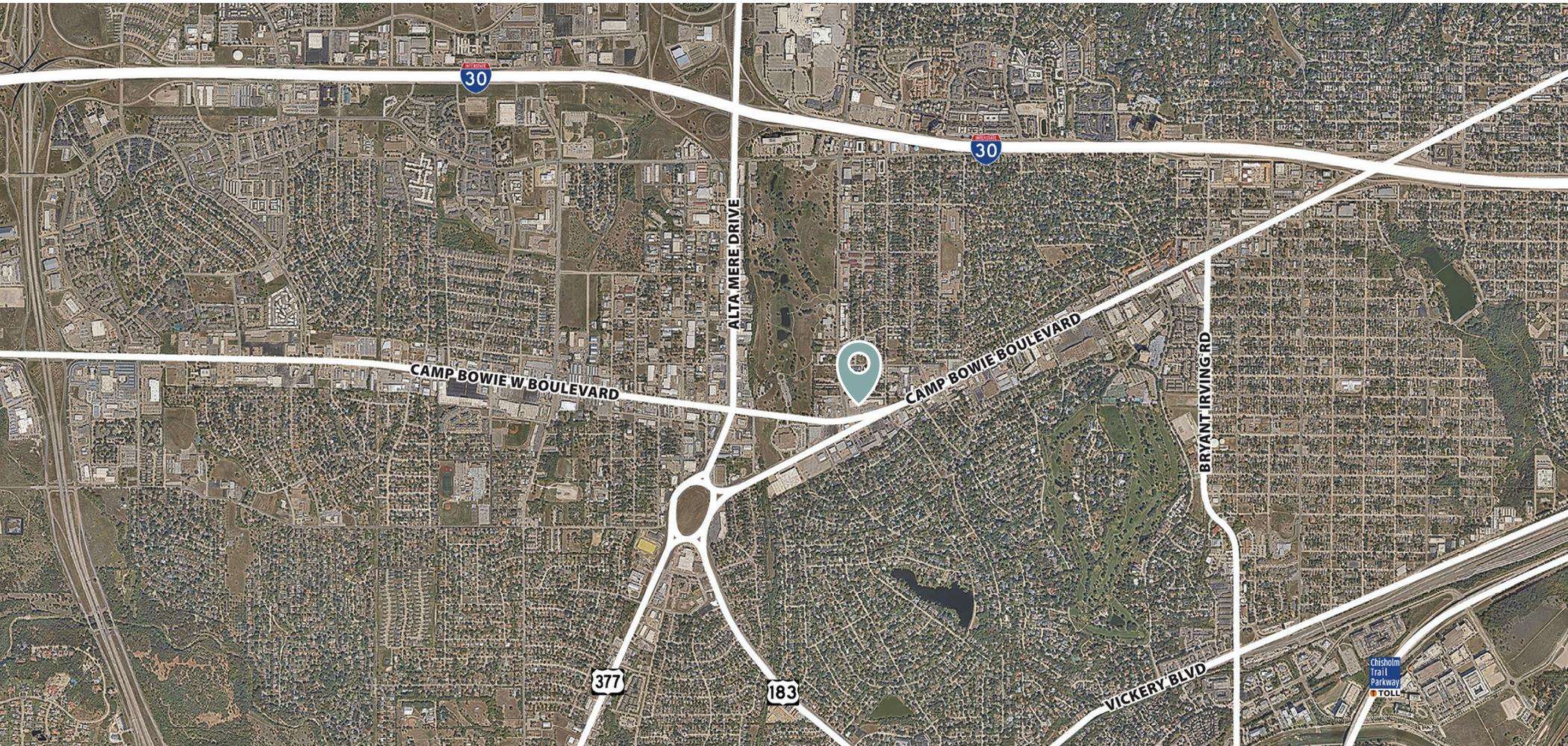


### Demographics

	2 MILE	5 MILE	10 MILE
<b>2024 Population</b>	50,346	225,911	662,456
<b>2024 Households</b>	21,656	95,121	239,310
<b>Average Household Income</b>	\$78,518	\$90,791	\$85,696

### Traffic Counts

<b>Camp Bowie W Boulevard &amp; Lackland Road E</b>	16,524
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**Carter Sells**

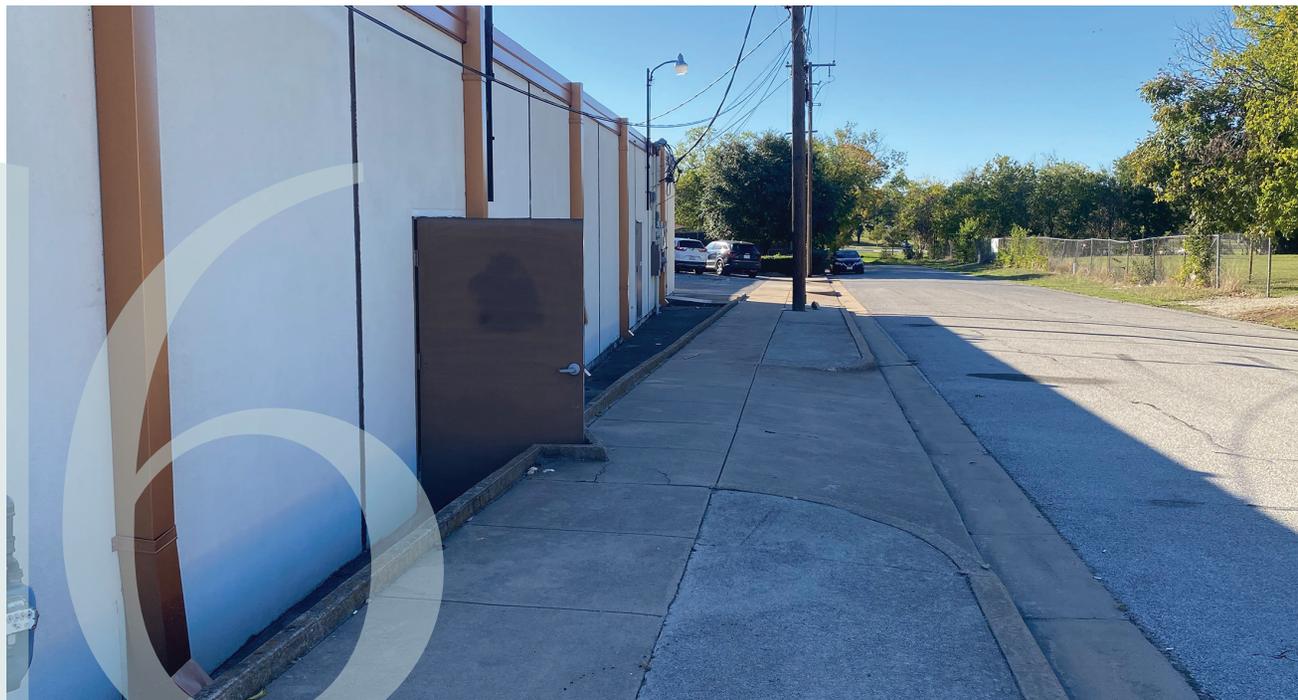
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This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



# 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:
  - 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 have 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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Sales Agent/Associate's Name	License No.	Email	Phone