

Lake Worth Landing

6708 Lake Worth Blvd (SEC Lake Worth Blvd & Azle Ave)
Lake Worth, TX 76153
www.cbre.us/txretail

Property Highlights

- + Anchored by Big Lots and Spec's Wines, Spirits & Finer Foods
- + Separately platted approximately 38,160 SF pad site opportunity on the hard corner.
- + Excellent visibility and access from Hwy 199 (Lake Worth Blvd).
- + Pad dedicated pylon/monument signage available
- + Situated in the heart of Lake Worth's strong retail & restaurant hub.
- + Close proximity to Walmart Supercenter, Super Target, Conn's, Hobby Lobby and Lowe's, among other anchor tenants.

Gross Leasable Area

- + 52,021 SF

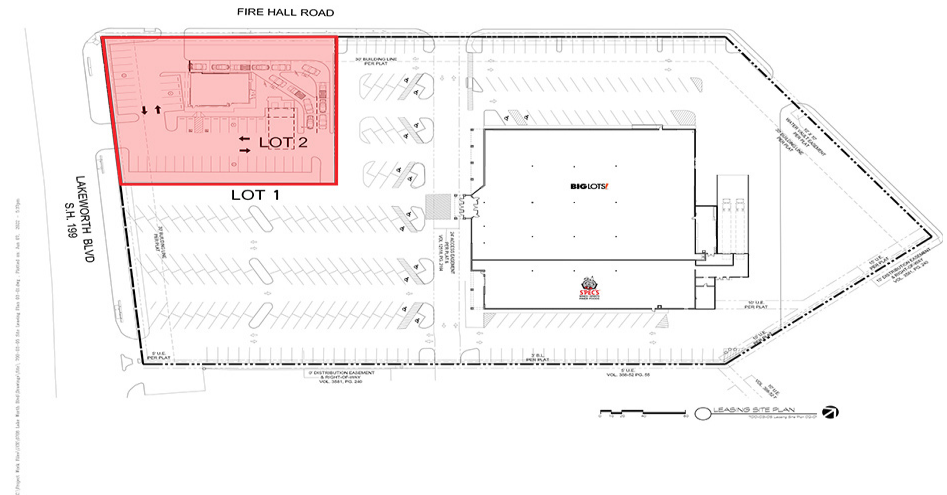
Available Space

- + 38,160 SF Pad

Contact Us

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For Lease

2023 Demographics	1-Mile	3-Miles	5-Miles
Total Population	5,890	42,478	159,402
Daytime Population	9,290	48,654	138,523
Average HH Income	\$80,032	\$94,899	\$92,797
Median Age	38.0	33.3	33.7

Traffic Counts	
Lake Worth Blvd	32,971 vpd
NE Loop 820	123,889 vpd

Source: CoStar 2022

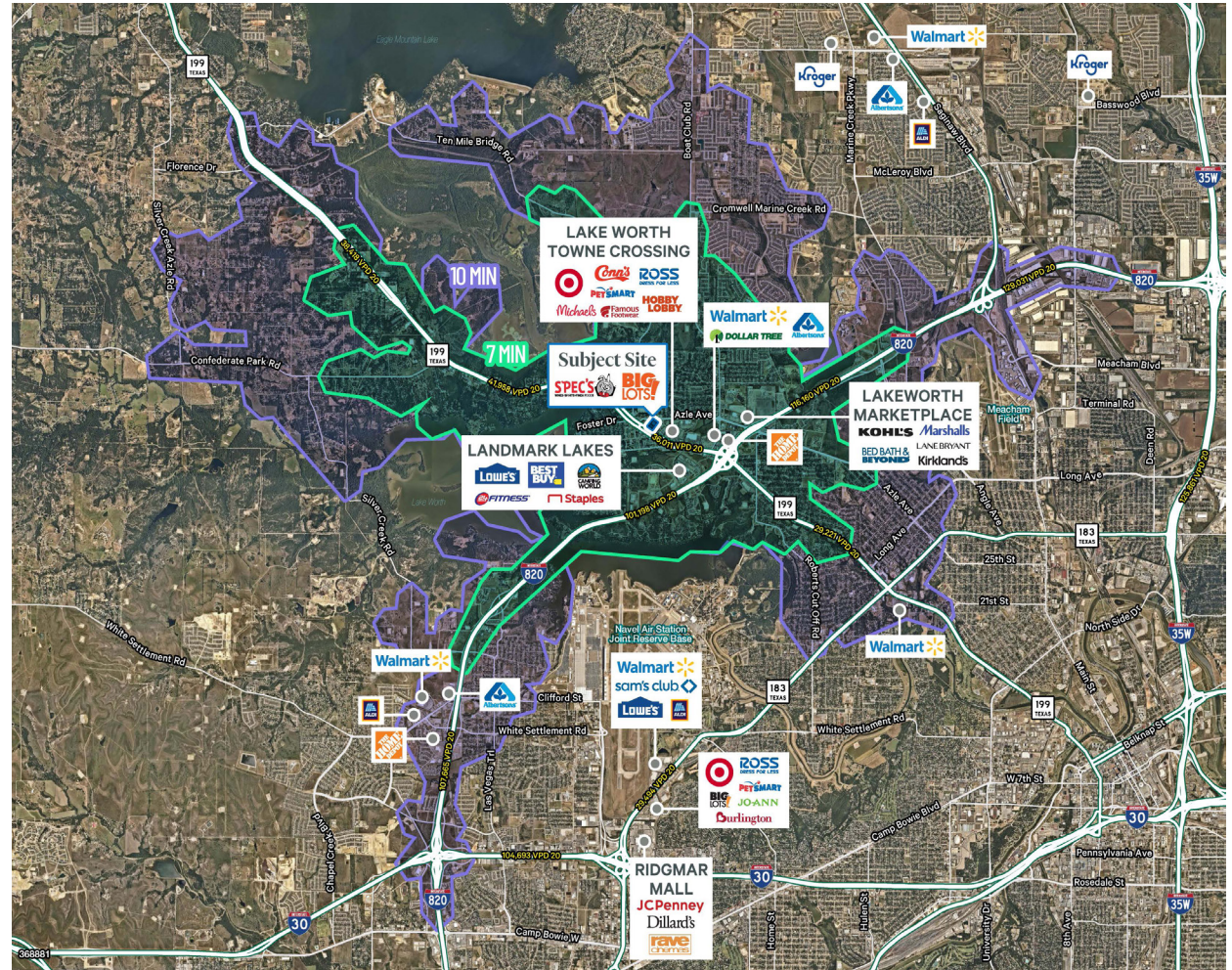


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For Lease

2023 Demographics	7-Minute	10-Minute
Total Population	26,959	83,199
Daytime Population	25,239	67,106
Average HH Income	\$82,693	\$90,080
Median Age	33.8	33.2

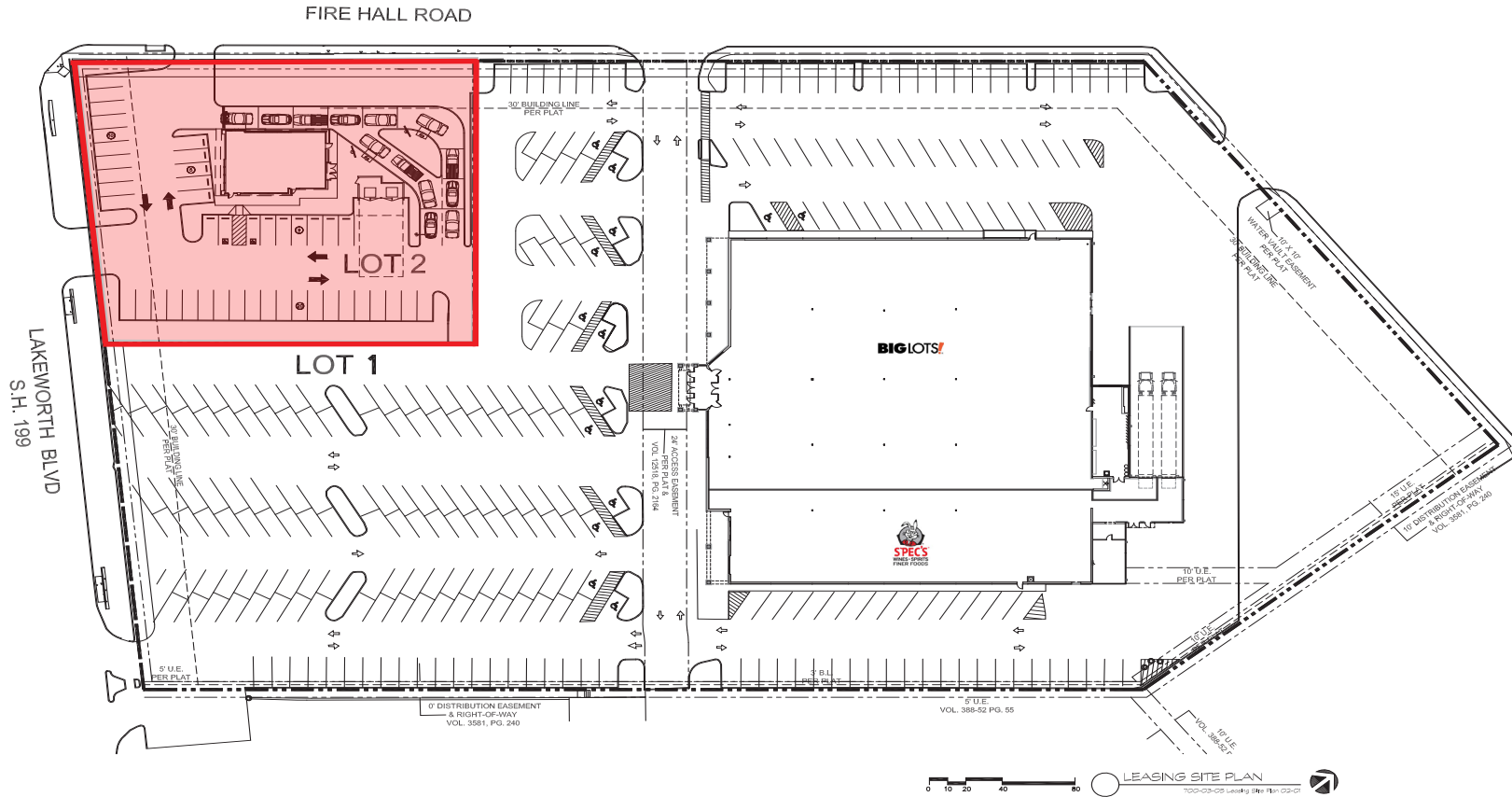


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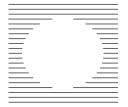
C:\Project Work Files\0108 Lake Worth Blvd Drawings\Site\ 700-03-05 Lake Landing Plan 03-01.dwg - Plotted on: Jun 07, 2023 - 6:37pm



PROJECT: 700-03-05 DATE: 06/07/2023 09:14 AM
ISSUED
NO. _____
DATE _____
BY _____
FOR _____

NOT FOR CONSTRUCTION
 THIS DRAWING MAY BE USED FOR REGISTRATION,
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 CONSULT YOUR SUBCONSULTANT
 THESE RESERVATIONS NO. 12570

Lake Worth Retail
 6708 Lake Worth Blvd,
 Lake Worth, Texas 76135
 Site Leasing Plan



Project No. 700.03.05
SHEET
SP

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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.

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date