



RETAIL/OFFICE PROPERTY FOR LEASE

THE VILLAGE AT CAMP BOWIE

6115 Camp Bowie Blvd, Fort Worth, TX 76116

2741 EAST BELT LINE ROAD , SUITE 105, CARROLLTON, TX 75006 | PRIMECAPITALRE.COM | 214.851.3050



PRIME CAPITAL
REAL ESTATE GROUP

6115 CAMP BOWIE BLVD

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Prime Capital Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY INFORMATION

Section 1

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PROPERTY DESCRIPTION

N/A

PROPERTY HIGHLIGHTS

- Prime location on Camp Bowie Blvd
- High visibility and easy access
- Spacious and customizable floor plans
- Modern facilities and amenities
- Ample parking for tenants and customers
- Excellent signage opportunities for businesses
- Proximity to high-traffic retail and dining establishments
- Well-maintained and professionally managed property
- Ideal for Retail / Street Retail tenants

OFFERING SUMMARY

Lease Rate:	Upon Request
Number of Units:	62
Available SF:	1,676 - 3,214 SF
Lot Size:	5.228 Acres
Building Size:	89,920 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	257	1,051	5,506
Total Population	542	2,279	11,736
Average HH Income	\$141,606	\$128,704	\$105,549

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PROPERTY DESCRIPTION

Uncover the ideal commercial space for lease at 6115 Camp Bowie Blvd in Fort Worth, TX. This exceptional property offers a prime location with high visibility and easy access, making it a standout choice for retail businesses. Boasting spacious floor plans, modern facilities, and customizable spaces, the property provides ample room for Retail / Street Retail tenants to showcase their offerings. With ample parking and excellent signage opportunities, this property ensures heightened exposure and convenience for both tenants and customers. Seize the opportunity to establish a strong presence in this sought-after area, with a space designed to elevate your retail business to new heights.

LOCATION DESCRIPTION

Discover the vibrant energy of Fort Worth near the property at 6115 Camp Bowie Blvd. Situated in the heart of this historic city, the area boasts a mix of modern amenities and rich cultural heritage. Just steps away, tenants will find a dynamic blend of local shops, trendy eateries, and entertainment options. Nearby landmarks like the Fort Worth Museum of Science and History, Kimbell Art Museum, and the Fort Worth Zoo draw in both locals and tourists, providing a constant flow of potential customers. With its diverse array of attractions and unique local flavor, this prime location offers an exciting opportunity for Retail / Street Retail tenants to thrive in the heart of this thriving community.

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PROPERTY HIGHLIGHTS

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- - High visibility and easy access
- - Spacious and customizable floor plans
- - Modern facilities and amenities
- - Ample parking for tenants and customers
- - Excellent signage opportunities for businesses
- - Proximity to high-traffic retail and dining establishments
- - Well-maintained and professionally managed property
- - Ideal for Retail / Street Retail tenants
- - Elevate your business with this sought-after lease opportunity



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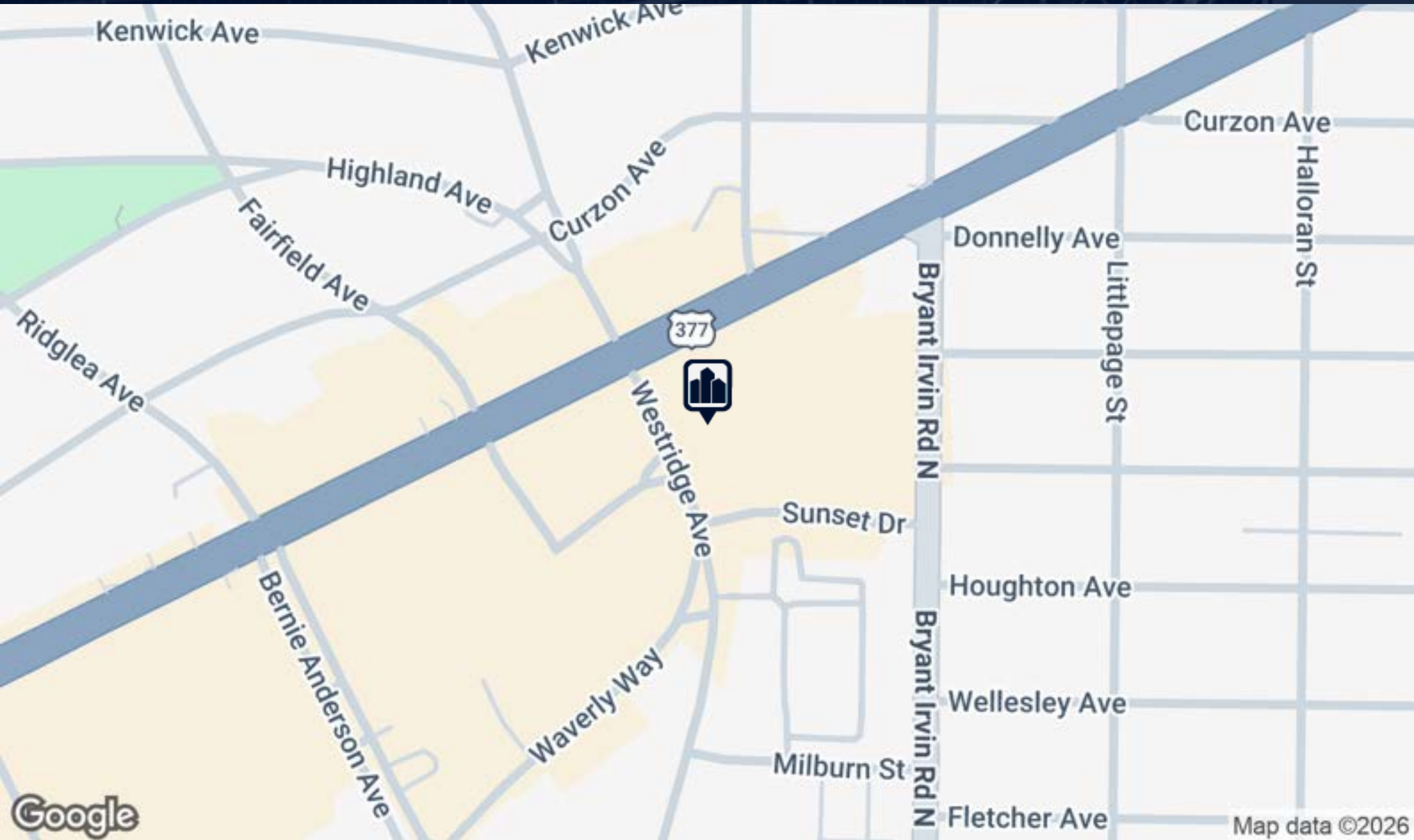
LOCATION INFORMATION

Section 2



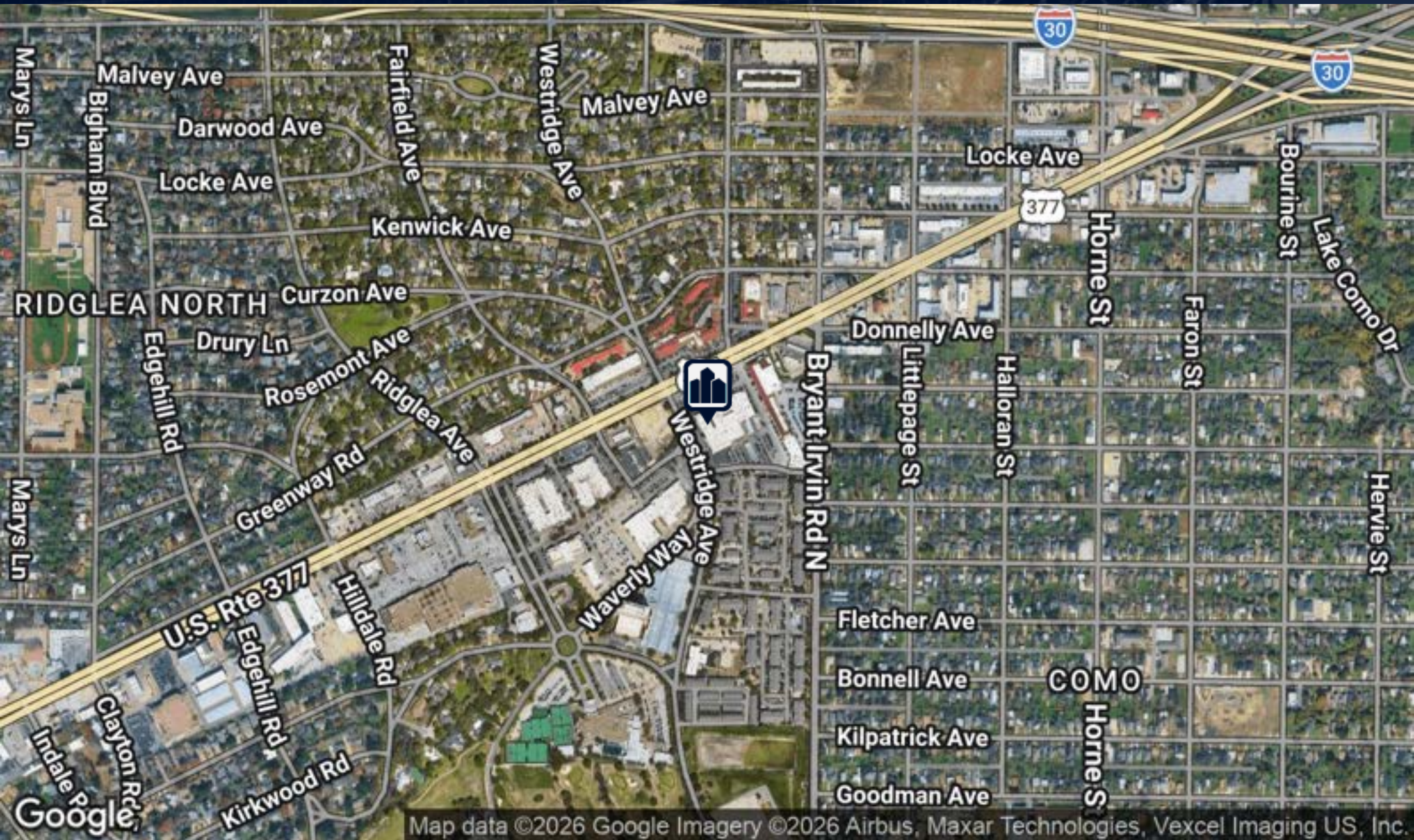
6115 CAMP BOWIE BLVD

RETAIL PROPERTY FOR SALE/LEASE
6115 CAMP BOWIE BLVD, FORT WORTH, TX 76116

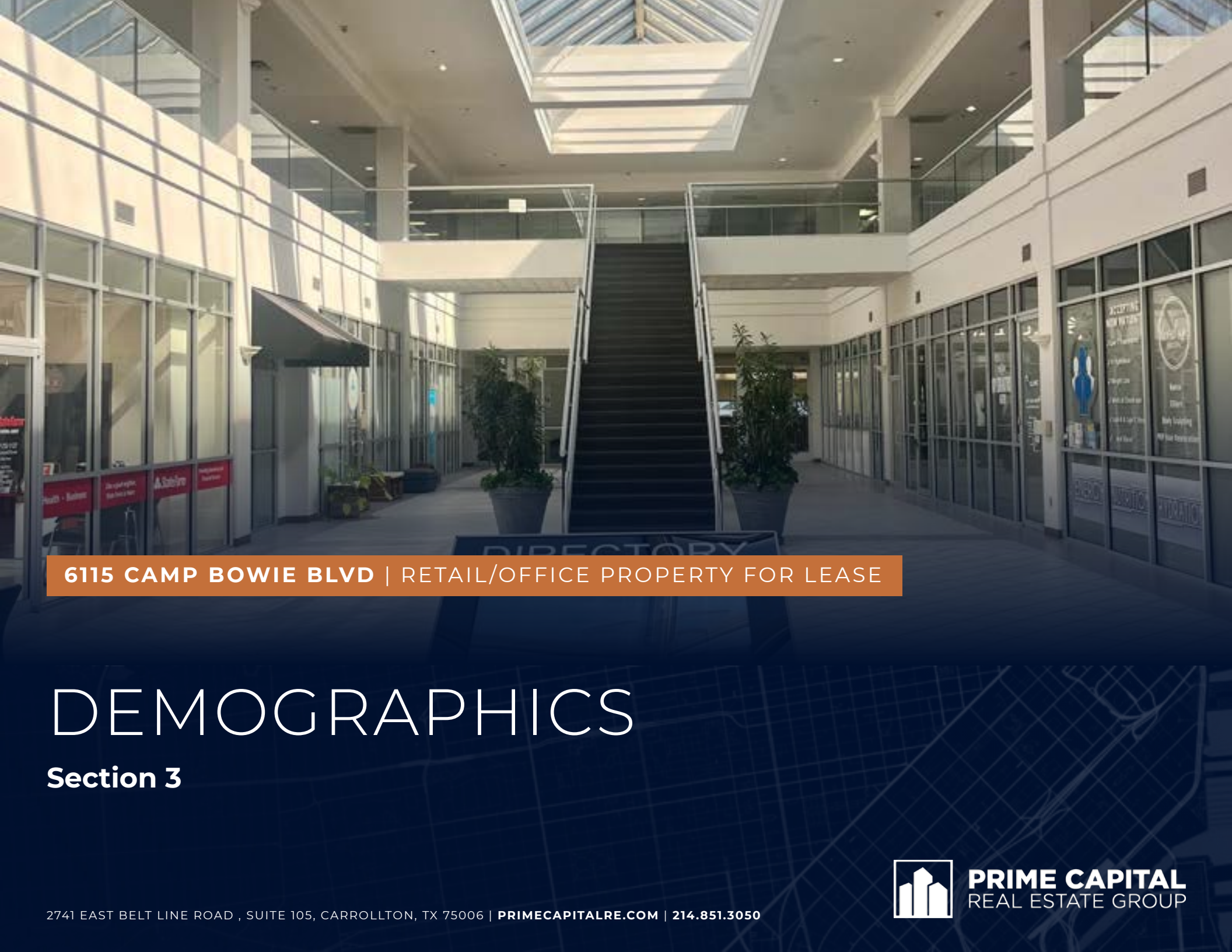


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DEMOGRAPHICS

Section 3



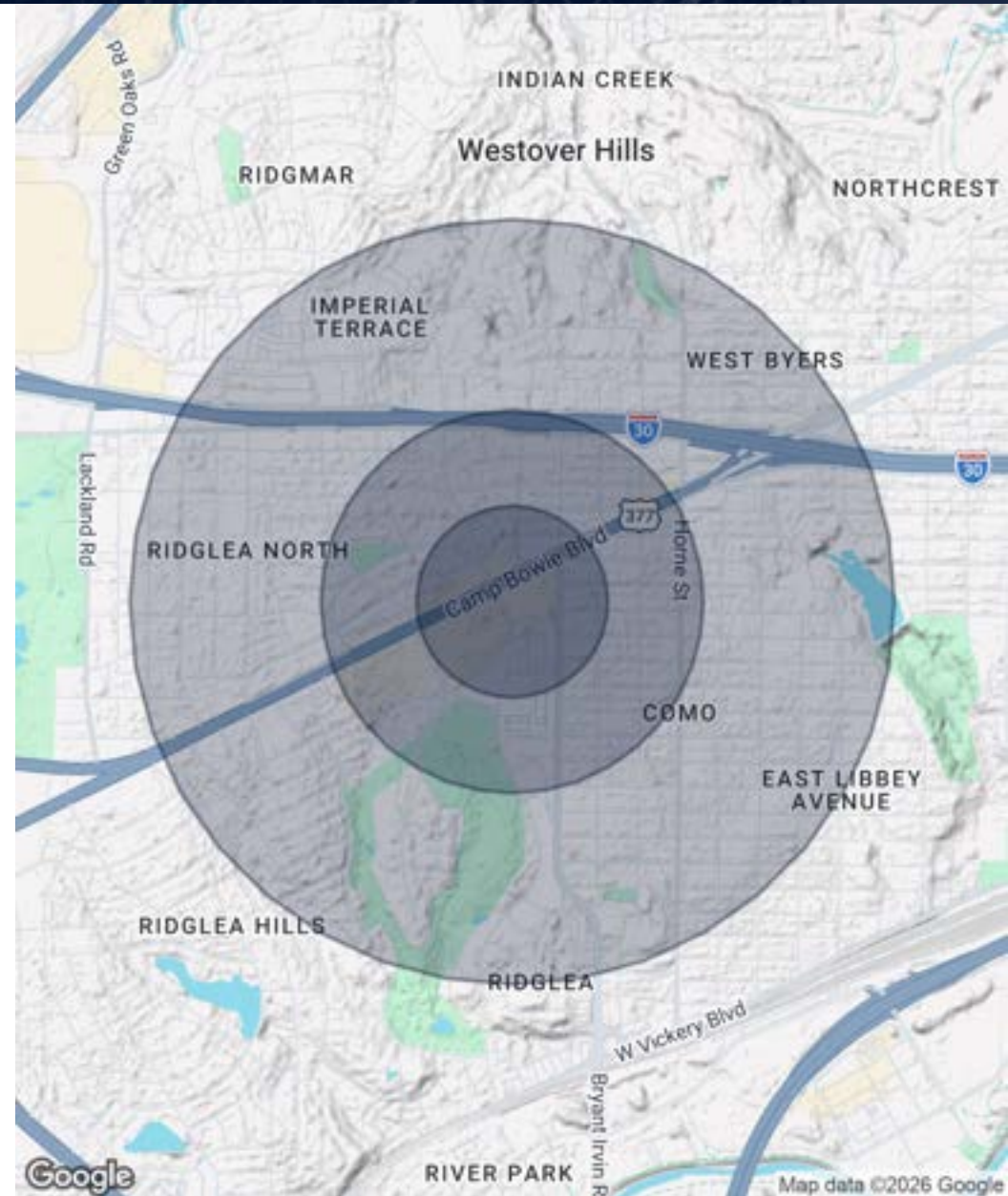
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	542	2,279	11,736
Average Age	40.2	40.2	40.3
Average Age (Male)	34.1	34.0	37.1
Average Age (Female)	50.0	48.5	45.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	257	1,051	5,506
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$141,606	\$128,704	\$105,549
Average House Value	\$529,555	\$452,027	\$523,633

2023 American Community Survey (ACS)





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ADVISOR BIOS

Section 4



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SHERROD BARNETT

Agent

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PROFESSIONAL BACKGROUND

Sherrod brings an uncommon background to commercial real estate. After years in software research and design, including a role as Vice President at a Fortune 100 company. He developed a sharp eye for understanding what people need, where markets are heading, and how to build strategies that hold up over time. He now applies that same discipline to commercial transactions across the DFW Metroplex, with a focus on Collin County and the surrounding North Texas markets. Grounded in faith and guided by a commitment to honest, client-first service, Sherrod helps investors, business owners, and developers navigate land, retail, NNN, and restaurant properties with clarity and confidence. His goal is simple: help clients make well-informed decisions that create lasting opportunity.

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