

FOR LEASE

Westcliff Shopping Center

3458-3580 S. Hills Ave, Fort Worth, TX 76109



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Property Highlights:

- Located in the exclusive Westcliff neighborhood
- Daily needs center anchored by Albertsons and Ace Hardware
- ¼ mile distance from Texas Christian University (ranked #2 in Best Colleges in Texas)
- With over 12,785 enrolled students, the total estimated cost for the academic year at TCU is \$82,310
- High disposable income of \$97,786
- Strong residential sales growth and property appreciation within the Westcliff area



Inline Retail Space:

Base Rent: \$28.00/sf
NNN: \$4.87/sf
TI: Negotiable

2,400 SF Building:

Base Rent: \$36/sf
NNN: \$4.87/sf
TI: Negotiable
Delivery Condition: Negotiable

10,805 SF (Can be Divided)

Base Rent: \$20.00/sf
NNN: \$4.87/sf
TI: Negotiable

Joan Collum

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Cobo Fajardo

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Suite	SF	Tenant
3511	805 sf	Organized Nest
3513	850 sf	Mam'Zelle
3515	600 sf	Panther City Tax
3517	1,200 sf	High Sky Holdings
5	1,800 sf	Available
6	1,800 sf	ProfessioNails
7	1,800 sf	ScentHound
8	1,800 sf	Hotworx
9	1,800 sf	Available
10	3,600 sf	Fort Worth Dance Academy
11	6,500 sf	The Pool Depot
12	16,900 sf	Ace Hardware
14	9,716 sf	Dollar General
17	1,794 sf	Dental Associates
18	920 sf	Batter & Beans
19	2,680 sf	Cafe Bella
3524	2,400 sf	Available
140	14,040 sf	Cowtown Marathon
21B	12,520 sf	Fox Fitness
120	10,805 sf	Available
3521	1,300 sf	Specialist Jewelry
3563	39,120 sf	Albertsons



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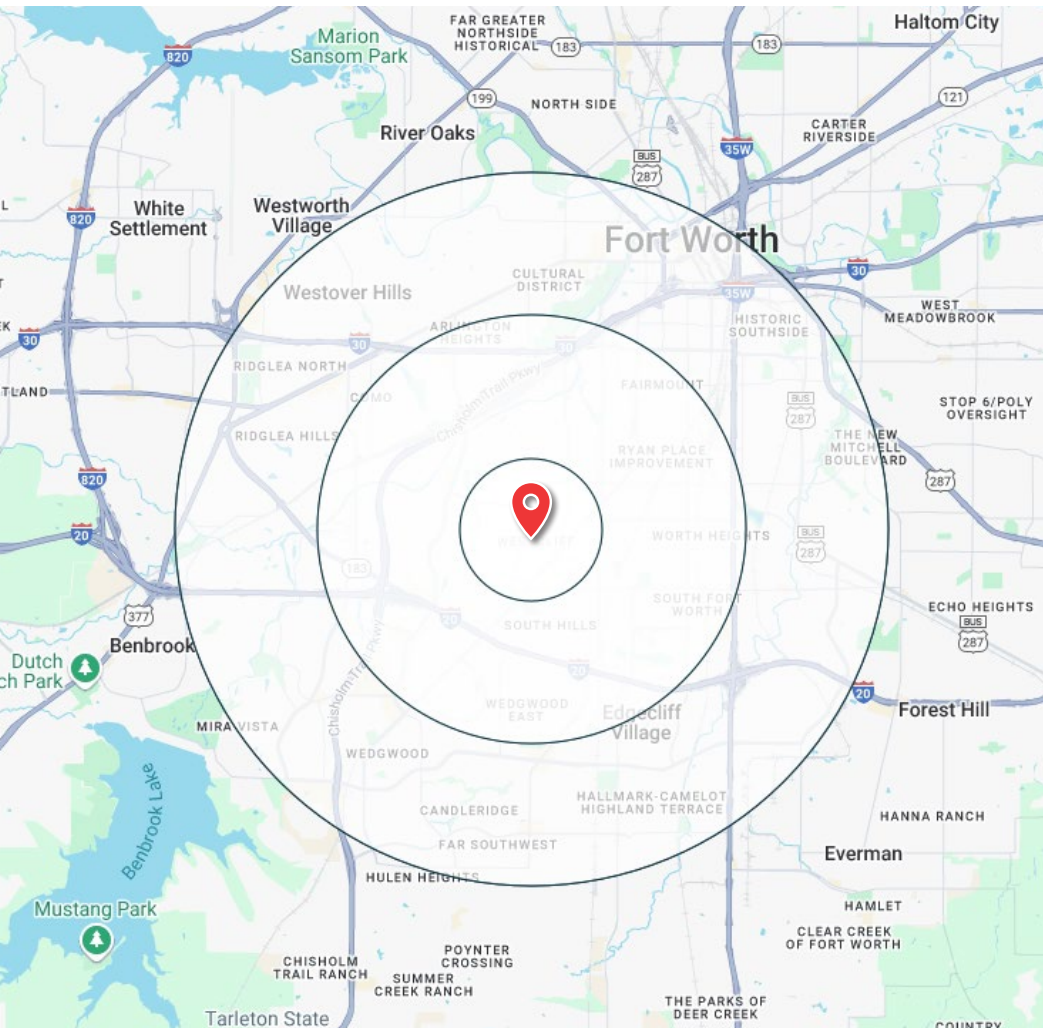
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Population

	1 MILES	3 MILES	5 MILES
2020 Population	12,703	117,119	298,929
2024 Population	13,057	123,813	316,248
2029 Population Projection	13,665	131,156	335,216
Annual Growth 2020-2024	0.7%	1.4%	1.4%
Annual Growth 2024-2029	0.9%	1.2%	1.2%

Households

2020 Households	3,694	43,536	115,347
2024 Households	3,821	46,580	123,260
2029 Household Projection	4,040	49,520	131,032
Annual Growth 2020-2024	0.3%	1.6%	1.8%

Annual Growth 2024-2029

Avg Household Income	\$118,180	\$89,470	\$86,464
Median Household Income	\$82,593	\$62,336	\$60,208

Daytime Employment

Total Businesses	7,413	73,167	220,168
Total Employees	585	8,265	23,174

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2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

PCR Brokerage Houston, LLC dba Partners	9003949	licensing@partnersrealestate.com	713-629-0500
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joan Collum	373465	joan.collum@partnersrealestate.com	713-405-7488
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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