



LEASE RATE  
**\$12 SF + NNN**



## CALLOWAY CENTER SPACE FOR LEASE

5932 River Oaks Blvd  
Fort Worth, TX 76114

AVAILABLE:  
**2,055 SF**

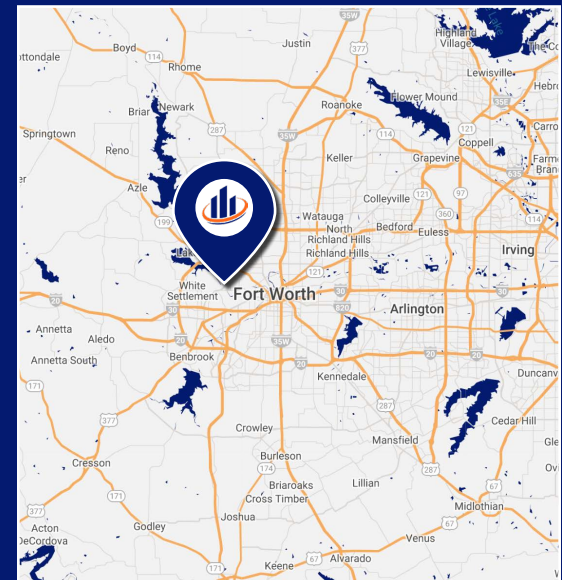
This appealing red brick center, with awnings over the entrances to each space, has one unit available for lease. It is a rare chance to rent a space in this center as it is occupied by long-term tenants and usually remains fully occupied. Positioned at a hard corner lighted intersection, it provides excellent accessibility and visibility for any type of service or retail business.

### FEATURES

**Building SF:** 12,047 SF  
**Year Built:** 1986  
**Zoning:** Commercial

### HIGHLIGHTS

- » Highly Visible Location
- » Next to 7-11
- » Good Median and Cross Access
- » Busy retail center on a strong retail corridor



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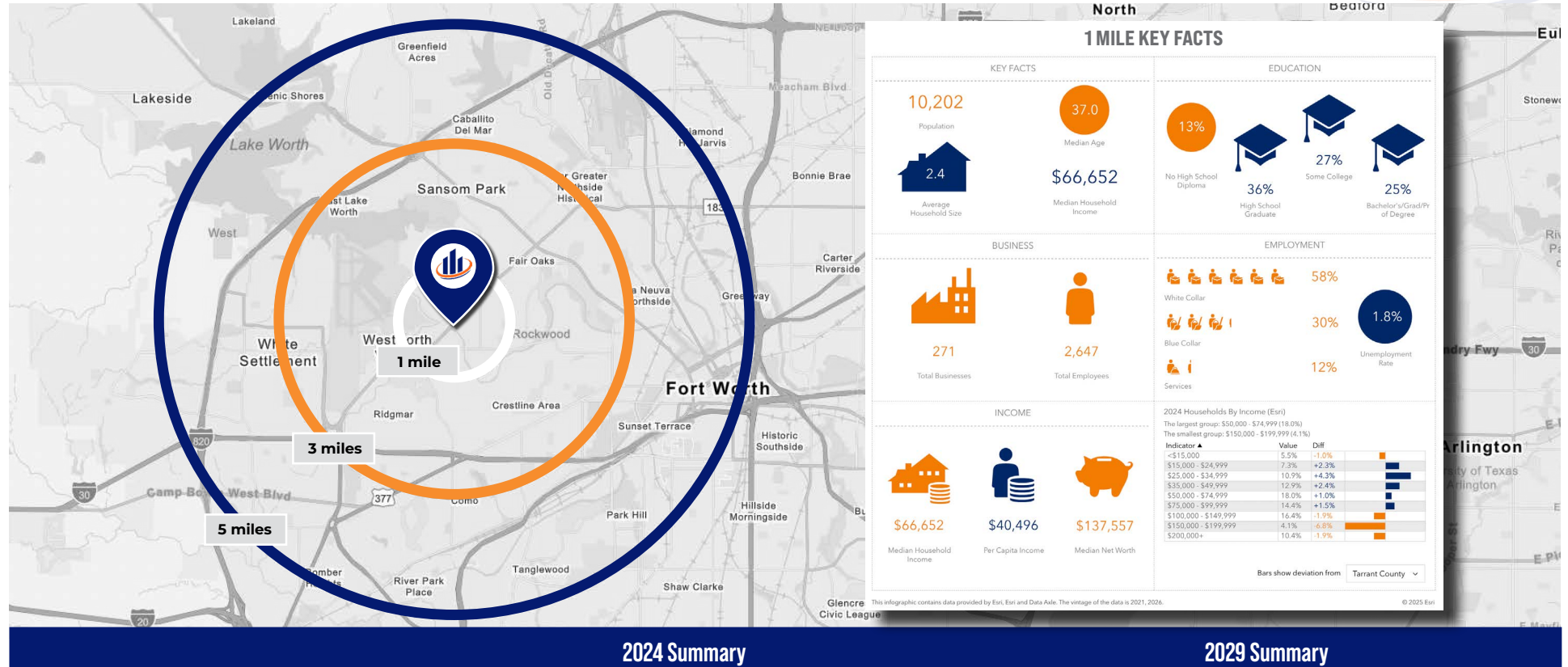


This retail space is located along River Oaks Boulevard, a well-traveled corridor in northwest Fort Worth surrounded by dense residential neighborhoods and local businesses. Just minutes from major thoroughfares like Jacksboro Highway and Loop 820, the property offers excellent visibility and accessibility. The area is experiencing ongoing revitalization, with nearby developments, shopping centers, and steady traffic from nearby schools and parks.



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	2024 Summary			2029 Summary		
	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	10,202	79,150	232,746	11,077	81,280	242,202
Households	4,145	31,306	92,061	4,632	32,654	97,589
Families	2,440	18,003	50,486	2,665	18,435	52,185
Average Household Size	2.39	2.46	2.40	2.33	2.43	2.36
Owner Occupied Housing Units	2,180	16,134	40,312	2,264	16,813	42,177
Renter Occupied Housing Units	1,965	15,172	51,749	2,367	15,841	55,412
Median Age	37.0	36.5	34.5	38.5	37.7	35.8
Median Household Income	\$66,652	\$64,413	\$64,884	\$77,877	\$73,809	\$75,240
Average Household Income	\$98,567	\$101,428	\$99,449	\$114,948	\$115,716	\$113,530



## 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:
  - 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.

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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](http://www.trec.texas.gov)

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IABS 1-0

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Information About

