

2,500 SF AVAILABLE NOW

# FOR LEASE



TIG Real Estate Services, Inc.

## MARINE CREEK BUSINESS PARK

3501-3529 NW LOOP 820, FORT WORTH, TX 76106



**KEN JOYNER**  
KJOYNER@TIGUSA.COM  
817.666.7107 CALL OR TEXT



**BRENDA KINDT JOYNER**  
BKINDT@TIGUSA.COM  
214.789.9019 CALL OR TEXT

- Base Rent \$12.00/SF/YR in YR 1 with \$.50/SF/YR annual increases + NNN
- 3-5 Year Lease Terms
- Signage on Building Available Above Entry
- 24/7/365 Access
- Abundant Parking at 4/1000 SF
- Direct Access to Hwy 820
- 4 Minutes to Meacham Airport

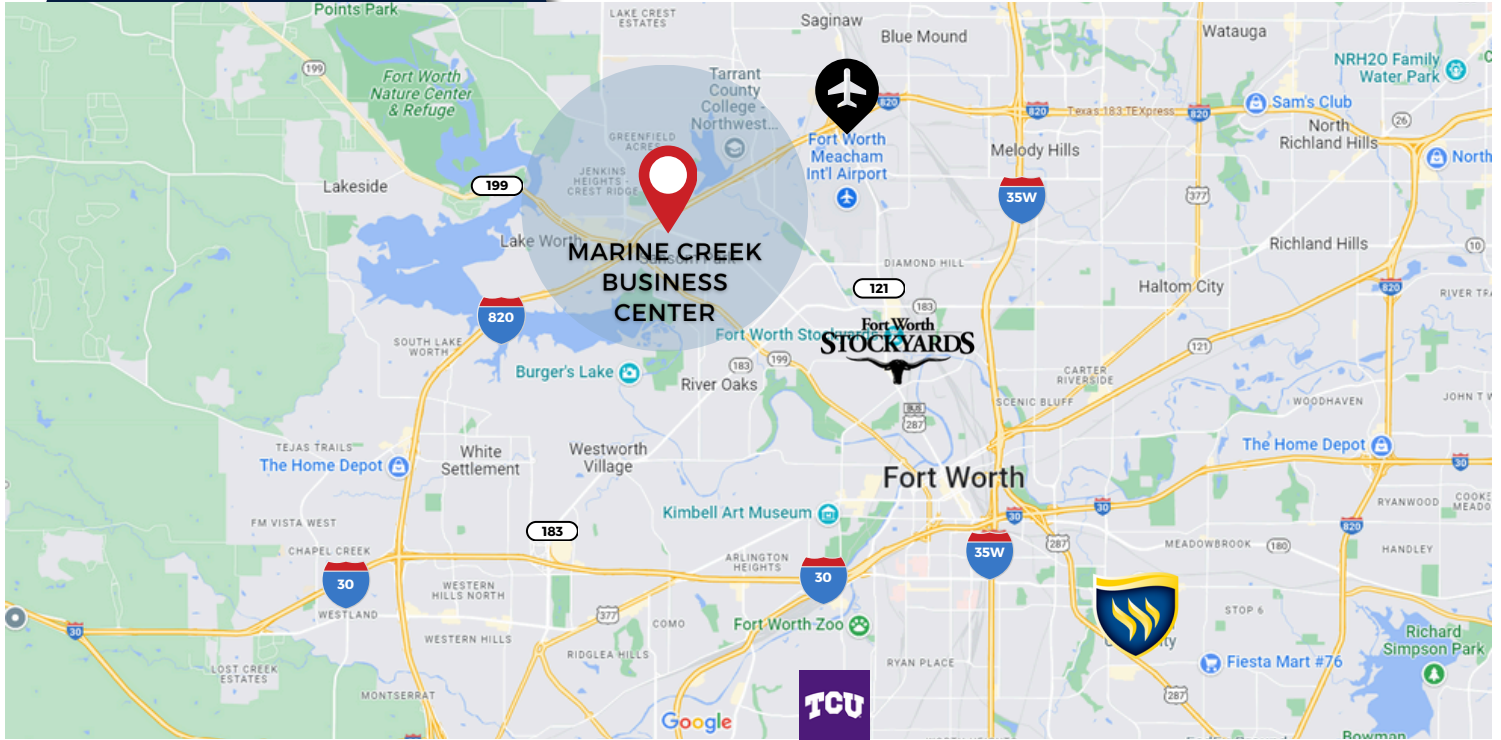
**2,500 SF WAREHOUSE**  
**MOVE IN TODAY!**  
12-MONTH LEASE OPTION

<p><b>Suite 3501</b> <b>5,525 SF</b> Multi-use, Church or Event Venue</p>	<p><b>Suite 3511</b> <b>5,000 - 10,000 SF</b> Multi-Use / Office and Warehouse</p>	<p><b>Suite 3519</b> <b>2,500 SF</b> Warehouse</p> <p><b>MOVE IN TODAY</b> <i>12 month lease option</i></p>	<p><b>Suite 3531</b> <b>2,500 SF</b> Front Office Warehouse</p>
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# MARINE CREEK BUSINESS PARK 3501-3529 NW LOOP 820, FORT WORTH, TX 76106

## MAPS



## DEMOGRAPHICS

DESCRIPTION	2 MILES	3 MILES	10 MILES
ESTIMATED POPULATION	33,741	179,261	705,566
TOTAL HOUSEHOLDS	11,262	58,736	253,477
AVERAGE HH INCOME	\$69,126	\$78,204	\$87,073

## TRAFFIC

Source: [www.txdot.gov](http://www.txdot.gov)

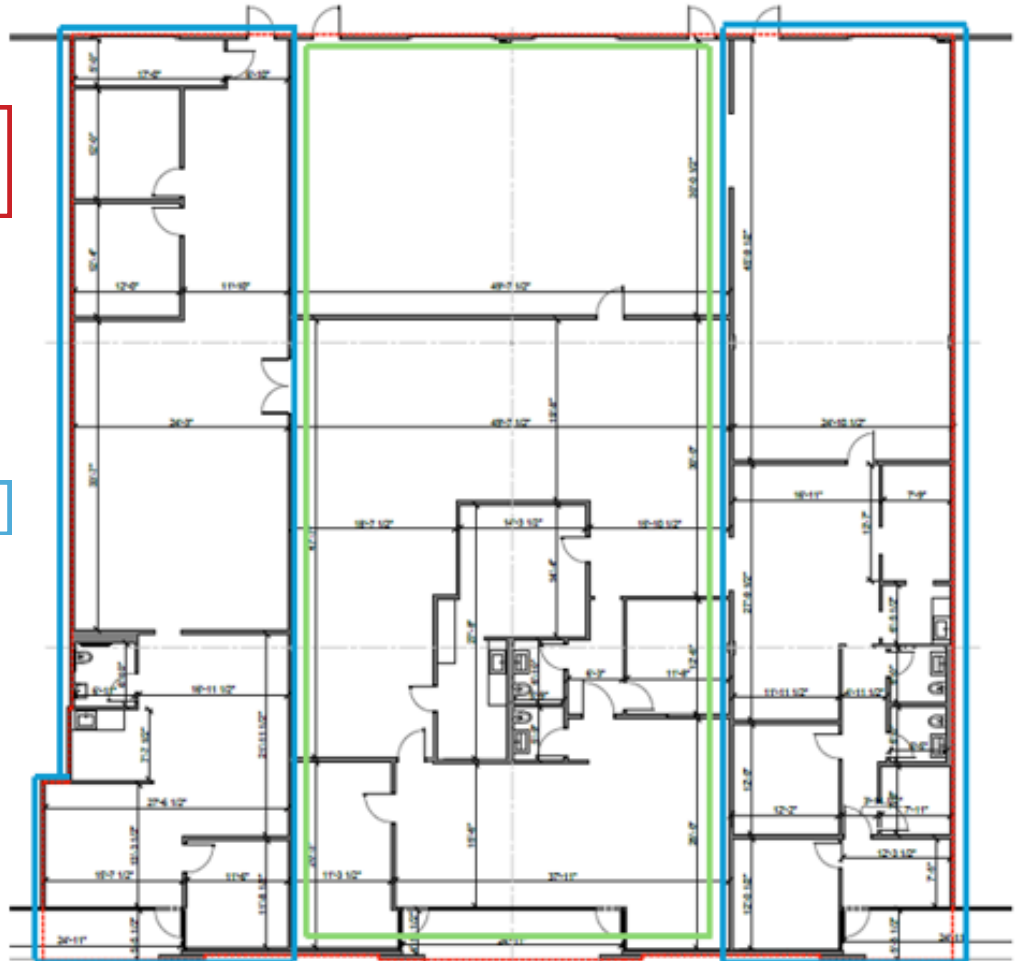
I-820 X AZLE AVE SW - 116,160 VPD
I-820 X MARINE CREEK PARKWAY - 114,518 VPD



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The suite is currently 10,000 RSF  
(as outlined in red).

The suite can be demised as follows:

1. 7,500 RSF (blue + green)
2. 5,000 RSF (green)
3. 2 Spaces with 2,500 RSF (blue)

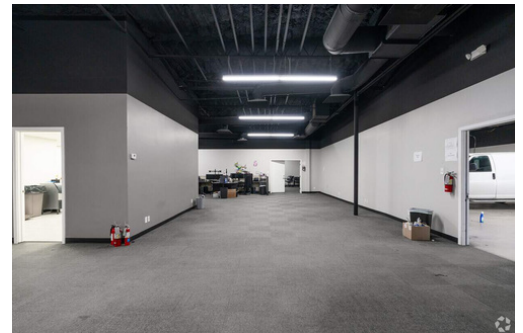
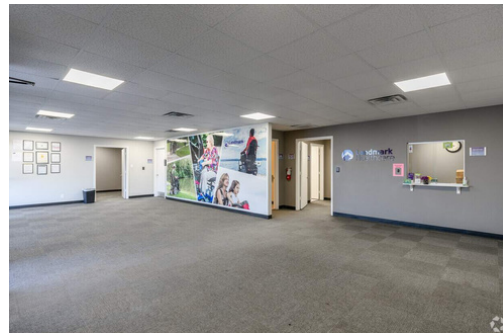


<b>Daffodil Fields, LLC</b> 4317 Southgate Drive Plano, TX 75024 janice_chen@verizon.net (469)767-1769		<b>TIG Real Estate Services, Inc.</b> 3511-17 NW LOOP 820, FORT WORTH, TX 76106	  ACCREDITED MANAGEMENT ORGANIZATION	Project Number: C-1 2024 10-25
				Date: 10.24.2024
				Drawn By: JCC
				Checked By:
				<b>SUITE 3511 - 3517</b>
				Scale: 1/16" = 1'-0"





# MARINE CREEK BUSINESS PARK 3501-3529 NW LOOP 820, FORT WORTH, TX 76106







# 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.

11-2-2015



## 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.

TIG Real Estate Services	439783	mhickey@tigusa.com	972-661-0232
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Hickey	300434	mhickey@tigusa.com	972-668-9259
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brenda Kindt	473775	bkindt@tigusa.com	972-661-0232
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)

IABS 1-0