

NURSERY LANE

Fort Worth, Texas 76114



GROWCO
CAPITAL

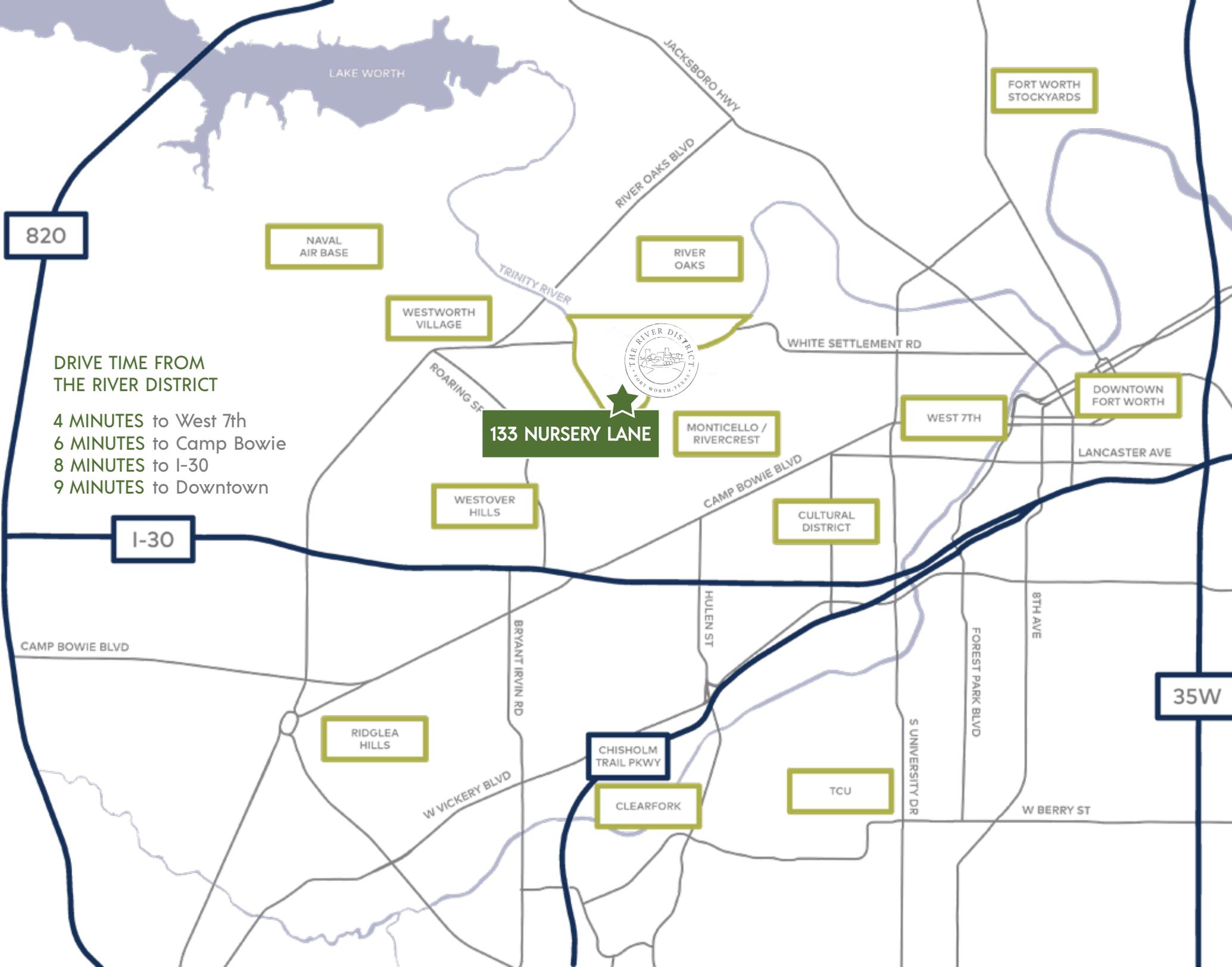
133 Nursery Lane | Fort Worth, Texas 76114



PROPERTY HIGHLIGHTS

FOR PRICING, CONTACT BROKER

- ±2,500 – 10,000 SF available
- Built in 2020
- Modern finishes & key fob controlled access
- Surface parking: 3.00 / 1,000 SF
- Additional ±0.812 acres available for future development
- Floorplan flexibility with multiple suite sizes



LAKE WORTH

JACKSBORO HWY

FORT WORTH STOCKYARDS

820

NAVAL AIR BASE

RIVER OAKS

DRIVE TIME FROM THE RIVER DISTRICT
4 MINUTES to West 7th
6 MINUTES to Camp Bowie
8 MINUTES to I-30
9 MINUTES to Downtown

WESTWORTH VILLAGE

RIVER OAKS BLVD



WHITE SETTLEMENT RD

133 NURSERY LANE

MONTICELLO / RIVERCREST

WEST 7TH

DOWNTOWN FORT WORTH

LANCASTER AVE

ROARING SP

WESTOVER HILLS

CAMP BOWIE BLVD

CULTURAL DISTRICT

I-30

CAMP BOWIE BLVD

BRYANT IRVIN RD

HULEN ST

FOREST PARK BLVD

8TH AVE

35W

RIDGLEA HILLS

CHISHOLM TRAIL PKWY

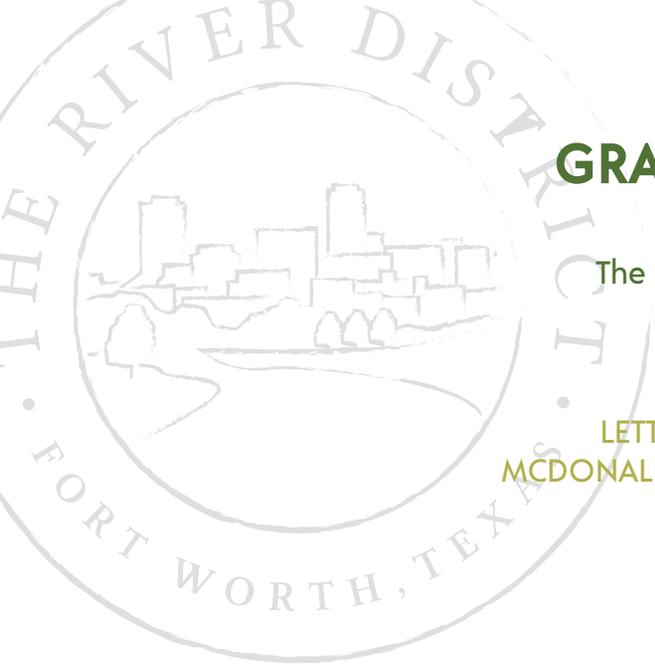
CLEARFORK

TCU

S UNIVERSITY DR

W BERRY ST

W VICKERY BLVD



GRAB A BITE OR DRINK

The social sphere offers multiple places to dine, gather and socialize.

SALSA LIMÓN • HEIM BARBECUE
LETTUCE COOK • GEMELLE • STEWART'S
MCDONALD'S • CRYSTAL SPRINGS • WINGSTOP



RETAIL ON THE RIVER

Support small businesses throughout the District; with plenty more coming soon.

FLOWERS ON THE SQUARE • THE PAWPAD
HONEYSUCKLE ROSE VINTAGE • BROWN FAMILY DENTISTRY
THE ROADRUNNER STOP • THERE'S NO PLACE LIKE HOME



GET OUT AND MOVE

The parks, paths, and trails along the Trinity River provide endless outdoor activities.

WESTFORK FITNESS • THE STUDIO

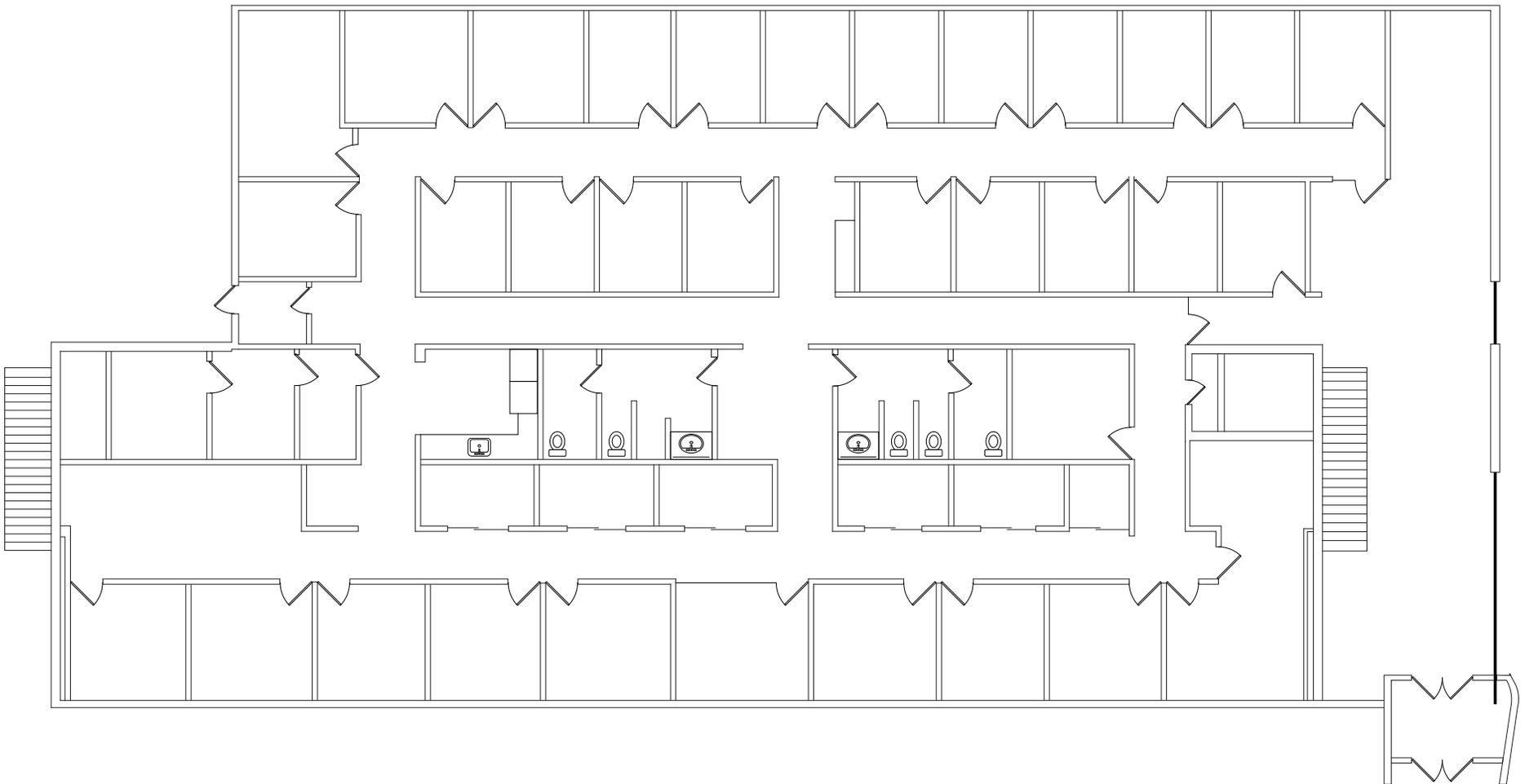




FIRST FLOOR

133 Nursery Lane
Fort Worth, Texas 76114

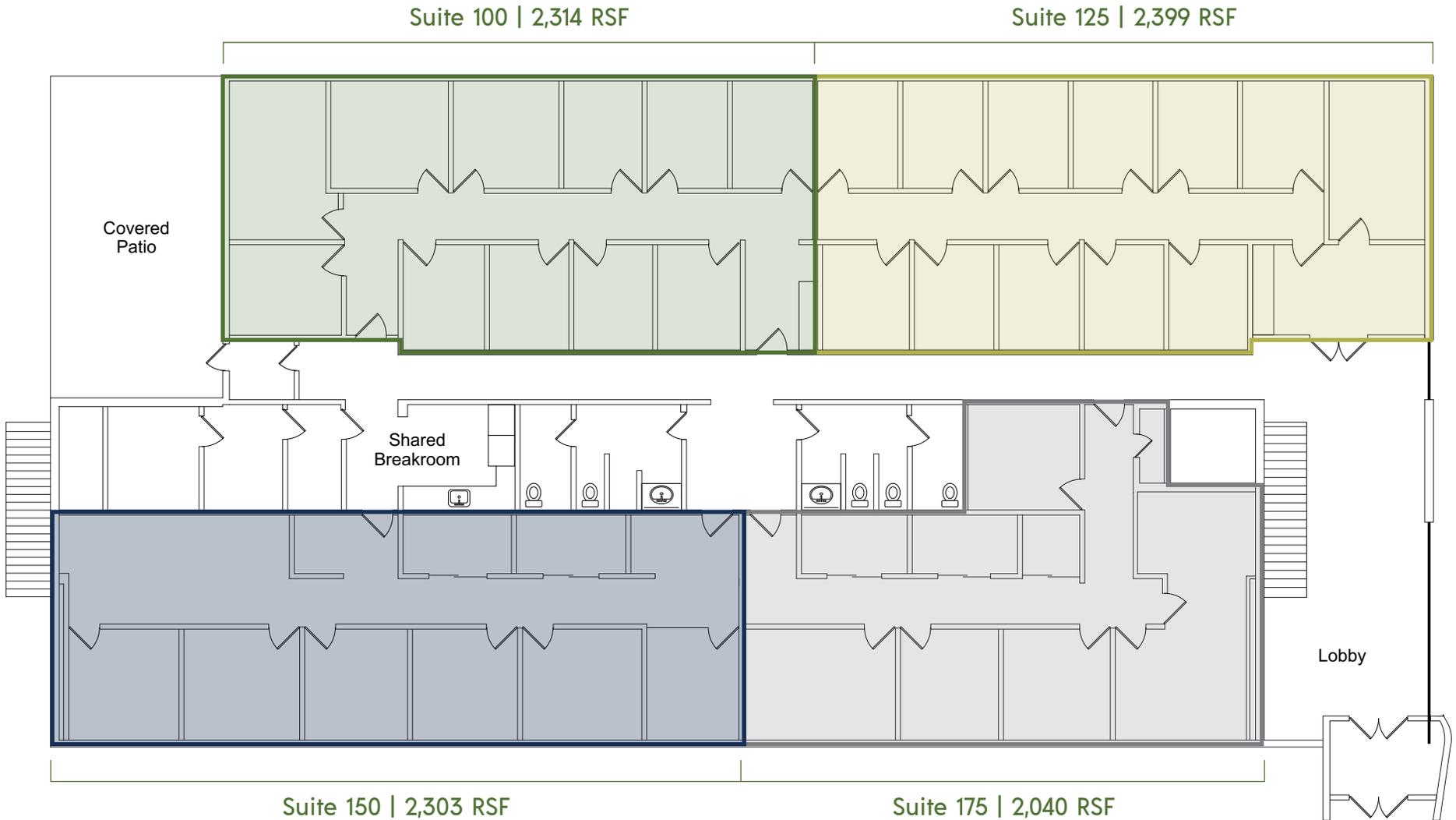
As-Built Floorplan | 2,500 – 10,000 SF



FIRST FLOOR

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Hypothetical Layout



NURSERY LANE

Fort Worth, Texas 76114

CONTACT

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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. **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.**

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 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