

FOR LEASE | THE TOWER
500 THROCKMORTON ST - FORT WORTH, TX, 76102



THE TOWER

THE TOWER



WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

DEREK ANTHONY

2920 ALTA MERE DR
FORT WORTH, TX 76116

(817)991-5072
DEREK@WAYPOINT-RED.COM

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PROPERTY OVERVIEW

The Tower, situated adjacent to Sundance Square, one of the nation's most dynamic office, retail, and entertainment districts, offers a true "live, work, play" environment in the heart of Downtown Fort Worth. The property benefits from a fully sold-out, 295-unit high-end condominium development directly above, ensuring consistent demand for retail tenants. The Class A office space features convenient parking and easy access to the numerous amenities Sundance Square provides.

AREA TRAFFIC GENERATORS:



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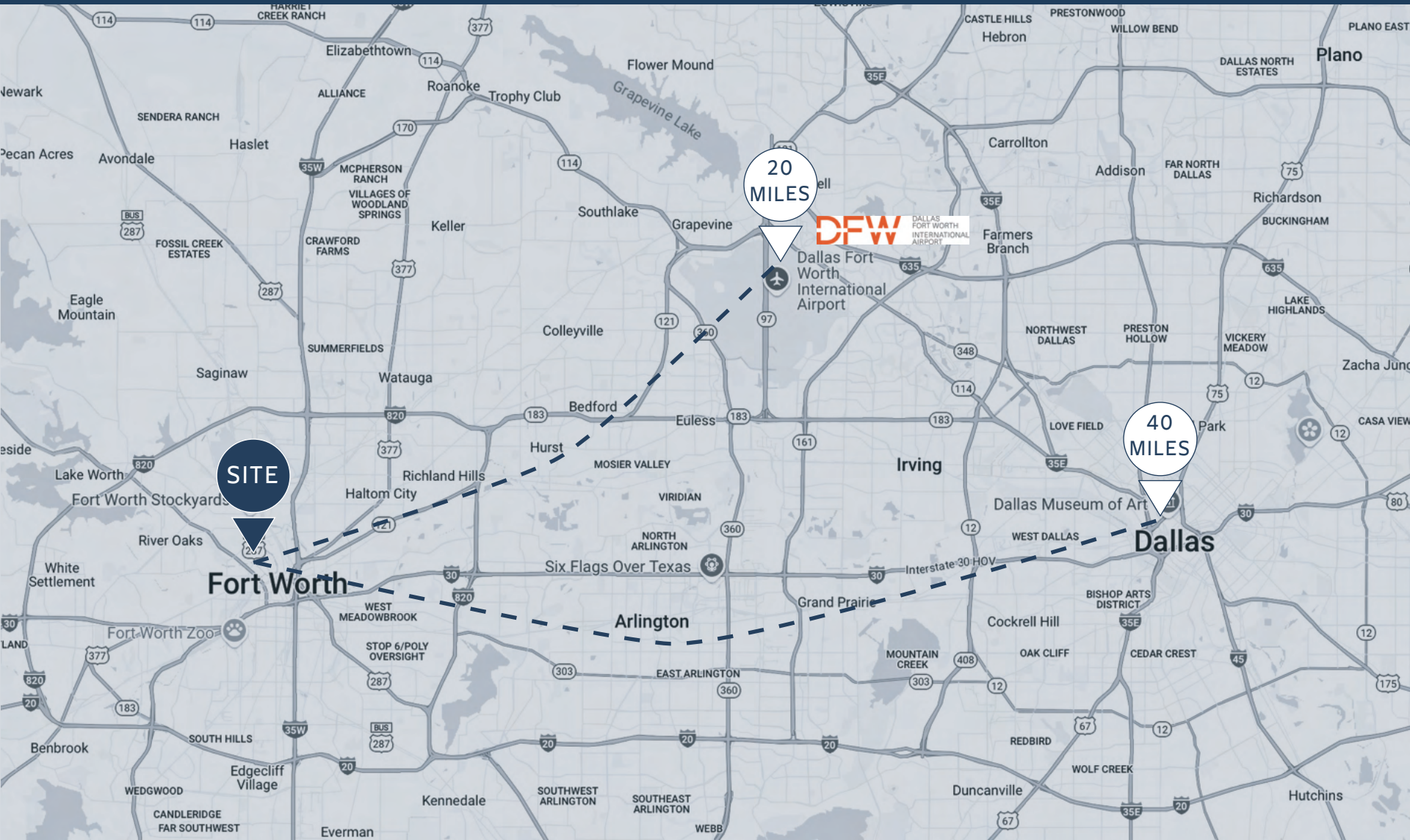
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PROPERTY PHOTOS



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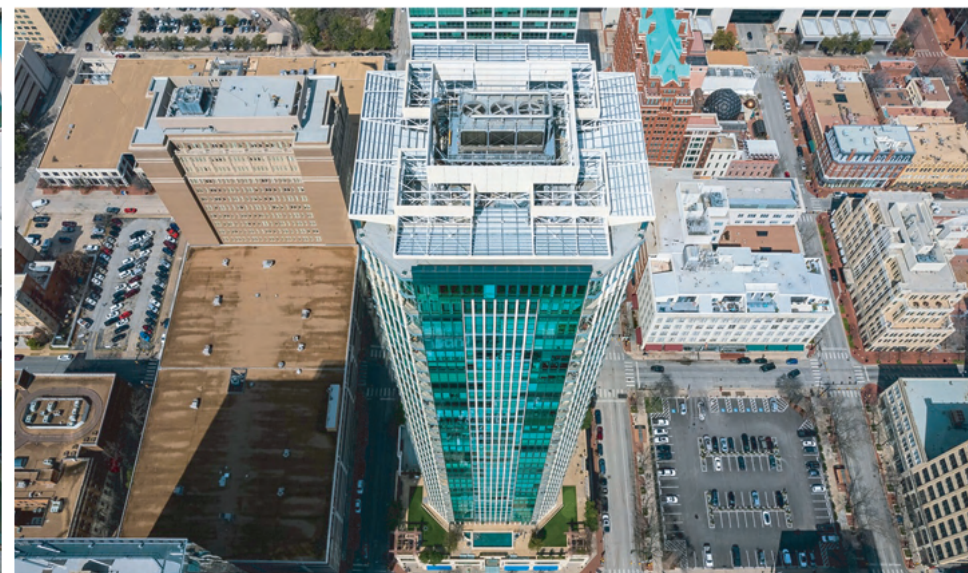
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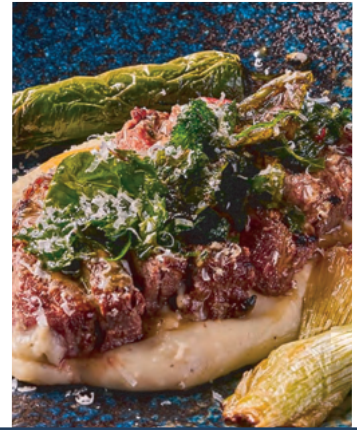
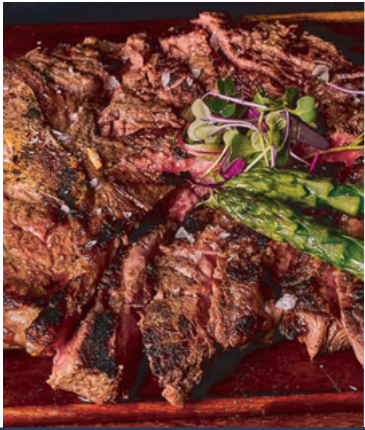
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polanco

Polanco is more than just a gourmet restaurant.
It is a space that offers a culinary experience,
rooted in the diverse Mexican Culture.

Our vision is to provide
gourmet quality food and top-notch service,
just as it is in our beloved México.

We want you to enjoy Polanco,
as we enjoy serving you.



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FORT WORTH PARKING MAP

- 1 **Fort Worth Convention Center Parking Garage 1**
1301 Commerce St.
Covered multi-level garage:
\$10 daily
817.392.2588
 - 2 **Fort Worth Convention Center Parking Garage 2**
1100 Houston St.
\$2 per half hour, \$12 for 6-12 hours, \$10-\$15 for special events
817.392.2588
 - 3 **Allright Parking Lot #13**
1021 Taylor St.
Surface lot parking: \$5-\$10 hourly & \$6 daily
817.332.3719
 - 4 **Allright Parking Lots #15 & 16**
410 West 10th St.
Surface lot: \$1.75 per half hour & \$6 daily
817.332.3719
 - 5 **Allright Parking Lot #22**
600 Throckmorton St.
Surface lot: \$1.50 per half hour, \$5 hourly & \$9 daily
817.332.3719
 - 6 **Allright Parking Lot #25**
315 East 9th St.
Surface lot: \$5 daily
817.332.3719
 - 7 **Allright Parking Lot #26**
901 Calhoun St.
Surface lot: \$5 daily, \$7-\$10 for special events
817.332.3719
 - 8 **Allright Parking Lot #27**
1000 Calhoun St.
Surface lot: \$4 daily
817.332.8719
 - 9 **Allright Parking Lot #30**
300 E. 12th St.
Surface lot: \$3 daily
817.332.3719
 - 10 **Allright Parking Lot #30**
832 Taylor St.
Surface lot: \$5-\$10 daily
817.332.3719
 - 11 **AMCO Parking Lot**
200 W. 9th St.
Surface lot: \$2 first 20 minutes, \$6.50 daily
 - 12 **Bank of America Garage**
500 W. 6th Street
Covered & multi-level, \$2.25 per half hour, \$3.50 hourly & \$11.50 daily
817.332.3719
 - 13 **Burnett Plaza Garage**
800 Cherry St.
Covered & multi-level: \$1.25 per half hour,
\$10 daily
817.870.2968
 - 14 **Central Parking #12**
309 E. Belknap
Surface lot: \$2.50 first half hour and \$5 daily
817.332.3719
 - 15 **Central Parking #13**
401 E. Belknap
Surface lot: \$6 daily
817.332.3719
 - 16 **Central Parking #5**
201 W. Belknap
Surface lot: \$3 first half hour, \$10 daily except weekends, after 4 p.m. on Fridays and all day Saturdays \$4, \$3 all day Sundays and M-Th after 4 p.m.
817.332.3719
 - 17 **Fort Worth Club Garage**
306 W. 7th St.
Members and guests only days and evenings. Free weekends.
 - 18 **Weatherford/Belknap Garage**
100 Throckmorton
Covered and multi-level: Other \$15 flat rate
Street Level: \$5 first 15 minutes \$20 maximum, Free nights and weekends
817.296.6466
 - 19 **Merit Parking #34**
410 E. Weatherford St.
Surface lot: \$2 for first half hour and \$5.25 daily
817.296.6466
 - 20 **Merit Parking #14**
917 Taylor St.
Surface lot: \$2.50 hourly and \$8 daily
817.296.6466
 - 21 **Sundance Square 3rd St. Garage 3**
420 Throckmorton St.
Multi-level: \$1.25 per half hour \$10 daily, Free evenings and weekends.
817.390.8763
 - 22 **Sundance Square Garage 1**
201 Commerce St.
Covered and multi-level:
\$1.25 per half hour, \$10 daily. Free evenings and weekends.
817.390.8763
 - 23 **Sundance Square Garage 2**
400 Jones St.
Covered and multi-level: \$1.25 per half hour, \$10 daily. Free evenings and weekends.
817.390.8763
 - 24 **Sundance Square Gateway Lot**
500 Throckmorton St.
Surface lot: \$1.25 per half hour, \$10 daily. Free evenings and weekends. Closes at 3 pm daily
817.390.8763
 - 25 **Parking Company of America Lot #29**
1215 Calhoun St.
Surface lot: \$3 daily and \$5 weekends
469.628.7722
 - 26 **Tarrant County Law Garage**
101 Calhoun St.
Covered and multi-level: Free evenings and weekends. Weekdays: \$4 for 2 hours \$6 for 3 hours, \$8 for more than 3 hours
 - 27 **Free Library Parking**
For first 2 and a half hours

Rates subject to change.



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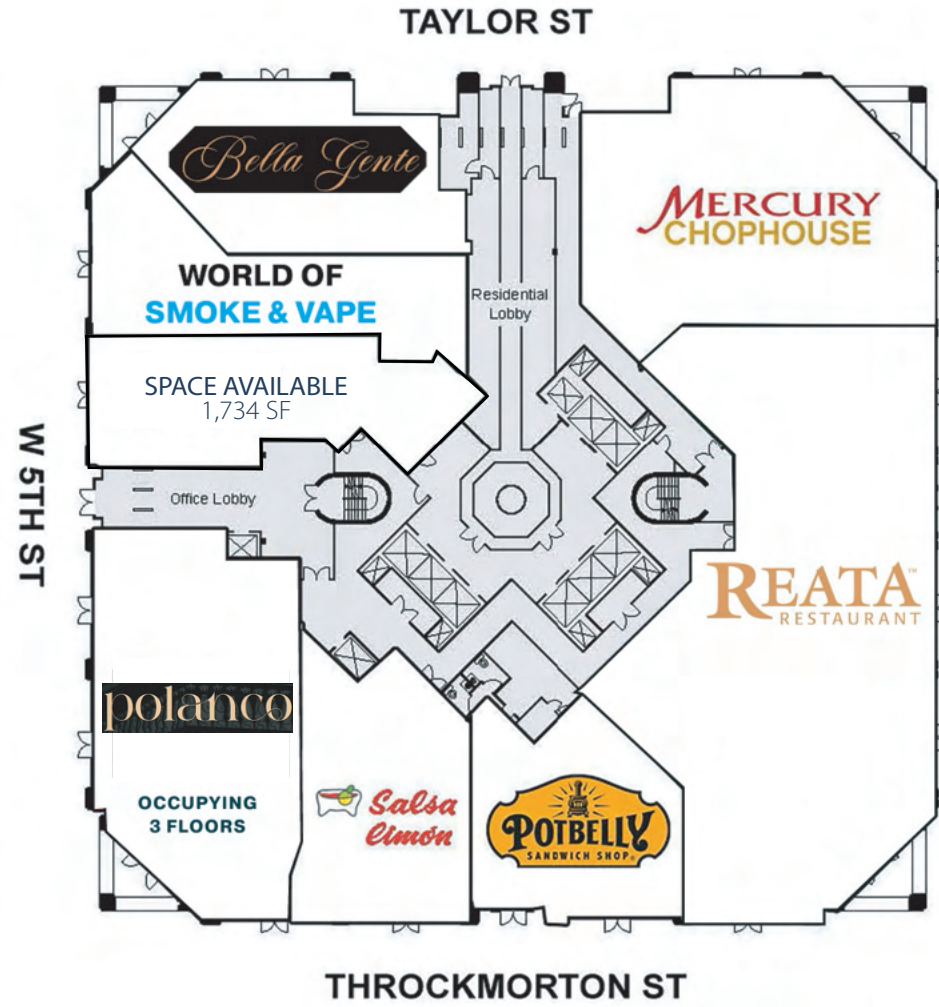
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SITE MAP



PROPERTY DETAILS

- » CLASS A MIXED-USE DEVELOPMENT
- » PRIME RETAIL LOCATION IN THE HEART OF DOWNTOWN FORT WORTH & ADJACENT TO SUNDANCE SQUARE
- » COVERED PARKING GARAGE (ATTACHED)
- » HIGH TRAFFIC COUNTS
- » WALK SCORE OF 92; "WALKER'S PARADISE"

AVAILABILITY

- » 12,000 (2ND FLOOR-MEZZ VANILLA SHELL)
- » 3,566 SF (FORMER WINE BAR SUB-LEVEL)
- » 1,734 SF (FORMER FIREWATER LIQUOR)
- » 3,000 - 6,000 SF (BASEMENT)

DEMOGRAPHICS BY MILE	1 Mile	3 Mile	5 Mile
Population	14,774	94,962	285,588
Median HH Income	\$98,933	\$105,979	\$94,454
Total Housing Units	6,594	40,473	107,439
Daytime Population	58,434	137,298	246,995
Median Home Value	\$355,342	\$315,545	\$271,869



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STACK PLAN

THE TOWER

MEZZANINE

- » 7,000 - 15,000 SF
- » VANILLA SHELL - 25' CEILING, LARGE GLASS WINDOWS

SUB LEVEL

- » 3,566 SF
- » 2ND-GEN WINE BAR
- » STREET/DOOR ACCESS

BASEMENT LEVEL ("THE CRESCENT")

- » 3,000 - 6,000 SF
- » COLD DARK SHELL

ANNEX BUILDING

STREET LEVEL

- » DRIVE-THRU AVAILABLE (Ground Lease)
- » 2,500 SF - 10,000 SF
- » 1,734 SF

SUB LEVEL

- » 12,000-14,000 SF
- » 2ND-GEN MEDICAL/OFFICE/RETAIL



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THE TOWER SITE PLAN

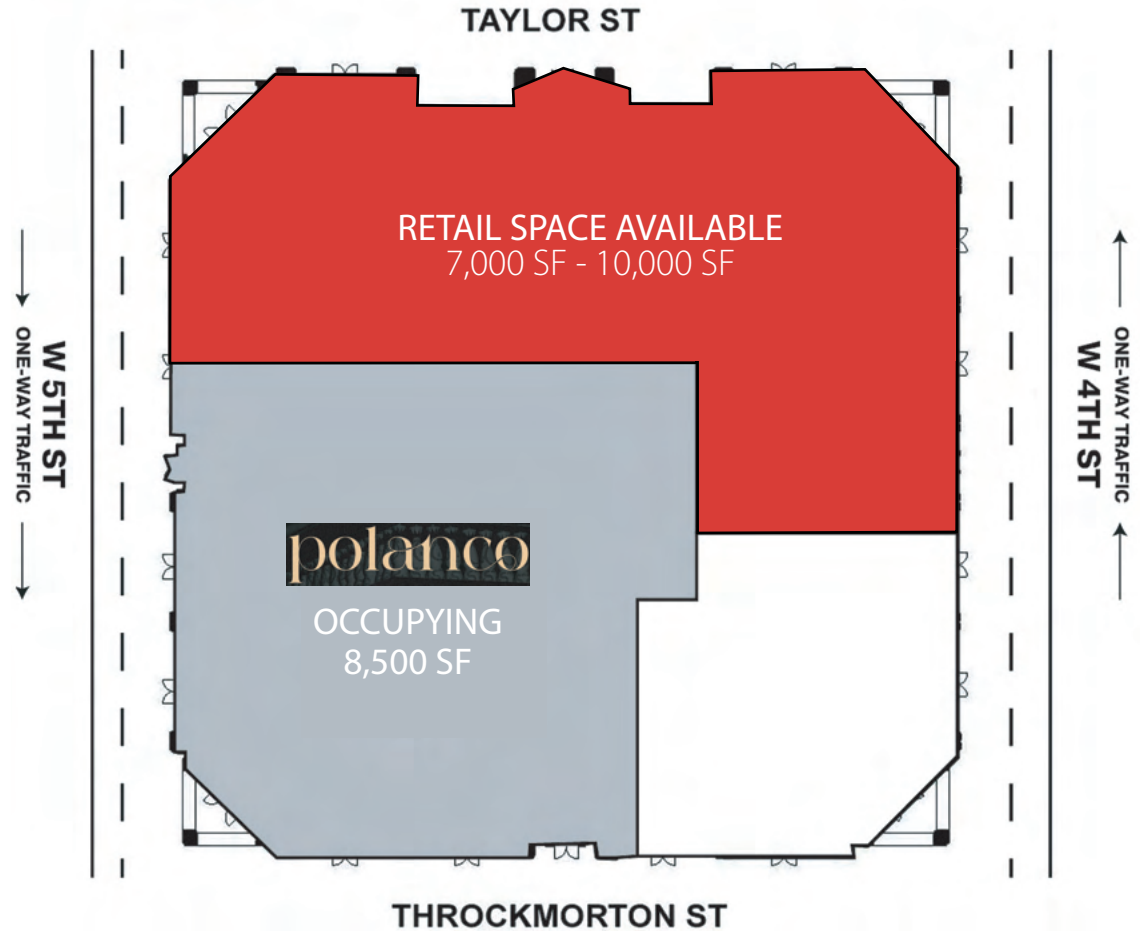
DETAILS

- Above Restaurant Space
- 7,000 - 10,000 SF Retail
- 15,000 SF (Vanilla Shell)
- 25' Ceilings
- HVAC/Utilities at Premise
- Abundance of Natural Light

IDEAL USE

- Event Space
- Restaurant
- Banquet Hall
- Spa

MEZZANINE (2ND FLOOR)



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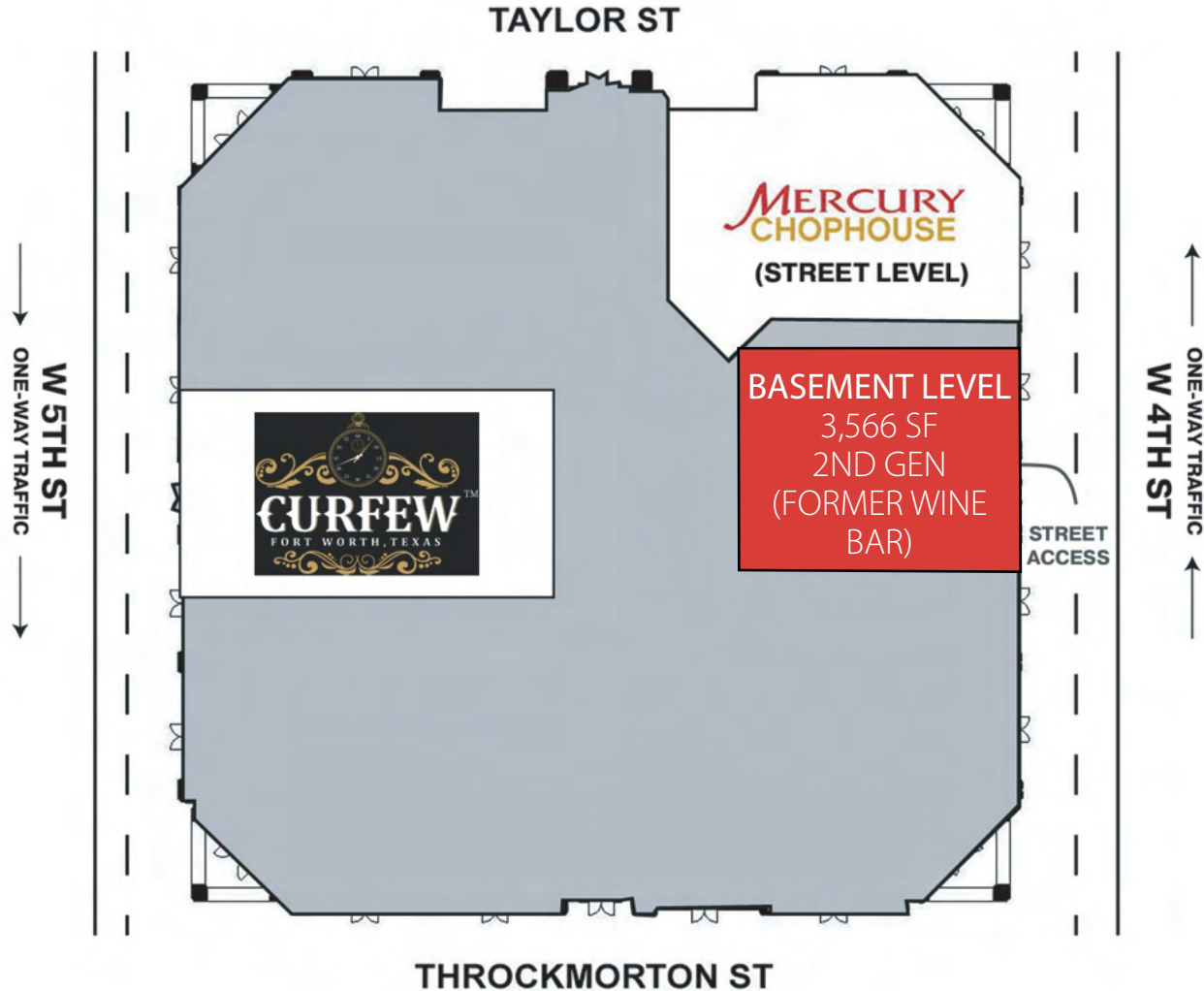
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THE TOWER SITE PLAN

SUB LEVEL (2ND-GEN. WINE BAR)



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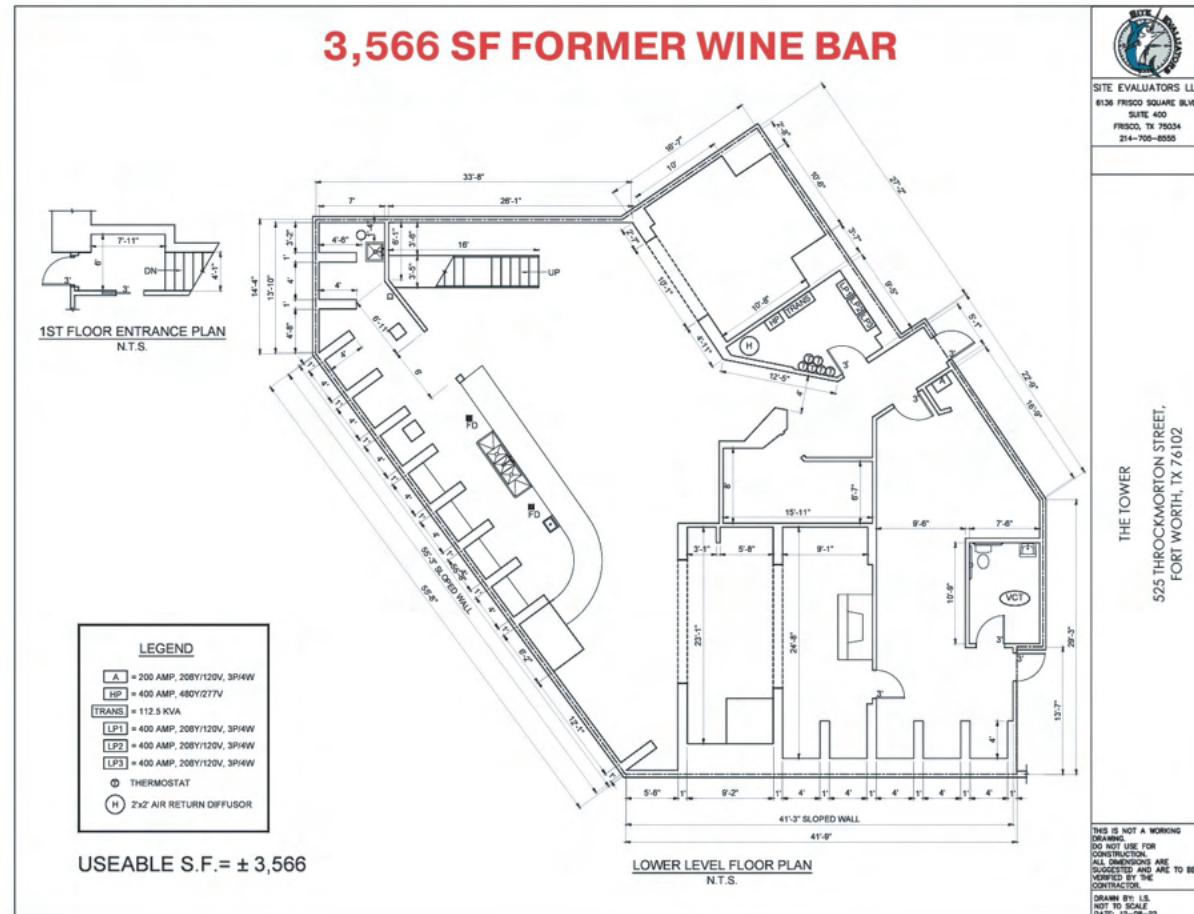
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THE TOWER SITE PLAN

DETAILS

- 2ND-GENERATION
- FORMER WINE BAR
- STREET ACCESS FOR TENANT
- TUSCANY FEEL
- IDEAL FOR SPEAK EASY, BAR, WINE, CIGAR LOUNGE

SUB LEVEL



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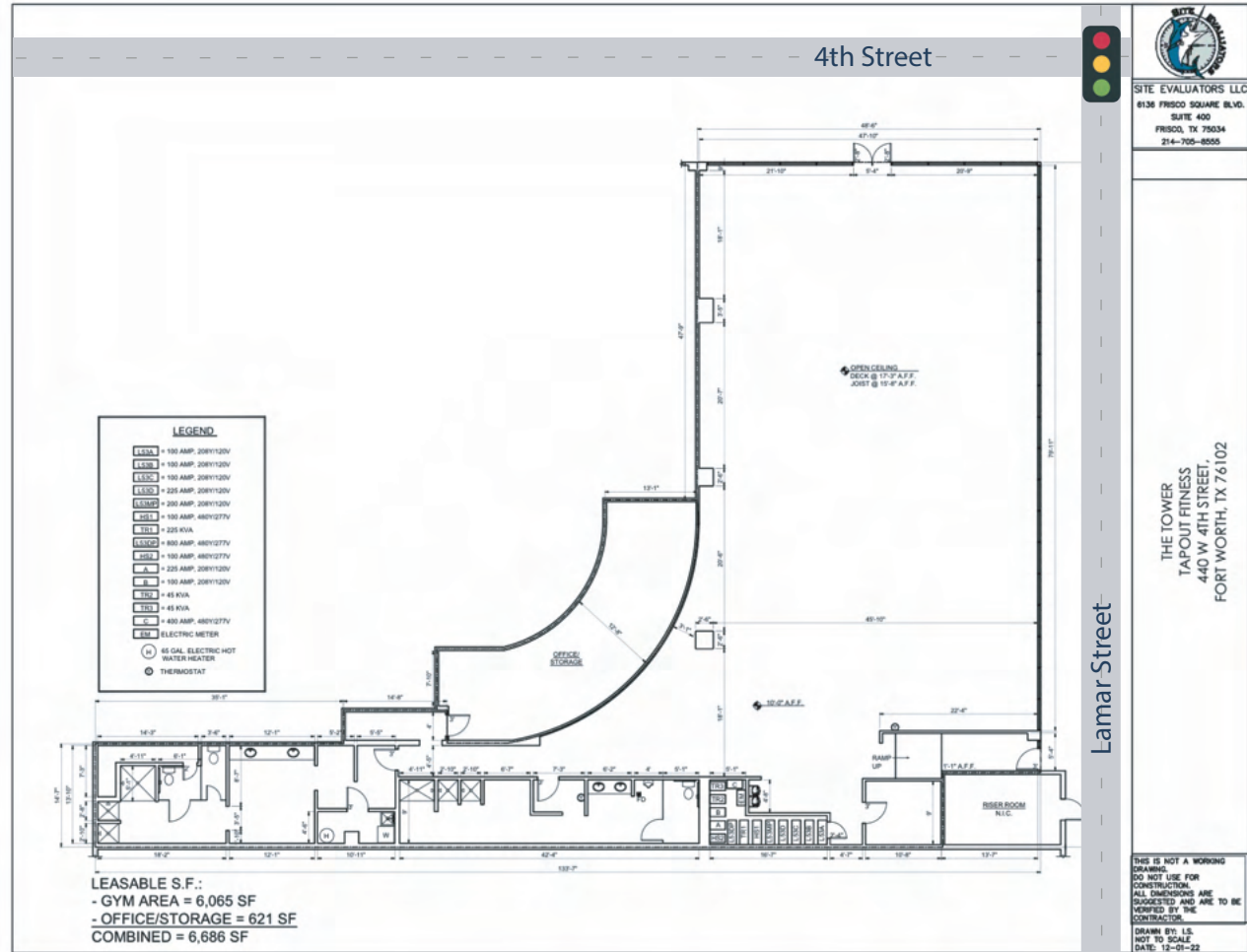
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THE TOWER SITE PLAN

DETAILS

- UFC GYM (FORMER TENANT)
- STREET LEVEL
- HARD CORNER (4TH & LAMAR ST)
- 6,686 SF
- AVAILABLE 3-1-25
- IDEAL FOR RESTAURANT, RETAIL, SPA, OFFICE, FITNESS



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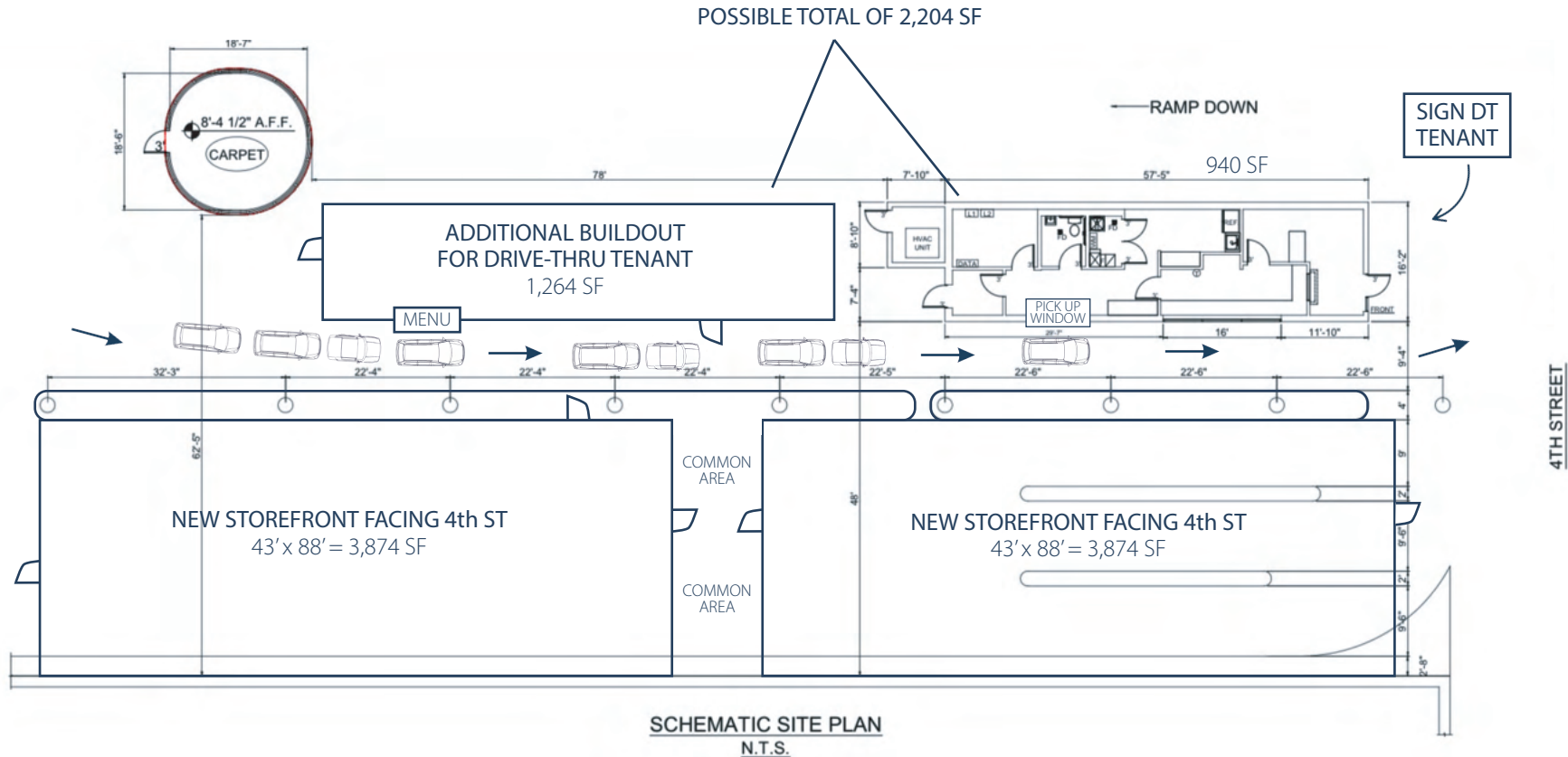
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ANNEX BUILDING POSSIBLE LAYOUT 1 DRIVE-THRU



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4 TENANT CONCEPT LAYOUT



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BASEMENT



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OFFICE MARKET SUMMARY

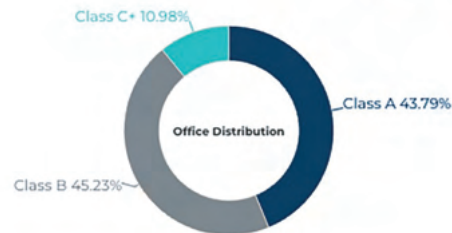
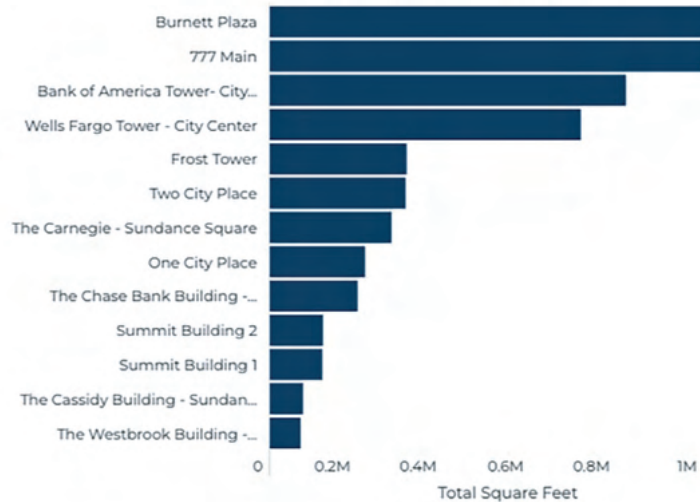
Total office space in Downtown Fort Worth

13.9M SF



Occupancy Rate
86%

Class A Office Summary



19

Class A buildings

88

Class B Buildings



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ABOUT | FORT WORTH, TEXAS

Fort Worth's strategic location, robust economy, and pro-business climate have positioned it as a resilient and thriving city. Its proximity to major transportation hubs like Alliance and DFW airports and Interstate 35 has facilitated economic growth and helped the city weather economic downturns.

The city's diverse economy, encompassing sectors such as services, trade, manufacturing, transportation, communication, and construction, has been bolstered by its lower cost of doing business and pro-business government. Recent investments, including the \$403 million allocated for the Trinity River Vision/Central City Flood Control project, further solidify Fort Worth's economic trajectory.

Alliance Airport, a pioneer in the cargo industry, has cemented the region's status as a national logistics hub. This, coupled with the city's strong performance in industrial, multi-family, office, and retail real estate, makes Fort Worth an attractive destination for businesses and developers.



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ABOUT | FORT WORTH, TEXAS

Fort Worth: A Thriving Metropolis

Fort Worth, a dynamic city within the fourth-largest metropolitan statistical area in the U.S., is a beacon for businesses and individuals seeking growth and opportunity. With a 2022 population of 956,709 and a remarkable 4.1% growth rate since 2020, Fort Worth is one of the fastest-growing cities in the top 30 most populous U.S. cities.

A Destination for Visitors and Businesses

As part of Texas' top tourist destination, Fort Worth attracts 9.4 million visitors annually. The city's iconic cowboy culture, world-class entertainment venues, and renowned educational institutions, including Texas Christian University, contribute to its appeal. DFW International Airport, a major global hub, further enhances the city's connectivity.

A Strong Economic Foundation

Fort Worth's robust economy is driven by a diverse range of industries, including aerospace, defense, healthcare, and finance. The city's pro-business climate, abundant land resources, and strategic location have attracted numerous multinational corporations.

As Fort Worth continues to evolve, it remains committed to fostering innovation, creativity, and economic prosperity.



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DOWNTOWN

Downtown Fort Worth, a vibrant hub of culture, business, and entertainment, offers a unique blend of modern amenities and historic charm. As one of Texas' largest and most dynamic downtowns, it boasts a diverse range of attractions, including Sundance Square, world-class art museums, the iconic Stockyards, and stunning Water Gardens.

In recent years, Downtown Fort Worth has experienced significant residential growth, making it a desirable place to live, work, and play. With a diverse range of dining options, stunning architecture, and convenient access to cultural and entertainment venues, Downtown Fort Worth offers a high quality of life for its residents.

The city's ongoing revitalization efforts ensure that Downtown Fort Worth will continue to be a thriving center for both locals and visitors.

SUNDANCE SQUARE

Sundance Square, a vibrant hub in the heart of downtown Fort Worth, has evolved from a 19th-century frontier outpost to a thriving entertainment and shopping district. Today, this 35-block district offers a diverse mix of retail, dining, entertainment, office, and residential spaces.

With its historic charm and modern amenities, Sundance Square attracts both locals and tourists. The district hosts a variety of cultural events, festivals, and live performances throughout the year, contributing to Fort Worth's vibrant and dynamic city center.



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WHAT MAKES SUNDANCE SQUARE SO GREAT?

Vibrant Atmosphere: Sundance Square offers a lively and vibrant atmosphere with a mix of entertainment, dining, shopping, and cultural events. The area is always bustling with locals and tourists alike, creating a sense of energy and excitement.

Pedestrian-Friendly: The square is designed to be pedestrian-friendly, with well-maintained walkways and plenty of outdoor seating. Visitors can leisurely stroll around, explore various shops, and enjoy the beautiful urban setting.

Unique Architecture: The architecture in Sundance Square is a blend of historic and modern styles. The area features beautifully restored historic buildings alongside contemporary structures, providing an eclectic and visually appealing landscape.

Diverse Dining Options: Sundance Square boasts a wide array of dining options, from casual cafes to upscale restaurants. Whether you're looking for Tex-Mex cuisine, BBQ, gourmet burgers, or international dishes, you're likely to find something to satisfy your taste buds.

Cultural Attractions: The square is home to various cultural attractions, such as theaters, art galleries, and live music venues. This makes it a hub for arts and entertainment, with events and performances happening regularly.

Events and Festivals: Sundance Square hosts numerous events and festivals throughout the year, ranging from music festivals and art shows to seasonal celebrations. These events add to the vibrant ambiance and provide visitors with unique experiences.

Safe Environment: Fort Worth, in general, is considered a safe city, and Sundance Square is no exception. The area is well-maintained and patrolled, making it a comfortable place to explore both during the day and evening hours.

Family-Friendly: Sundance Square welcomes families, and there are often activities and entertainment suitable for all ages. It's a great place for a day out with children or to gather with friends.

Convenient Parking and Transportation: The square offers various parking options, making it accessible to visitors with cars. Additionally, it's well-connected to public transportation, allowing easy access for those without personal vehicles.



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CITY CONTACTS

FORT WORTH & TARRANT COUNTY

ECONOMIC DEVELOPMENT

Robert Sturns
Economic Development Director
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Robert.Sturns@fortworthtexas.gov
<https://www.fortworthtexas.gov/departments/city-directory>

Oriana Fernandez
Assistant Economic Development Director
817-392-2606
Ori.Fernandez@fortworthtexas.gov
<https://www.fortworthtexas.gov/departments/city-directory>

FIRE

Randy Renois
Fire Marshall
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Fort Worth, TX 76111
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FireMarshal@tarrantcountytexas.gov
<https://www.tarrantcountytexas.gov/en/fire-marshall.html>

James Davis
Fire Chief
817-392-6801
Jim.Davis@fortworthtexas.gov
<https://www.fortworthtexas.gov/departments/city-directory>

DOWNTOWN FORT WORTH

GENERAL

Andy Taft
President
andy@dfwi.org
<https://www.dfwi.org/about/meet-the-team>

PLANNING & ZONING

Melissa Konur
Director of Planning
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<https://www.dfwi.org/about/meet-the-team>

Matt Beard
Director of Public Improvement Districts matt@dfwi.org
<https://www.dfwi.org/about/meet-the-team>



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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.

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.

Waypoint Real Estate Advisors, LLC.	702535	jake@waypoint-red.com	817-505-589
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jake McCoy	702535	jake@waypoint-red.com	
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	0677154	derek@waypoint-red.com	8179915072
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date