

4775 NORTH FREEWAY | FORT WORTH, TEXAS 76106



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**FOR LEASE | 3,917 SF**

Discover a versatile commercial space at 4775 North Freeway, strategically located along the highly visible I-35W corridor. This property offers easy access to major highways and is just minutes from downtown Fort Worth, making it an ideal location for businesses seeking convenience and exposure.

## ACCESSIBLE

Less Than 6 miles  
to Downtown  
Fort Worth

## EXCELLENT PARKING

5.62 / 1,000  
Parking Ratio  
Gated, Secured  
Parking Lot

## SPACE

Executive Office  
with Private  
Restroom

## SIGNAGE

Monument Signage  
on I-30

FOR LEASING INFORMATION CONTACT

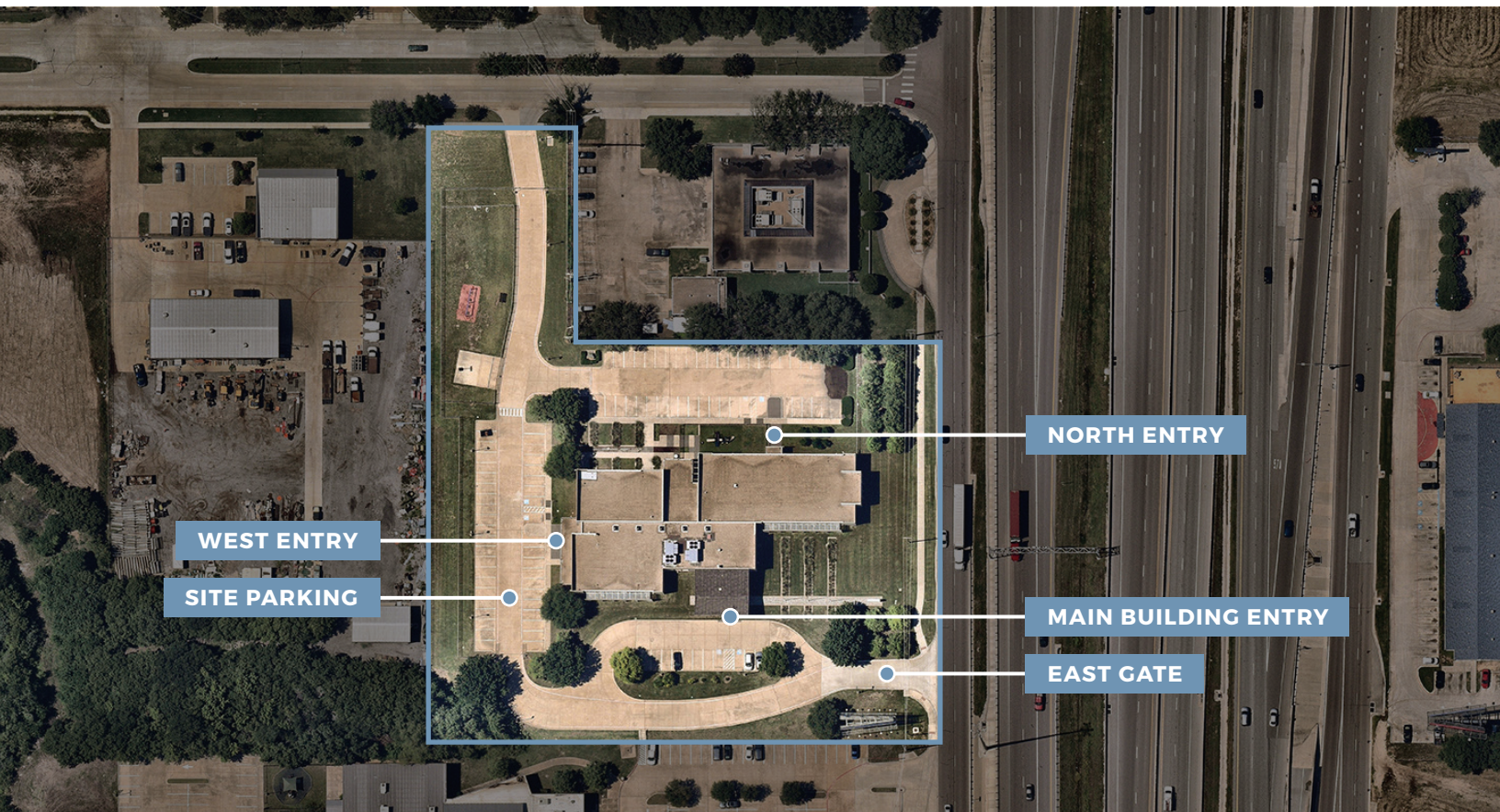
**JAKE NEAL** | 817.710.1112 | [jneal@holtlunsford.com](mailto:jneal@holtlunsford.com)

**CARTER SELLS** | 817.632.6153 | [csells@holtlunsford.com](mailto:csells@holtlunsford.com)



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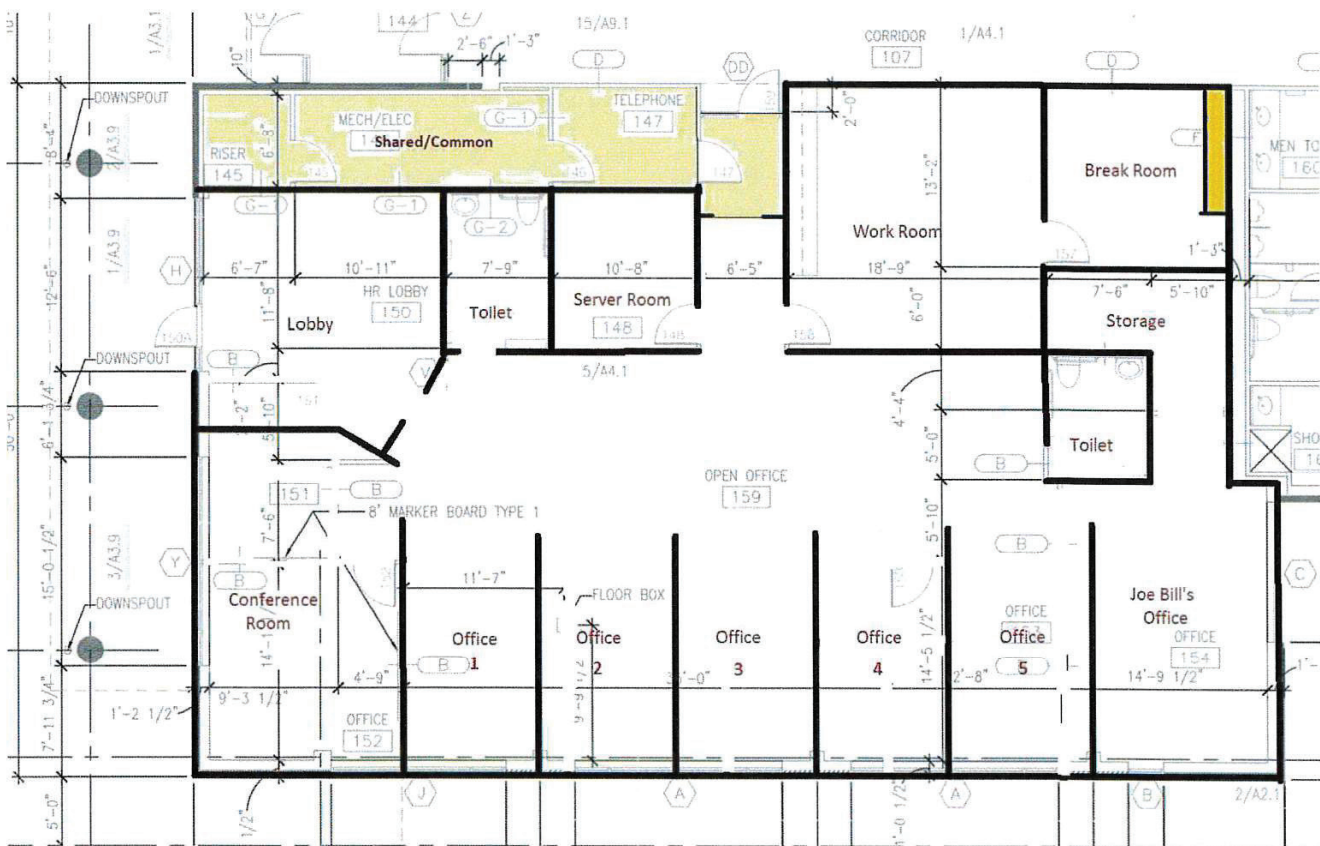
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## FLOOR PLAN



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## AREA AMENITIES



## WITHIN 5 MILES

Fort Worth Stockyards  
Billy Bob's Texas  
Joe T. Garcia's  
Cattlemen's Steak House  
Cooper's Old Time Pit Bar-B-Que

## WITHIN 7 MILES

### DINING

Reata  
Six 10 Grille  
Del Frisco's Steak House  
The Capital Grille Texas  
de Brazil

### HOTELS

Omni Hotel  
Renaissance Worthington  
The Ashton Hotel  
Hilton

### ENTERTAINMENT

Sundance Square  
Bass Performance Hall  
Queen City Music Hall

### SERVICES

UPS  
Norris Conference Center  
Falcon Document  
Solutions

### RETAIL

Northeast Mall  
Nordstrom  
Dillard's  
Sear's  
Best Buy  
Jos. A. Bank  
Haltom's Jewelers  
LOFT

Downtown Fort Worth

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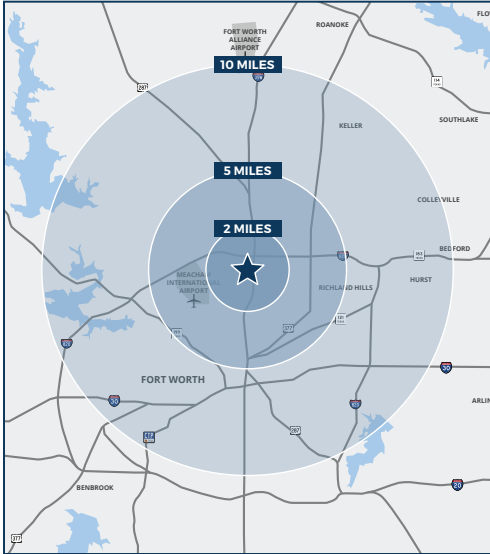
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## DEMOGRAPHICS



POPULATION	2 MILES	5 MILES	10 MILES
2010 Population	29,902	246,845	753,678
2020 Population	34,038	287,035	904,017
2025 Population Projection	36,205	306,197	968,145
Annual Growth 2010-2020	1.40%	1.60%	2.00%
Annual Growth 2020-2025	1.30%	1.30%	1.40%

HOUSEHOLDS	2 MILES	5 MILES	10 MILES
2010 Population	29,902	246,845	753,678
2020 Population	34,038	287,035	904,017
2025 Population Projection	36,205	306,197	968,145
Annual Growth 2010-2020	1.40%	1.60%	2.00%
Annual Growth 2020-2025	1.30%	1.30%	1.40%

INCOME	2 MILES	5 MILES	10 MILES
Average Household Income	29,902	246,845	753,678
Median Household Income	34,038	287,035	904,017

## ACCESSIBILITY

- Raised Floors "Easy to Implement Floor Core/IT
- Building Hours:  
8:00 am - 5:00 pm Monday - Friday
- 24/7 Access
- New HVAC



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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.

01-08-2024



### 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:
  - 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.

Holt Lunsford Commercial, Inc.	359505	hlunsford@holtlunsford.com	972.241.8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mario Zandstra	312827	mzandstra@holtlunsford.com	972.241.8300
Designated Broker of Firm	License No.	Email	Phone
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