

FOR LEASE



THE SHOPS AT LONGHORN

1201 LONGHORN RD,
FORT WORTH, TX 76131

**COLONIAL
COMMERCIAL
REAL ESTATE
LLC**

3228 COLLINSWORTH ST.
FORT WORTH, TX 76107

T: 817.632.6200

ColonialCRE.com

BENJAMIN BERKOWITZ

BBERKOWITZ@COLONIALCRE.COM
CELL: 817-889-1829

JOHN REGEN

JREGEN@COLONIALCRE.COM
CELL: 817-994-4646

**RESTAURANT /
RETAIL SPACE**



COLONIAL
COMMERCIAL REAL ESTATE LLC

PROPERTY HIGHLIGHTS

AVAILABLE SPACE

SUITE 100 - 4,900 SF (RESTAURANT)

SUITE 141 - 1,209 SF

SUITE 300 - 3,000 SF (STORAGE)

PRICE

SUITE 100 - \$16.00/SF + NNN

SUITE 141 - \$25.00/SF + NNN

SUITE 300 - \$10.00/SF + NNN

ZONING

E - NEIGHBORHOOD COMMERCIAL

YEAR BUILT

2006

PROPERTY HIGHLIGHTS

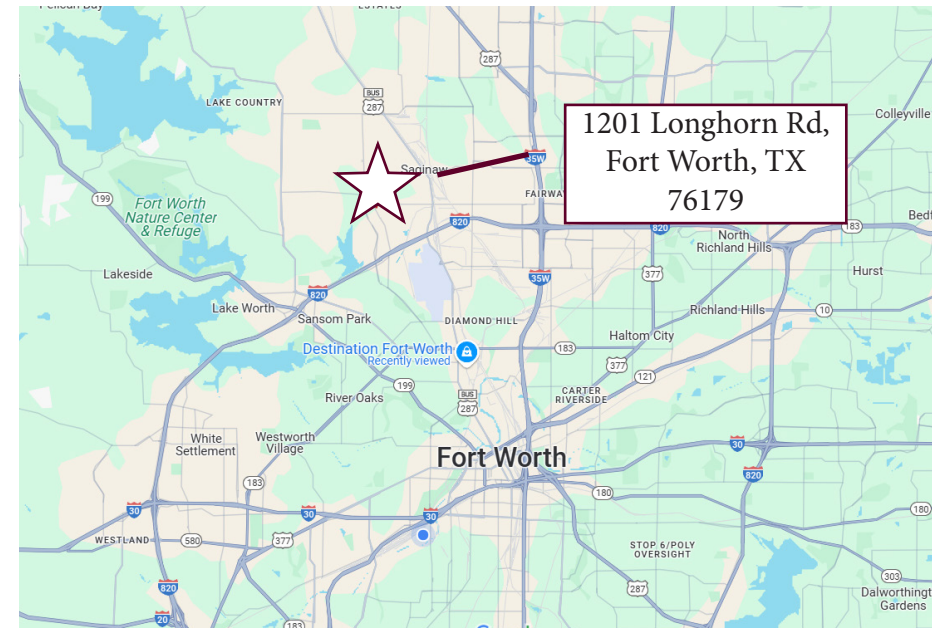
- ◆ Provides abundant parking and monument signage for enhance visibility.
- ◆ Easy access to Highway 820 & Boat Club Road.
- ◆ Features an established tenant mix including Papa Murphy's, Cheers Liquor, Blue 32, and Art Nails & Spa
- ◆ Premium location with direct exposure to heavy traffic.
- ◆ Well-maintained facilities create an inviting atmosphere for both tenants & shoppers.

2024 DEMOGRAPHICS SNAPSHOT

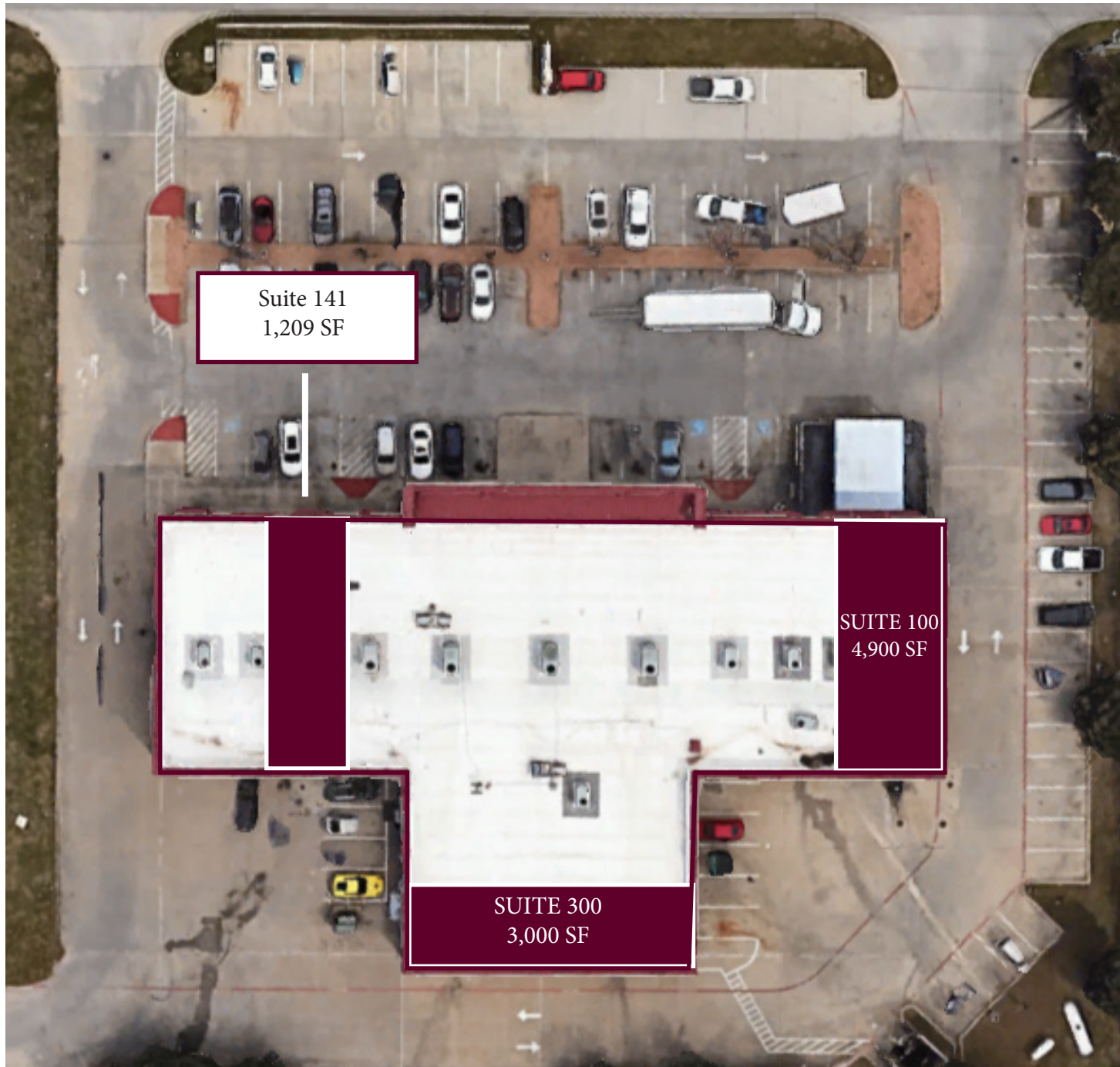
	2 MILE	5 MILE	10 MILE
TOTAL POPULATION	41,693	200,152	743,706
AVG HH INCOME	\$96,529	\$91,555	\$95,703

2025 TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	VPD
MARINE CREEK PKWY	LONGHORN RD S	18,344
OLD DECATUR RD	LONGHORN RD NW	11,733
MARINE CREEK PKWY	LONGHORN RD N	12,359



SITE PLAN



Suite 141
1,209 SF

SUITE 100
4,900 SF

SUITE 300
3,000 SF



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:
 - 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.

Colonial Commercial Real Estate, LLC 9001810 mberkowitz@colonialcre.com 817-632-6200

Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

Michael Berkowitz 418682 mberkowitz@colonialcre.com 817-632-6200

Designated Broker of Firm License No. Email Phone

Associate License No. Email Phone

Benjamin Berkowitz 772676 bberkowitz@colonialcre.com 817-632-6231

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

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