

**OFFICE  
SPACE FOR  
LEASE**

MULTI-TENANT  
OFFICE  
BUILDING

+/- 1,412 SF  
AVAILABLE

MAJOR  
RENOVATIONS  
IN PROGRESS



**TRANSWESTERN**

REAL ESTATE  
SERVICES



**1300 S. UNIVERSITY DRIVE**

FORT WORTH, TX 76107

# 1300 S. UNIVERSITY DRIVE

Fort Worth, TX 76107

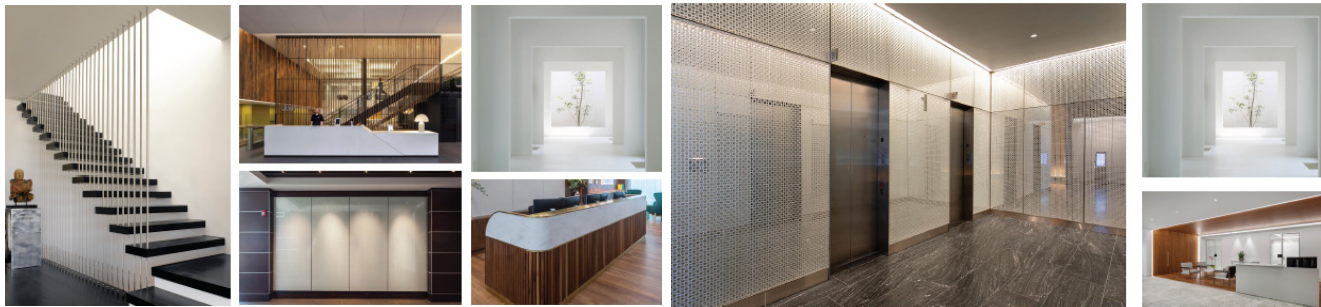


## CONCEPT PLANS



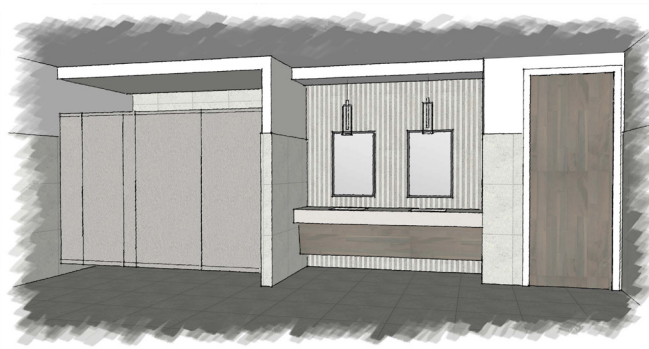
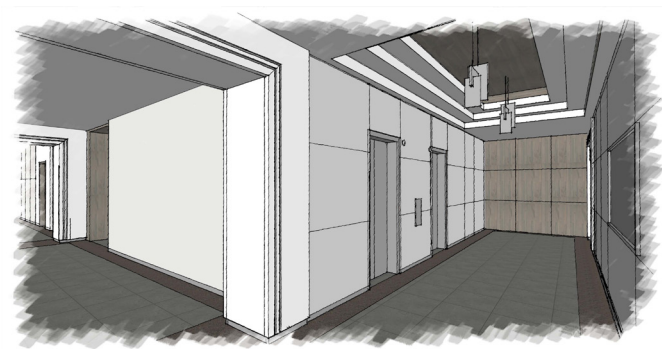
## PROPERTY INFORMATION:

- Major renovations in progress
- Covered parking for tenants
- Complimentary visitor parking
- Ample parking with a ratio of 3 spaces per 1,000 RSF
- Deli accessible through garage



## LEASING INFORMATION:

- \$35.00/SF + Elec.



### FOR LEASING INFORMATION:

**Gibson Duwe**

817.713.9238

[gibson.duwe@transwestern.com](mailto:gibson.duwe@transwestern.com)

**Kyle Poulson**

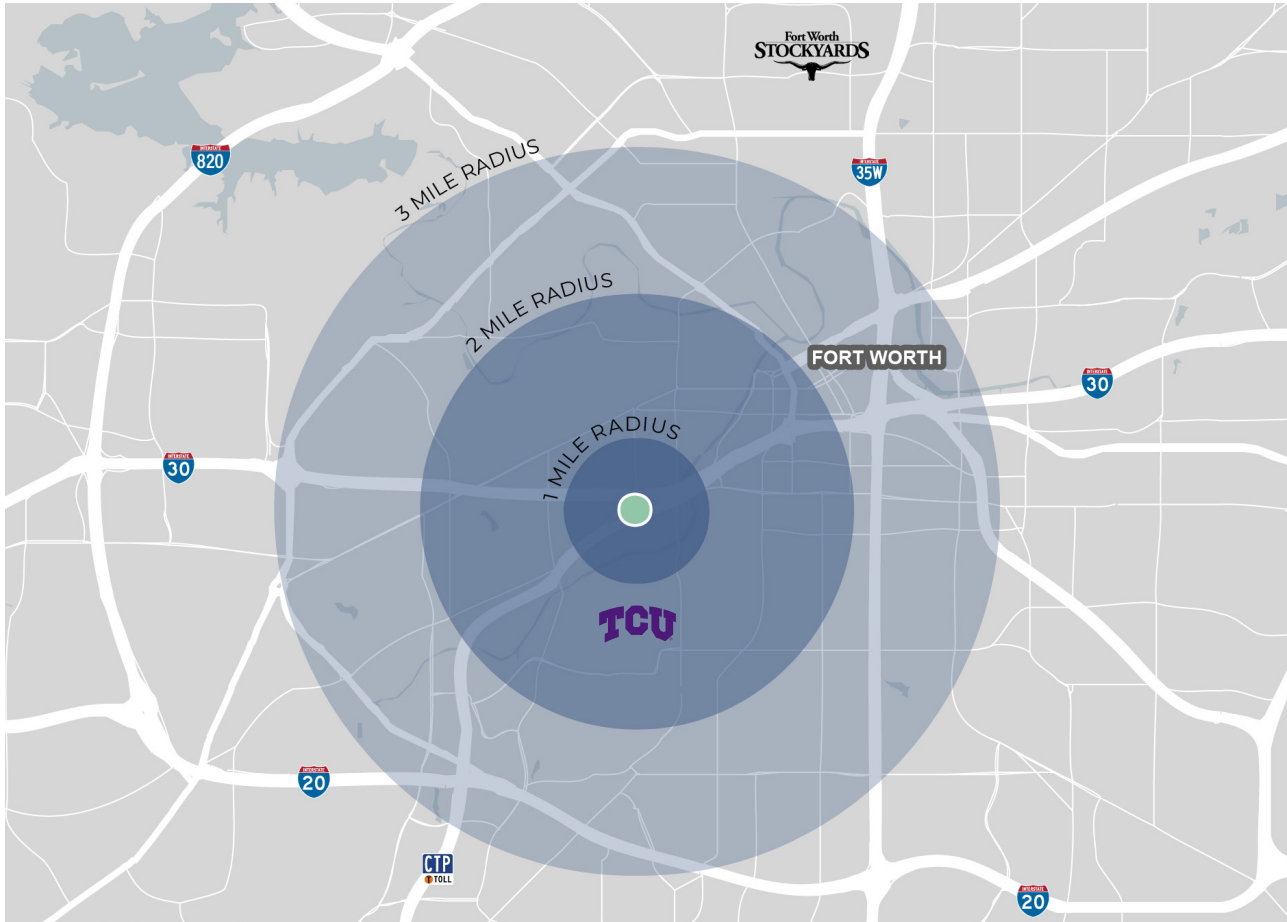
817.291.4455

[kyle.poulson@transwestern.com](mailto:kyle.poulson@transwestern.com)

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# 1300 S. UNIVERSITY DRIVE

Fort Worth, TX 76107



## AMENITY-RICH AREA



### 1 MILE RADIUS

- Apple
- Botanical Gardens
- Colonial Country Club
- Core Power Yoga
- Dickies Arena
- Eatzi's Market & Bakery
- Flying Fish
- Fort Worth Museum of Science & History
- Trinity Trail System
- HG Supply
- Pacific Table
- Railhead
- Rogers Roundhouse
- Woodshed

### 2 MILE RADIUS

- Amon Carter Museum
- Baylor Scott & White Medical Center
- Casa Manana
- Central Market
- Eddie V's Prime Seafood
- Gus' Fried Chicken
- Heim BBQ
- Kimball Art Museum
- Magnolia Motor Lounge
- Medical City Fort Worth
- Near Southside Area
- River Crest Country Club
- Rodeo Goat
- Starbucks
- Texas Christian University

### 3 MILE RADIUS

- Bass Performance Hall
- Coyote Drive-in
- Del Frisco's Steakhouse
- Downtown Fort Worth
- Fort Worth Central Station
- Fort Worth Club
- Fort Worth Convention Center
- Fort Worth Stockyards
- Panther Island Pavilion
- Ridglea Country Club
- River Bend
- Shady Oaks Country Club
- Sundance Square
- The Original Mexican Eats Cafe
- The Shops at Clearfork

# 1300 S. UNIVERSITY DRIVE




Fort Worth, TX 76107

**T**  
TRANSWESTERN

REAL ESTATE  
SERVICES



## DEMOGRAPHICS

	3 miles Population <b>105,801</b>	5 miles Population <b>281,928</b>
	Average Income <b>\$108,811</b>	Average Income <b>\$92,992</b>
	Median Income <b>\$69,546</b>	Median Income <b>\$59,252</b>



## TRAFFIC COUNTS

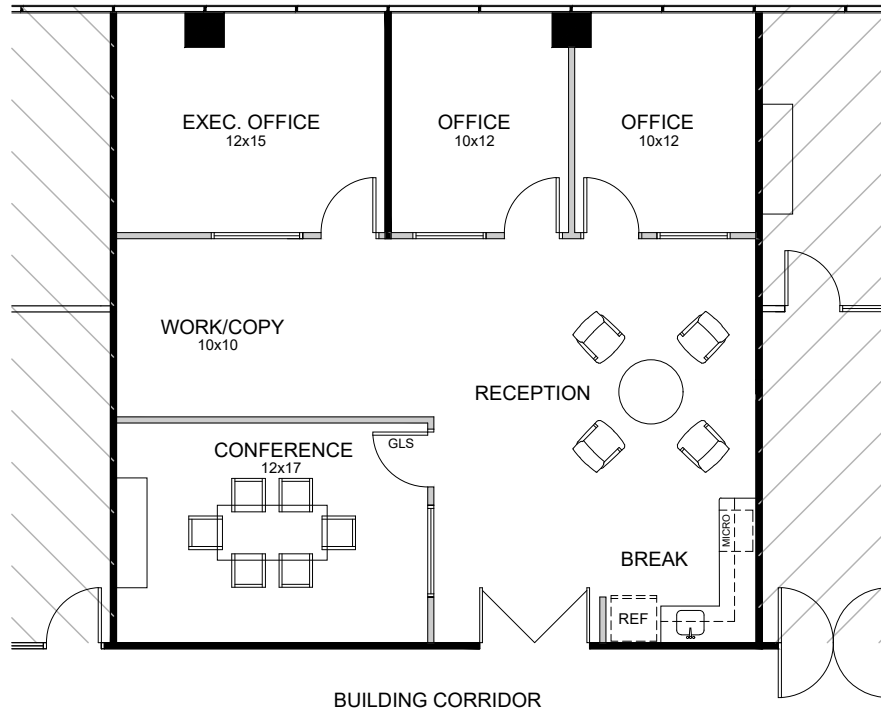
	University Drive @ I-30: <b>12,374 vpd</b>
	S. University Drive @ University Park Drive: <b>37,559 vpd</b>

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Fort Worth, TX 76107

**T**  
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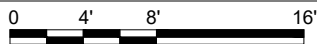


PROPOSED SUITE 270 FLOOR PLAN - 1,412 RSF

*THIS DOCUMENT IS INCOMPLETE AND MAY  
NOT BE USED FOR REGULATORY  
APPROVAL, PERMIT, OR CONSTRUCTION.  
GERALD H. SCHWARZ | REG.# 12993*



1300 S. UNIVERSITY DRIVE, FORT WORTH, TEXAS 76107 | 2024-08-26



© SCHWARZ-HANSON LTD.

**SCHWARZ  
HANSON**  
ARCHITECTS

## AVAILABLE:

▪ Suite270: 1,412 RSF



KEY PLAN

### FOR LEASING INFORMATION:

**Gibson Duwe**

817.713.9238

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# Information About Brokerage Services

Texas law requires all real estate licensees 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.

**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 coincidental 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.

<b>Transwestern Commercial Services Fort Worth LLC</b>	<b>9000246</b>	<b>(817)877-4433</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Phone
<b>Paul Wittorf</b>	<b>479373</b>	<b>(214)446-4512</b>
Designated Broker of Firm	License No.	Phone
<b>Leland Alvinus Prowse IV</b>	<b>450719</b>	<b>(817)877-4433</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
<b>Michael Gibson Duwe</b>	<b>678761</b>	<b>(817)877-4433</b>
Sales Agent/Associate's Name	License No.	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