



RECENTLY RENOVATED RETAIL/OFFICE SPACE FOR LEASE

3300 W Park Row Dr
Pantego, TX 76013

AVAILABLE:
3,400 SF

ASKING RENT
CONTACT BROKER

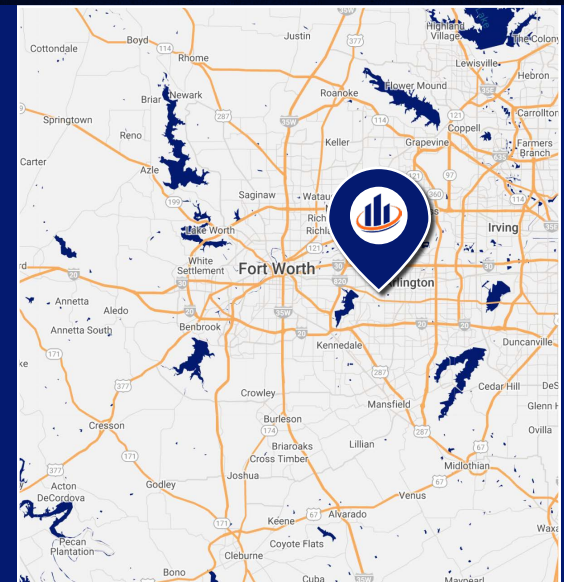
Located at 3300 W Park Row Dr, this 3,400 SF property offers prime visibility on a major thoroughfare and easy accessibility from nearby Highway 303 and Interstate 20. The property's high-traffic location is ideal for retail, office, or service-oriented businesses looking to capitalize on the area's bustling environment. Recently renovated in 2024, it boasts modern infrastructure and flexible usage potential. Supported by a responsive and attentive property management team, this property is perfect for businesses seeking a well-connected and vibrant location.

FEATURES

Building SF: 3,400 SF
Acres: 0.36 AC
Parking: 24
Year Renovated: 2024

HIGHLIGHTS

- Prime visibility on a major thoroughfare
- Easy accessibility from major roadways
- Renovated in 2024
- High-traffic location for retail, office, or service-oriented businesses
- Responsive and attentive property management team



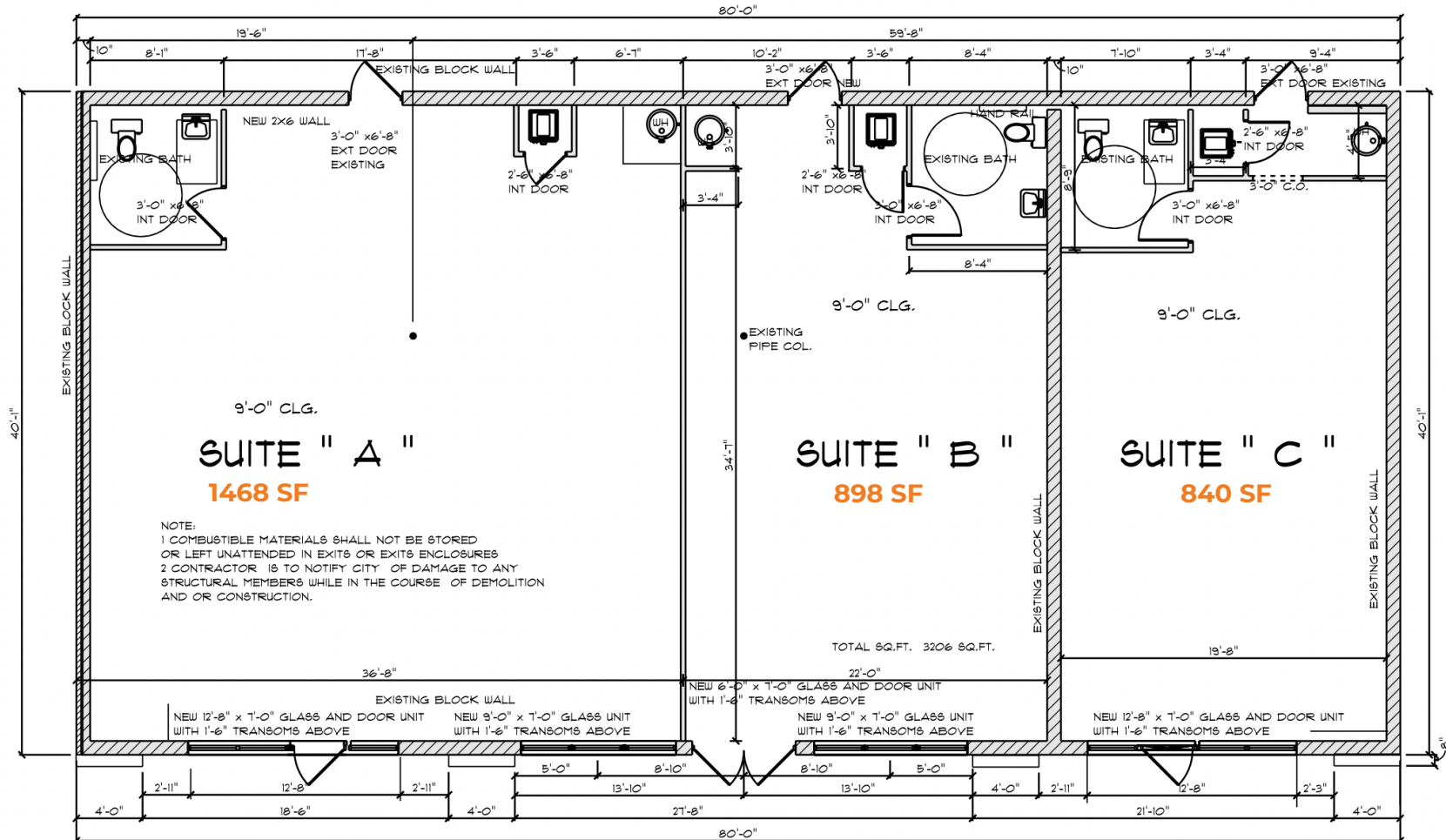
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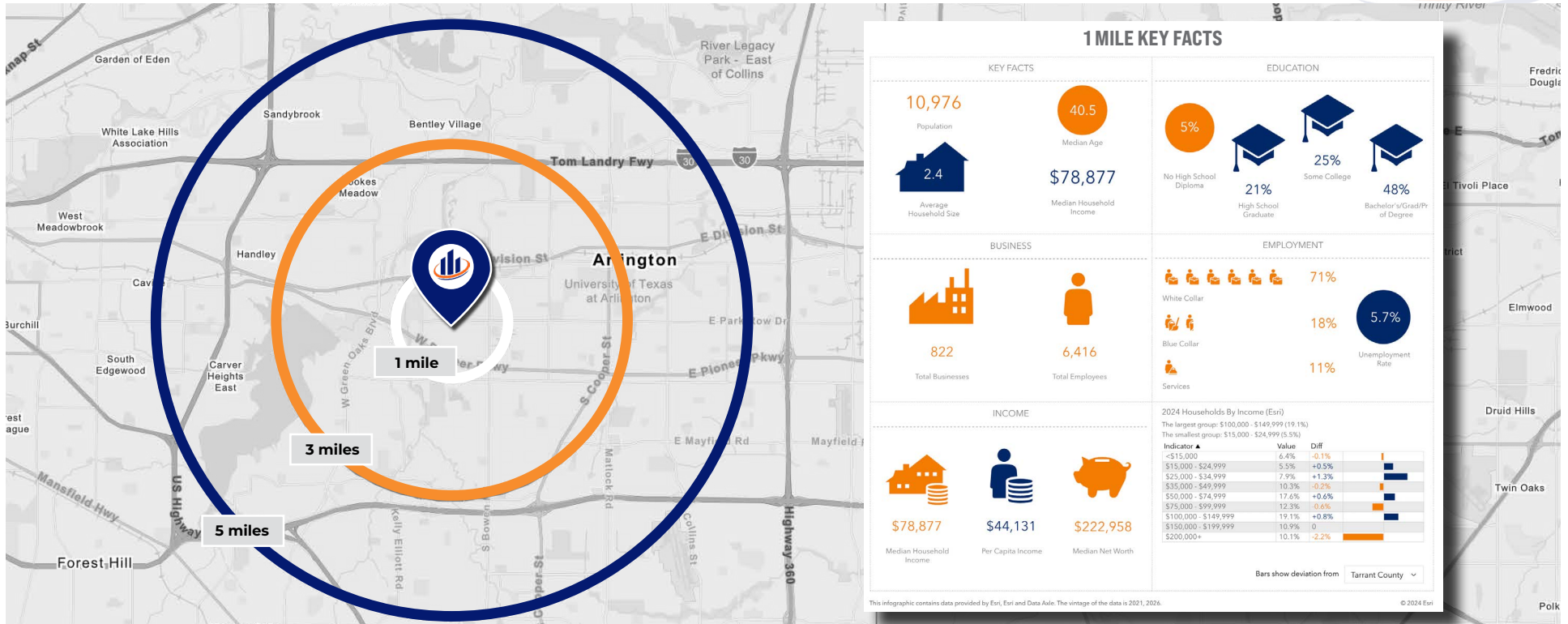
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This site offers excellent connectivity with immediate access to Highway 303 and close proximity to I-20. Located just 20 minutes from downtown Fort Worth and minutes from the University of Texas at Arlington (UTA), this property provides businesses the advantage of being near major transportation routes while benefiting from a thriving local economy.

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	2024 Summary			2029 Summary		
	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	10,976	100,642	285,312	10,709	99,343	284,751
Households	4,509	39,464	107,249	4,428	39,249	108,181
Families	2,839	24,059	67,829	2,751	23,588	67,466
Average Household Size	2.43	2.45	2.61	2.41	2.43	2.58
Owner Occupied Housing Units	2,745	20,832	56,737	2,795	21,311	58,168
Renter Occupied Housing Units	1,764	18,632	50,512	1,632	17,937	50,013
Median Age	40.5	36.2	35.7	41.4	37.1	36.7
Median Household Income	\$78,877	\$70,311	\$66,173	\$90,588	\$79,913	\$76,057
Average Household Income	\$107,157	\$98,404	\$93,409	\$121,740	\$111,756	\$106,584



Information About Brokerage Services

11/2/2015

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:
 - 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.

DFW Trinity Advisors, LLC	9004520	sfthian@visionsrealty.com	(817)288-5525
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
James Blake	340987	James.Blake@svn.com	(817)288-5508
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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