



FOR LEASE

Altamesa Village | 3401 Altamesa Blvd, Fort Worth, TX 76133

1,100 – 8,950 SF available

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Altamesa Blvd (31,000 VPD)

McCart Ave (35,000 VPD)



- RESTAURANT
- TAX & INSURANCE
- SMOKE SHOP
- EVENT CENTER
- 5,300 SF AVAILABLE (RESTAURANT)
- AUSTIN DRIVING SCHOOL
- 1,100 AVAILABLE
- 7,500 AVAILABLE



Bought by H-E-B – Coming 2026!
(Currently Vacant)



NAIL SALON

Under LOI
- 8,950 SF

MASSAGE



COMIC SHOP

1,800 AVAILABLE

FRAGRANCE STORE



4,800 AVAILABLE

Property Information

3401 Altamesa Blvd, Fort Worth, TX 76133



	1 mi	3 mi	5 mi
Population	19,487	138,211	275,375
Households	7,124	48,975	98,565
Avg HH. Income	\$86,002	\$93,171	\$103,245

PROPERTY HIGHLIGHTS

- **H-E-B — opening soon!**
- **Traffic Counts:**
 - Altamesa Blvd – 28,000 VPD
 - McCart Ave – 36,000 VPD
- Outparcels include **Discount Tire** and **Jack in the Box**
- Conveniently located **less than 5 minutes from I-20 and I-35**
- Situated at a **high-traffic intersection** surrounded by national retailers such as Chick-fil-A, LA Fitness, Kroger, Whataburger, and others

NEARBY RETAILERS:





Southwest High School

CENTRAL

WEDGWOOD SOUTH

CANDLERIDGE

SOUTH MEADOWS CROSSING

Logos for EoS FITNESS, Kroger, Chick-fil'd, and McDonald's.

PET SUPPLIES PLUS

Logos for SUBWAY and TGI FRIDAYS

Logos for Pizza Hut, BIG LOTS!, Advance Auto Parts, and CVS pharmacy

Logos for Arby's, Cash America, and IHOP

McCart Ave (35,000 VPD)

Altamesa Blvd (31,000 VPD)

Logos for Popeyes and Whataburger

Logos for Jack in the box, DISCOUNT TIRE, and 7-Eleven

Logos for BANK OF AMERICA and Frost

LI-HAUL

AutoZone

FAMILY DOLLAR

Pep Boys Auto Service & Tires

O'Reilly AUTO PARTS

dd's DISCOUNTS

WING-STOP

DOLLAR TREE

w

Walmart



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.

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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

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Licensed Broker /Broker Firm Name Or Primary Assumed Business Name	License No.	Email	Phone
Meredith Ray	9015102	meredithcre@gmail.com	(940) 745-9257
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Armaan Punjwani	792564	punjwaniarmaan002@gmail.com	(817) 946-3735
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

2-10-2025



Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-1