

**FOR SALE
OR
LEASE**

**BUILD
TO SUIT
OR
LAND SALE**

**9,158 SF
-
17,358 SF
BTS**

**+/- 13,005 SF
LAND
PARCEL**

TRANSWESTERN
REAL ESTATE
SERVICES

3525 W VICKERY BLVD

FORT WORTH, TEXAS 76107



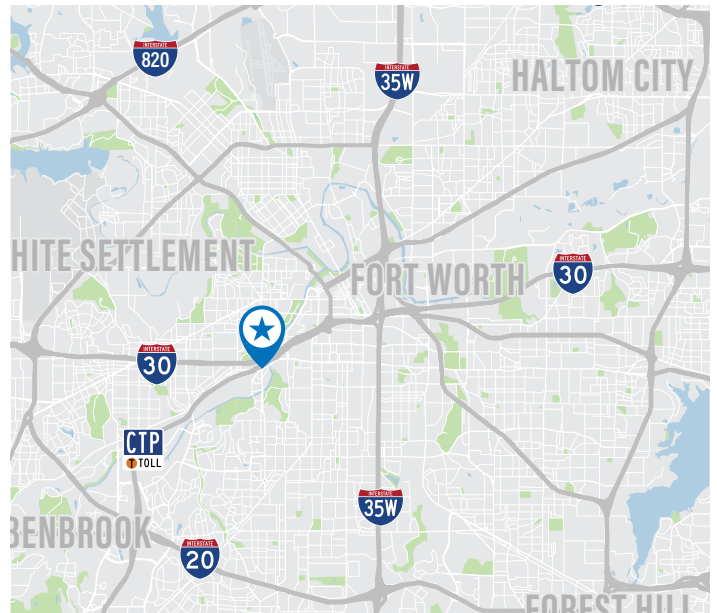
Property Overview:

- The land (+/-13,005 SF) is available for sale
- Zoning: "J" Medium Industrial
- Hard corner of West Vickery and Montgomery
- Two-story podium with covered parking
- Immediate access to I-30 and the Chisholm Trail Pkwy
- 6 minutes to Downtown and 8 minutes to Southwest Fort Worth
- Building signage available
- Parking Ratio: 2.5/1000
- Private patio access

Pricing Information: Contact Broker

Whit Kelly
817.259.3504
whit.kelly@transwestern.com

Gavin Behr
817.259.3549
gavin.behr@transwestern.com



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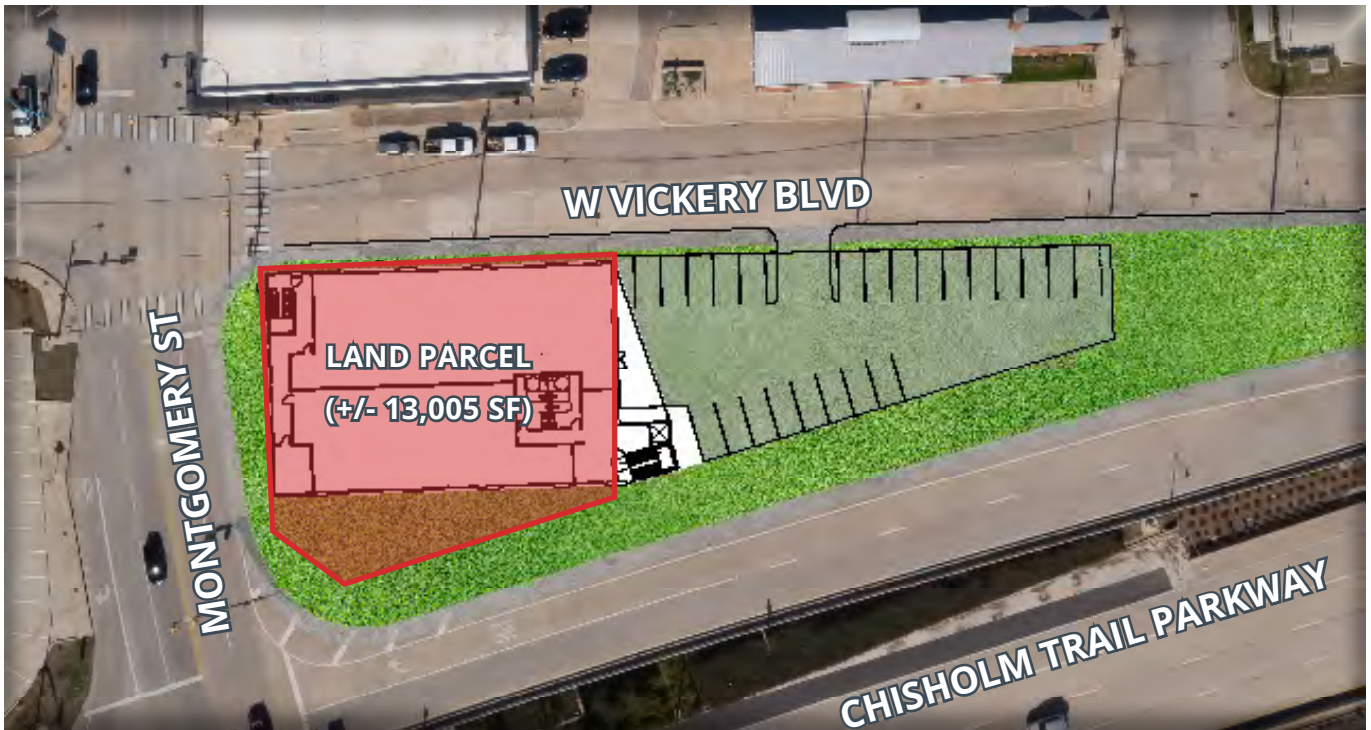
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SITE PLAN



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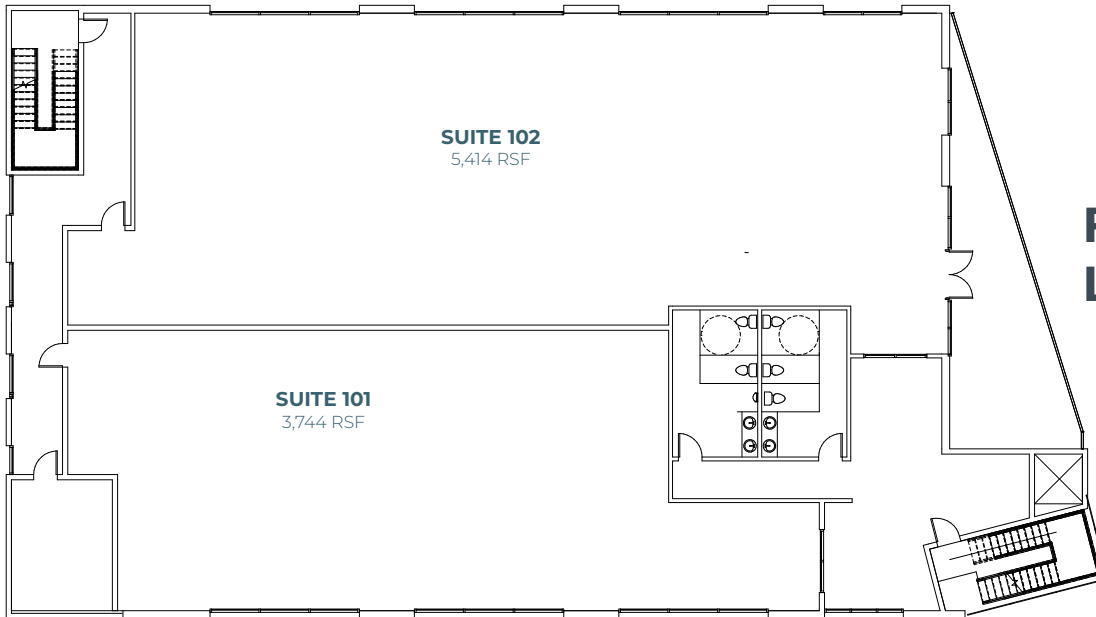
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FORT WORTH, TEXAS 76107

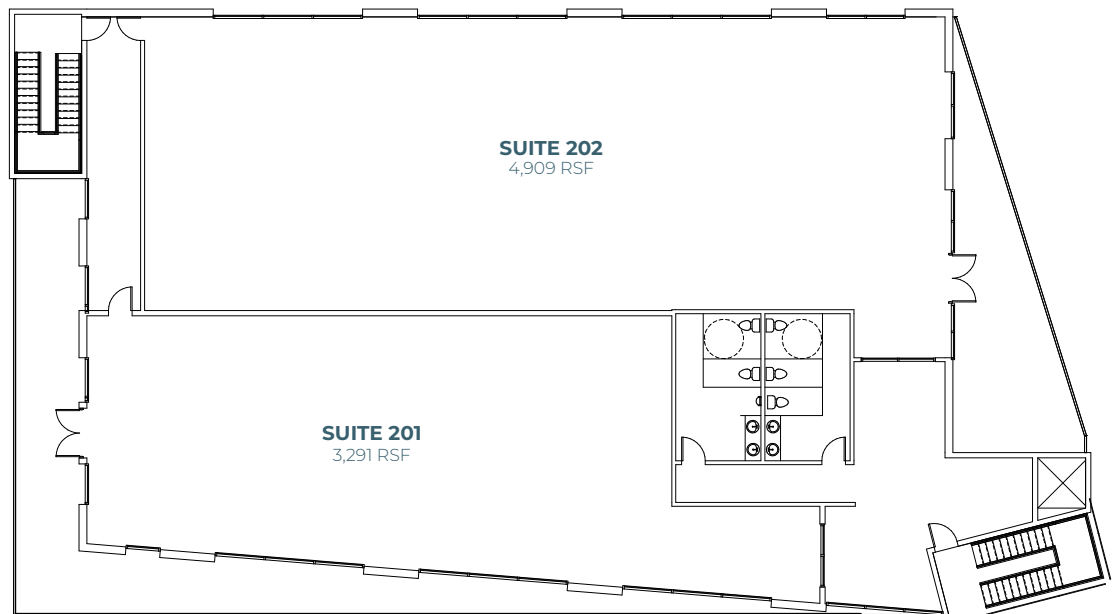


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PROPOSED FLOORPLANS



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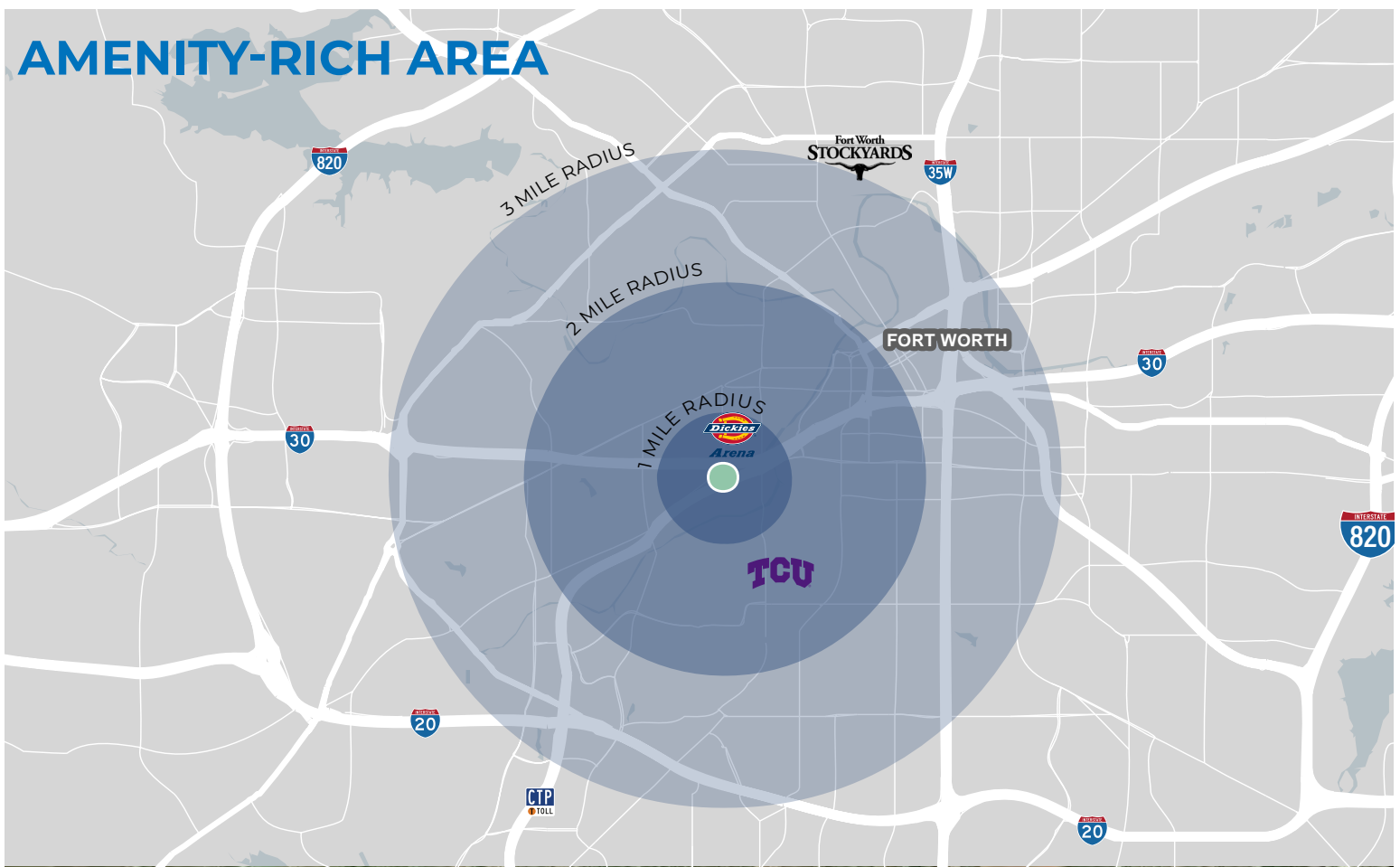
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AMENITY-RICH AREA



1 MILE RADIUS

Apple
Botanical Gardens
Colonial Country Club
Core Power Yoga
Dickies Arena
Dutch Bros Coffee
Eatzi's Market & Bakery
Flying Fish
Fort Worth Museum of
Science & History
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's 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



RODEO
GOAT

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 Stock Yards
Panther Island Pavilion
Ridglea Country Club
River Bend
Shady Oaks Country Club
Sundance Square
The Original Mexican Eats Cafe
The Shops at Clearfork



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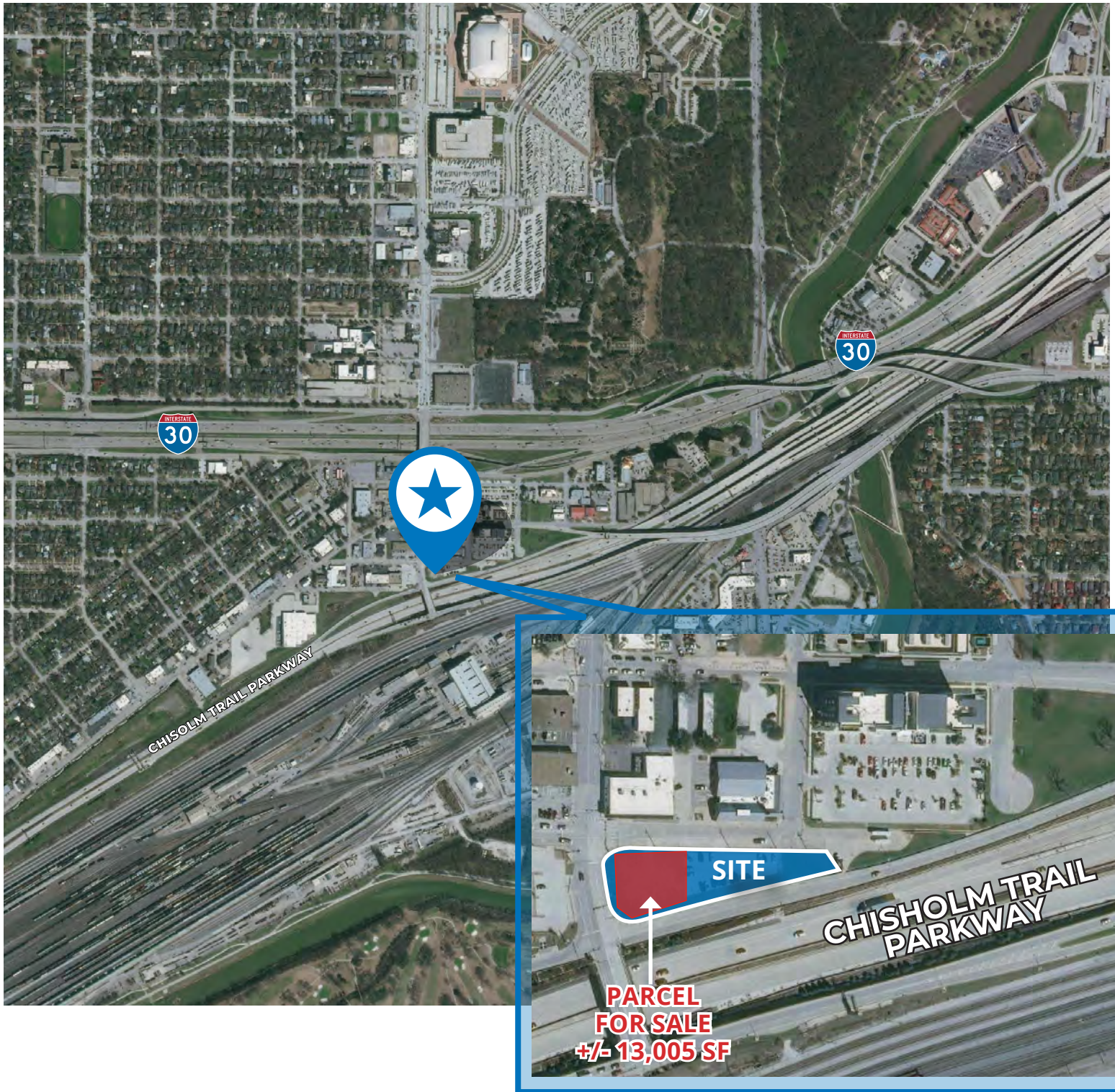
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Information About Brokerage Services - Fort Worth

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.

Willard Whitney Kelly	406080	whit.kelly@transwestern.com	817.877.4433
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<hr/>	<hr/>	<hr/>	<hr/>
Designated Broker of Firm	License No.	Email	Phone
<hr/>	<hr/>	<hr/>	<hr/>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date