



# BELLA RANCH OFFICE SUITE FOR LEASE

12011 Bella Italia Dr. Suite C  
Fort Worth, TX 76126

AVAILABLE:  
**1,345 SF**

LEASE RATE  
**CONTACT BROKER**

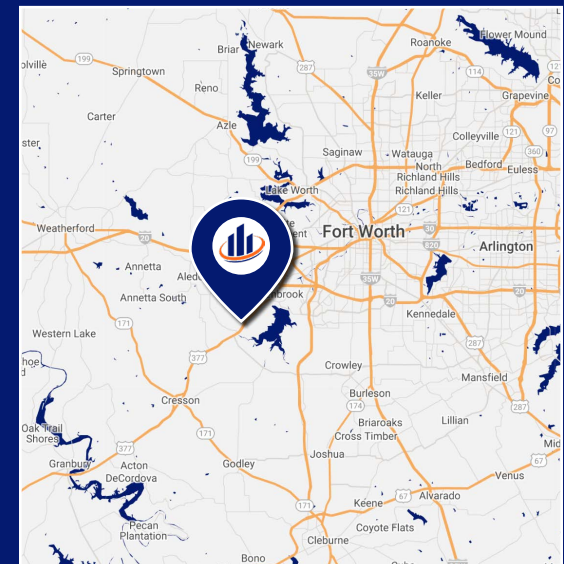
12011 Bella Italia Drive is a well-appointed office condominium located in Fort Worth, Texas, within a growing North Fort Worth submarket. The suite is efficiently configured with four private offices, a dedicated conference room, and a professional reception area, offering a functional layout ideal for owner-users or small professional firms. The property benefits from convenient access to major transportation corridors and proximity to surrounding residential and commercial development, supporting ease of access for clients and employees. This offering presents a compelling opportunity to acquire a turnkey office space in a stable and expanding area of the Dallas-Fort Worth Metroplex.

## FEATURES

**Building SF:** 1,345  
**Zoning:** Office

## HIGHLIGHTS

- » Located in Bella Ranch Office Park
- » Next to the upscale Bella Crossing development
- » 20 minutes from Downtown Fort Worth





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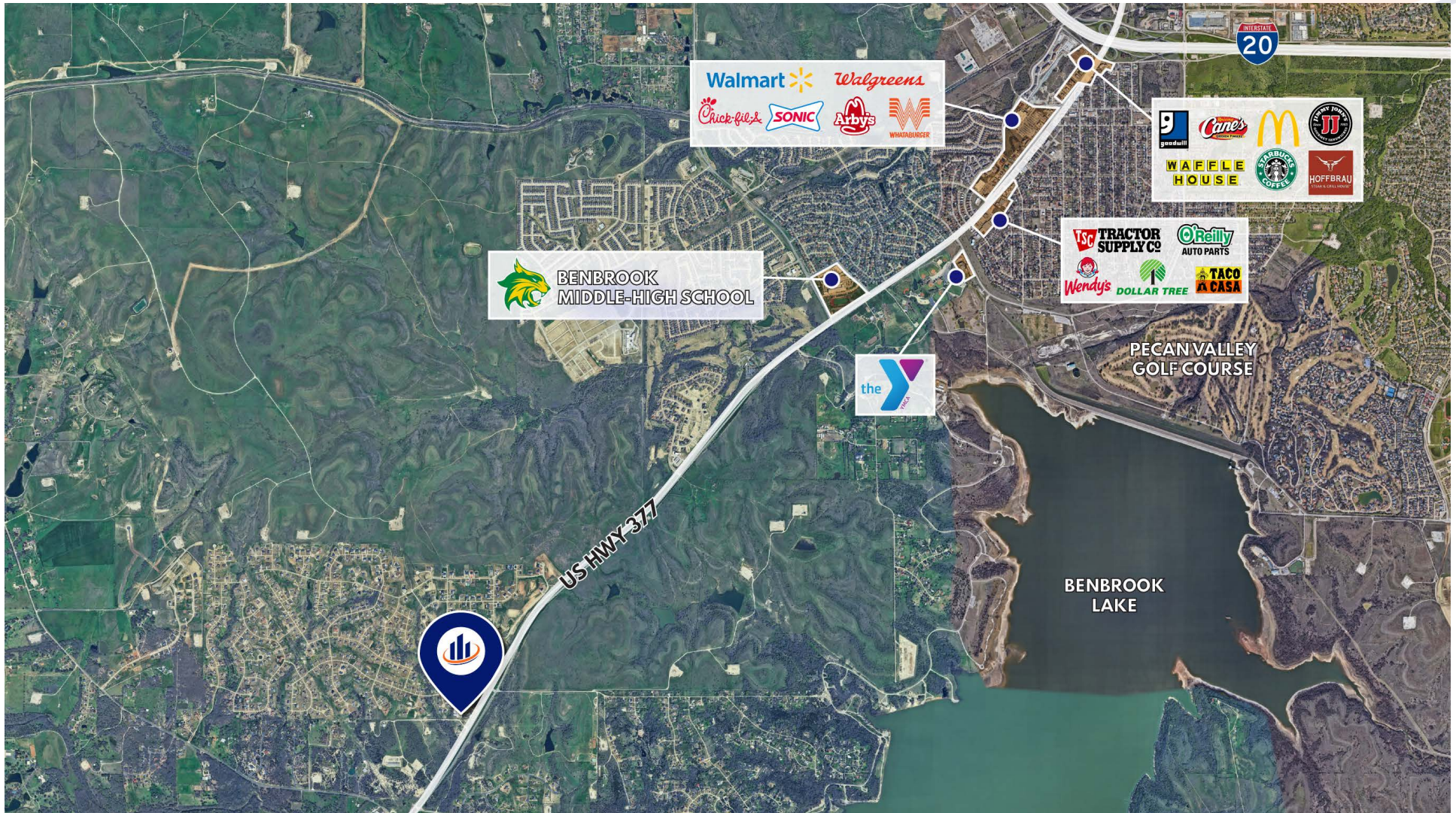
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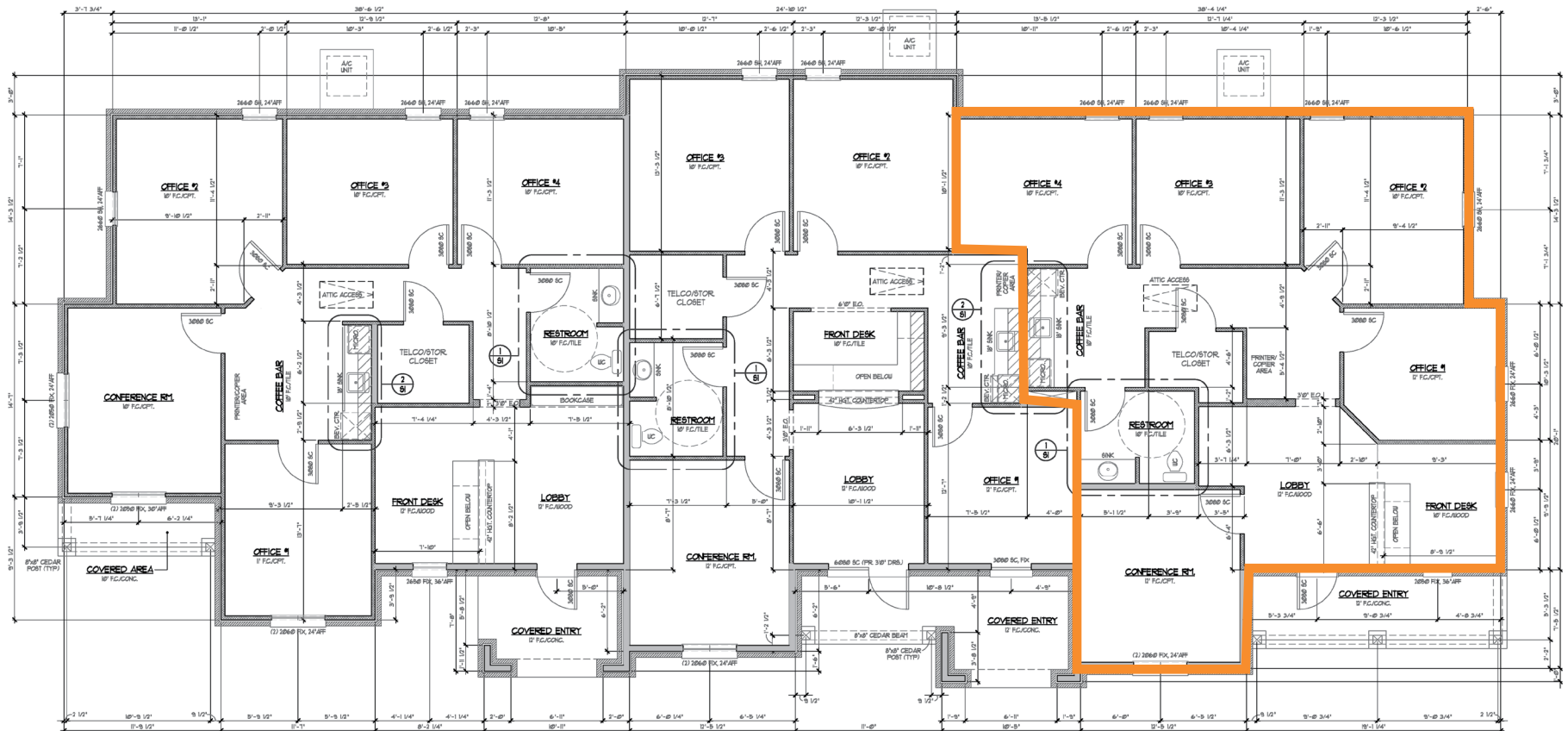


Located just 20 minutes from Downtown Fort Worth, this property offers prime positioning in a rapidly growing area. Situated in Bella Ranch Office Park and surrounded by the upscale Bella Crossing residential community, the site benefits from strong visibility and demand. With custom homes ranging from \$1 to \$4 million nearby, this location is ideal for office opportunities in a thriving Fort Worth corridor.



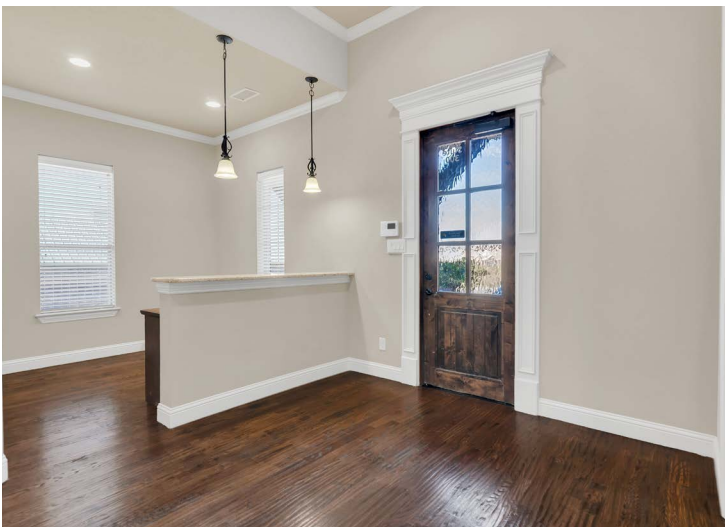
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## SUITE C



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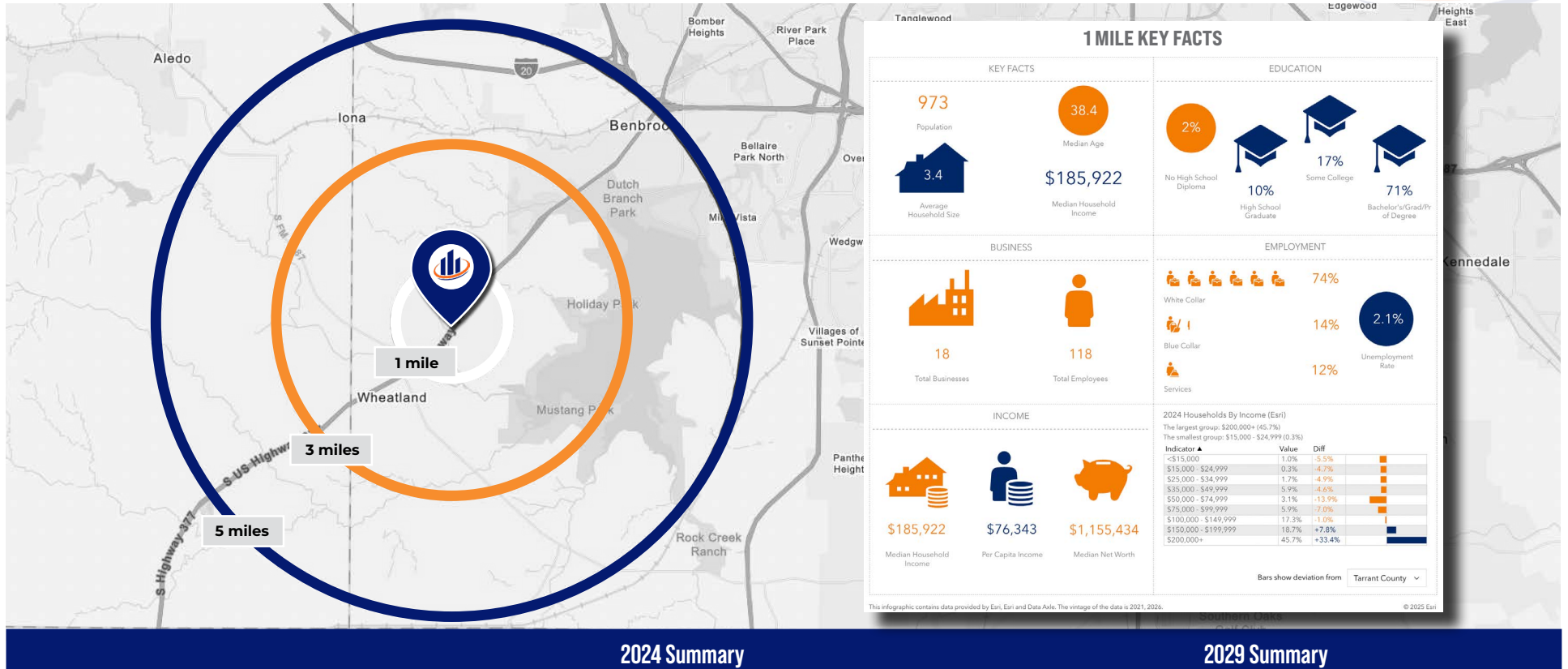
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	2024 Summary			2029 Summary		
	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	973	9,966	25,844	1,094	11,938	29,144
Households	289	3,623	9,780	328	4,344	10,996
Families	249	2,872	7,291	281	3,390	8,127
Average Household Size	3.37	2.75	2.64	3.34	2.75	2.65
Owner Occupied Housing Units	284	3,365	7,921	323	4,016	8,963
Renter Occupied Housing Units	5	258	1,859	5	328	2,033
Median Age	38.4	40.5	41.2	38.8	41.2	41.7
Median Household Income	\$185,922	\$142,993	\$113,654	\$200,001	\$163,453	\$132,779
Average Household Income	\$223,902	\$180,511	\$153,679	\$254,635	\$206,893	\$178,128



## 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.

DFW Trinity Advisors, LLC	9004520	sfithian@visionsrealty.com	817-288-5525
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen H. Fithian	407418	sfithian@visionsrealty.com	817-288-5524
Designated Broker of Firm	License No.	Email	Phone
Stephen H. Fithian	407418	sfithian@visionsrealty.com	407418
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matt Matthews	667871	matt.matthews@svn.com	972-765-0886
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date