



MOREN OAKS BUSINESS PARK SUITES FOR LEASE

12001-12073 Katy Road
Fort Worth, TX 76244

AVAILABLE:

SUITE 701: 2,520 SF
SUITE 201: 2,520 SF
SUITE 401-405: 5,040 SF

PRICING
\$11.00+ NNN

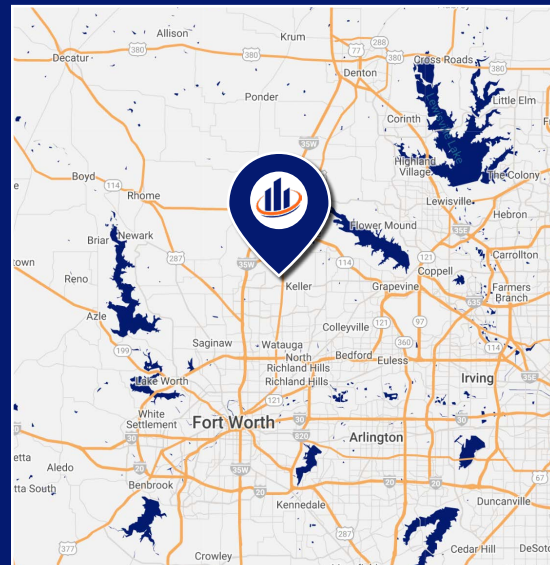
SVN Trinity Advisors is excited to offer three industrial suites for lease, totaling 10,080 SF, within the well-established Moren Oaks Business Park in Fort Worth, TX. Conveniently located just a block from Keller Main Street, the property provides easy ingress and egress for large trucks, making it ideal for logistics and distribution operations. The business park features ample parking and wide roadways, ensuring smooth maneuverability for trucks and vehicles. Additionally, multiple on-site dumpsters are strategically placed throughout the park, enhancing convenience for tenants.

FEATURES

- Building SF:** 26,062 SF
- Property Size:** 93,000 SF
- Available:** 2,520 up to 5,040 SF
- Type:** Light Industrial/
Flex

HIGHLIGHTS

- » Easy ingress/egress for large trucks
- » Located a block from Keller Main Street
- » Ample parking
- » Wide roadways for easy turning
- » Multiple on site dumpsters located throughout the park



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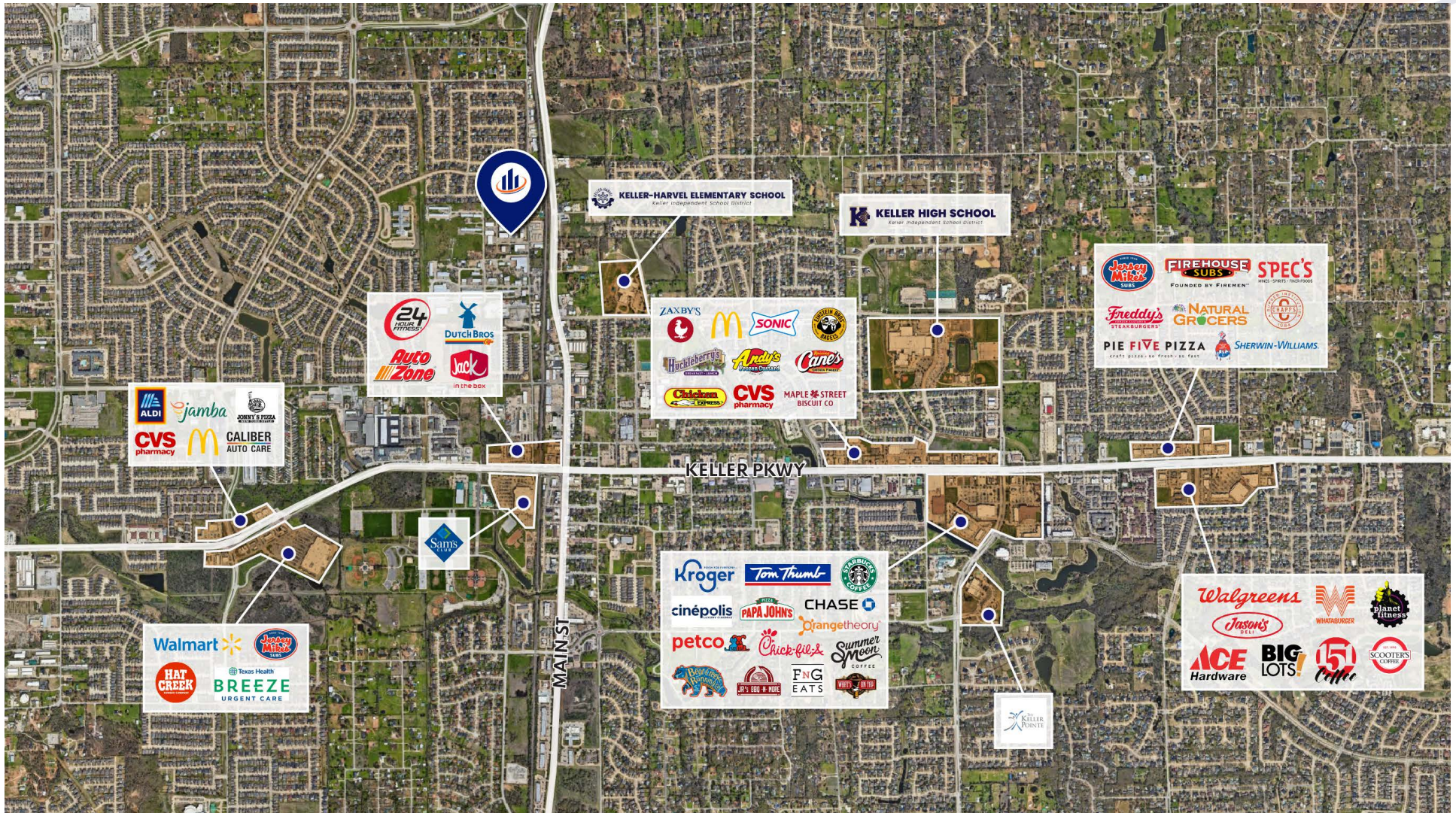
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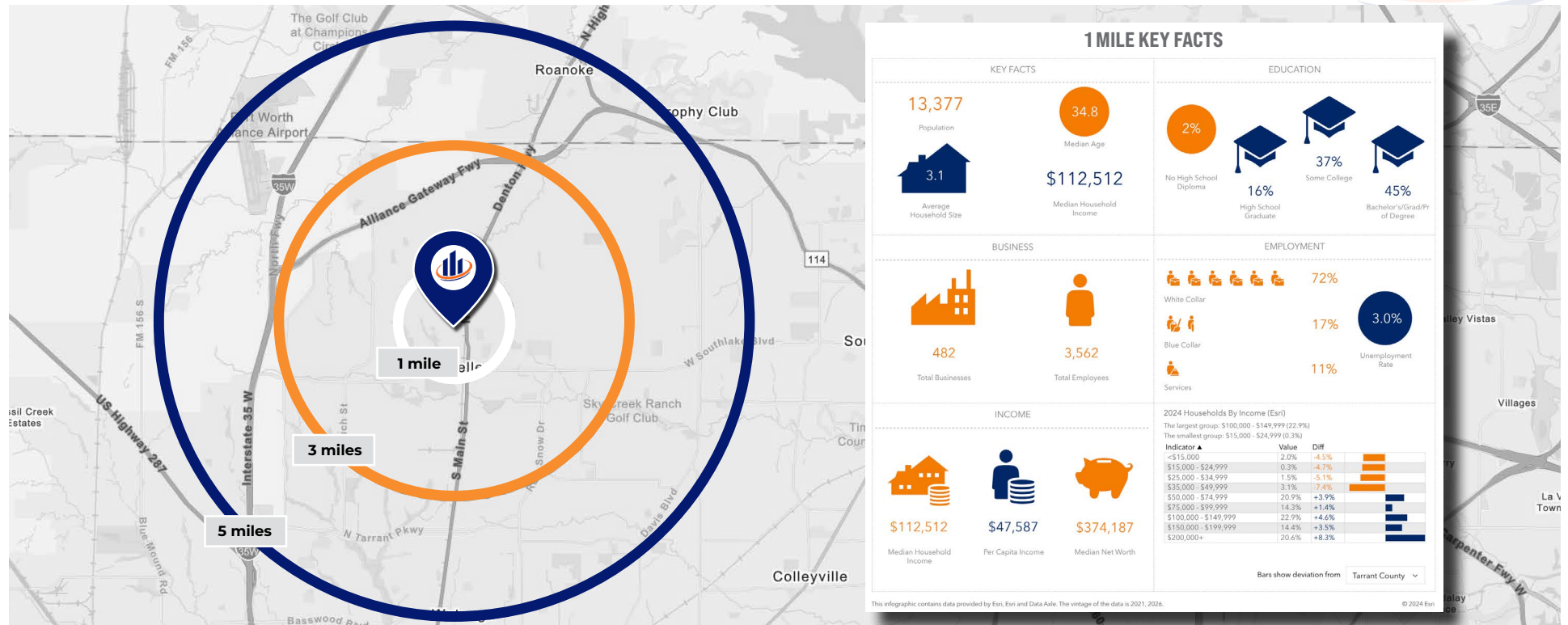
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This strategically located industrial building for lease in Fort Worth, TX offers excellent access to Main Street and Keller Parkway. Situated in a growing industrial hub, it provides an ideal space for businesses seeking convenience and connectivity in a prime location.

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	2024 Summary			2029 Summary		
	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	13,377	91,781	209,959	13,597	92,934	212,752
Households	4,272	30,198	71,282	4,363	30,812	73,018
Families	3,389	23,887	55,502	3,434	24,204	56,249
Average Household Size	3.13	3.03	2.94	3.12	3.01	2.90
Owner Occupied Housing Units	2,664	21,878	51,202	2,793	22,410	52,288
Renter Occupied Housing Units	1,608	8,320	20,080	1,571	8,402	20,730
Median Age	34.8	36.8	37.3	34.9	37.2	37.9
Median Household Income	\$112,512	\$126,252	\$124,249	\$126,249	\$145,420	\$141,334
Average Household Income	\$149,396	\$164,387	\$163,626	\$168,426	\$183,996	\$182,944



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 <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	9004520 <small>License No.</small>	sfithian@visionsrealty.com <small>Email</small>	817-288-5525 <small>Phone</small>
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Matt Matthews <small>Sales Agent/Associate's Name</small>	667871 <small>License No.</small>	matt.matthews@svn.com <small>Email</small>	972-765-0886 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date