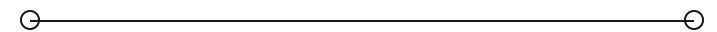


LEASE

Fossil Creek Center

3345 WESTERN CENTER BLVD

Fort Worth, TX 76137



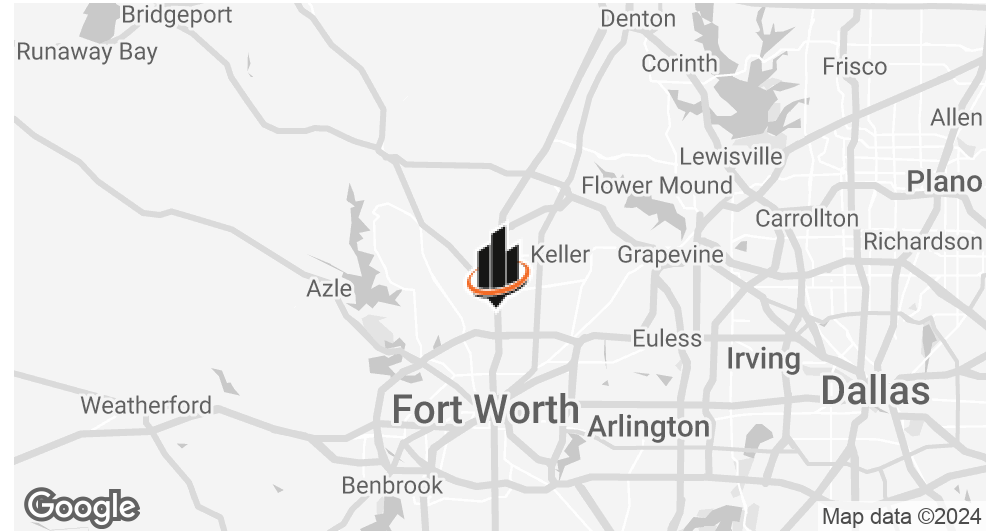
PRESENTED BY:

MATT MATTHEWS, MBA, CCIM

O: 972.765.0886

matt.matthews@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Call Broker
BUILDING SIZE:	8,685 SF
AVAILABLE SF:	1,529 - 2,000 SF
YEAR BUILT:	1999
MARKET:	Dallas-Ft. Worth

PROPERTY OVERVIEW

Located just two blocks from I-35 W on Western Center Blvd. in Fort Worth, Fossil Creek Center is in the Alliance Corridor, which is one of the fastest-growing areas in the Dallas / Fort Worth Metroplex. It is located in a densely populated residential area, with easy access to I-35.

PROPERTY HIGHLIGHTS

- Beautiful finish out
- Easy access to I-35W, SH 820, SH 114 & SH 121
- Close to shops, restaurants and hotels
- Office / Medical / Dental

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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

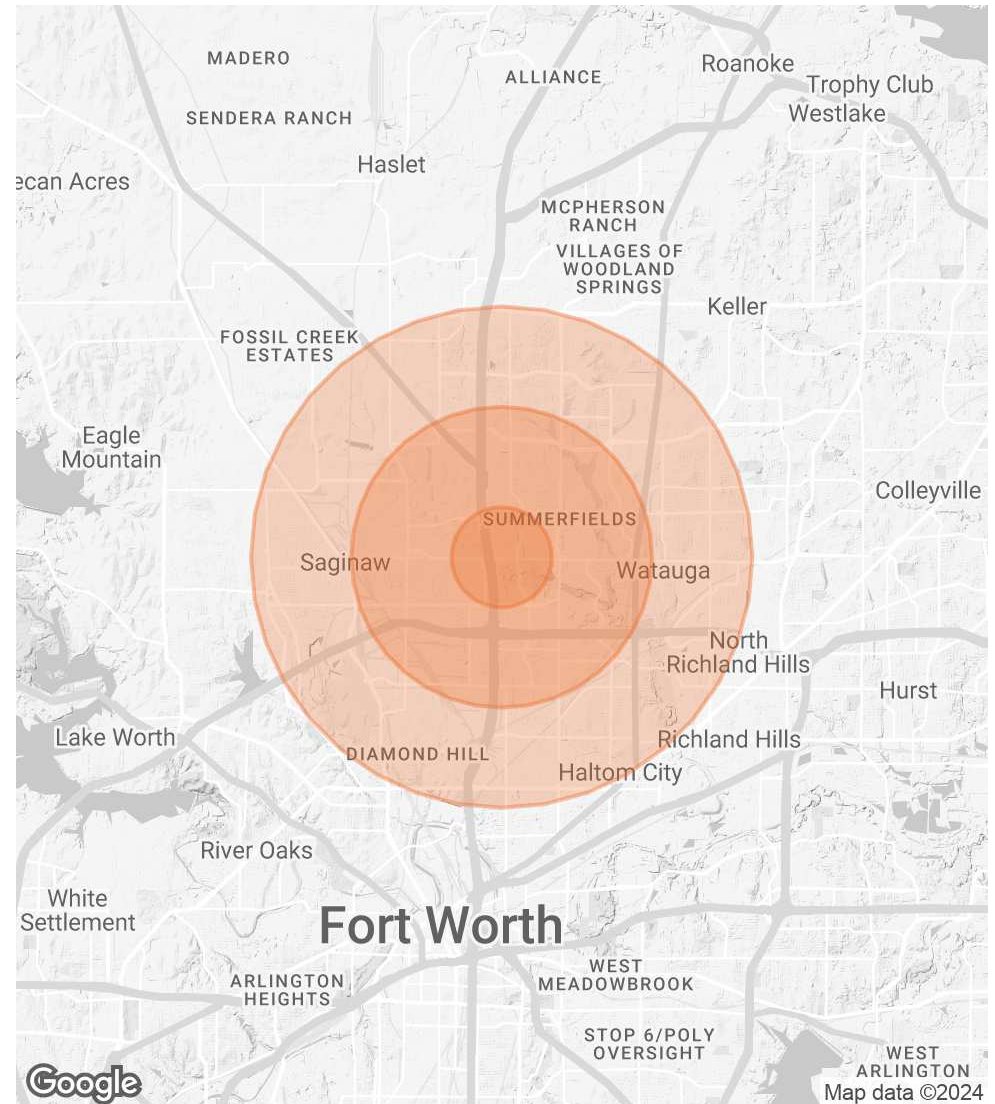
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,863	75,053	214,229
AVERAGE AGE	31.7	31.4	32.1
AVERAGE AGE (MALE)	29.3	29.8	31.1
AVERAGE AGE (FEMALE)	33.6	32.3	32.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,165	26,511	72,061
# OF PERSONS PER HH	2.5	2.8	3.0
AVERAGE HH INCOME	\$73,792	\$77,008	\$71,988
AVERAGE HOUSE VALUE	\$221,520	\$150,036	\$149,116

2020 American Community Survey (ACS)



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ADVISOR BIO 1



MATT MATTHEWS, MBA, CCIM

Managing Director

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Direct: **972.765.0886**

PROFESSIONAL BACKGROUND

Matt Matthews is the Managing Director for SVN Trinity Advisors - Matthews Group at the Keller, Texas office.

Matt has created market expansion for the team primarily through Office and Land acquisitions and dispositions. He is focused on guiding local investors and business owners through the real estate process while building and maintaining their portfolios.

Matt grew up in Northeast Tarrant County and now lives in Keller with his wife, Cassie, and their four wonderful children. They enjoy most anything outdoors, anything Baylor, and making an impact within their church and local community.

EDUCATION

Baylor University, B.A

St. Edward's University, M.B.A. (Finance)

CCIM (North Texas Chapter)

MEMBERSHIPS

Board Member, Keller Economic Development

Board of Directors, Keller Chamber of Commerce

Past President, Rotary Club of Golden Triangle

Masonic Lodge of Keller

SVN | Trinity Advisors

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Keller, TX 76248

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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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date