

FOR LEASE



3100 LAS VEGAS

FORT WORTH, TX 76116

**COLONIAL COMMERCIAL
REAL ESTATE LLC**

3228 COLLINSWORTH ST.
FORT WORTH, TX 76107 T:
817.632.6200

ColonialCRE.com

MICHAEL BERKOWITZ

MBERKOWITZ@COLONIALCRE.COM



COLONIAL
COMMERCIAL REAL ESTATE LLC

PROPERTY HIGHLIGHTS

AVAILABLE SPACE

SUITE 100- 2,300 SF- RESTAURANT WITH DRIVE THRU

SUITE 110- 6,000 SF- CONVENIENCE STORE WITH GAS PUMPS

SUITE 114- 4,600 SF- LAUNDROMAT WITH EQUIPMENT IN PLACE

SUITE 120- 3,200 SF- VACANT RETAIL STORE REAR- 5,851 SF- REAR STORAGE AREA (UNFINISHED) WITH DOCK HIGH DOOR

PRICING

WITHHELD

LEASE TERM

5-10 YEARS

PROPERTY HIGHLIGHTS

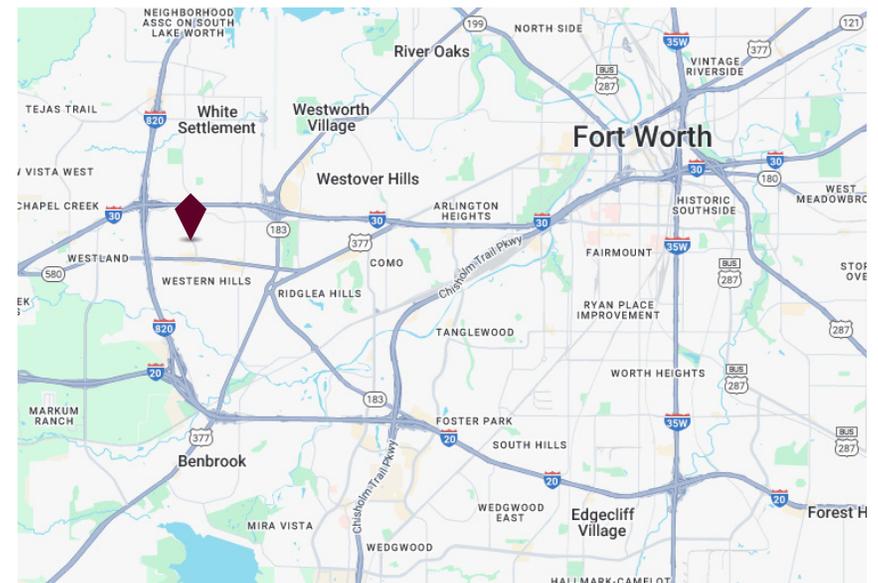
- ◆ Free Standing Building with multiple stores
- ◆ Fully Equipped Convenience Store with Gas Pumps
- ◆ Restaurant with Drive Thru
- ◆ Fully Equipped Laundromat

2024 DEMOGRAPHICS SNAPSHOT

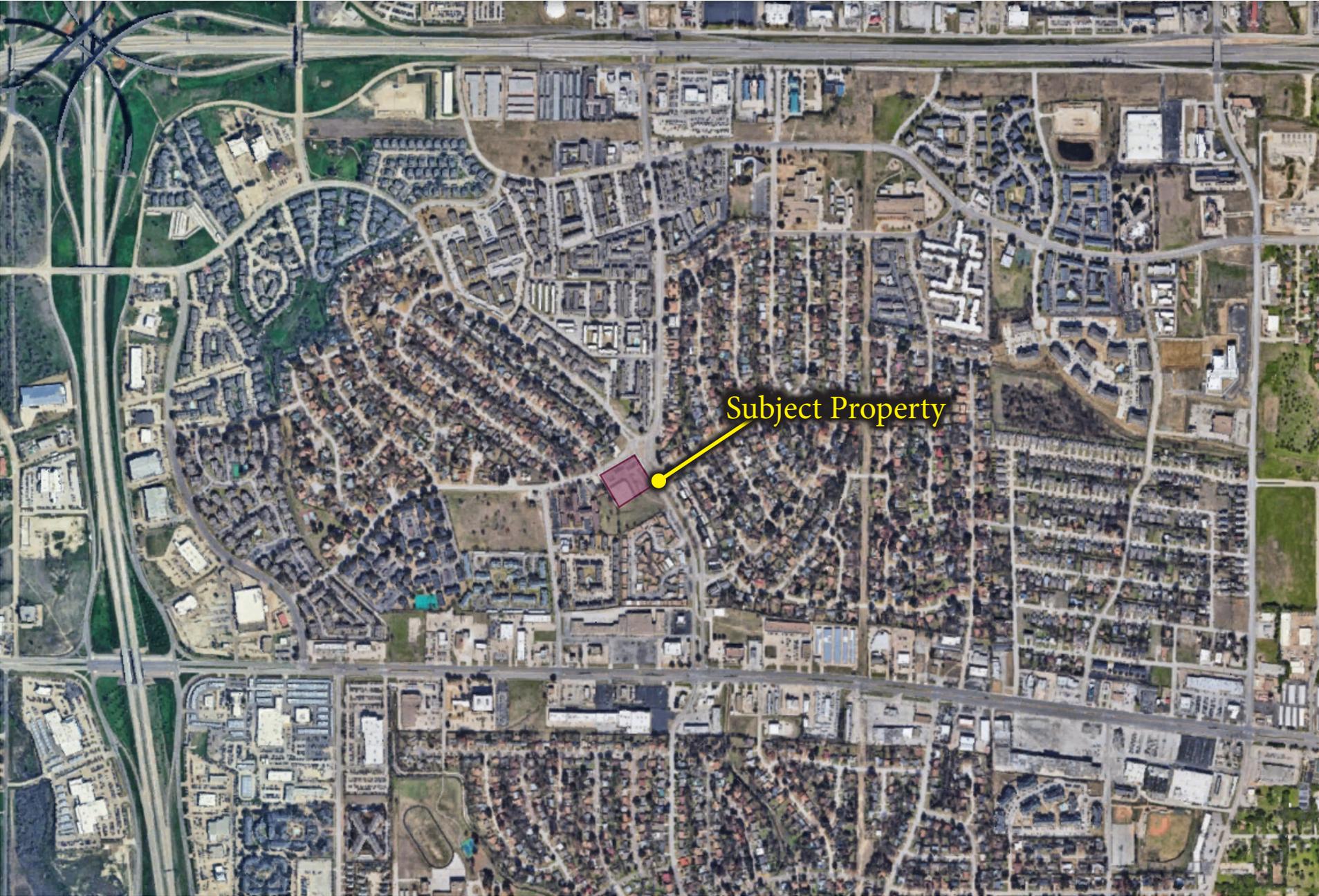
| | 2 MILE | 5 MILE | 10 MILE |
|-------------------------|----------|----------|----------|
| TOTAL POPULATION | 44,103 | 167,059 | 597,811 |
| AVG HH INCOME | \$60,909 | \$87,851 | \$89,468 |

2025 TRAFFIC COUNTS

| COLLECTION STREET | CROSS STREET | VPD |
|-----------------------|---------------------------|--------|
| LAS VEGAS TRL | CORTEZ DR N | 11,308 |
| STATE SPUR 580 | PORTALES DR E | 10,471 |
| STATE SPUR 580 | W NORMANDEALE ST W | 14,143 |

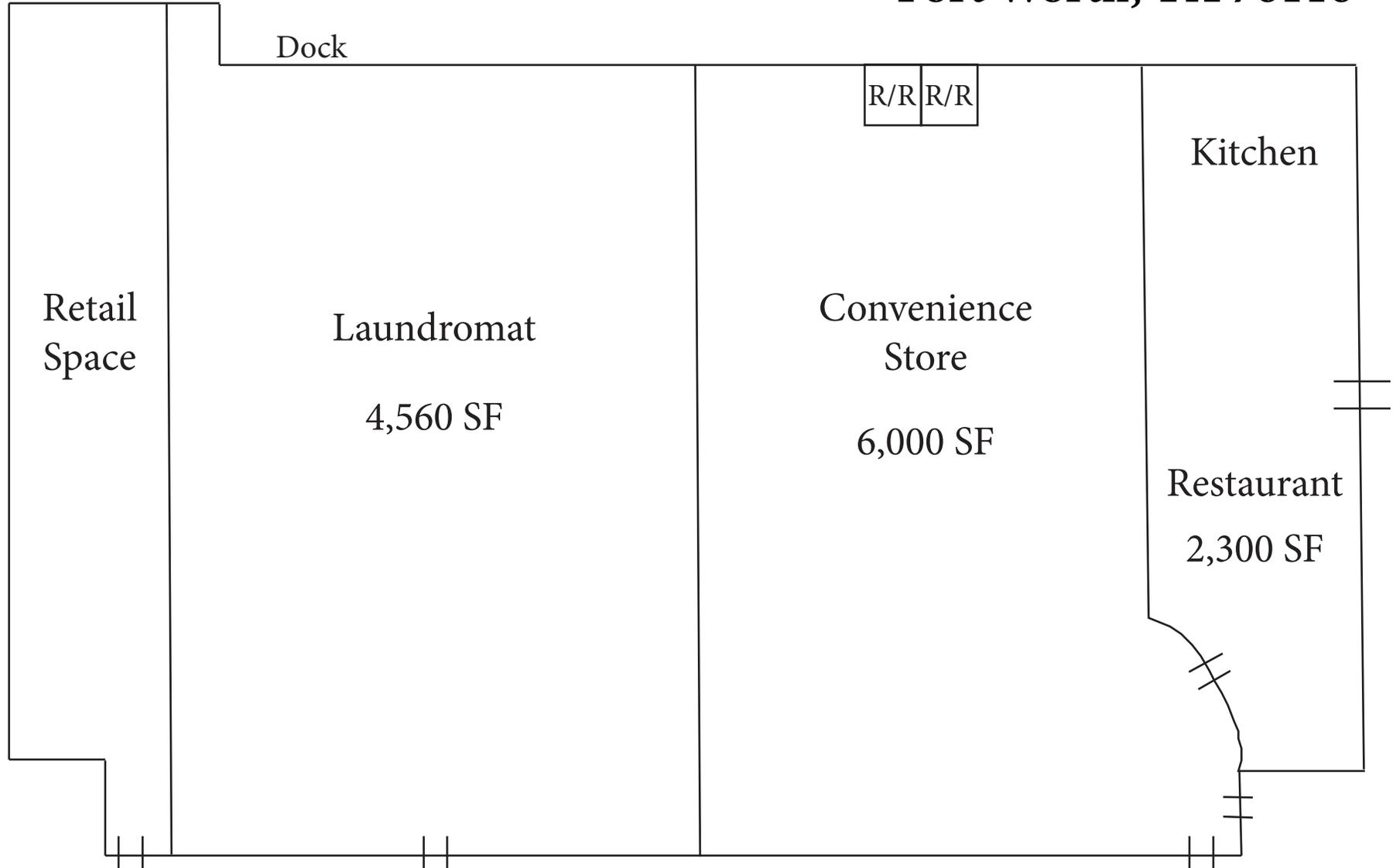


RETAIL MAP



SITE PLAN

**3100 Las Vegas Trail,
Fort Worth, TX 76116**



PROPERTY PHOTOS





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 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:**

underlined agreement print, of each set party forth to the broker's transaction. obligations To The act as writt as an an en intermediary. intermediary agreement Amust between brokerstate whothe who acts parti will ases anpay the intermediary: the broker broker must and, fi in rst conspicuous obtain the written bold or • Must treat all parties to the transaction impartially and fairly; • • 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

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation on for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Colonial Commercial Real Estate, LLC 9001810

mberkowitz@colonialcre.com

Licensed Broker /Broker Firm Name or License No. _____ No.

Primary Assumed Business Name

Michael Berkowitz

Designated Broker of Firm License No. N/A Email N/A Phone N/A

Licensed Supervisor of Sales Agent/ Associate License No. _____ Email _____ Phone _____

Sales _____ Agent/Associate's _____ Name _____

Buyer/Tenant/Seller/Landlord _____ Initials _____