

AVAILABLE FOR LEASE

8808 Camp Bowie W Blvd, Fort Worth, TX 76116

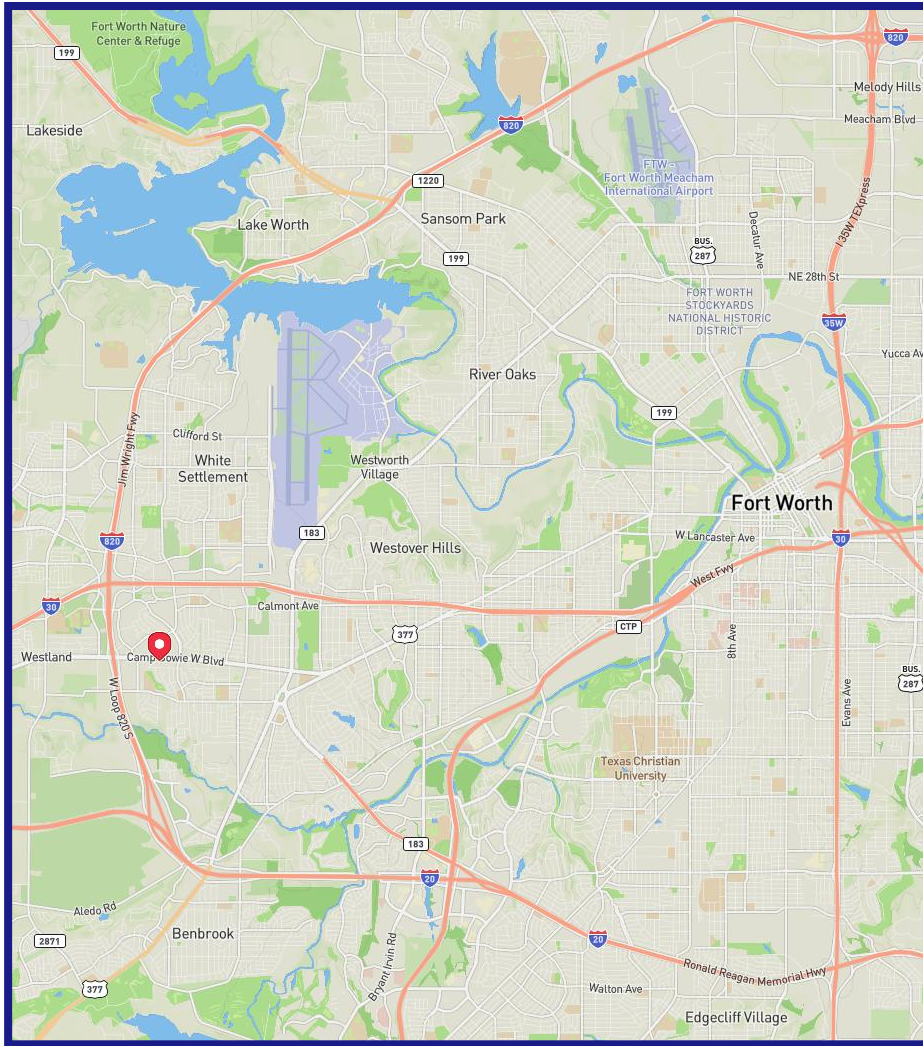


KAREN SIMON

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HIGHLIGHTS

- ❑ 27,093 SF Shopping Center
- ❑ Strong anchor tenants include Domino's & Wells Fargo
- ❑ Dedicated signal turn lane in center of Camp Bowie
- ❑ 7.41% projected 5-year population growth
- ❑ Kroger & Walgreens nearby
- ❑ Excellent visibility with direct access from Camp Bowie
- ❑ Traffic Count:
 - ❑ 22,223 VPD – TxDOT 2023 @ Camp Bowie Blvd
 - ❑ 72,097 VPD – TxDOT 2023 @ 820 S

DEMOGRAPHICS

<i>Distance</i>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
Population	34,800	111,400	192,900
Median Age	31	36	36
Median HH Income	\$46,400	\$65,600	\$69,400
Daytime Employees	25,900	86,800	153,100

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Simon Realty Advisors LLC

The map shows a street grid along Portales Dr. from Camp Bowie W Blvd to BrewHound - STE 160. Key locations include:

- Fort Worth Funerals & Cremations** (STE 165-170)
- AVAILABLE** (STE 175-2,720 SF)
- Texas Star Insurance** (STE 177)
- Fastest Labs** (STE 180)
- AVAILABLE** (STE 185 - 2,838 SF)
- AVAILABLE SOON** (STE 190 - 1,464 SF)
- Tower Loan** (STE 200)
- BrewHound - STE 160**
- AVAILABLE JUNE 2026** (STE 150)
- 1,360 SF** (STE 140) / **960 SF** (STE 140)
- AVAILABLE JUNE 2026** (STE 130) (2,480 SF)
- AVAILABLE JUNE 2026** (STE 120) (1,200 SF)
- Fort Worth Combatives** (STE 110)
- AVAILABLE** (STE 104 - 1,480 SF) (STE 103 - 937 SF)
- Brian Crutchfield Insurance - STE 102**
- Dominos - STE 100**
- WELLS FARGO**

Portales Dr.

Camp Bowie W Blvd

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AVAILABLE FOR LEASE – SUITE 175 – 2,720 SF

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AVAILABLE FOR LEASE – SUITE 185 – 2,838 SF

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AVAILABLE FOR LEASE – PROPERTY PHOTOS

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Karen L. Simon</u>			
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
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	