



**LEASE**

# 6032 Innovation Way

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Fort Worth, TX 76244

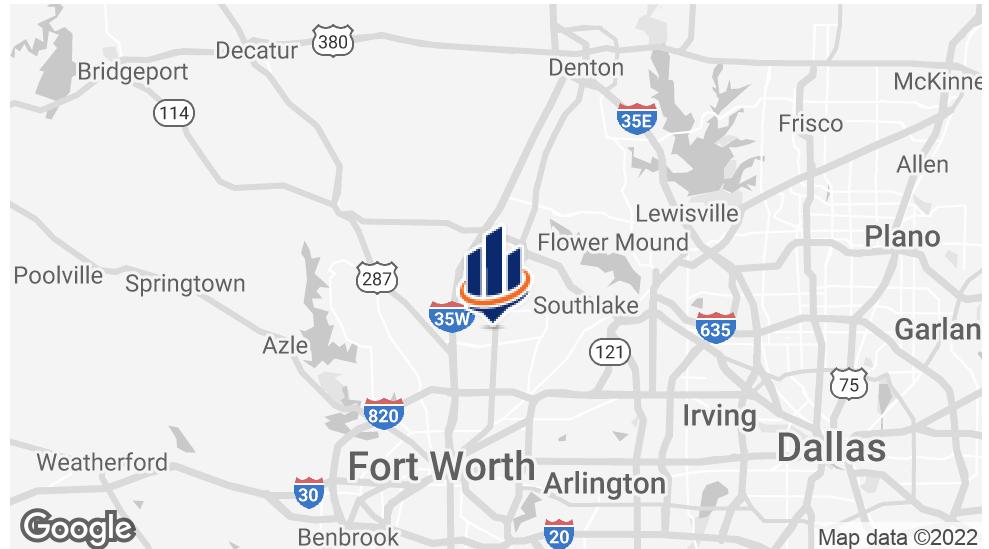
**PRESENTED BY:**

**BROOKE FORD**

O: 313.618.7176

[brooke.ford@svn.com](mailto:brooke.ford@svn.com)

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$13.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	37,712 SF
<b>AVAILABLE SF:</b>	9,444 SF
<b>LOT SIZE:</b>	4.83 Acres
<b>YEAR BUILT:</b>	2001
<b>ZONING:</b>	Light Industrial District

## PROPERTY OVERVIEW

Located on Hwy 377, with a traffic count of over 38,000 vehicles per day, this property is surrounded by national and local retail centers and other professional business offices. 5 miles from the growing areas of Alliance, Presidio, and Citadel with a combination of near 2 million sf of combined retail, office and residential space. This growing area makes the perfect location for any business service office.

9,444 SF general office space on the second floor. Large open workspace area with multiple private offices, meeting rooms and conference room.

## PROPERTY HIGHLIGHTS

- 10 Private Offices
- Formal Conference Room
- Training Room
- Small Meeting Room
- Two Restrooms
- CAT5/CAT6 Data Cabling

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## ADDITIONAL PHOTOS



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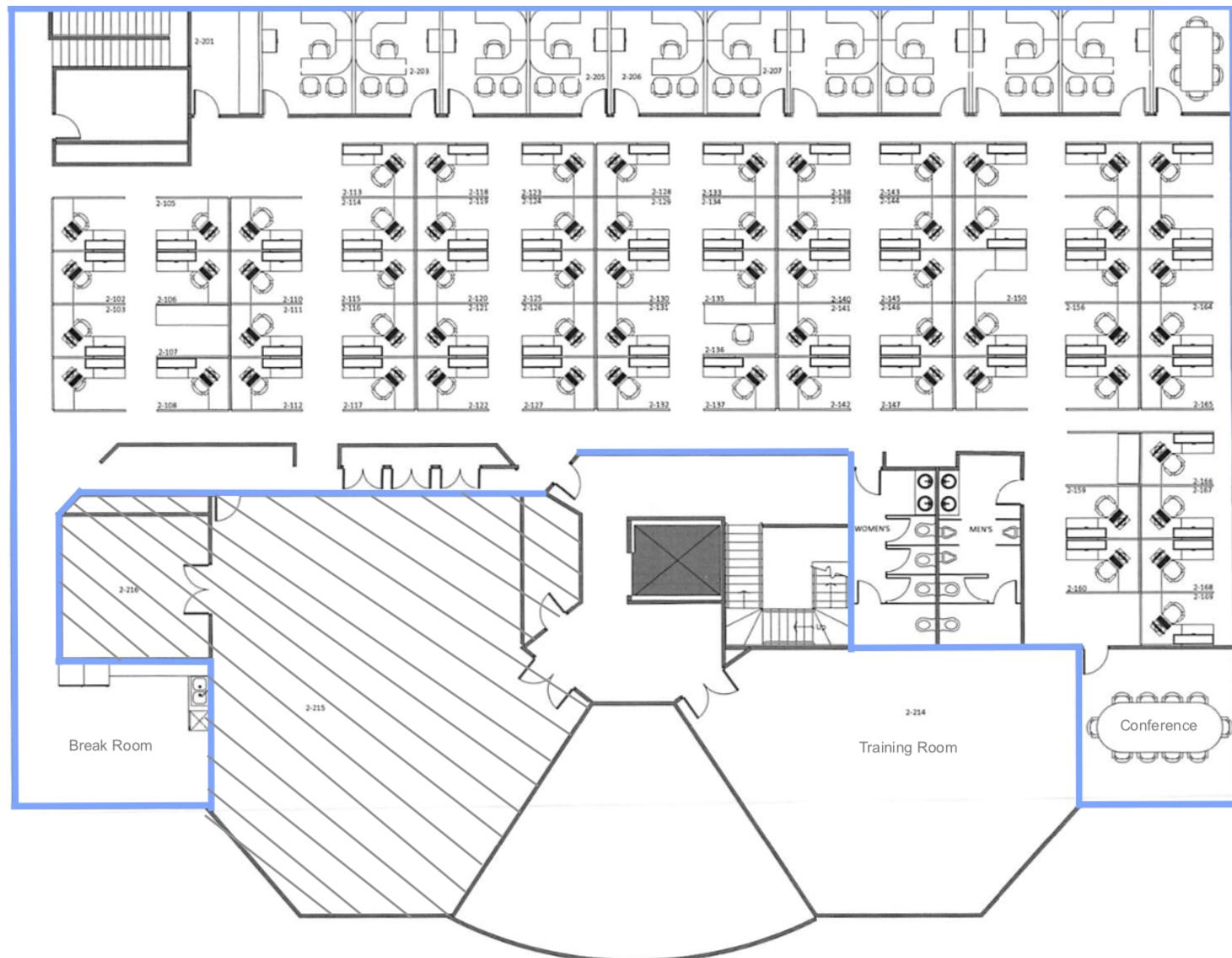


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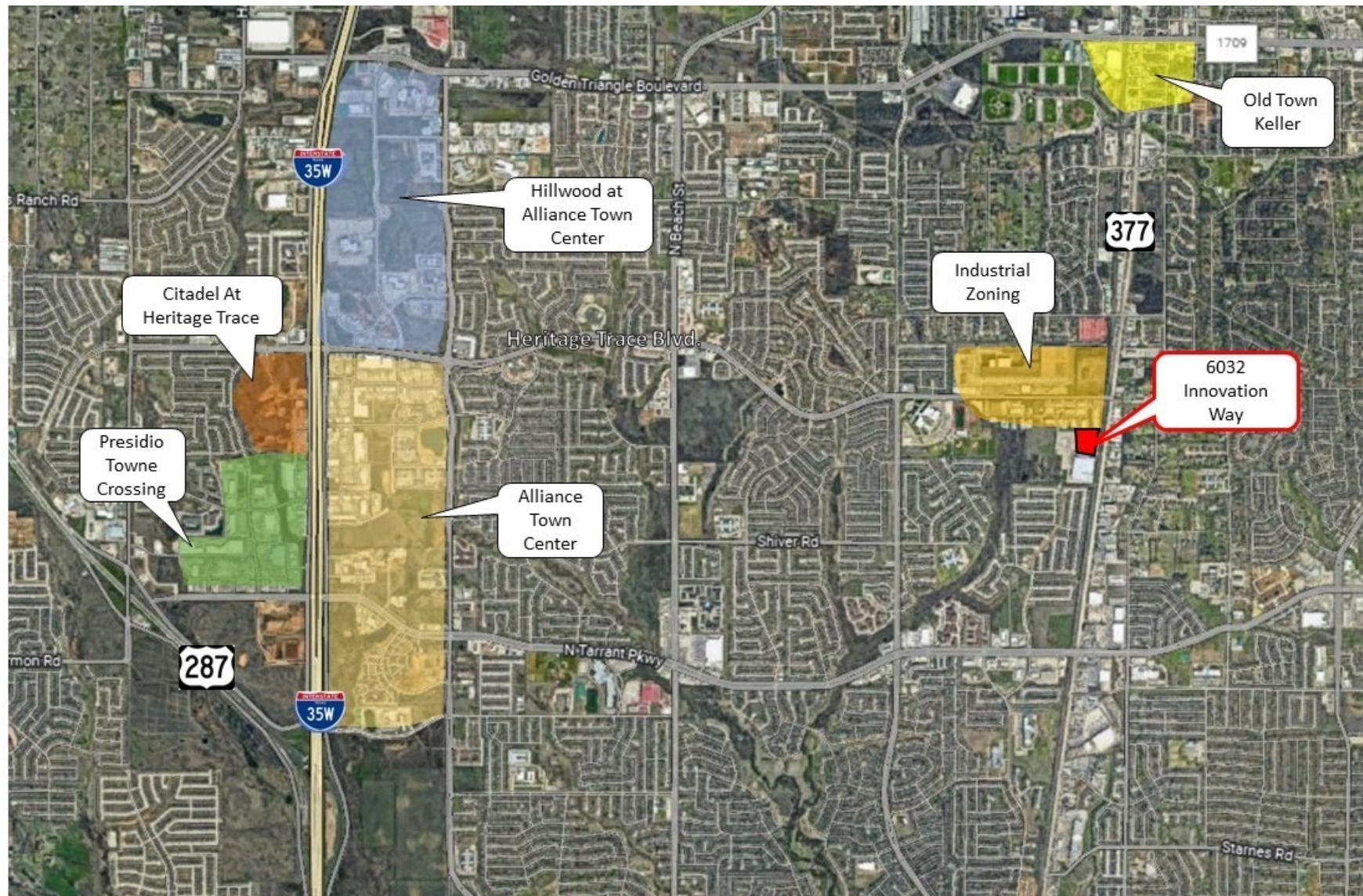


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## LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION 0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	844	2,799	11,049
<b>AVERAGE AGE</b>	26.3	29.5	31.3
<b>AVERAGE AGE (MALE)</b>	33.5	34.2	32.5
<b>AVERAGE AGE (FEMALE)</b>	21.3	26.8	30.5

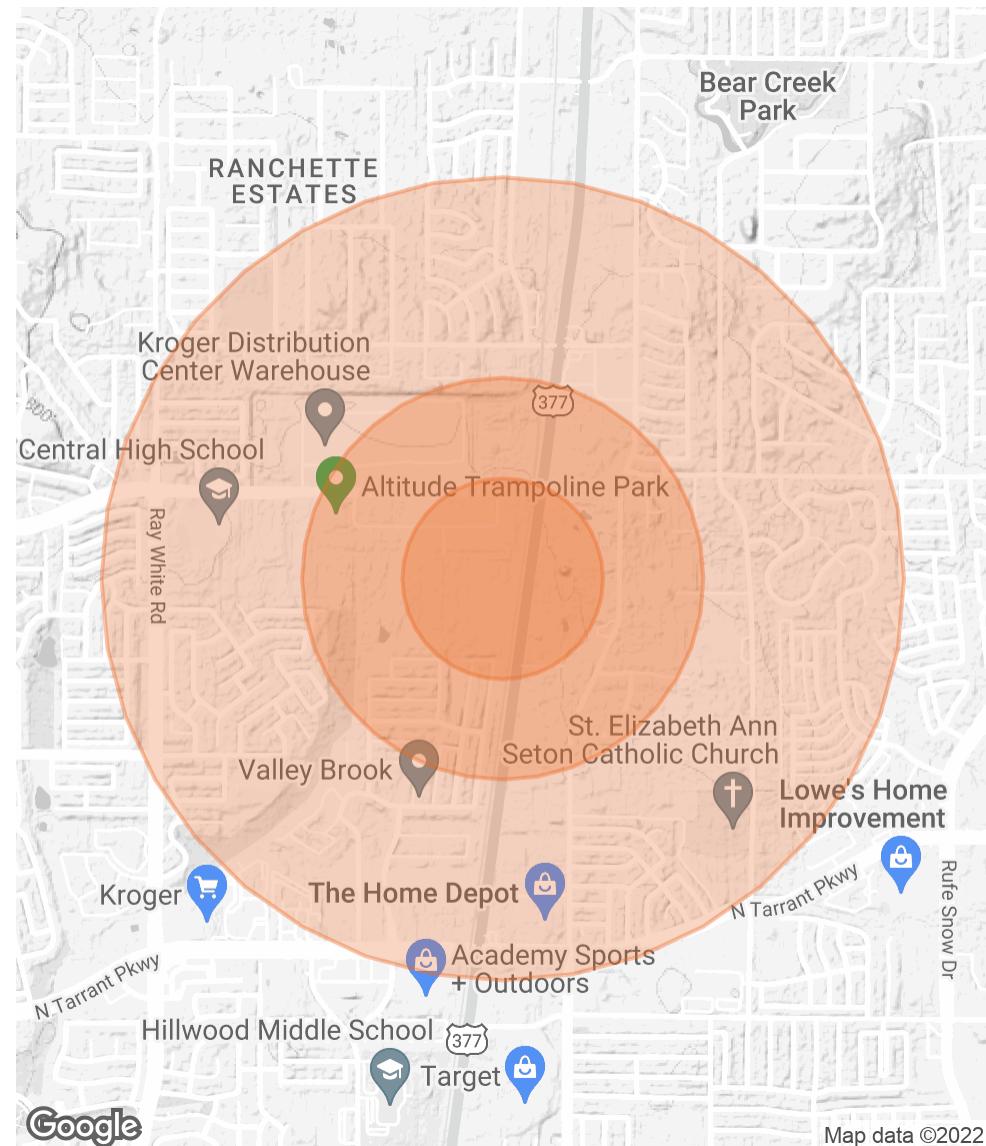
## HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	275	955	3,678
<b># OF PERSONS PER HH</b>	3.1	2.9	3.0
<b>AVERAGE HH INCOME</b>	\$90,596	\$126,924	\$146,364
<b>AVERAGE HOUSE VALUE</b>	\$1,639,316	\$702,670	\$474,323

## TRAFFIC COUNTS

<b>S MAIN ST/KROGER DR. N</b>	38,410 vehicles/day
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\* Demographic data derived from 2020 ACS - US Census \* Traffic Count derived from CoStar 2022



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## COMMUNITY INFORMATION- ALLIANCE



### ALLIANCE TOWN CENTER

A Master-Planned, 900 Acre Community featuring office spaces, retail/entertainment options, recreational parks/trails and medical facilities.

The region has grown into its own economic ecosystem —one that's propelling growth and fueling innovation in the North Texas area. Corporations, small companies and entrepreneurs from across the region and around the world have discovered the benefits of having their business near Alliance Texas.

- 41 Retail Shops
- 40+ Dining Options
- 6 Residential Communities
- 28 Acres of Parks & Trails

### PRESIDO TOWNE CROSSING

- Number 20 top rated shopping centers in Ft. Worth
- Phase 1 is 15.68 acre retail development with over 51 stores
- Presidio Phase 1 nearly 100% leased
- Traffic Count on I-35W: 118,009 VPD
- Traffic Count on N Tarrant Parkway: 15,187 VPD

### CITADEL AT HERITAGE TRACE

Mixed-use community with 65 acres of office space, apartment homes, outdoor trails/greenspaces, hospitality, retail and dining opportunities.

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## ADVISOR BIO



### BROOKE FORD

Advisor

brooke.ford@svn.com

**Direct:** 313.618.7176 | **Cell:** 313.618.7176

### PROFESSIONAL BACKGROUND

Prior to joining Matthews Group, Brooke spent five years as a design and manufacturing engineer. Brooke is originally from Michigan and graduated from The University of Alabama with a degree in Mechanical Engineering and Mathematics. She brings a logical and meticulous approach to the SVN Trinity Advisors- Matthews Group on deals in the investment, office, and industrial markets. Her focus is on leasing and sales in the DFW area, representing Tenants, Landlords, Buyers, and Sellers.

As an active member in the community, Brooke spends time volunteering for GRACE and is currently the Chair for the Young Professionals Group within the Southlake Chamber of Commerce. In her leisure time, you can find her on the golf course, cheering on the tide, or spending time at the lake.

**SVN | Trinity Advisors**

1762 Keller Parkway, Suite 100  
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:
  - 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.

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
Brooke Ford	747247	brooke.ford@svn.com	313-618-7176
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date