

FOR LEASE

# WESTSIDE MARKET

9108 - 9124 Camp Bowie W. Blvd | Fort Worth, TX 76116



# VISION

COMMERCIAL REAL ESTATE



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**RECENTLY REDUCED RENTAL RATES**

**PRICE | \$10-\$18 PSF + NNN (est. \$7.65) AVAILABLE AREA | 1,400 - 2,676 SF  
Grease Trap Available**

## PROPERTY HIGHLIGHTS

- 👁️ 2nd Generation Restaurant Coming Available between Kroger and Wingstop
- 👁️ Join Kroger, Pizza Hut, Taco Bell, Wingstop, Prestige Dental, Hounds Town, and Humana’s Centerwell
- 👁️ Great visibility & direct access from I-820 (73,812 vehicles per day on I-820)
- 👁️ Traffic generators include: Frank Kent Cadillac, Honda of Fort Worth, Moritz Chevrolet, Toyota of Fort Worth and many more

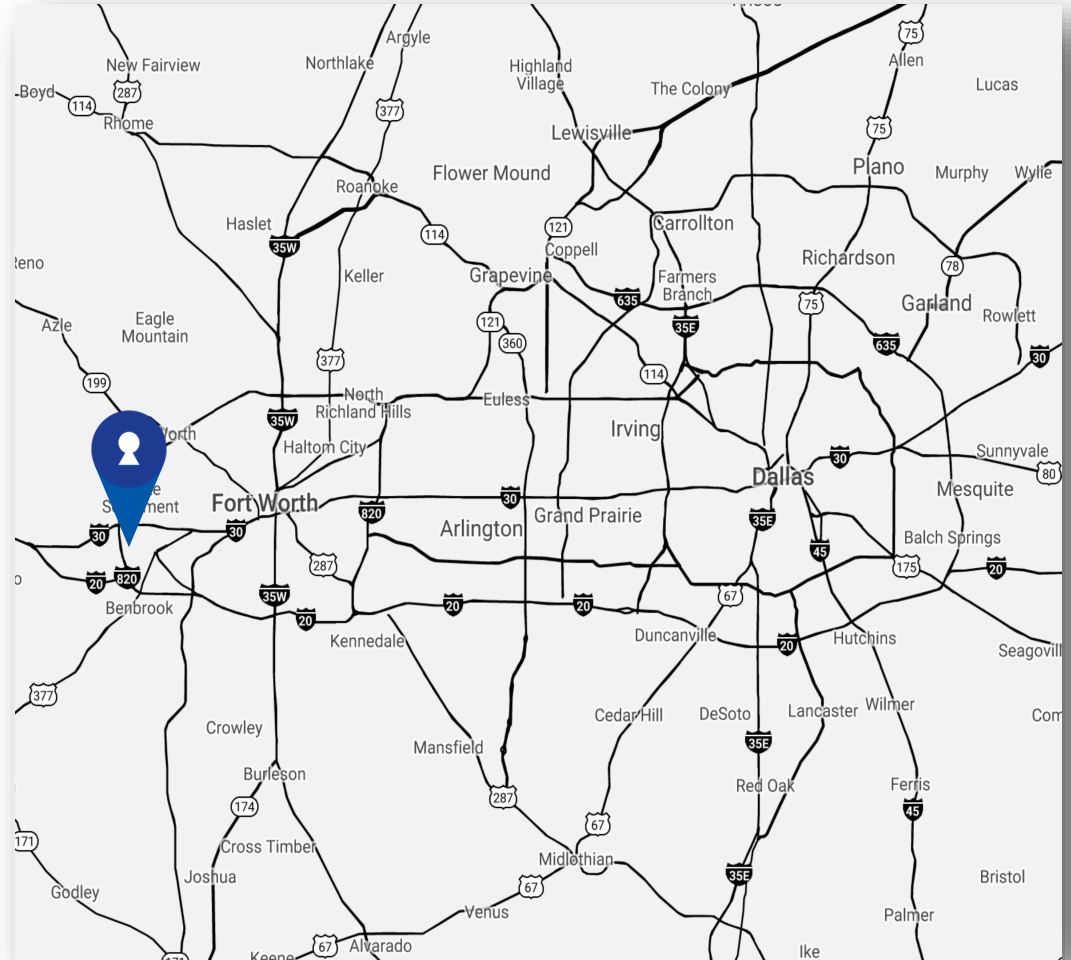
## DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	14,403	39,714	73,824	146,156
DAYTIME POPULATION	4,322	9,328	22,943	61,075
AVG HH INCOME	\$49,232	\$67,793	\$77,731	\$92,722
POPULATION GROWTH 2023-2027	0.4%	0.5%	0.4%	0.4%

\*Costar 2023

## TRAFFIC COUNT

42,077 VPD at I-820 and Chapin Rd S





**CAMP-BOWIE-W-BLVD**





Suite	Tenant	Size SF
<b>9108 Camp Bowie W Blvd</b>		
400	Centerwell Medical	7,917

Suite	Tenant	Size SF (Base Rent)
<b>9116 Camp Bowie W Blvd</b>		
100	2nd Gen Restaurant Coming	1,400 (\$18 PSF)
105	Wingstop	1,324
TBD	AVAILABLE w/ Grease Trap	2,676 SF (\$10 PSF)
115	Mellyn Games	2,660 SF
125	Laundry Works	3,010
130	AVAILABLE	2,170 SF (\$10 PSF)
140	Skillman Wok Restaurant	1,800

Suite	Tenant	Size SF
<b>9112 Camp Bowie W Blvd</b>		
100	JJ Dakota's Billiards	5,800
120	Advance America	1,493
125	Asian Therapy Massage	1,098
130	Metro by T-Mobile	1,000
135	Prestige Dental Fort Worth	3,040
145	Eye Brow Threading Salon	1,226
150	Liberty Tax	758

Suite	Tenant	Size SF
<b>9124 Camp Bowie W Blvd</b>		
100	820 Liquor Store	1,659
200	Insurance Office	802
300	Texas Home Medical	2,114
350	Pizza Hut	1,593
500	Hounds Town Dog Care Services	5,000
550	Panther City ParTee- Virtual Golf	2,160 SF
600	Heart & Soul Tattoo	1,209

The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.





### COMMERCE

250+ Major Companies & Headquarters  
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



**#1** in the country for **3-year job growth** (185,600 jobs)  
**#1** in the country for **job recovery to pre-pandemic high** (3,951,900 jobs)  
BLS, Dec. 2021

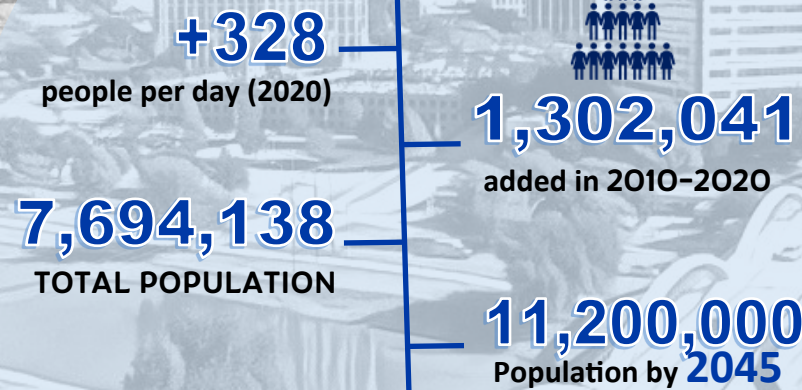
**4** **Global 500 Companies** Fortune, 2021  
**9** **World's Most Admired Companies** Fortune, 2022  
**22** **Fortune 500 Companies**



**50%**  
**LOWER COST OF LIVING**  
With a lower cost of living than the top three U.S. Metros.

**+7.2%**  
**EMPLOYMENT GROWTH**  
With a year over year gain of 277,600 jobs as of July 2022

### DFW AREA GROWTH



**4TH LARGEST METRO IN U.S.** OVER **200** CITIES

**3 Commercial AIRPORTS**

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in **4 hours**

Access nearly **60** international destinations

### HIGHER EDUCATION

**Three Research 1 Universities**



**30** Higher Education Institutions  
**15** Major Universities Including:



### HEALTH CARE

**138** HOSPITALS & FACILITIES with Acute Care  
**32** MAJOR HOSPITALS  
**23** HEALTHCARE SYSTEMS

# INFORMATION ON BROKERAGE SERVICES



## 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 on 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 on 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 on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on 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 on. 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 on 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 on 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 on 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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Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

2-10-2025



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