

FOR LEASE



# Westover Village

421 Sherry Ln  
Fort Worth, TX 76114



**Tracy Gray**  
Managing Partner  
tgray@levelcommercial.net  
817.629.0176

# PROPERTY HIGHLIGHTS

AVAILABLE SPACE:

2,514 SF - 28,951 SF

PRICING:

Contact Broker

NNN:

Est. \$6.50

- 101,038 SF Shopping Center with Box & Inline Retail Spaces and 5 Adjacent Pad Sites
- Shadow Anchored by Target
- Surrounded by Strong Mix of National Retailers including Walmart, Lowe's, Chase, and Aldi
- Quick Access to I-30



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population	6,063	82,240	218,634
Est. Average HH Income	\$96,658	\$90,252	\$102,462
Traffic Counts	Alta Mere Dr: +/- 32,120 VPD	I-30: +/- 112,487 VPD	

# SITE PLAN



## Alta Mere Dr

Suite	Tenant	SF
475	Half Price Books	10,000
465	Petco - Renewed	15,000
455	Hyper Kidz	17,093
445	Available (White Box)	9,211
435	Party City	12,240
425	Lumber Liquidators	7,500

Suite	Tenant	SF
677	Crumble Cookies	1,886
675	Available	2,514
663	Bath 7 Body Works	4,742
661	Generator Supercenter	2,953
653	Former Sleep Experts	5,035
645	Palm Beach Tan	2,652
643	Flurry Fitness	4,345
639	Archstone Dental	2,610

Padsite	SF
1	0.41 AC
2	0.72 AC
3	0.51 AC
4	0.66 AC
5	1.22 AC

# AVAILABLE

**+/- 5,035 SF**

**+/- 2,514 SF**



**+/- 7,500 SF**



**+/- 12,240 SF**



**+/- 9,211 SF**



# AERIAL





# 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.

11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 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:
  - 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
  - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
  - The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
  - The broker does not perform any other act of real estate brokerage for the buyer/tenant.
- Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	John Hill	License No.	0627718	Email	john@barnetthill.com	Phone	325-721-4428
Name of Designated Broker of Licensed Business Entity, if applicable	Tracy Gray	License No.	696889	Email	tgray@levelcommercial.net	Phone	817-629-0176
Name of Licensed Supervisor of Sales Agent/Associate, if applicable		License No.		Email		Phone	

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_