



## FOSSIL CREEK PLACE

3800 SANDSHELL DRIVE  
FORT WORTH, TEXAS 76137

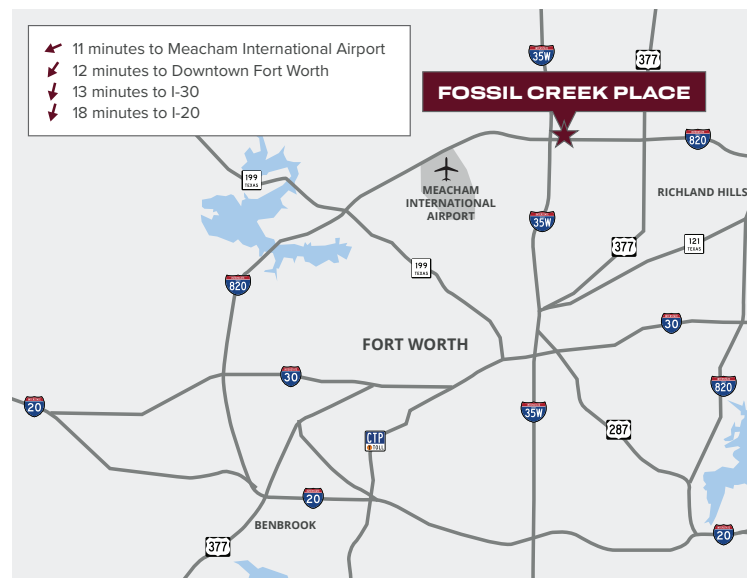
# SUBLEASE AVAILABLE

### PROPERTY HIGHLIGHTS

- 126,119 RBA
- Available: 4,111 SF
- Ample Parking
- Excellent Visibility with Loop 820 Frontage
- Well-Capitalized Local Ownership and Property Management

### LOCATION

- Excellent access to I-35 and Loop 820
- 7.8 Miles to Downtown Fort Worth
- 19.8 Miles from DFW Airport



### CONTACT

Reilly Clark | 817.632.6157  
rclark@holtlunsford.com

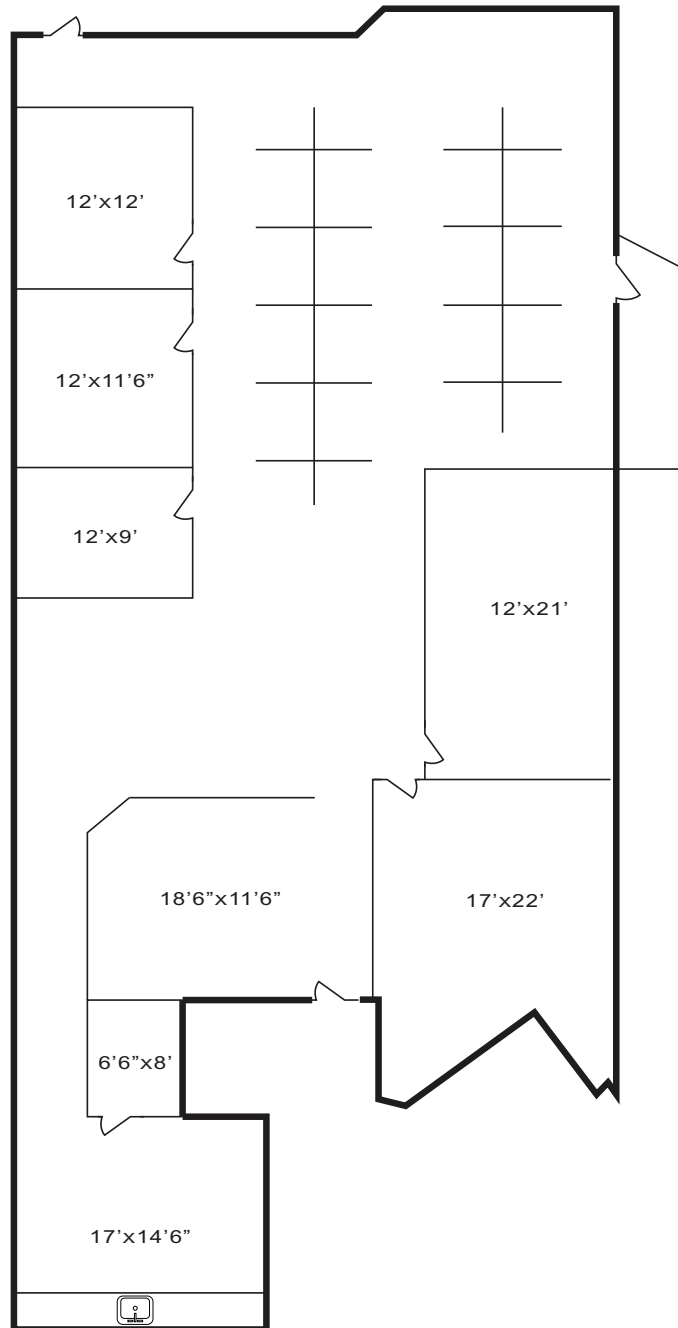
Carter Sells | 817.632.6153  
csells@holtlunsford.com

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

## FLOOR PLAN

Suite 260 - 4,111 SF

Move In Ready Furniture Available



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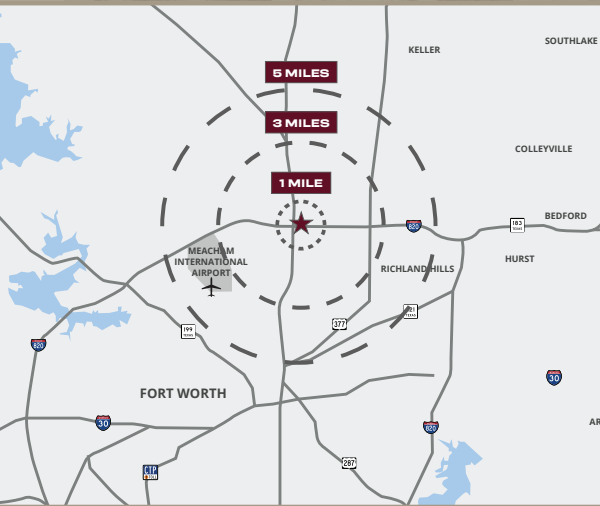
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## DEMOGRAPHICS



	POPULATION	2 MILES	5 MILES	10 MILES
2010 Population	29,902	246,845	753,678	
2020 Population	34,038	287,035	904,017	
2025 Population Projection	36,205	306,197	968,145	
Annual Growth 2010-2020	1.40%	1.60%	2.00%	
Annual Growth 2020-2025	1.30%	1.30%	1.40%	

	HOUSEHOLDS	2 MILES	5 MILES	10 MILES
2010 Households	12,112	83,735	267,002	
2020 Households	13,705	96,630	318,794	
2025 Household Projection	14,552	102,882	340,970	
Annual Growth 2010-2020	0.90%	1.10%	1.30%	
Annual Growth 2020-2025	1.20%	1.30%	1.40%	

	INCOME	2 MILES	5 MILES	10 MILES
Avg Household Income	\$79,834	\$82,286	\$89,904	
Median Household Income	\$66,484	\$67,622	\$68,353	

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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.*

01-08-2024



## 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.

Holt Lunsford Commercial, Inc.	359505	hlunsford@holtlunsford.com	972.241.8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mario Zandstra	312827	mzandstra@holtlunsford.com	972.241.8300
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

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

\_\_\_\_\_  
Date