

FOR LEASE



4560 HERITAGE TRACE PKWY.

FORT WORTH, TX 76244

**COLONIAL
COMMERCIAL
REAL ESTATE
LLC**

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COLONIAL
COMMERCIAL REAL ESTATE LL

PROPERTY HIGHLIGHTS

AVAILABLE SPACE

SUITE 100 - 2,400 SF

- 2nd Gen End Cap Med Spa
- Class A Finish Out

LEASING PRICE

SUITE 100: \$29.00/SF + \$15.24 NNN

ZONING

E

LEASE TERM

NEGOTIABLE

PROPERTY HIGHLIGHTS

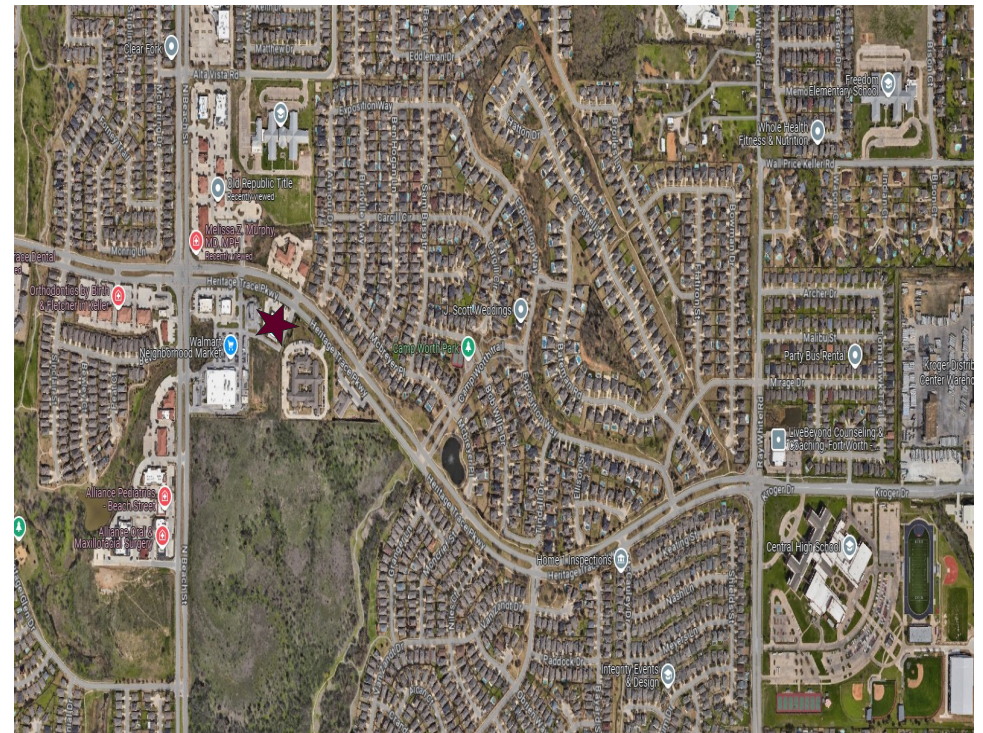
- ◆ 2nd Generation Med Spa with Class A Finish Out
- ◆ Shadow Anchored by Wal-Mart Neighborhood Center
- ◆ Demographics exceeding \$149,000 in 1-Mile radius
- ◆ 3 minute drive & less than 1-Mile from Central High School (2,600 students)
- ◆ Direct turn in lane from Heritage Trace Parkway
- ◆ New Construction in 2019

2024 DEMOGRAPHICS SNAPSHOT

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	18,675	119,130	285,697
AVG HH INCOME	\$149,568	\$125,930	\$120,005

2025 TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	VPD
HERITAGE TRACE PKWY	N BEACH ST	22,723
N BEACH ST	HERITAGE TRACE PKWY	21,918
I-35W NORTH	HERITAGE TRACE PKWY	106,692



A map of the Fort Worth area in Texas. A red star marks the location of 4560 Hertiage Trace Pkwy, Fort Worth, TX 76244. The map shows major highways like I-35W, I-820, and US-77. Various neighborhoods and landmarks are labeled, including Keller, Southlake, Grapevine, Saginaw, Blue Mound, Watauga, North Richland Hills, Hurst, Bedford, Euless, Haltom City, River Oaks, Westworth Village, Fort Worth Stockyards, Kimbell Art Museum, and AT&T Stadium. The map also shows parks like Bear Creek Park and Chisholm Park, and golf courses like Bear Creek Golf Club.

SUITE 100 PHOTO

DRIVE THRU



INTERIOR



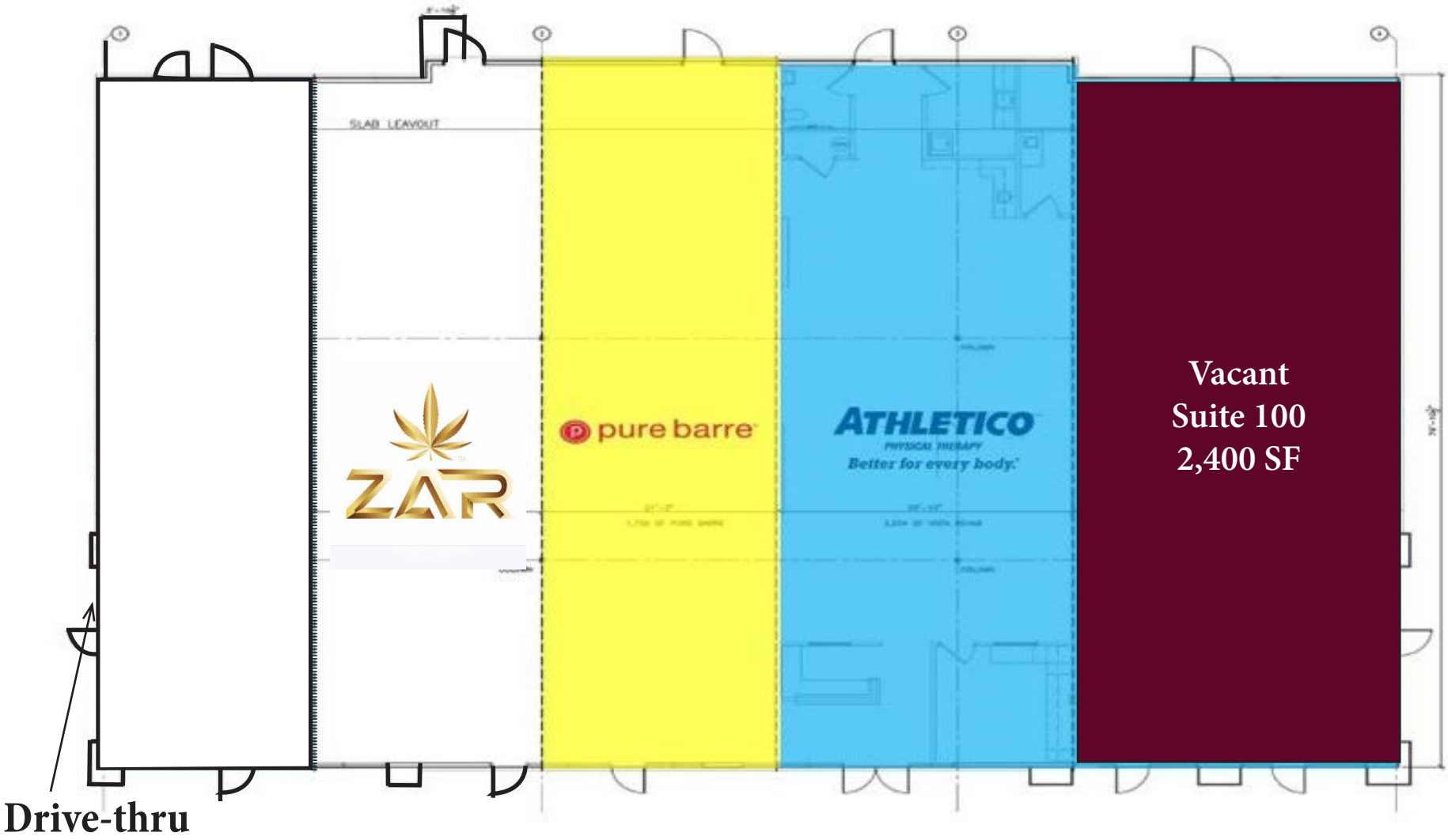
INTERIOR



INTERIOR



SITE PLAN





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.

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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Berkowitz	418682	mberkowitz@colonialcre.com	817-632-6200
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller and/or Initials

Date

