

street.™

West Loop Business Park



Forward thinking
commercial real estate.

streetrealty.com

OFFERED BY

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Street Realty, LLC
3909 Hulen St.
Fort Worth, TX 76107





INDUSTRIAL FOR LEASE

724 N Jim Wright Fwy, White Settlement, TX 76108



PROPERTY DESCRIPTION

Ideal for landscape contractors, service companies, private storage, hobby shops, and a wide variety of businesses or individuals who needs a cost-effective place to work and store equipment.

PROPERTY HIGHLIGHTS

- 141,900 SF of Service Industrial Available
- Offering 975 & 1,950 SF Spec Suites
- Up to 9,750 SF Available
- 17' Clear Height
- No outside storage

LOCATION DESCRIPTION

West Loop Business Park is a light-industrial business park located in the user-friendly West Fort Worth enclave of White Settlement. With over 1,000 linear feet of frontage on West Loop 820 and easy access to some of Tarrant & Parker County's fastest growing areas. Excellent Visibility and Access on West Loop 820. Adjacent to Silver Creek Business Park - 6.5 Million SF at Build Out

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,487 | 51,260 | 194,691 |
| Total Population | 6,287 | 121,475 | 483,919 |
| Average HH Income | \$66,640 | \$71,955 | \$81,797 |

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Available Space

| BUILDING | SUITE SIZE | TYPE | RATE | DESCRIPTION |
|----------|----------------|------|----------------|---|
| 1-4 | 1,950-9,750 SF | NNN | Contact Broker | Glass Storefront w/Rear Overhead Access |
| 5 | 5,400 SF | NNN | Contact Broker | Freestanding Building/Showroom |
| 6-8 | 1,950-9,750 SF | NNN | Contact Broker | Divisible to 1,950 SF Full Pull Thru -Two overhead doors |
| 9-10 | 1,950-9,750 SF | NNN | Contact Broker | Divisible to 1,950 SF Full Pull Thru -Two Overhead Doors 480V 3 Phase |
| 11-15 | 975-9,750 SF | NNN | Contact Broker | Overhead Doors 480V 3 Phase Power |

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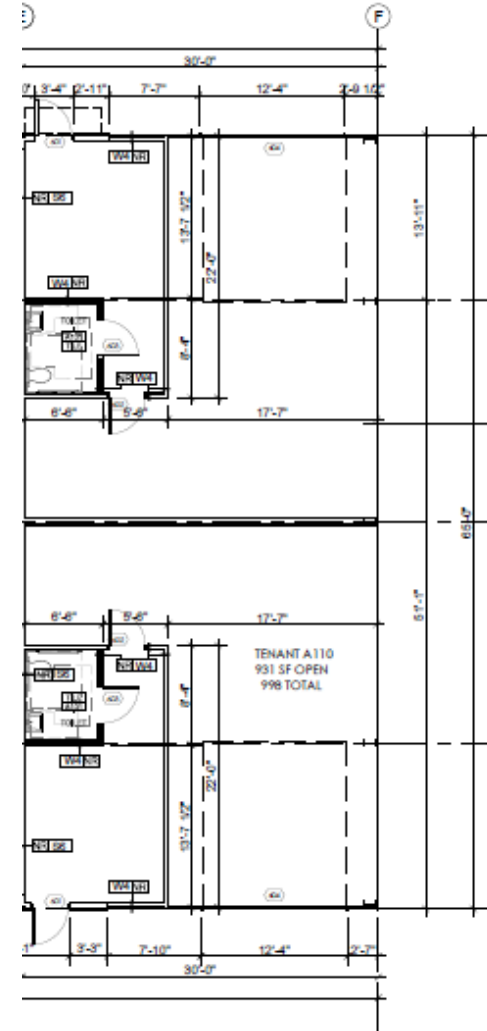
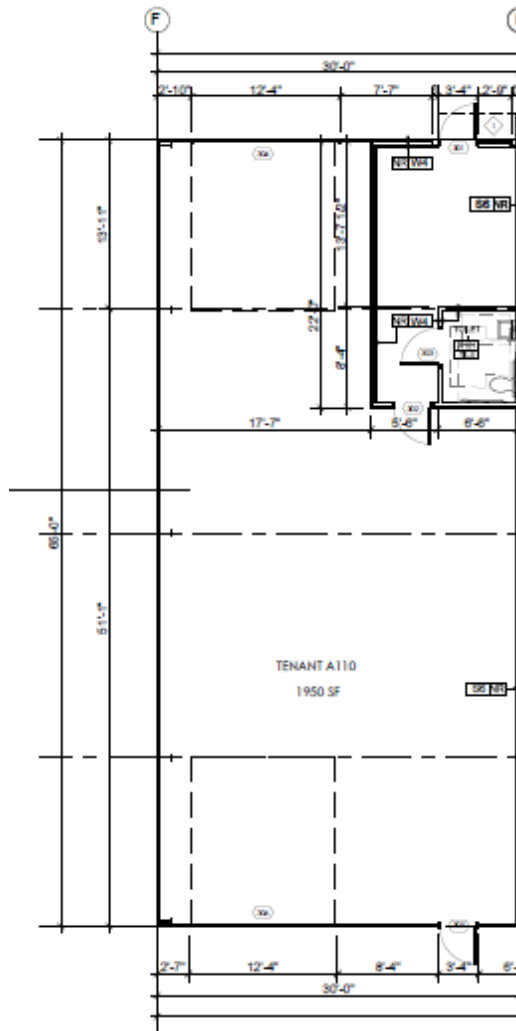
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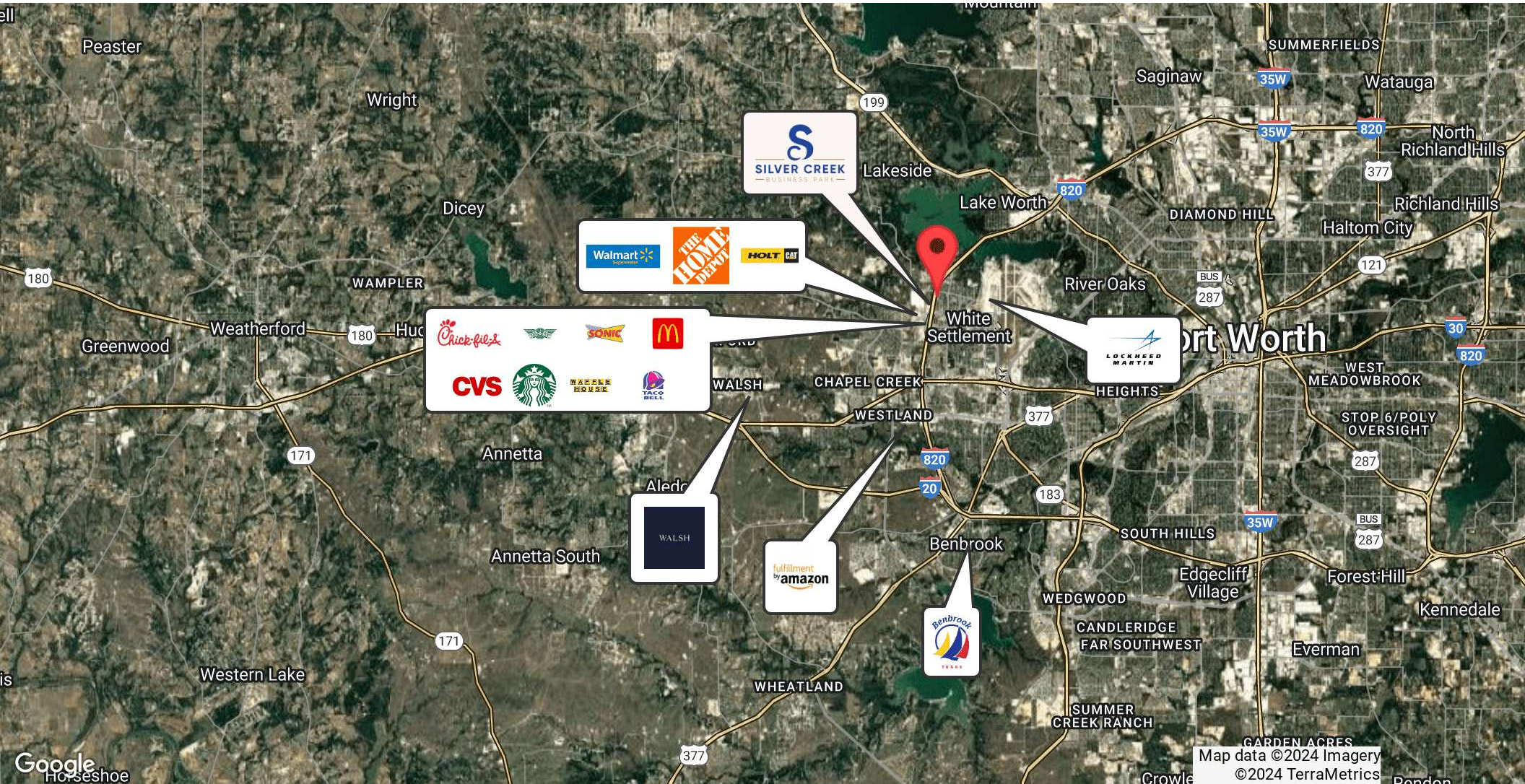
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TYPES OF REAL ESTATE LICENSE HOLDERS:

- 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.

| | | | |
|------------------------------------|----------------|------------------------------|---------------------|
| <u>Street Realty</u> | <u>9010542</u> | <u>alex@streetrealty.com</u> | <u>817.469.4868</u> |
| Licensed Broker / Broker Firm Name | License Number | Email | Phone |
| <u>Alex S. Bryant</u> | <u>568528</u> | <u>alex@streetrealty.com</u> | <u>713.992.2548</u> |
| Designated Broker of Firm | License Number | Email | Phone |

Buyer / Tenant / Seller / Landlord Initials Date



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