

FOR LEASE

ALTAMESA VILLAGE

3439 Altamesa Blvd
Fort Worth, TX 76133



VISION

COMMERCIAL REAL ESTATE



Jill Bayne

817.803.3287

VISIONCOMMERCIAL.COM

JILL@VISIONCOMMERCIAL.COM

PRICE | **\$16.00 PSF—\$18.00 + NNN (est. \$4.50)** PROPERTY AREA | **4,500 - 12,239 SF**

PROPERTY HIGHLIGHTS

- 👁️ 59,000 sf neighborhood shopping center on corner of Altamesa Blvd & McCart Ave Intersection
- 👁️ Great parking ratio: 5.10/1,000 sf parking ratio
- 👁️ Less than 5 minutes to I-20 and I-35
- 👁️ High traffic intersection including national retailers
- 👁️ Pylon Signage on Altamesa & McCart visibility
- 👁️ Dense residential population: 130,000+ in 3-mile radius

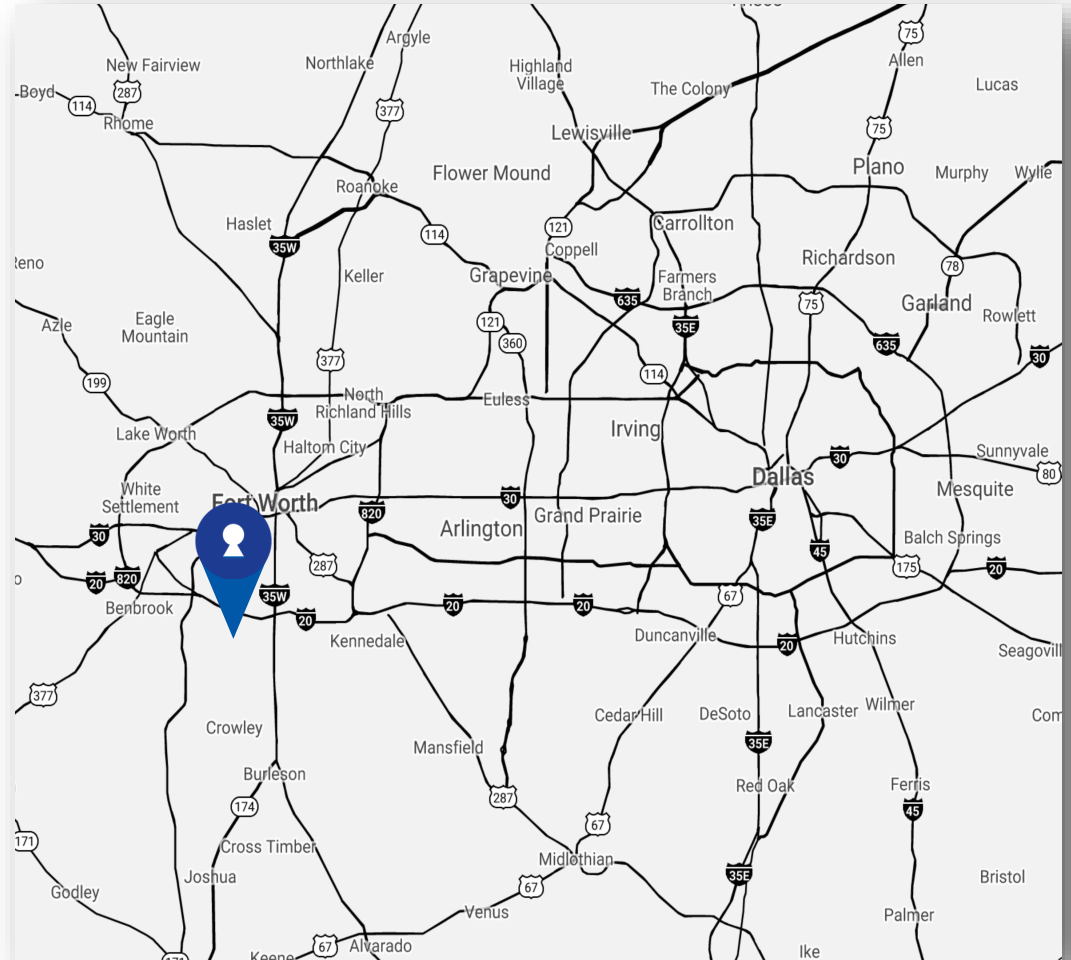
DEMOGRAPHICS

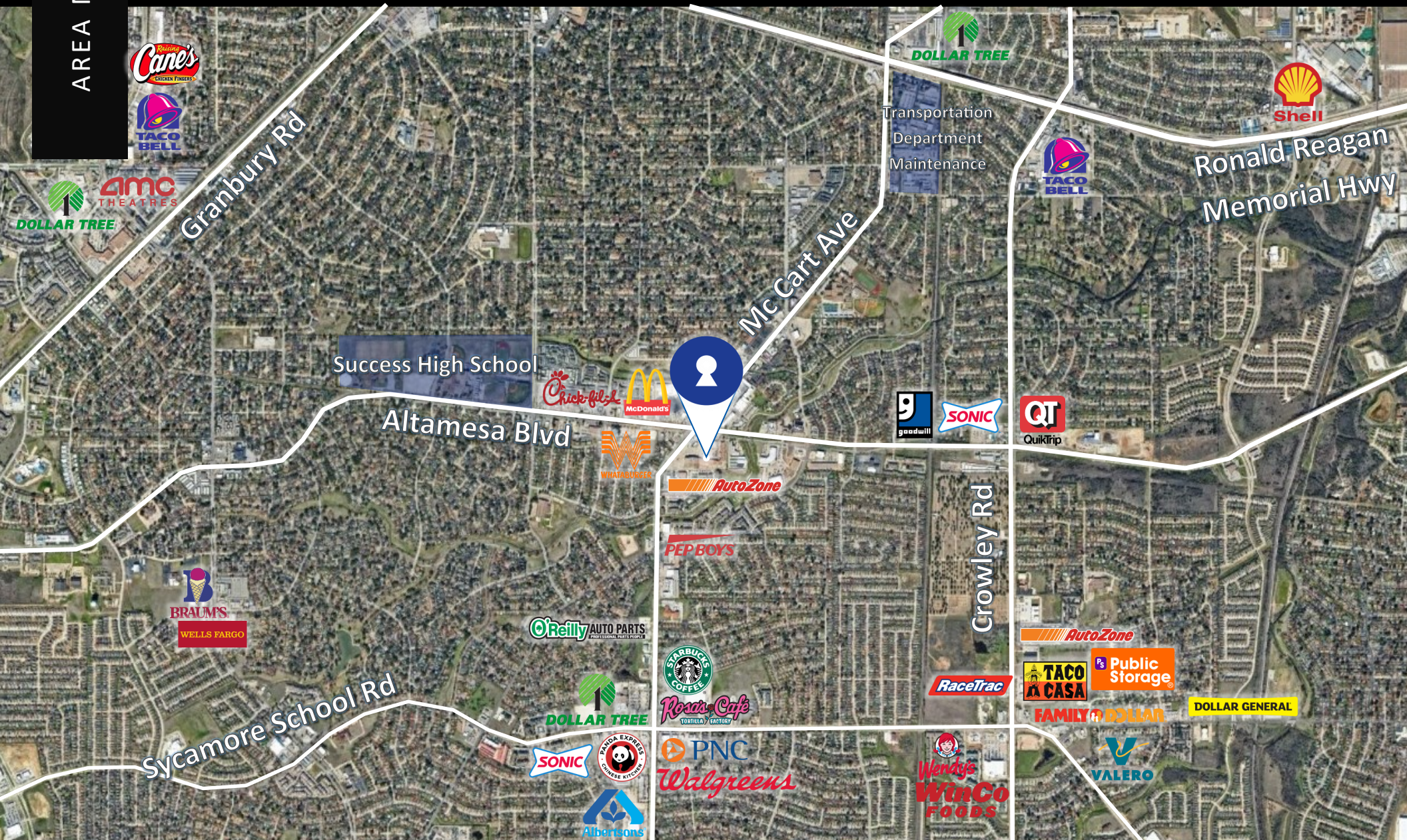
	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	20,109	69,732	136,322	266,403
EMPLOYEES	4,107	11,329	32,027	86,449
AVG HH INCOME	\$74,654	\$84,349	\$88,553	\$95,750
POPULATION GROWTH	-0.11%	-0.08%	0.39%	1.11%

*STDBonline.com 2022

TRAFFIC COUNT

34,280 VPD at McCart Ave & Altamesa Blvd







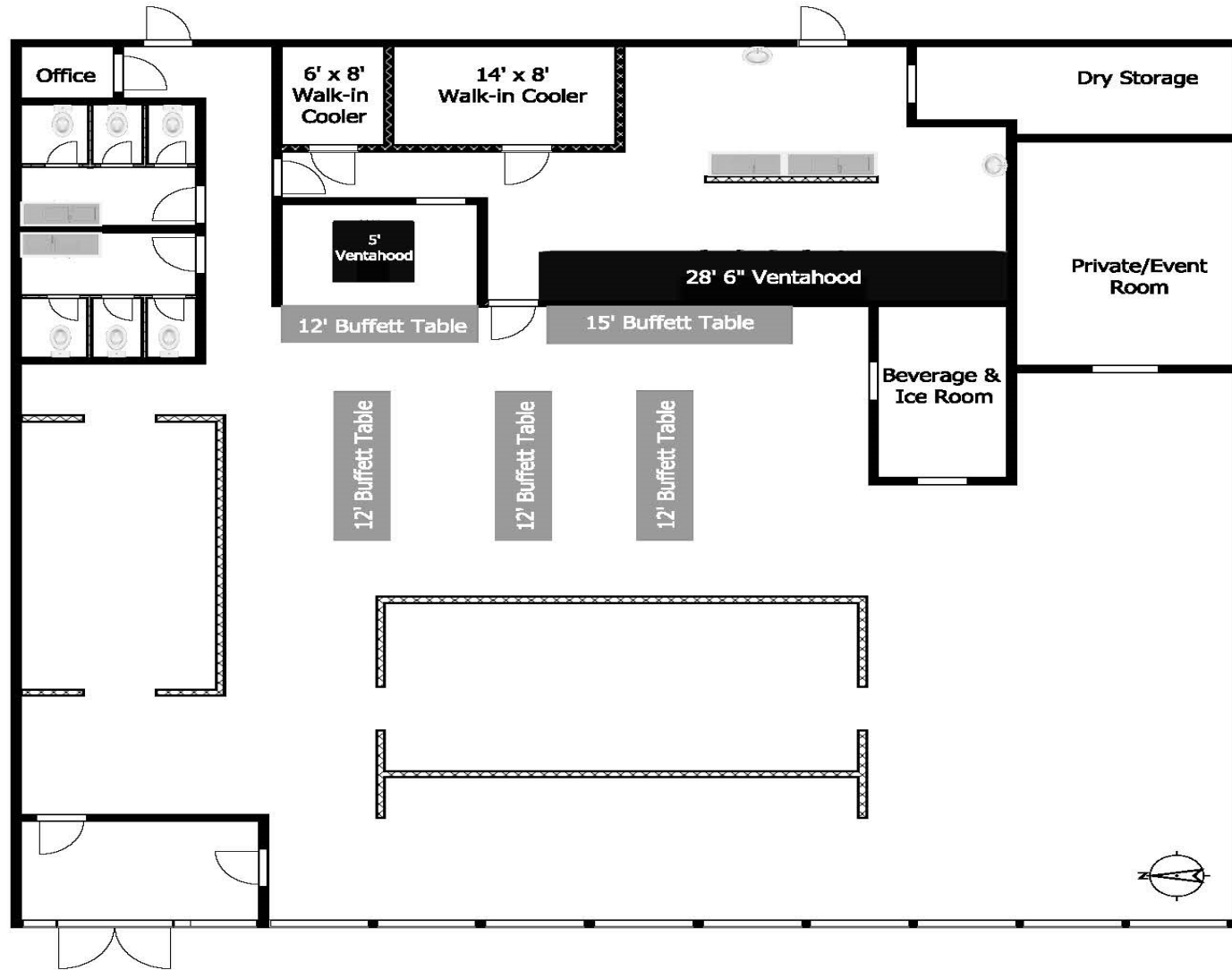
H-E-B

Owned (since 2014)
Not a part of center

SUITE	TENANT	SF
102	Pinot's Best Oriental Market	3,432
104	Glamour Nails	1,119
110	School/Daycare	8,950
116	Joy Spa & Massage	1,523
118	Devine Therapeutic Massage	830
120	Laundromat	4,381
122	Primal Cards & Collectables	2,470
124	SS World Gift Shop	1,757
126	Juicy Luxe Boutique	1,538
128	Showtime Family Dental	3,184
132	Available	4,777
134	Available (Former Salon Suites)	7,462
143	Liberty Tax Services	1,061
148	Austin Driving	1,792
150	Available (Former Restaurant)	5,306
156	Jackie Express	1,391
158	Puff 4 Less	1,420
159	La Nueva de Zacatecas Tortillas	2,653
164		
166	Available (Former Restaurant)	4,500



Suite 150 - approx. 5,306 SF



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



DFW AREA GROWTH

+328

people per day (2020)



1,302,041

added in 2010-2020

7,694,138

TOTAL POPULATION

11,200,000

Population by 2045

4TH LARGEST METRO IN U.S.

OVER 200 CITIES

50%

LOWER COST OF LIVING

With a lower cost of living than the top three U.S. Metros.

+7.2%

EMPLOYMENT GROWTH



HIGHER EDUCATION

Three Research 1 Universities



Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

30 Higher Education Institutions

15 Major Universities Including:



3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in 4 hours

Access nearly 60 international destinations



HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care

32 MAJOR HOSPITALS

23 HEALTHCARE SYSTEMS

INFORMATION ON 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.

Vision Commercial RE DFW LLC Broker Firm Name	9006752 License No.	info@visioncommercial.com Email	817-803-3287 Phone
Trenton Price Designated Broker of Firm	0652029 License No.	info@visioncommercial.com Email	817-803-3287 Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov