

FOR LEASE

University Drive Pad Sites

950 N University Dr | Fort Worth, TX 76114



SPACE AVAILABLE

0.87 - 1.72 ACRES

PRICING INFORMATION

CONTACT BROKER

LOCATION

SEQ N University Dr & Jacksboro Highway

TRAFFIC GENERATORS

- Prime Pad Sites Available for Ground Lease Near Fort Worth CBD & West 7th Corridors
- Minutes from Sundance Square, Cultural Arts District, Will Rogers Center, Dickies Arena, Fort Worth Botanic Gardens, & the Fort Worth Stockyards Undergoing Major Redevelopment
- Views of Downtown Fort Worth Skyline
- Nearby Retailers include Walmart, newly-remodeled Rockwood Golf Course, Foundry District including Defender Outdoors and Array of Auto Dealers and Montgomery Plaza
- Rapid 11.08% Projected 5-Year Population Growth Rate within 1 Mile Radius

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE	5 MILE
Population	12,216	48,174	103,568	276,824
Employees	6,703	63,160	117,934	190,542
Average HH Income	\$63,819	\$79,354	\$74,441	\$74,068
Proj Pop. Growth 2019-24	11.08%	10.21%	8.89%	9.26%
Traffic Count	34,590 VPD @ Jacksboro Hwy & N University Dr 31,021 VPD @ N University Dr & Rockwood Park Dr N			

CoStar 2019



Clint Renfro | Scott Lowe

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VISIONCOMMERCIAL.COM

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1 Mi. to
West 7th &
Cultural
District

1.3 Mi.
to CBD

PAD D
1.06 AC
LEASED

PAD C
0.87 AC

PAD B
1.00 AC

PAD A
1.72 AC

PAD E
1.22 AC

Rockwood
Go-Karts



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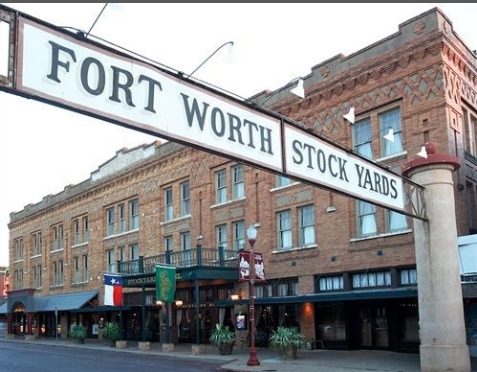
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FORT WORTH STOCKYARDS



The Stockyards National Historic District is one of the most well known attractions not only in Texas but also in the nation. Authentic brick streets and western architecture truly transports visitors to where and when the west began.

The Stockyards are home to not only landmarks of historical significance, being apart of the original Chisolm Trail, but also a number of restaurants, shops and saloons offering authentic western wear, food, and gifts. Whether its daily longhorn cattle drives, weekend rodeos at the famous Cowtown Coliseum, or a round of drinks and a Texas –Two Step at the world famous Billy Bob’s, the World’s Largest Honky Tonk, you are sure to have a truly unique and memorable Texas experience.

FORT WORTH CULTURAL DISTRICT



The Fort Worth Cultural District features five internationally recognized museums including: The Kimbell Art Museum, Modern Art Museum of Fort Worth, Amon Carter Museum of American Art, Fort Worth Museum of Science and History, and the National Cowgirl Museum. Each museum contains collections that rival many well known museums around the world.

The Fort Worth Botanic Gardens boast 109 acres of gorgeous garden scenery and is also home to the Botanical Research Institute of Texas, better known as the BRIT. The Botanical Research Institute of Texas serves to conserve and study various plant life and global sustainability.

The Cultural District is also home to Will Rogers Memorial Center, which hosts the annual Fort Worth Stock Show and Rodeo as well as various events and trade shows throughout the year.

FORT WORTH WEST 7th STREET



The Fort Worth Cultural District also includes the widely popular West 7th Street corridor. Filled with modern restaurants and retail, the West 7th area boasts an eclectic feel that draws locals of all backgrounds to its bustling nightlife and shopping. Crockett Row is a pedestrian area lined with specialty shops, unique restaurants, bars, arts and entertainment.

The Crockett Row area is scheduled to host several new events to add to the vast roster of cultural arts and entertainment events Fort Worth hosts ever year including: Blues Brunch in July; the Local Filmmakers’ Festival with Film Fort Worth in October; Illuminate in November as well as family-favorite events such as the Chalk Art Festival in September and the Starlight Symphony show in December.

The West 7th Street area is also home to great collections of national retailers including: Target, Marshalls, Ross, Michael’s, Pier-1 Imports, Pei Wei, Chick-fil-A, Wendy’s, Starbucks, Subway, Baker Bros. and many more.



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Dallas-Fort Worth Market Overview

Dallas/Fort Worth is continually ranked among the nation's fastest-growing areas. Continuing job growth is a key factor for this growth. The population growth has, in turn, fueled real estate development as retailers and service providers expand to meet increasing demand. Population and job growth have pushed Dallas and Fort Worth to redevelop and re-energize their central business districts, creating mixed-use buildings with residential, office, and retail space in high-end urban environments. Dallas and Fort Worth represent the largest population centers offering an abundance of housing options as people seek out the community that best fits their needs. The DFW region's corporate powerhouse companies are distributed throughout Dallas-Fort Worth, an indication of its strength, quality of the workforce, and ease of navigation between cities and corporate centers. Scanning the roster of major employers, it's easy to see the breadth and depth of the business community, from high-tech industry leaders, telecommunications, logistics, and finance to consumer brands.

Dallas-Fort Worth's diverse base of employers drives the region's economic strength, pulling from a variety of industries, so that growth is possible even during weak business cycles. The Dallas Region is on the cutting edge of some of the world's most innovative transportation solutions. These technologies will allow DFW to remain one of the least-congested major cities in the world, as noted by the TomTom Traffic Index, now and far into the future. From deployment of tested and trusted high-speed rail technology, to design and testing of options straight out of science fiction like the hyperloop and flying taxis, Dallas continues to seek out more efficient, effective and sustainable transportation options for its residents and workers. Perhaps you've heard the phrase "Everything is bigger in Texas?" That includes the Dallas-Fort Worth region, which has a combined footprint larger than some U.S. states. Dallas/Fort Worth is the nation's fourth-largest metro area, conveniently positioned in the middle of the United States, and offering competitive advantages to businesses that locate here.

Cited: www.dallaschamber.org



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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.

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