

TANGLEWOOD VILLAGE

4500-4548 HARTWOOD DR
FORT WORTH, TX 76109

FOR LEASE



COLONIAL
COMMERCIAL REAL ESTATE LLC

for more information, please contact:

JANE TAPPER

JTAPPER@COLONIALCRE.COM

CELL: 817-291-6612

AARON TAPPER

ATAPPER@COLONIALCRE.COM

CELL: 817-709-7371

PROPERTY HIGHLIGHTS

AVAILABILITY

SUITE 4500 - 2,500 SF

PRICE

\$40.00/SF + \$8.81 NNN

LEASE TERM

NEGOTIABLE

PROPERTY HIGHLIGHTS

- ◆ High traffic counts
- ◆ High visibility
- ◆ Pylon signage
- ◆ Established center
- ◆ Minutes from TCU & Clearfork
- ◆ Shadow anchored by Tom Thumb/DSW
- ◆ End cap property



2022 TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	VISITORS PER DAY
S HULEN ST	RIVERTREE BLVD N	49,329
S HULEN ST	HULEN CT NE	44,735
S HULEN ST	BELLAIRE DR S NE	35,155

2024 DEMOGRAPHICS SNAPSHOT

	1 MILE	3 MILE	5 MILE
POPULATION	9,915	111,830	770,534
AVG. HH INCOME	\$152,145	\$102,900	\$88,626

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AREA RETAILERS



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PROPERTY PHOTOS

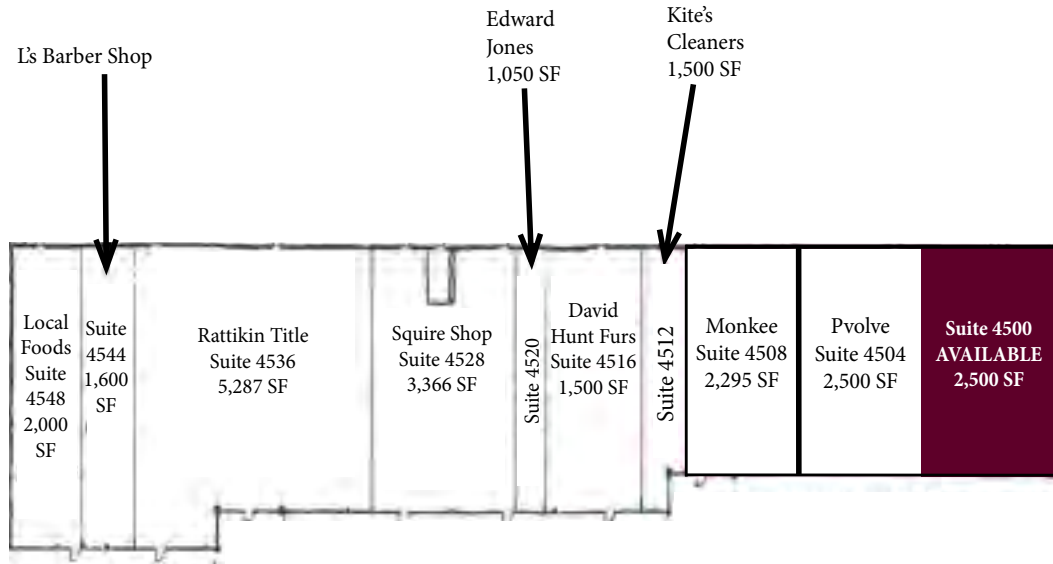


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SITE PLAN



TENANT	SUITE	SQUARE FOOTAGE
Local Foods	4548	2,000
L's Barber Shop	4544	1,600
Rattikin Title	4536	5,287
Squire Shop	4528	3,366
Edward Jones	4520	1,050
David Hunt Furs	4516	1,500
Kite's Cleaners	4512	1,500
Monkee	4508	2,295
Pvolve	4504	2,500
AVAILABLE	4500	2,500

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 a buy 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Colonial Commercial Real Estate, LLC	9001810	mberkowitz@colonialcre.com	817-632-6200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Berkowitz	418682	mberkowitz@colonialcre.com	817-632-6200
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
Jane Tapper	645480	jtapper@colonialcre.com	817-632-6200
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller and/or Initials _____ Date _____