

WORTHINGTON BANK TOWER

3700 Walsh Road
Fort Worth, Texas 76008



BUILDING HIGHLIGHTS

& Site Plan

96,000 SF

Class A Office Building

12,000 SF

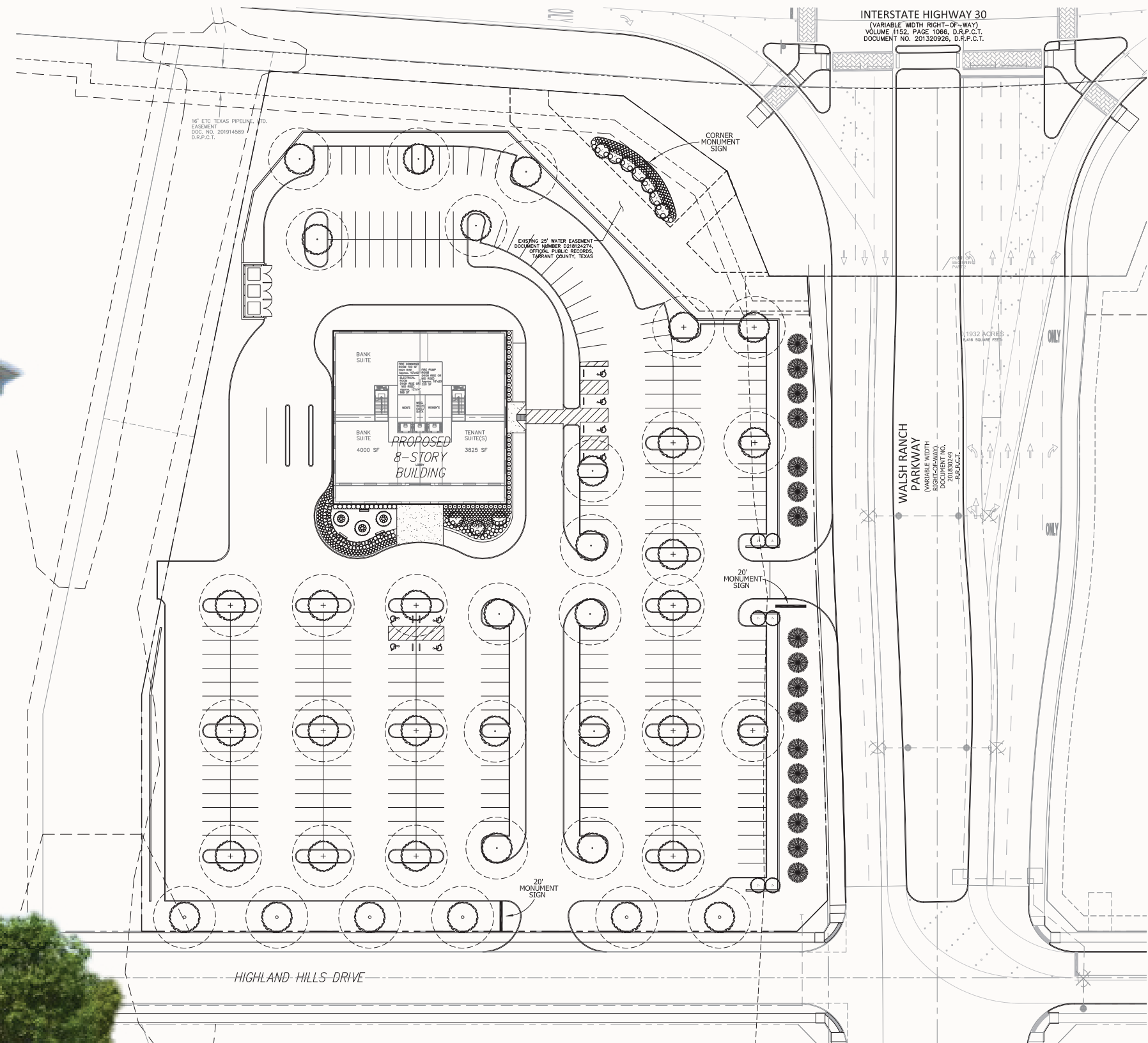
Floorplates

2,000 - 90,000 SF

Available

3.0/1,000

Surface Parking



WALSH

Master Plan

SPACE TO BUILD

Commercial, corporate campus, office, mixed-use, and retail sites with ample opportunities to own or lease.

AMAZING ACCESS

Located within the City of Fort Worth, where major thoroughfares I-20 and I-30 converge.

DEDICATED OPEN SPACE

With a focus on nature, 1/3 of the development is reserved as open space.

TALENTED WORKFORCE

Access to a skilled and growing workforce in the 12th largest city in the U.S.

QUALITY NEIGHBORHOODS

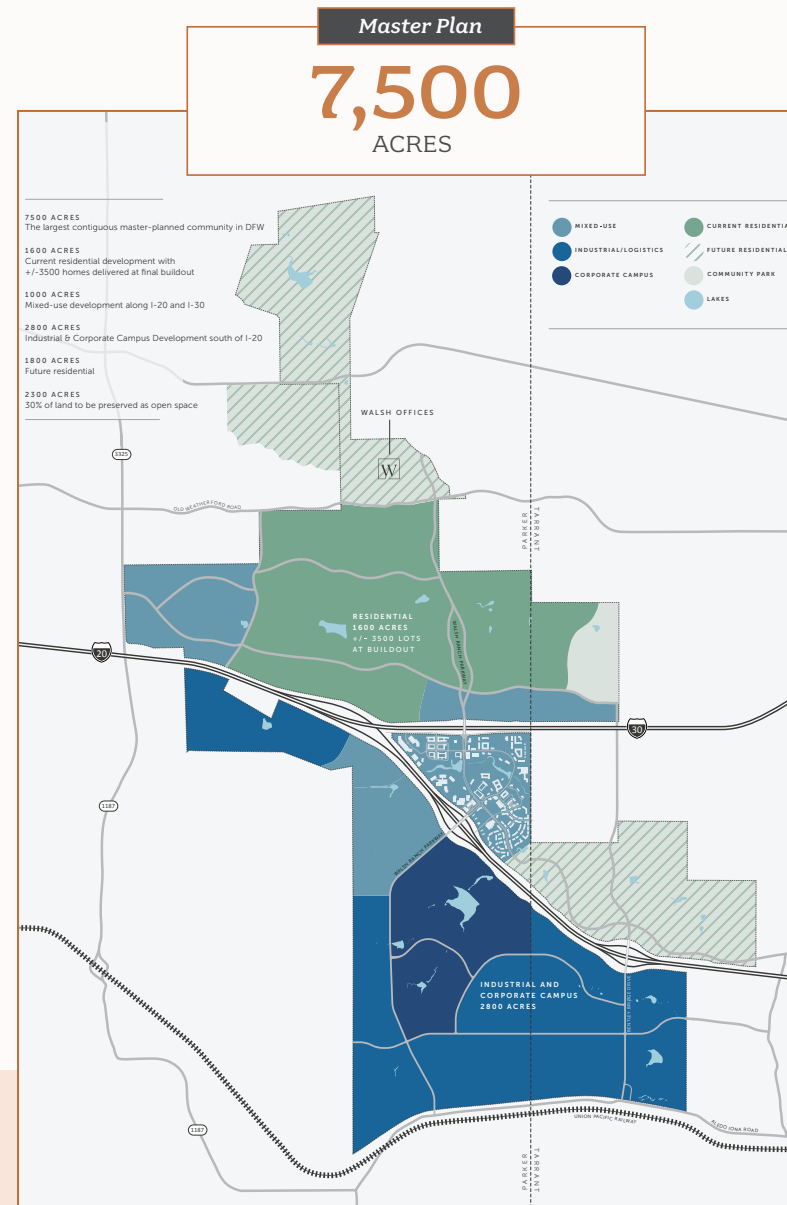
Initial residential phase named Best Neighborhood in Fort Worth in 2018.

AWARD-WINNING EDUCATION

Top-ranked Aledo ISD serves all of the schools at Walsh, from elementary to high school.



VISIT THE WEBSITE walshtx.com/about-walsh



WALSH

Highland Hills

THE URBAN MIXED USE DISTRICT FOR WALSH

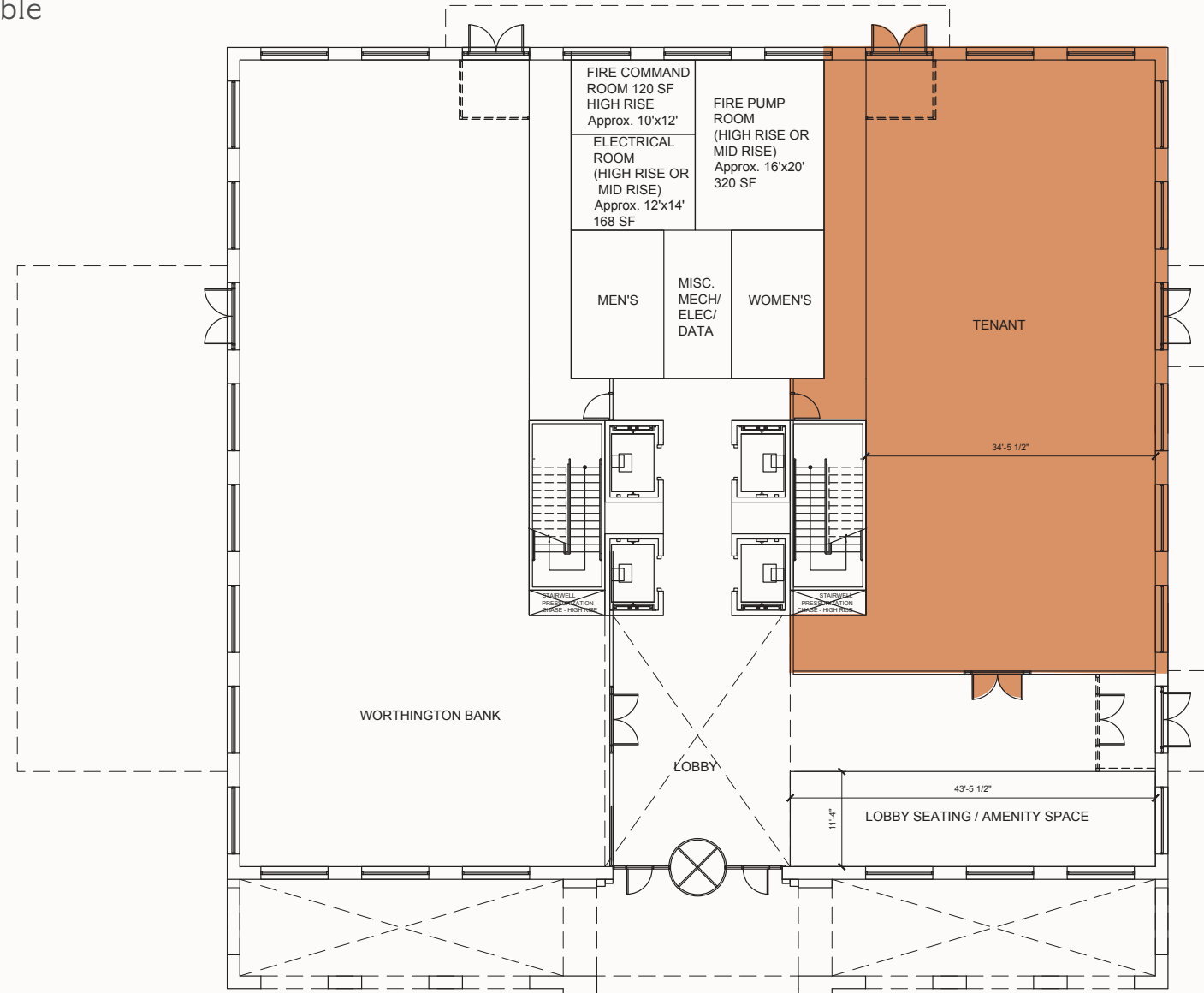
Walsh controls the Western gateway to the Dallas-Fort Worth Metroplex and sees all eastbound interstate and rail traffic into the region. Long-term preparation with the City of Fort Worth, Tarrant and Parker Counties, and TxDOT assures Walsh will be a critical connectivity point for corporate relocations and a future collection of thoughtful places to work, live, shop, dine, play, and enjoy nature.



FIRST FLOOR

Up to 90,000 SF
Contiguous Space Available

SUITE 150
5,000 SF



TYPICAL FLOORPLAN

Up to 90,000 SF
Contiguous Space Available

SUITE 200
2,000 - 12,000 SF

SUITE 300
3,000 - 12,000 SF

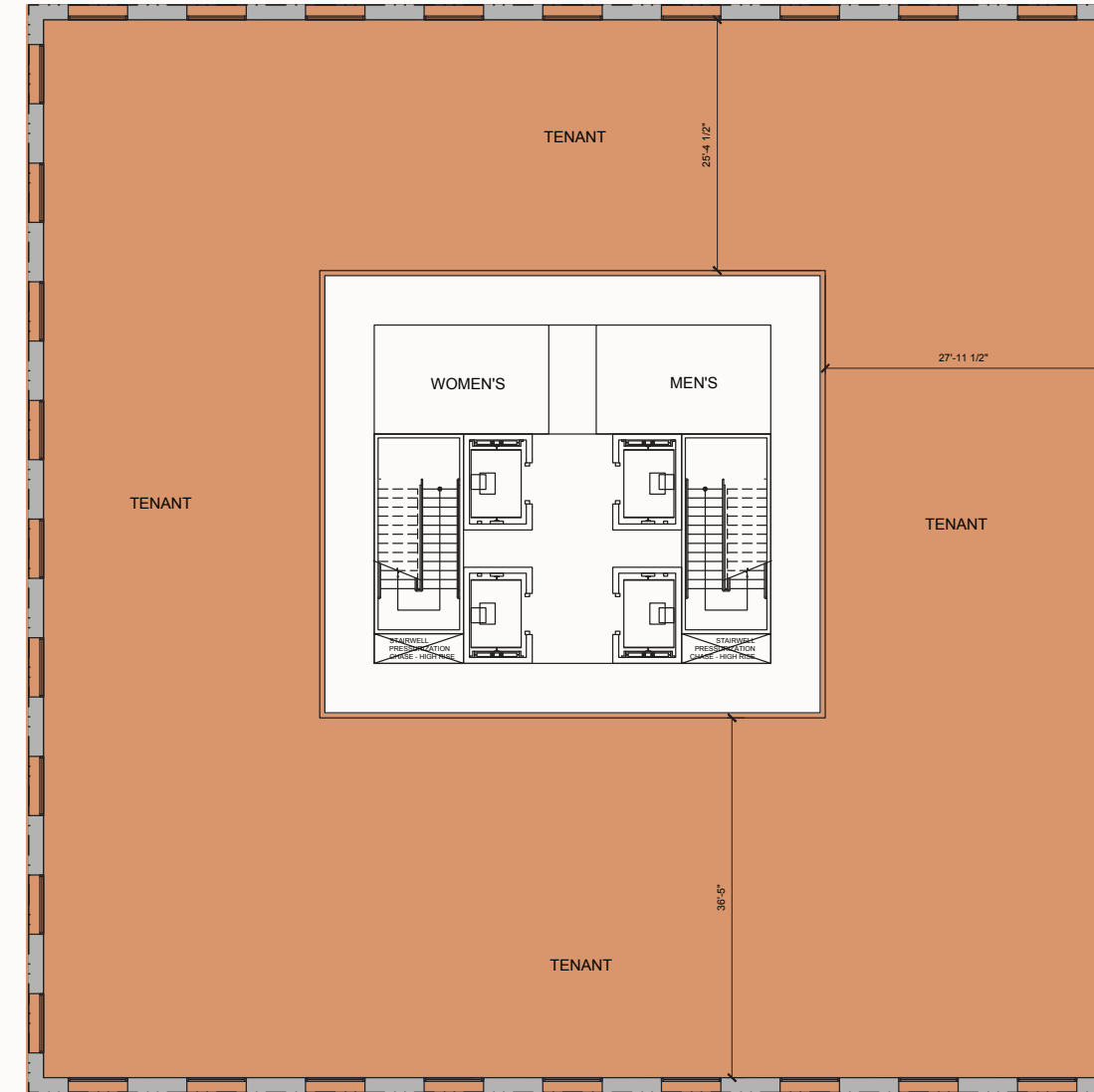
SUITE 400
3,000 - 12,000 SF

SUITE 500
3,000 - 12,000 SF

SUITE 600
3,000 - 12,000 SF

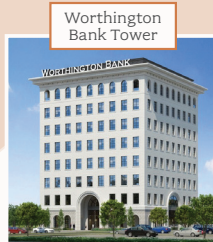
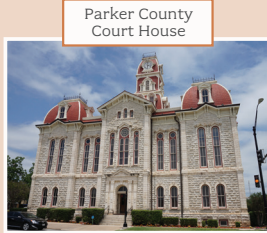
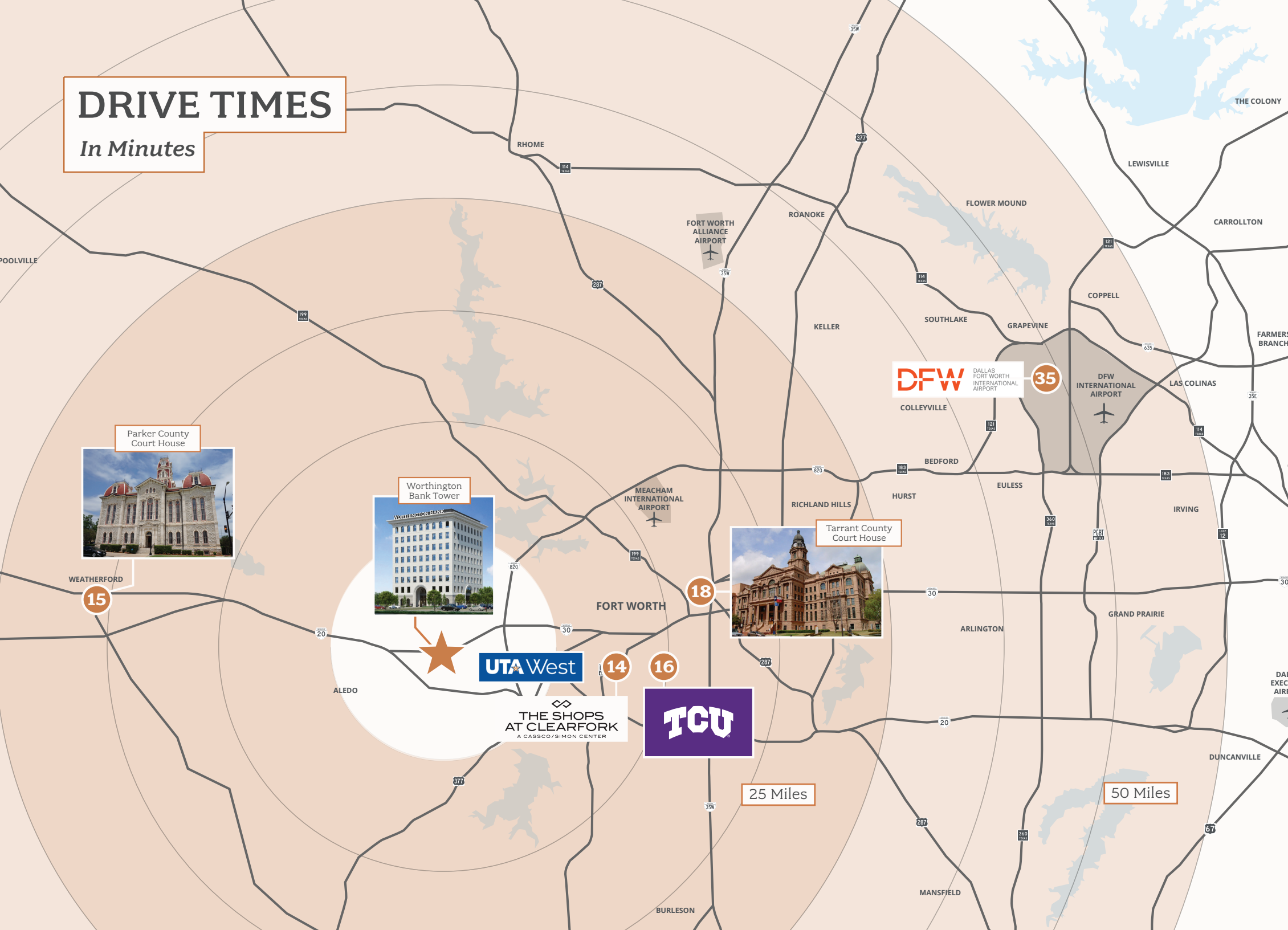
SUITE 700
3,000 - 12,000 SF

SUITE 800
12,000 SF
(4 Private Balconys)



DRIVE TIMES

In Minutes



UTA West

THE SHOPS AT CLEARFORK
A CASSCO/SIMON CENTER

TCU

25 Miles

50 Miles

POPULATION

Demographics

POPULATION

The last 10 years west Tarrant County and Parker County have seen explosive growth, with more employers moving their businesses west and a hot market for real estate and retail. Weatherford ISD is now a Class 6A district – the largest classification in the state – and Aledo ISD is a 5A district.

Median Age
39

Growth Rate
13%

15 Minute Drive
26k

30 Minute Drive
273k

45 Minute Drive
733k

INCOME

According to Aledo ISD over the last 5-years the median household income rose from \$107,664 in 2016 to \$131,437 in 2021 and is expected to grow.

2 Miles
\$130k

5 Miles
\$106k

10 Miles
\$105k



Development - West Campus

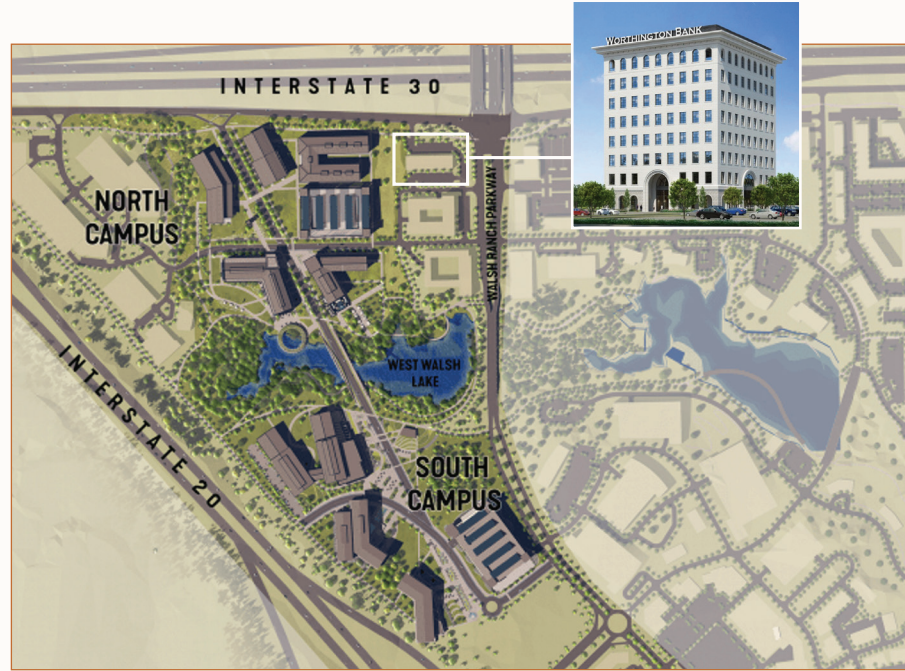
UTA ANNOUNCES WESTWARD EXPANSION

The University of Texas at Arlington (UTA) continues to advance its commitment to academic excellence and research in the region with the purchase of 51 acres of property within the Walsh Ranch development for UTA West, a new campus dedicated to fostering economic development and meeting the educational needs of one of the fastest-growing areas in the country.

The new campus is expected to begin welcoming students as early as fall 2028. UTA West will be developed as part of a multiyear plan to serve more than 10,000 students.

CLICK TO READ MORE

uta.edu/news



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3700 Walsh Road
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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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:
 - 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 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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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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