

# Medical Office Building



**7269-7273-7277 Hawkins View Dr.  
Fort Worth, Texas 76132  
8,401+/- SF (divisible)**

For Sale Package



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## I - Property Summary

**Address** 7269-7277 Hawkins View Drive  
City of Fort Worth, Tarrant County, Texas 76132

**Building Size  
(rentable)** 8,401 +/- SF

**Access and Visibility** Immediate Access to Chisholm Trail Parkway &  
Bryant Irvin Road

**Parking** 4.88 : 1,000

**Lease Space & Rate** Suite 7269  
2,200 +/- SF  
Suite 7273  
2,383 +/- SF  
Suite 7277  
4,018 +/- SF  
For Sale Price Contact Broker

### Property Information

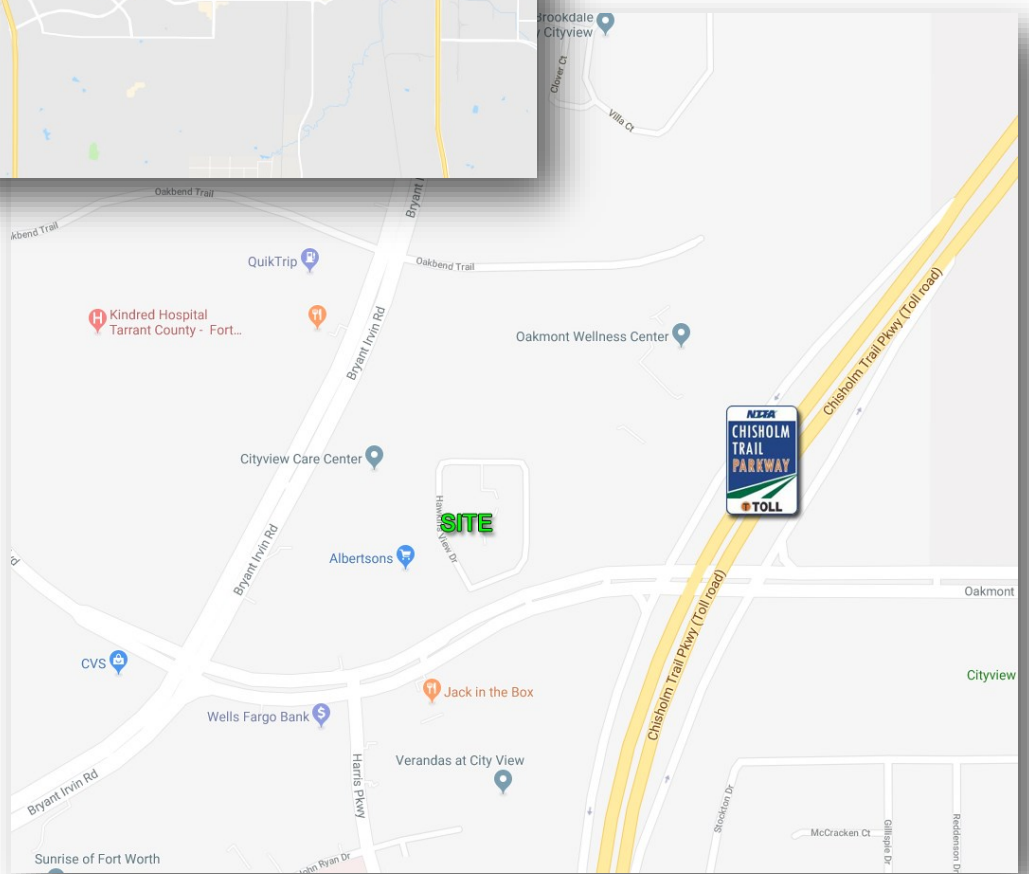
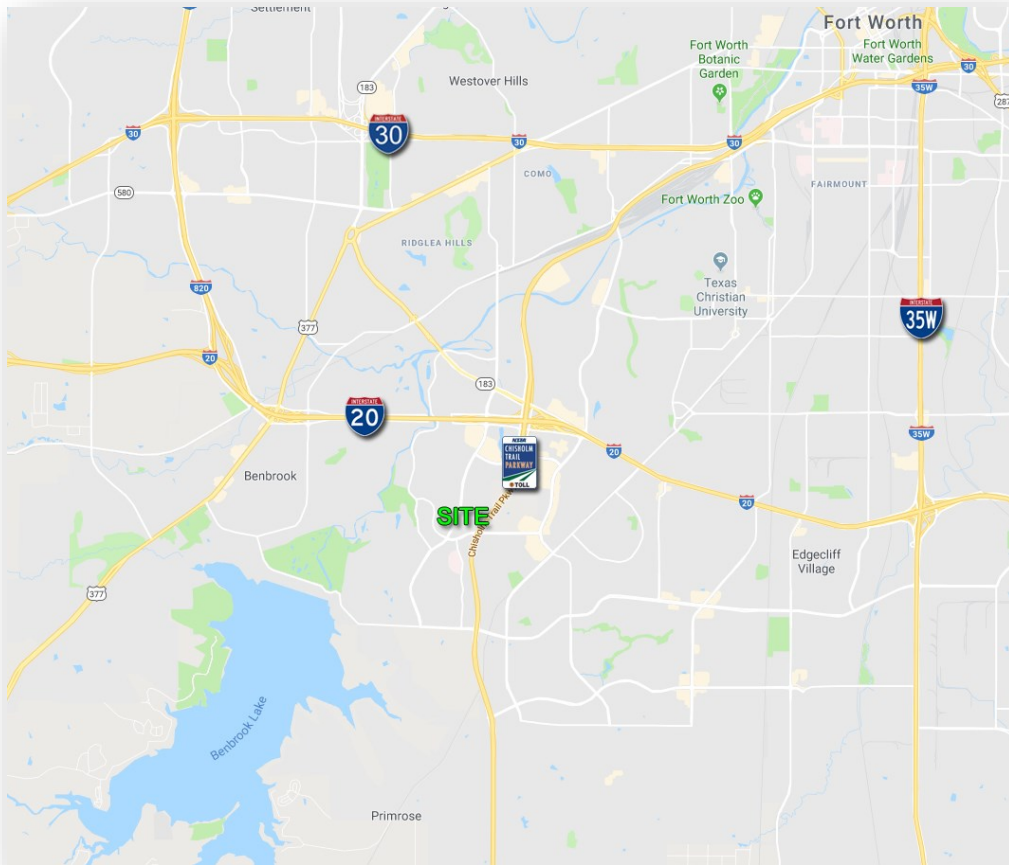
Exceptional Medical/Office condos located in the heart of Southwest Fort Worth, Texas medical district and only 10 minutes from downtown Fort Worth and major hospitals. This prime commercial property offers an ideal opportunity for medical practitioners and business professionals seeking a modern and prestigious workspace. This complex consisting of six condo buildings is situated in a bustling ever growing area near Bryant Irvin Road with high visibility from both Oakmont Boulevard and The Chisholm Trail and are strategically positioned for ease of access. The condos boast a contemporary architectural design, featuring sleek lines and a sophisticated facade that exudes professionalism including modern flooring and granite counters and abundant reception spaces.

*DFW Commercial Realty Group ("DFWCRG") makes no representation as to the accuracy of the information contained herein or attached hereto. In consideration of DFWCRG's delivery of the information to the reader, the reader hereby releases and discharges any and all claims it may have against DFWCRG arising out of the delivery of the information or any inaccuracy of the information. The reader shall rely on the information at its own risk. No statements or other representations set forth in the information shall be considered a representation or warranty of DFWCRG or its agents.*

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## II - Location Maps



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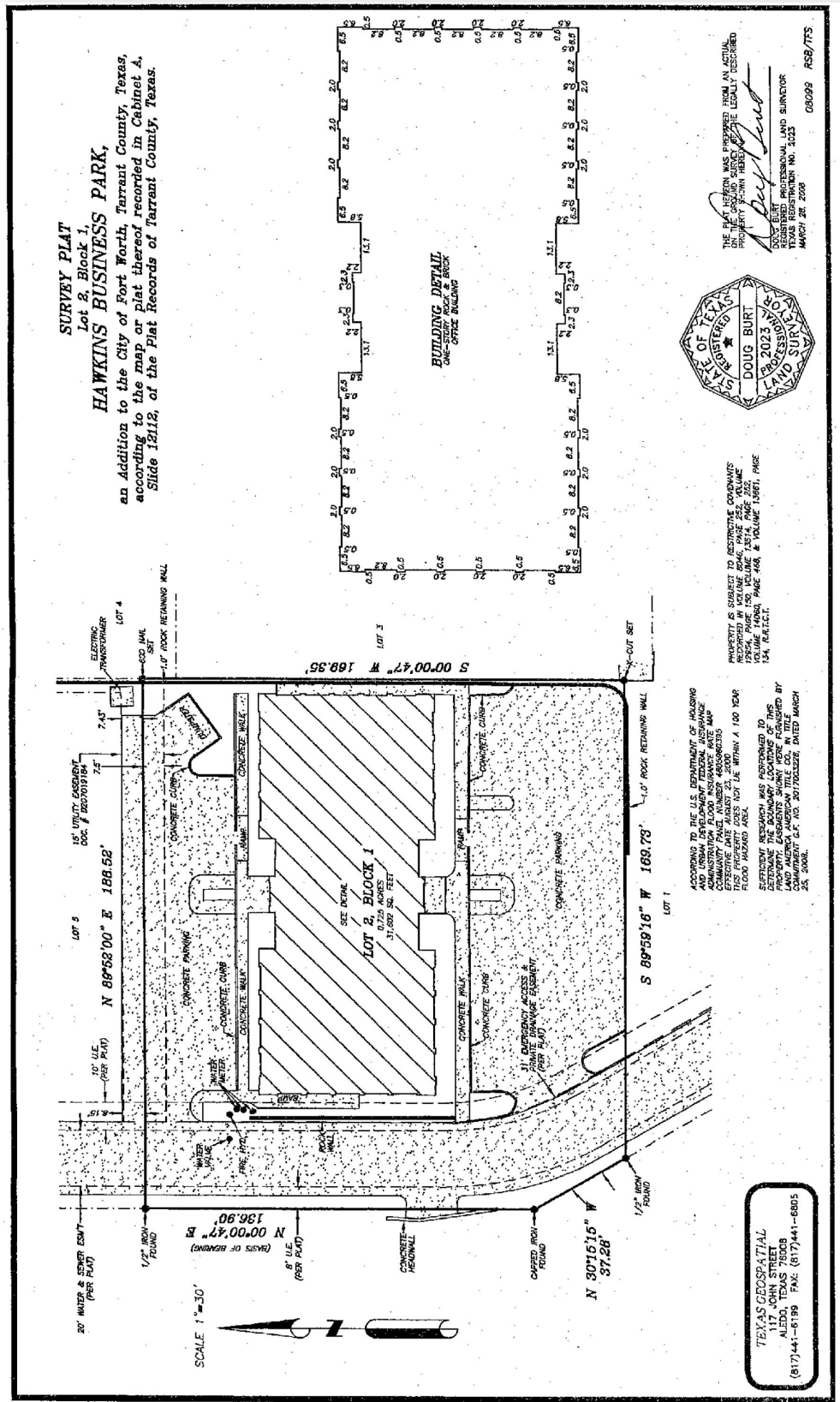
### III - Aerial



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IV - Survey

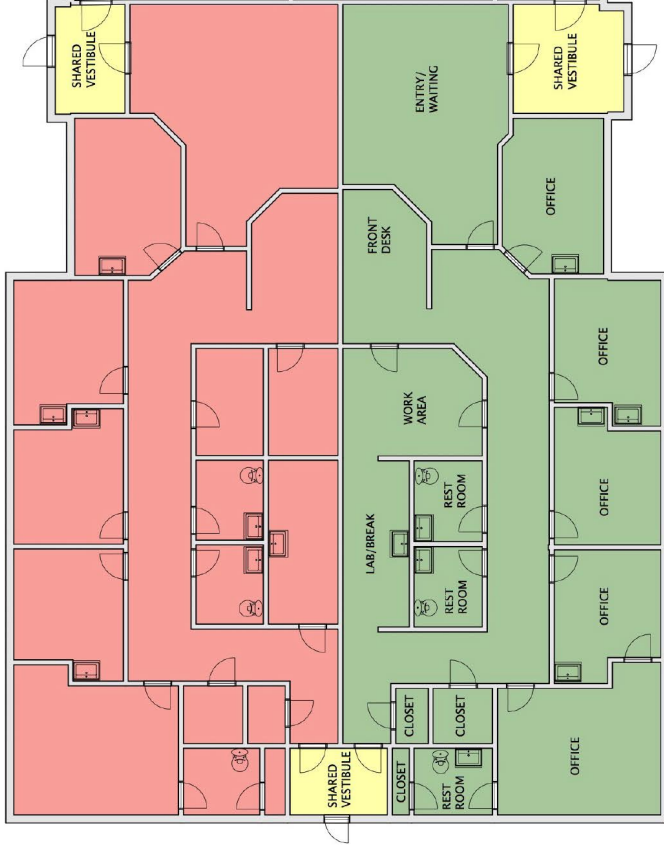


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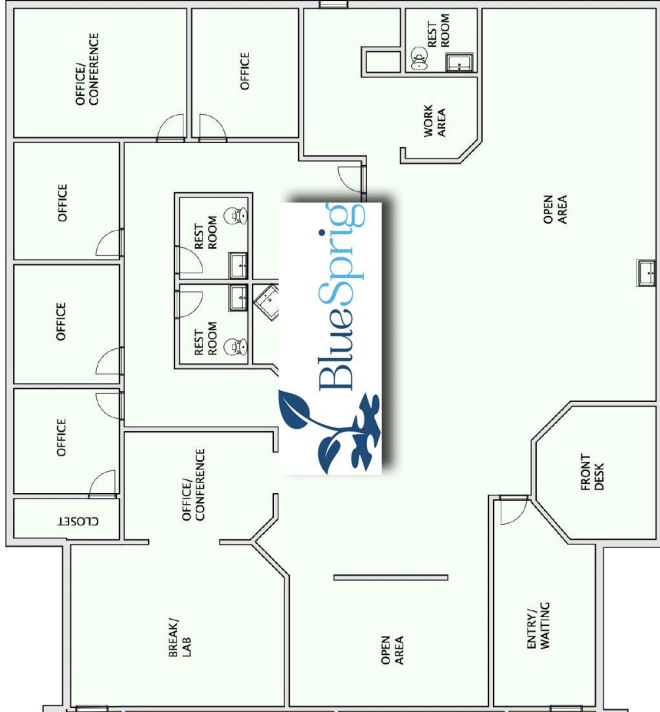


# 7269-7277 Hawkins View

#7269 - 2,200 SF



#7273 - 2,183 SF



#7277 - 4,018 SF

## VI - City of Fort Worth

### Growing Your Business



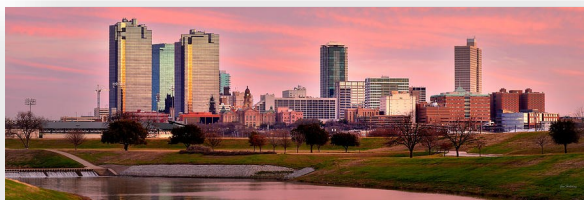
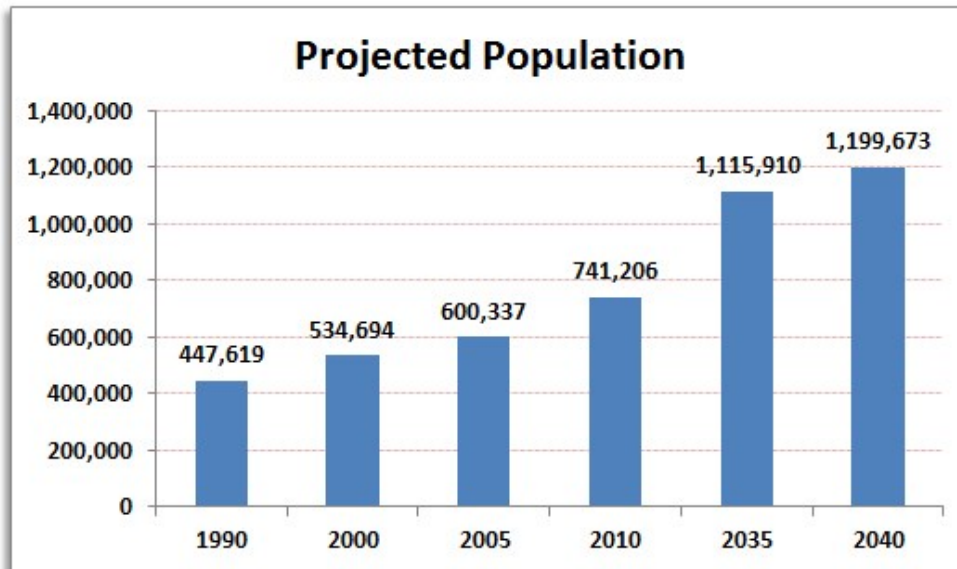
Within the top state and the fastest-growing metro market is the 15<sup>th</sup> largest U.S. city: Fort Worth. Our diverse economy, central location, business-friendly environment and explosive population growth have helped make Fort Worth a gateway city to the world.

With a thriving and diverse business environment, Fort Worth has become a major center for industry, technology, distribution, and transportation. In fact, Fort Worth is consistently ranked among the top places in the nation to work, live and do business by *Money*, *Fortune*, *Site Selection* and *Newsweek* magazines.

### Everything's Bigger In Texas

Within the top state and the fastest-growing metro market is the 13<sup>th</sup> largest city: Fort Worth. Since the 2000 Census, our population has increased by over 267,681 to 895,000 persons in 2019. If Fort Worth continues to grow at this rate, the city's population could easily exceed one million by 2025.

#### Fort Worth Population Forecast



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# Information About 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:
  - 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.

<u>MM Commercial, LLC</u>	<u>486110</u>	<u>info@dfwadvisors.com</u>	<u>817-900-2424</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>S. Thomas Mitchell</u>	<u>164555</u>	<u>tom@dfwadvisors.com</u>	<u>817-900-2424</u>
Designated Broker of Firm	License No.	Email	Phone
<u>S. Thomas Mitchell</u>	<u>164555</u>	<u>tom@dfwadvisors.com</u>	<u>817-900-2424</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date