



5035 Dick Price Rd

2,750 - 17,000 SF AVAILABLE | FOR LEASE



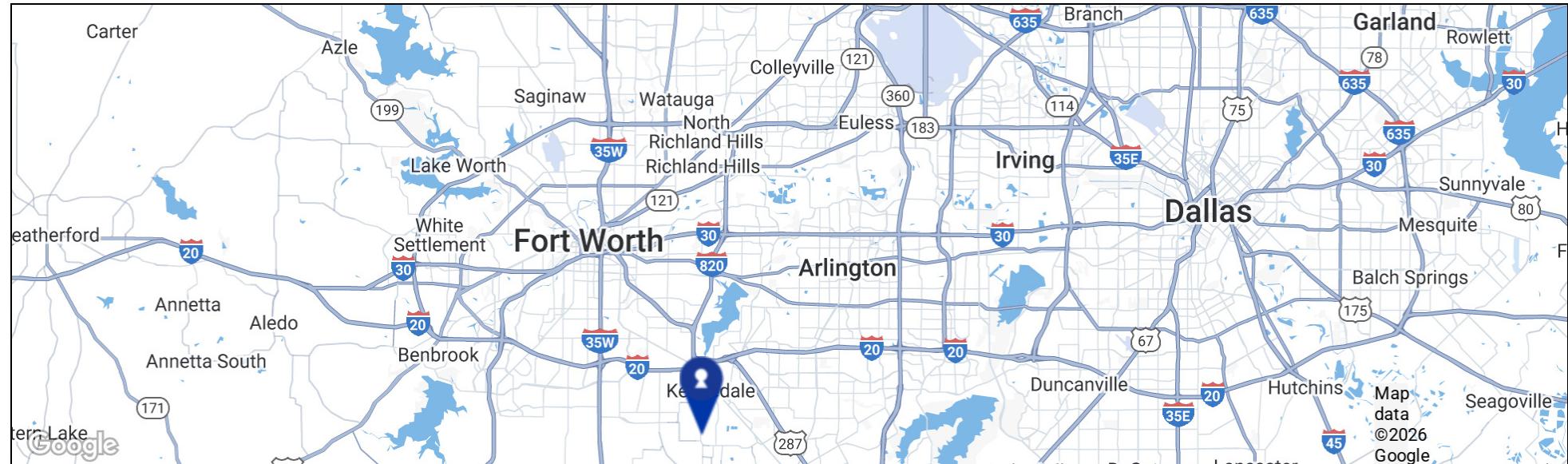
5035 DICK PRICE ROAD, FORT WORTH, TX 76140 | \$10.00 SF/YR (GROSS)

Colleen Lefebvre

Director



For Lease – 5035 Dick Price Road, Fort Worth, TX 76140



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at 5035 Dick Price Road. This property offers a spacious warehouse with high ceilings, a flexible floor plan for customization, and modern office space with abundant natural light. Visitors and employees will appreciate the ample parking and easy access to major transportation routes. The well-maintained landscaping and exterior, along with the state-of-the-art security and surveillance system, ensure a professional and secure environment. With convenient loading docks, drive-in bays, efficient HVAC and lighting systems, ADA compliant facilities, and heavy power capabilities, this property is equipped to meet diverse business needs. Take advantage of fiber optic internet connectivity and attractive incentives for long-term leases.

PROPERTY HIGHLIGHTS

- 2,750-17,000 SF available
- 12 x 14 ft bay doors
- 16 ft clear height
- Ample parking

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OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (Gross)
Available SF:	2,750 - 17,000 SF
Building Size:	17,000 SF

SPACES	LEASE RATE	SPACE SIZE
5035 Dick Price Rd #501	\$10.00 SF/yr	5,000 - 17,000 SF
5035 Dick Price Rd #701	\$10.00 SF/yr	5,000 - 17,000 SF
5035 Dick Price Rd #601	\$10.00 SF/yr	5,500 - 17,000 SF
5035 Dick Price Rd #801	\$10.00 SF/yr	2,750 - 17,000 SF
5035 Dick Price Rd #803	\$10.00 SF/yr	2,750 - 17,000 SF

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3

 **VISION**
COMMERCIAL REAL ESTATE

For Lease – 5035 Dick Price Road, Fort Worth, TX 76140



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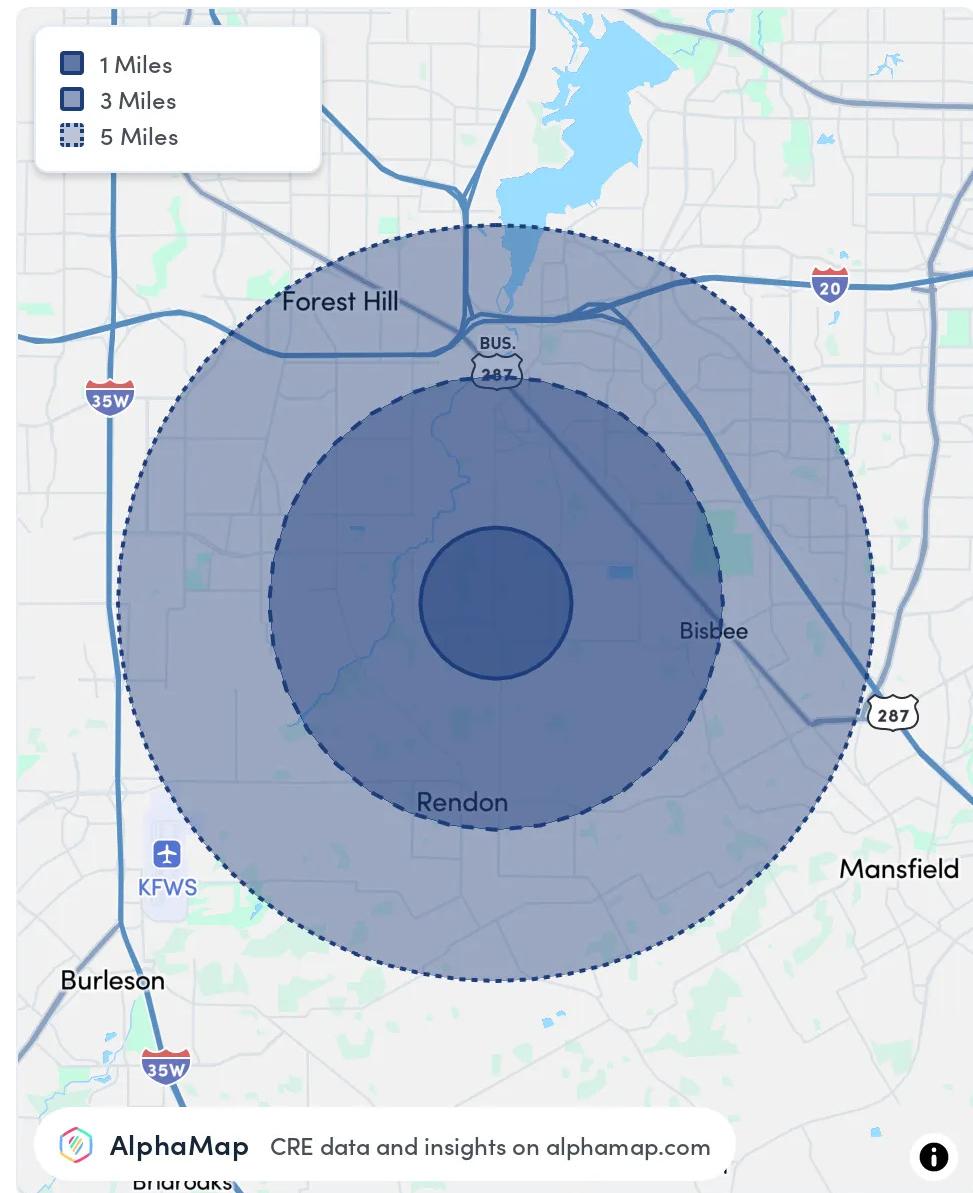
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,153	18,924	121,327
Average Age	45	40	39
Average Age (Male)	44	39	38
Average Age (Female)	46	41	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	448	6,417	42,039
Persons per HH	2.6	2.9	2.9
Average HH Income	\$99,277	\$111,685	\$108,625
Average House Value	\$411,486	\$375,664	\$331,082
Per Capita Income	\$38,183	\$38,512	\$37,456

Map and demographics data derived from AlphaMap



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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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 on. 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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