

FOR SALE OR LEASE



7350, 7308, 7380 Canyon Park Drive, Fort Worth, TX 76123

K.E. I. Realty - Eugene Krasny tel. 1-214-673-1162 ekrasny@kei-realty.com

CANYON OFFICE PARK, 7350-7380 CANYON PARK DRIVE, FT. WORTH



- 13,000 sq ft of medical/office available in 3 building project.
- Can combine suites up to 4700 sq ft.
- Join Learning Experience Daycare, Behavioral Innovations, Action Behavioral Centers, Pediatric Speech therapy.
- Large number of high income young families and multiple day-cares nearby.
- Same corner retailers include Dunkin' Donuts, Starbucks, Tropical Smoothie Cafe , Pizza, T-Mobile.
- Close proximity to Texas Health Harris Methodist Hospital and Tarleton State University
- Easy access to the Chisholm Trail Pkwy

DEMOGRAPHICS

	1 mile	3 mile	5 mile
2025 Population	14,700	109,000	258,000
2030 Projected population	15,437	118,919	278,822
Daytime Population	12,567	101,909	255,649
Average Household Income	\$124,500	\$124,800	\$122,500

TRAFFIC COUNTS

Summer Creek Dr—24,295 VPD—2024 TXDOT

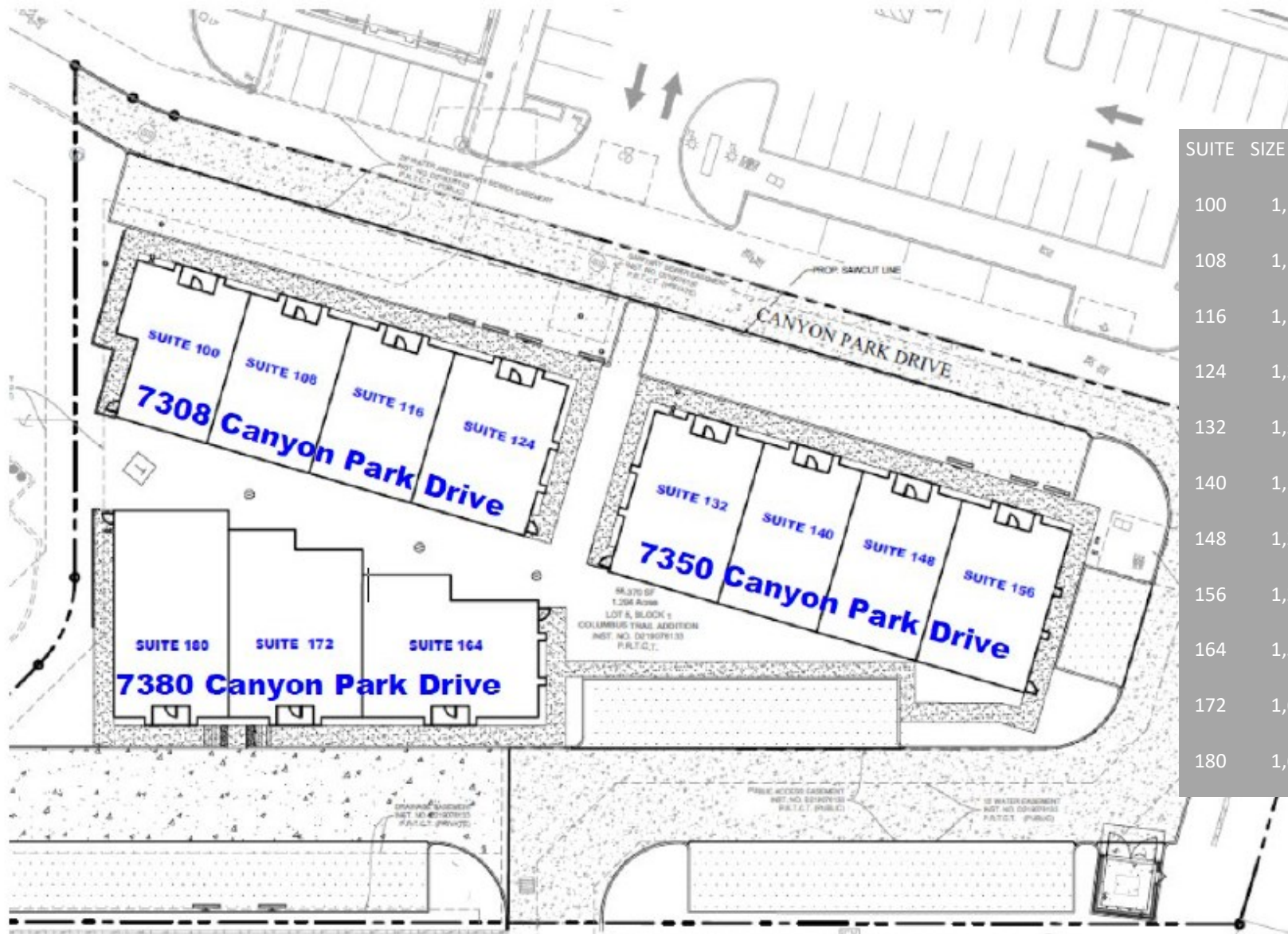
Sycamore School Rd—10,523 VPD—2024 TXDOT

Chisholm Trail Parkway— 40, 813 VPD—2024 TXDOT



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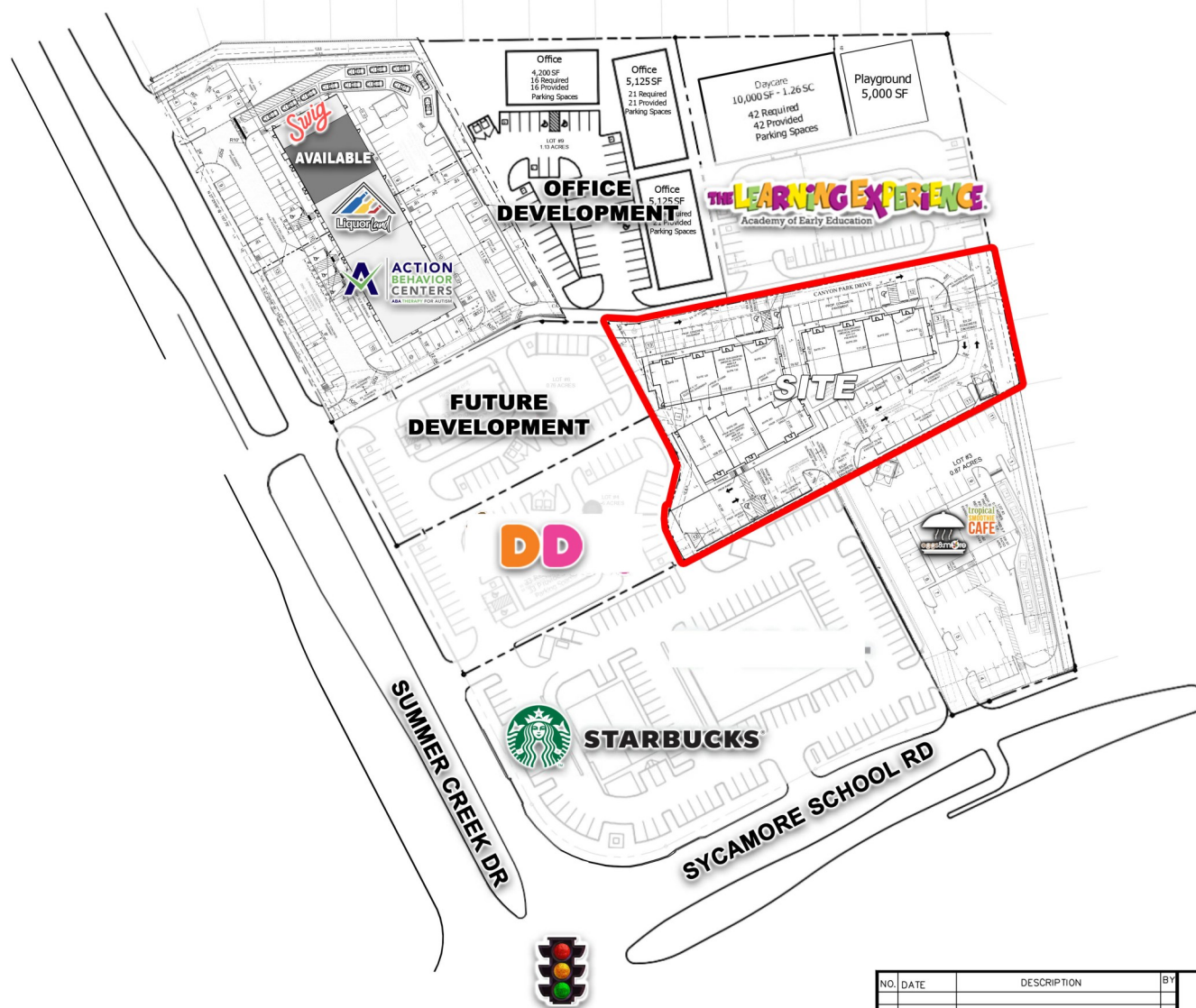
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SUITE	SIZE SQ FT	STATUS
100	1,147	AVAILABLE
108	1,149	AVAILABLE
116	1,149	AVAILABLE
124	1,240	AVAILABLE
132	1,276	AVAILABLE
140	1,203	AVAILABLE
148	1,201	AVAILABLE
156	1,280	AVAILABLE
164	1,556	AVAILABLE
172	1,616	AVAILABLE
180	1,611	AVAILABLE

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SUMMER CREEK DRIVE
MIXED-USE DEVELOPMENT
NEC OF SUMMER CREEK DRIVE &
SYCAMORE SCHOOL ROAD
FORT WORTH
TARRANT COUNTY, TX 76123



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W: triangle-eng.com | © 2023 Triangle Drive, Suite 200, Allen, TX 75013
Planning | Civil Engineering | Construction Management
DESIGN DRAWN DATE SCALE PROJECT NO. SHEET NO.
KP TT 03/18/18 1"=100' 064-16

NO.	DATE	DESCRIPTION	BY

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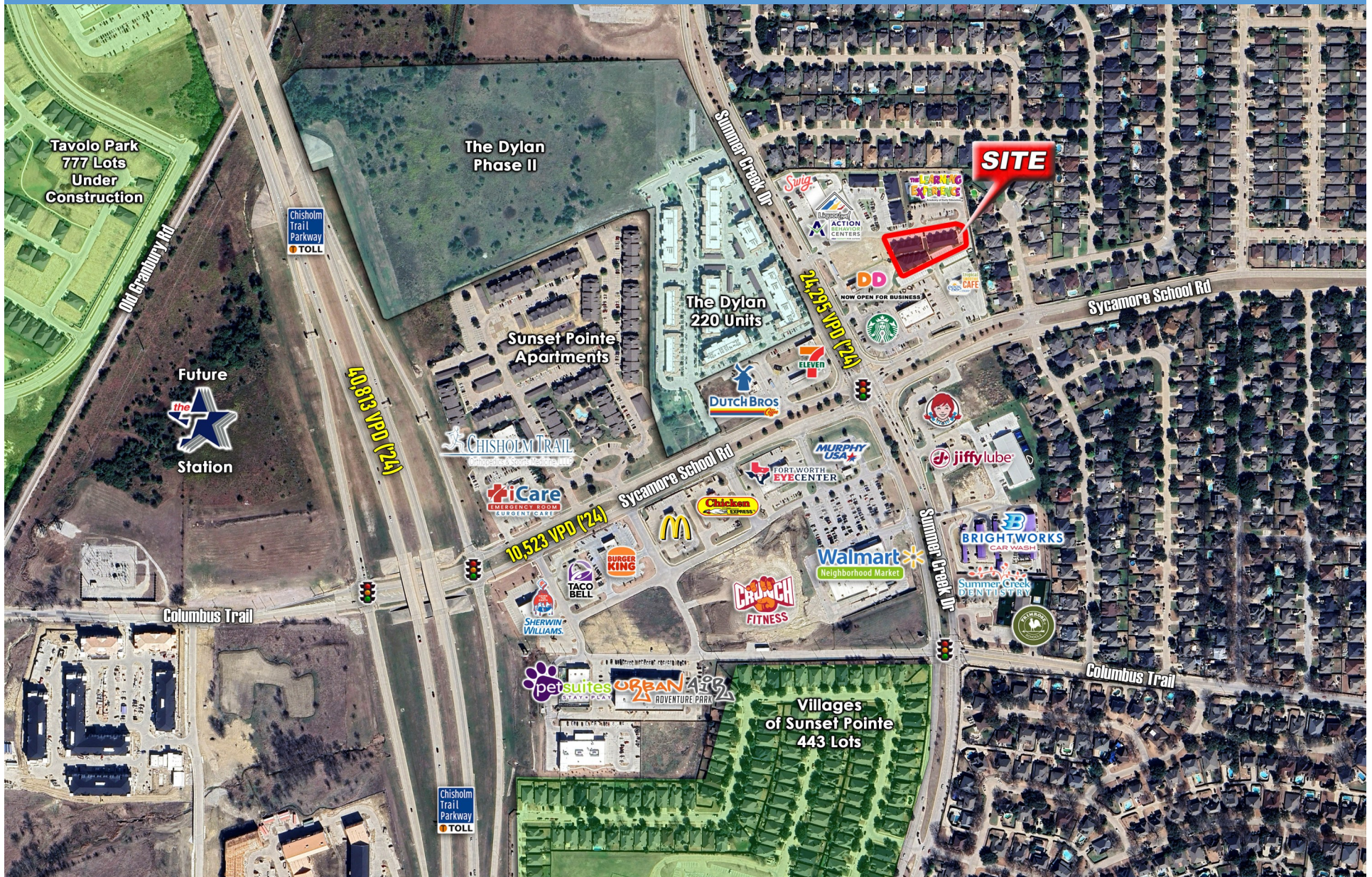
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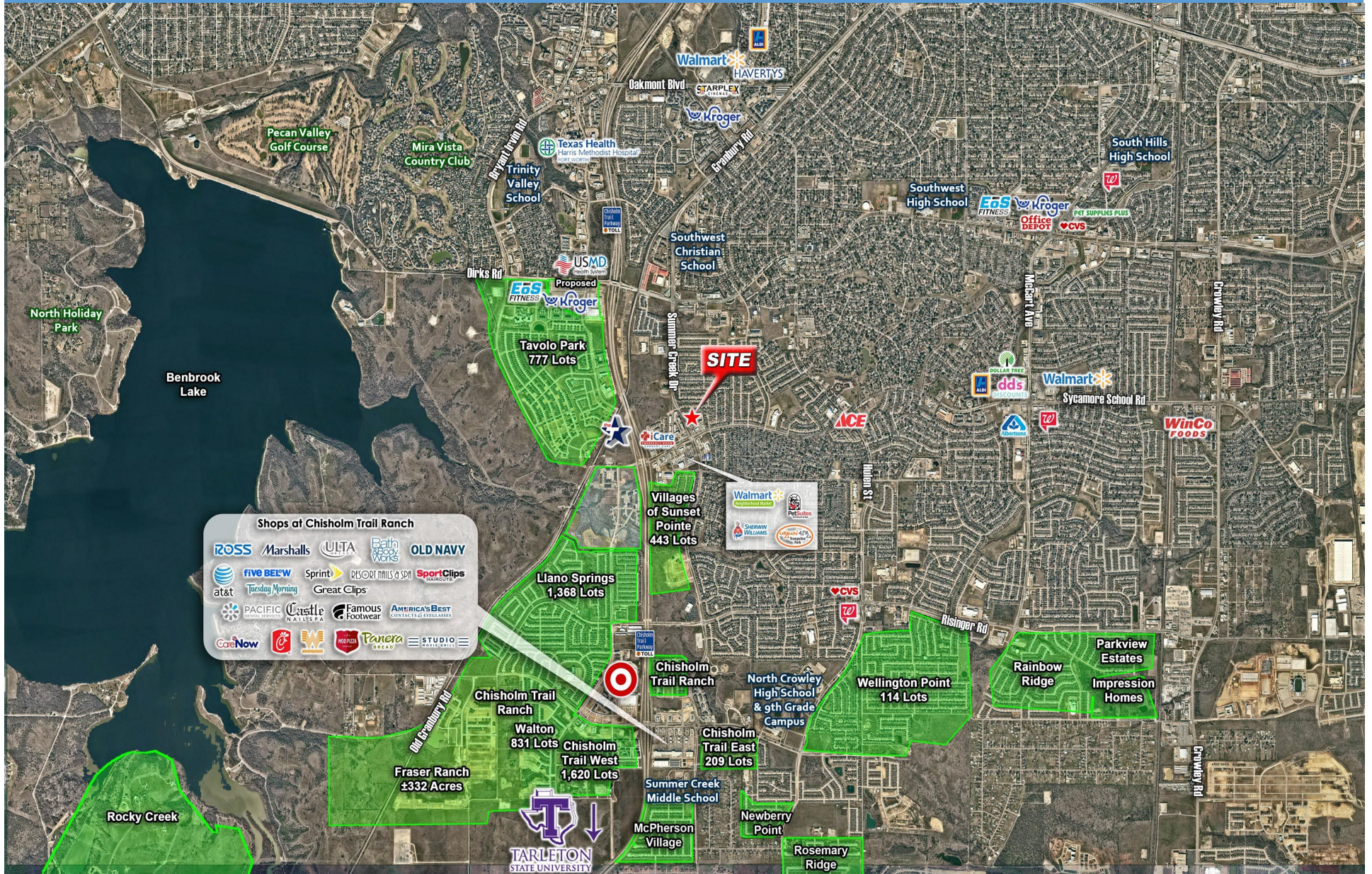
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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Eugene E. Krasny	0543293	ekrasny@kei-realty.com	2146731162
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date