

FOR LEASE

THE CROSSING AT CAMP BOWIE

5722 LOCKE AVENUE
FORT WORTH, TEXAS 76107

Oldham
Goodwin



AVAILABILITY
714 SF



TRAFFIC
21,265 VPD



PARKING
69 SPACES



RENTAL RATE
CONTACT BROKER

PROPERTY HIGHLIGHTS

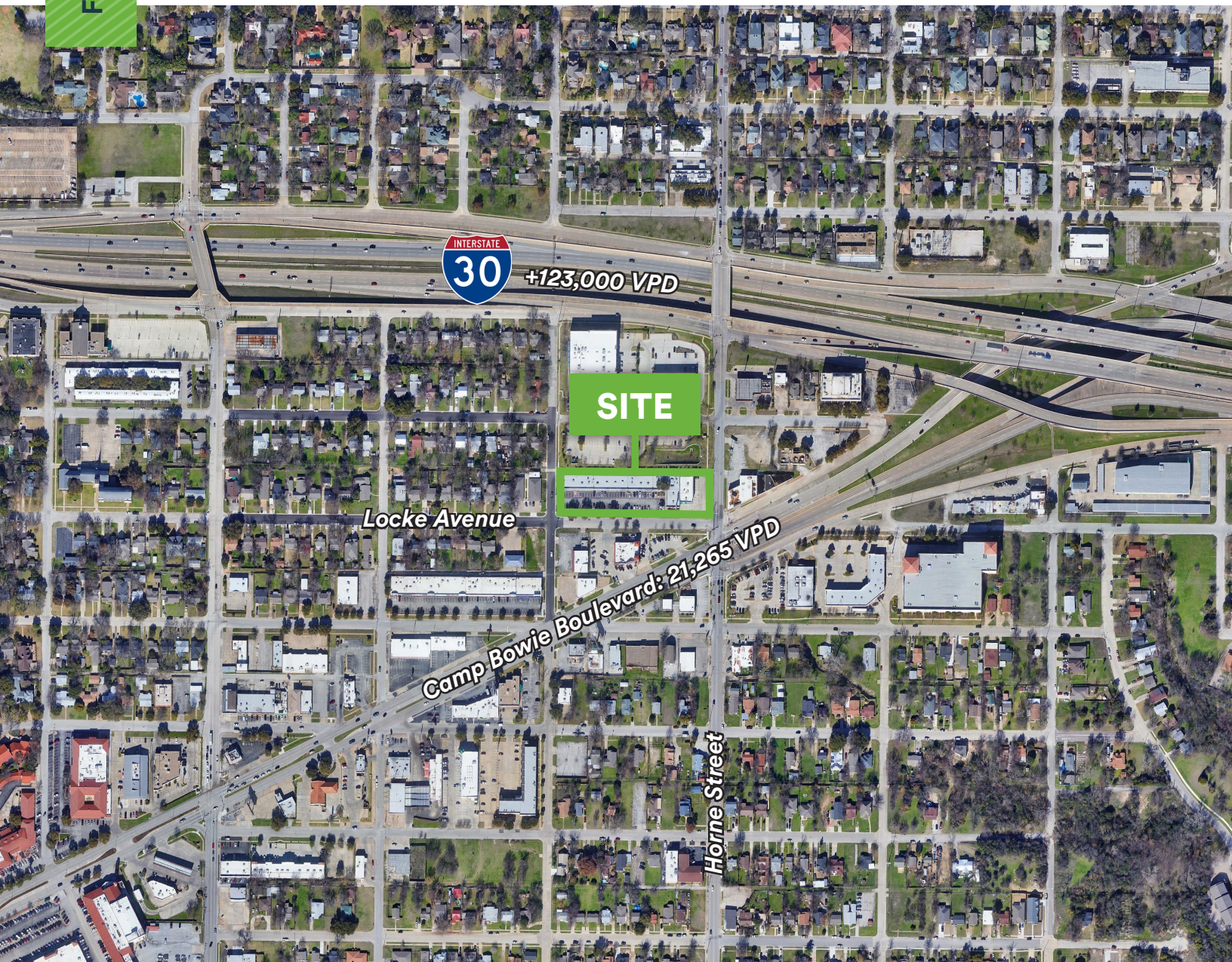
- Located in the center of the Camp Bowie retail corridor
- Highly visible retail center with easy access and ample parking
- Excellent tenant mix of well established restaurant, retail, and office users
- New 368 unit multifamily development under construction less than one block from The Crossing at Camp Bowie
- Surrounded by national retailers, and in close proximity to dining, retail, and dense residential housing
- Exposure to more than 21,265 VPD at the intersection of Locke Avenue and Camp Bowie Boulevard
- The iconic mural "Dream on Dreamer" by Katie Murray is painted on the exterior of The Crossing at Camp Bowie, giving a very identifiable landmark for any tenant to utilize



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population	12,757	92,306	273,513
2028 Total Population	12,963	94,183	279,121
2023-2028 Growth Rate	1.61%	2.03%	2.05%
2023 Households	6,037	41,751	112,135
2028 Households	6,132	42,611	114,703
2023 Median Home Value	\$268,045	\$323,198	\$246,549
2023 Average Household Income	\$87,994	\$102,887	\$88,817
2023 Total Consumer Spending	\$166,233,166	\$1,248,374,834	\$3,259,407,374
2028 Total Consumer Spending	\$183,784,533	\$1,430,650,245	\$3,641,766,748



21,265 VPD
Camp Bowie
Boulevard

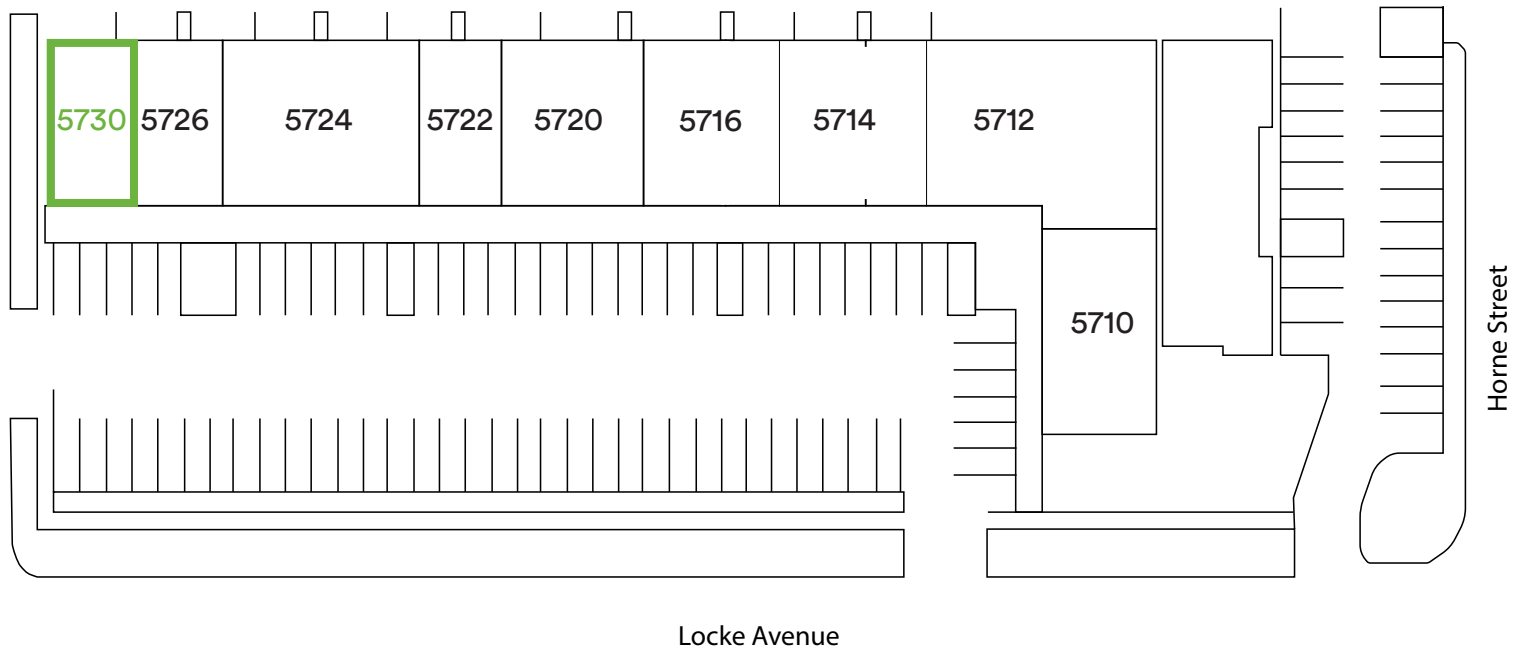


8,117
Employees

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SUITE	TENANT	RSF
5710	Earthwise Pet Nutrition & Grooming	2,531 SF
5712	Szechuan's Restuarant	3,420 SF
5714	Kava Bar	2,353 SF
5716	Pizza Verde	1,126 SF
5720	Fort Worth Cosmetic Dentistry	3,551 SF
5722	Fort Worth Snoring & Sleep Center	1,176 SF
5724	Fort Redemption BBQ	2,352 SF
5726	Salon 1012	1,652 SF
5730	Available	714 SF



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TEXAS OVERVIEW



**NO STATE
INCOME TAX**

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS

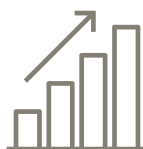


POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



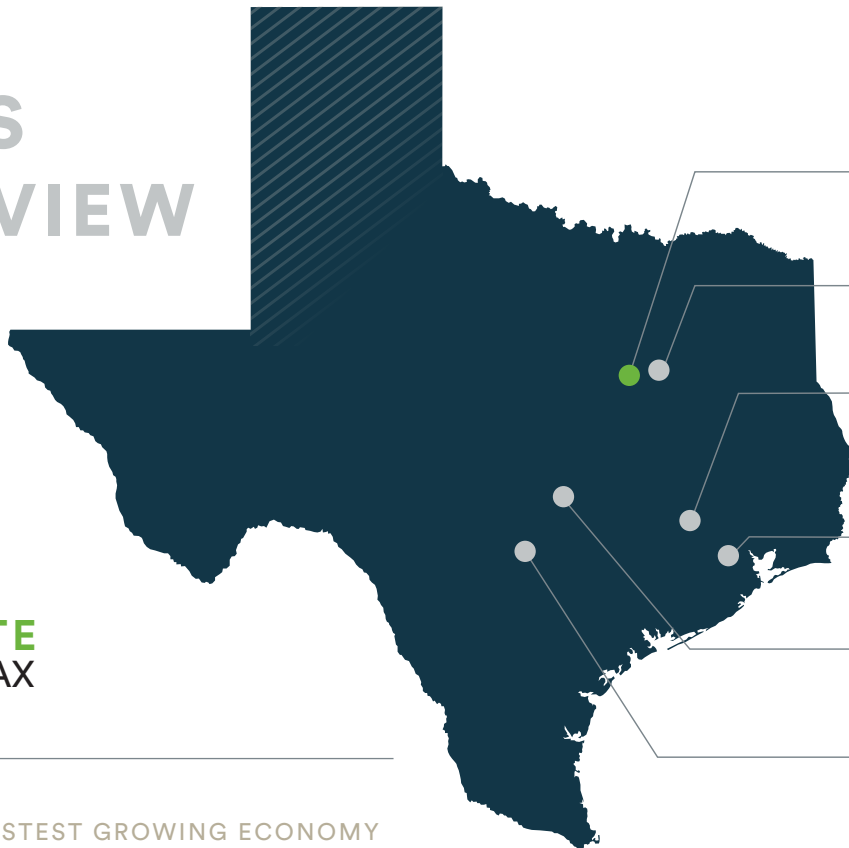
**BEST STATE
FOR BUSINESS**



**TOP STATE
FOR JOB GROWTH**



**LARGEST
MEDICAL CENTER**



Fort Worth

TOP CITY FOR SALES
GROWTH IN 2018

Dallas

TOP MSA FOR POPULATION
GROWTH IN 2020

Bryan/College Station

#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston

4TH LARGEST POPULATION
IN THE U.S.

Austin

NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio

2ND FASTEST GROWING CITY
IN THE NATION

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

FOR LEASE

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FORT WORTH, TEXAS



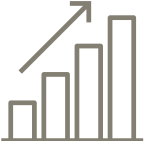
POPULATION
935,508

7TH

BEST IN RESIDENTIAL
REAL ESTATE FOR NEW
HOMES

4TH

IN THE COUNTRY
**MOST PROSPEROUS
CITY**



INDUSTRIES & TALENT

FORT WORTH IS THE PERFECT LOCATION THAT GIVES
COMPANIES A REAL COMPETITIVE ADVANTAGE



TRANSPORTATION HUB FOUR AIRPORTS

OVER 9.4 MILLION ANNUAL VISITORS TO THE CITY OF
FORT WORTH RESULTING IN 2.4 BILLION IN ANNUAL
ECONOMIC IMPACT



4 MAJOR COLLEGES WITHIN THE SURROUNDING AREA

INCLUDING TEXAS CHRISTIAN UNIVERSITY, TEXAS A&M - LAW,
UNIVERSITY OF NORTH TEXAS, AND TEXAS WOMAN'S UNIVERSITY

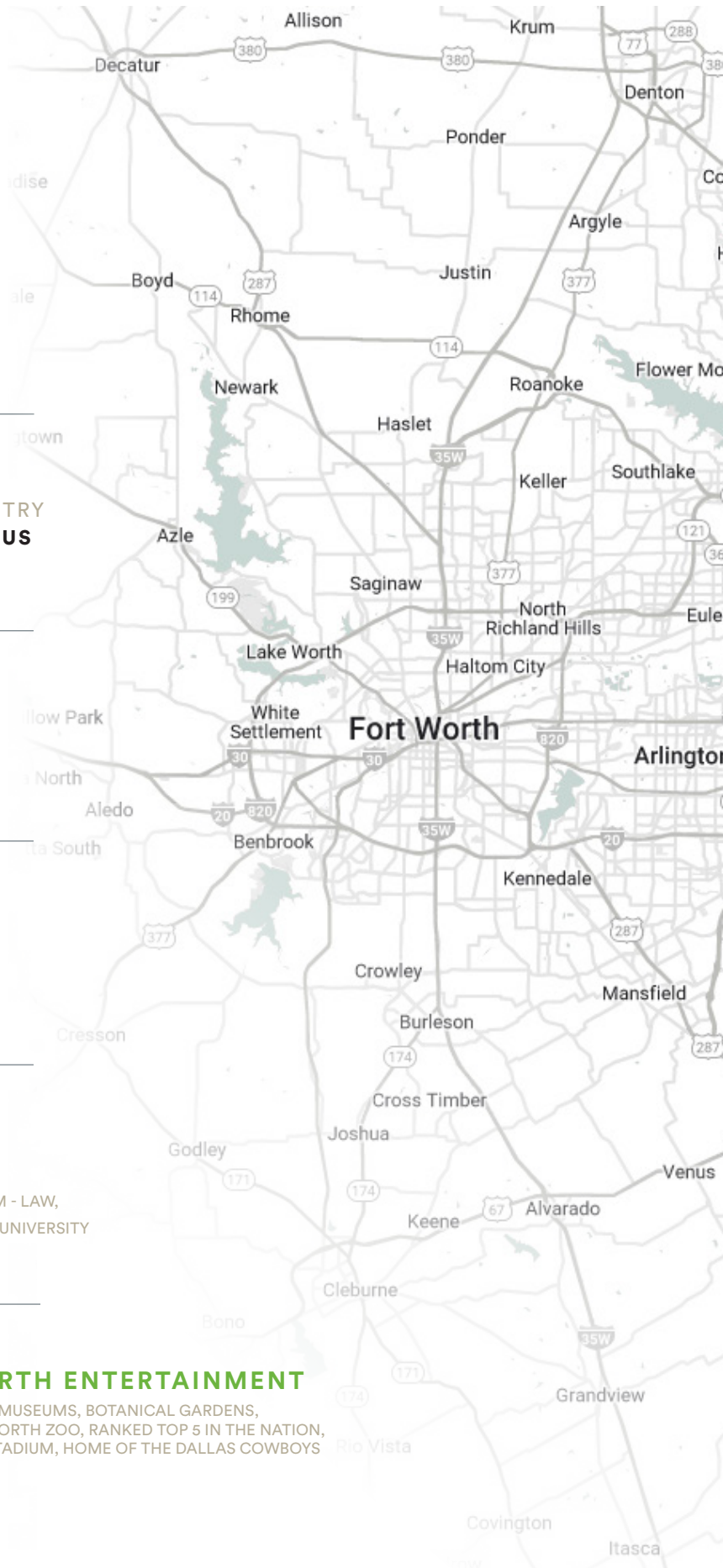
2ND

FASTEST GROWING CITY
IN THE UNITED STATES



FORT WORTH ENTERTAINMENT

INCLUDES 5 MUSEUMS, BOTANICAL GARDENS,
THE FORT WORTH ZOO, RANKED TOP 5 IN THE NATION,
AND AT&T STADIUM, HOME OF THE DALLAS COWBOYS



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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. 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.

Oldham Goodwin Group, LLC
Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

532457
Licensed No.

Casey.Oldham@OldhamGoodwin.com
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(979) 268-2000
Phone

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Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Brett Boatner

Senior Associate | Retail Services

D: 817.512.2000 **C:** 903.573.4165

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Fort Worth

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HOUSTON | SAN ANTONIO | WACO/TEMPLE | FORT WORTH



OLDHAMGOODWIN.COM