

FOR LEASE

FORMER COWTOWN DENTAL

2717 8th Ave | Fort Worth, TX 76110

**DENTAL ASSOCIATES  
OF FORT WORTH 817-924-7670**

PPO INSURANCE

MEDICAID

CHIP

State of the Art  
Facility  
Emergencies  
& Walk-in's  
Welcome

Dentistry  
for the whole  
Family!  
Financing  
Available with  
CareCredit  
Se Habla  
Español

2717

Rudy Santillana, D.M.D.  
817-924-7670  
Monday - Thursday  
9:00 am - 5:00 pm  
Tuesday  
10:00 am - 6:00 pm  
Friday & Saturday  
By Appointment



**VISION**

COMMERCIAL REAL ESTATE

COMME  
SURETY  
MEXICO T

817-52

\$29

lafamilialinsurance.com

Preston Beaupain | Roger Smeltzer

817.803.3287

VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM

PRICE | \$35 PSF + NNN

PROPERTY AREA | 1,534 SF

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES



## PROPERTY HIGHLIGHTS

- Fully plumbed turnkey for dental
- Close proximity to TCU
- High-traffic thoroughfare

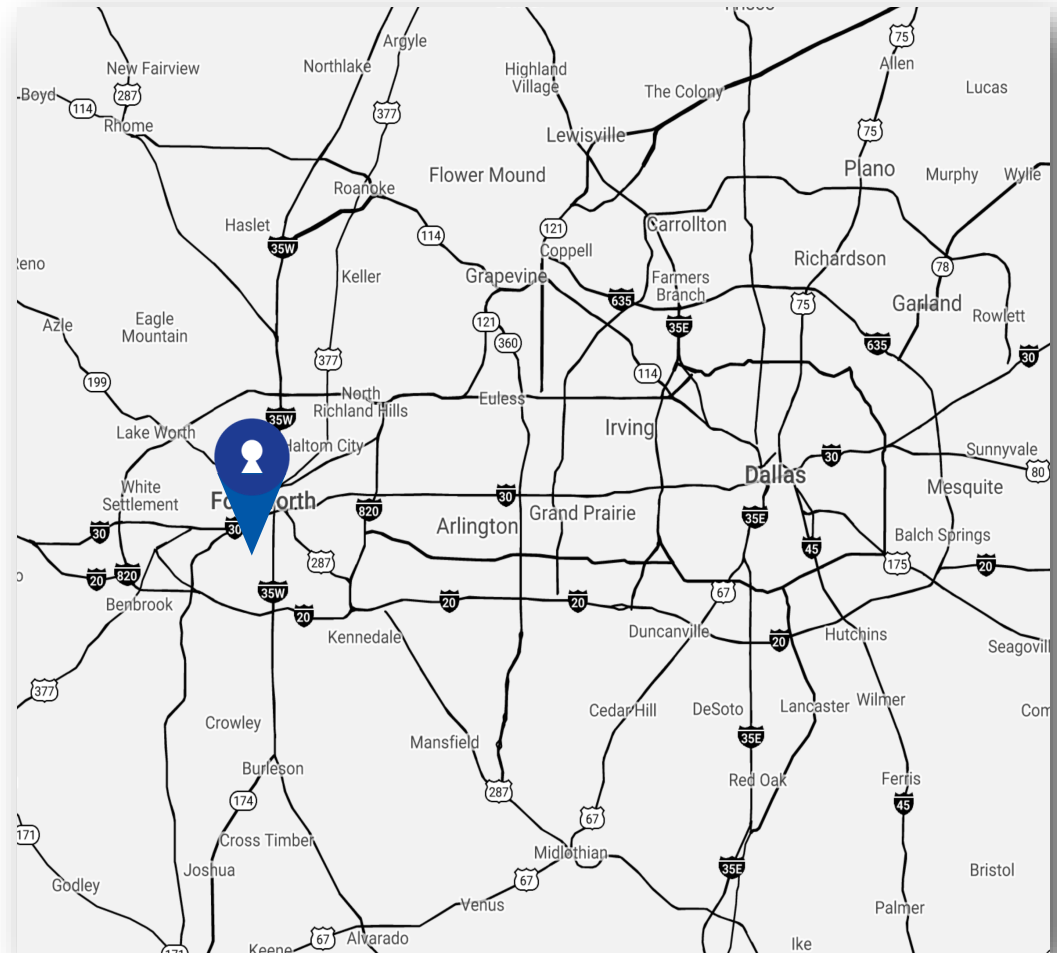
## DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	9,338	35,743	86,420	288,479
DAYTIME POPULATION	8,121	29,100	68,833	275,390
AVG HH INCOME	\$67,430	\$72,302	\$78,308	\$96,691

\*STDB.com 2024

## TRAFFIC COUNT

18,792 VPD at 8th Ave & Cleburne Rd





**TCU**

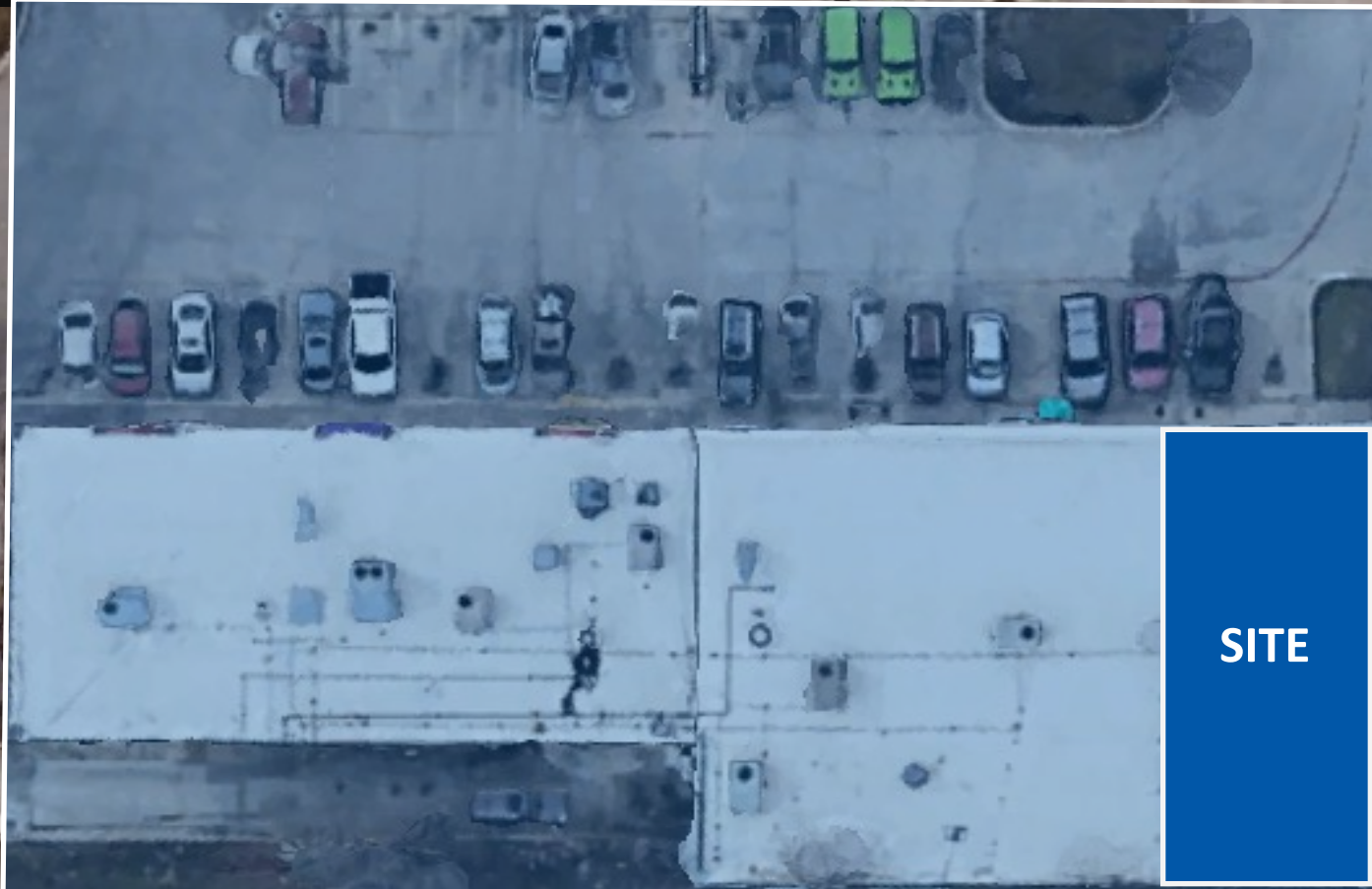
R. L. Paschal High School

8th Ave

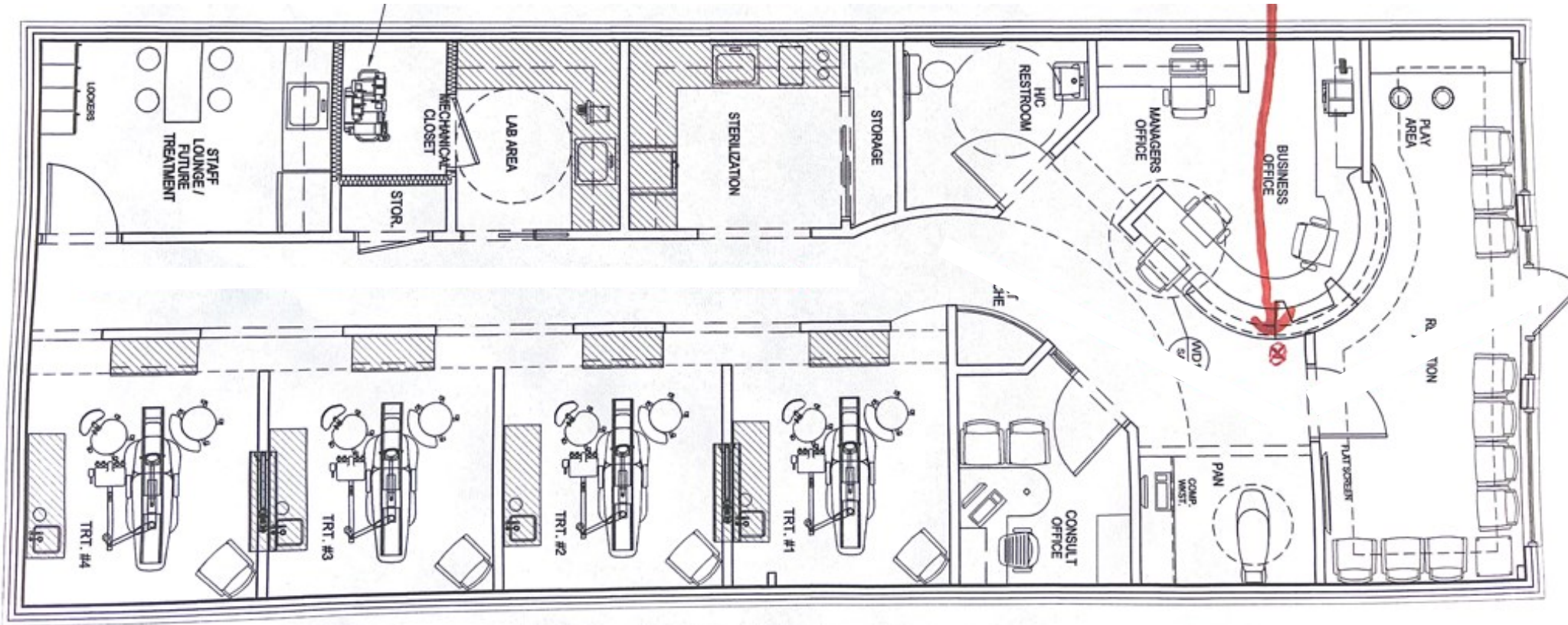
W Berry St

The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.

# 8th Avenue







### COMMERCE

250+ Major Companies & Headquarters  
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



**#1** in the country for **3-year job growth** (185,600 jobs)  
**#1** in the country for **job recovery to pre-pandemic high** (3,951,900 jobs)  
BLS, Dec. 2021

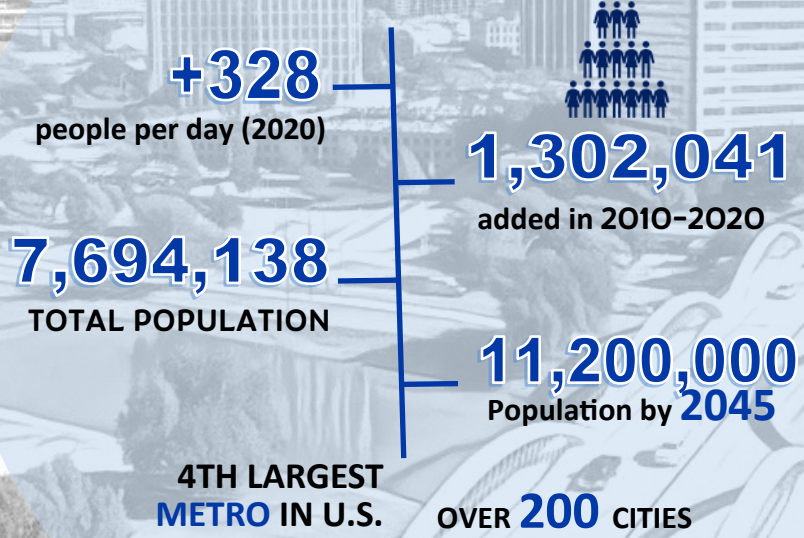
**4** **Global 500 Companies** Fortune, 2021  
**9** **World's Most Admired Companies** Fortune, 2022  
**22** **Fortune 500 Companies**



**50%**  
**LOWER COST OF LIVING**  
With a lower cost of living than the top three U.S. Metros.

**+7.2%**  
**EMPLOYMENT GROWTH**  
With a year over year gain of 277,600 jobs as of July 2022

### DFW AREA GROWTH



### 3 Commercial AIRPORTS

- DFW International
  - Dallas Love Field
  - Alliance
- Travel anywhere in Continental U.S. in **4 hours**
- Access nearly **60** international destinations

### HIGHER EDUCATION

**Three Research 1 Universities**

Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

**30** Higher Education Institutions  
**15** Major Universities Including: **TCU**, **SMU**

### HEALTH CARE

**138** HOSPITALS & FACILITIES with Acute Care  
**32** MAJOR HOSPITALS  
**23** HEALTHCARE SYSTEMS

# INFORMATION ON 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:
  - 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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Broker Firm Name

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License No.

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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)