

FOR SALE | LEASE

## OFFICE WITH EVENT SPACE

3109 Roberts Cut Off Rd | Fort Worth, TX 76114



**VISION**  
COMMERCIAL REAL ESTATE



OFFICE

**Preston Beaupain**

817.803.3287

VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM



PRICE | **\$500,000; \$12.45 PSF + NNN**    PROPERTY AREA | **2,892 SF on 0.225 AC**

## PROPERTY HIGHLIGHTS

- Newly Updated Building with Five Offices, Kitchen, and Conference Room
- Separate Event Space Behind Office
- Minutes From Downtown Ft Worth
- 1-Mile from HWY 820

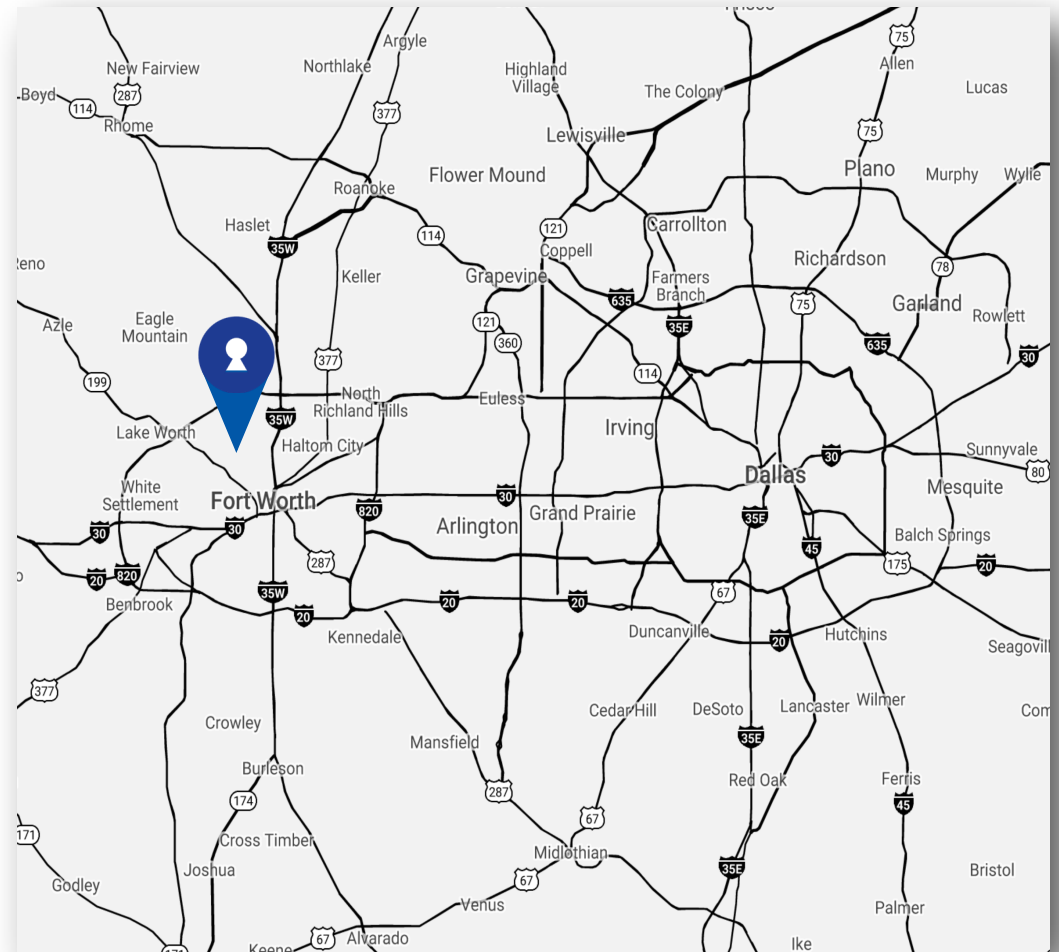
## DEMOGRAPHICS

|                             | 1 MILE   | 2 MILE   | 3 MILE   | 5 MILE    |
|-----------------------------|----------|----------|----------|-----------|
| POPULATION                  | 8,210    | 34,592   | 69,456   | 186,667   |
| DAYTIME POPULATION          | 9,867    | 28,127   | 56,267   | 189,991   |
| AVG HH INCOME               | \$72,351 | \$84,497 | \$89,015 | \$100,177 |
| POPULATION GROWTH 2025-2028 | 1.29%    | 1.34%    | 1.16%    | 1.00%     |

\*STDB.com 2025

## TRAFFIC COUNT

41,385 VPD at Roberts Cutoff Rd & Highway 199





















## COMMERCE

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

amazon

American Airlines



Kimberly-Clark

LOCKHEED MARTIN

Alcon



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

+328

people per day (2020)



1,302,041

added in 2010-2020

7,694,138

TOTAL POPULATION

11,200,000

Population by 2045

4TH LARGEST  
METRO IN U.S.

OVER 200 CITIES



## HIGHER EDUCATION

Three  
Research 1  
Universities

UNT  
UNIVERSITY OF  
NORTH TEXASUTD  
THE UNIVERSITY  
OF TEXAS AT DALLASUTR  
UNIVERSITY OF  
TEXAS AT  
ARLINGTON

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

30 Higher Education Institutions

15 Major Universities Including:

TCU  
SMU

4 Global 500  
Companies  
Fortune, 2021

9 World's Most  
Admired Companies  
Fortune, 2022

22 Fortune 500  
Companies



## 3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in  
Continental U.S. in 4 hours

Access nearly 60  
international destinations



## HEALTH CARE

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



# INFORMATION ON BROKERAGE SERVICES



## 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 on 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 on known by the agent, including information on 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 on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on 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 on 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 on 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 on 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.

|                             |             |                           |              |
|-----------------------------|-------------|---------------------------|--------------|
| Vision Commercial RE DFW LC | 9006752     | info@visioncommercial.com | 817.803.3287 |
| Broker Firm Name            | License No. | Email                     | Phone        |
| Trenton Price               | 0652029     | info@visioncommercial.com | 817.803.3287 |
| Designated Broker of Firm   | License No. | Email                     | Phone        |

Regulated by the Texas Real Estate Commission

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

2-10-2025



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