

FOR LEASE

WESTSIDE MARKET

9108 - 9124 Camp Bowie W Blvd | Fort Worth, TX 76116



VISION
COMMERCIAL REAL ESTATE



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RECENTLY REDUCED RENTAL RATES

PRICE | **\$8-\$10 PSF + NNN (est. \$7.25)** AVAILABLE AREA | **2,160 - 5,444 SF**
Grease Trap Available

PROPERTY HIGHLIGHTS

- 👁️ New Grease Trap available next to Wingstop!
- 👁️ Join Kroger, Pizza Hut, Taco Bell, Prestige Dental, Hounds Town, and Humana's Centerwell
- 👁️ Great visibility & direct access from I-820 (73,812 vehicles per day on I-820)
- 👁️ Traffic generators include: Frank Kent Cadillac, Honda of Fort Worth, Moritz Chevrolet, Toyota of Fort Worth and many more

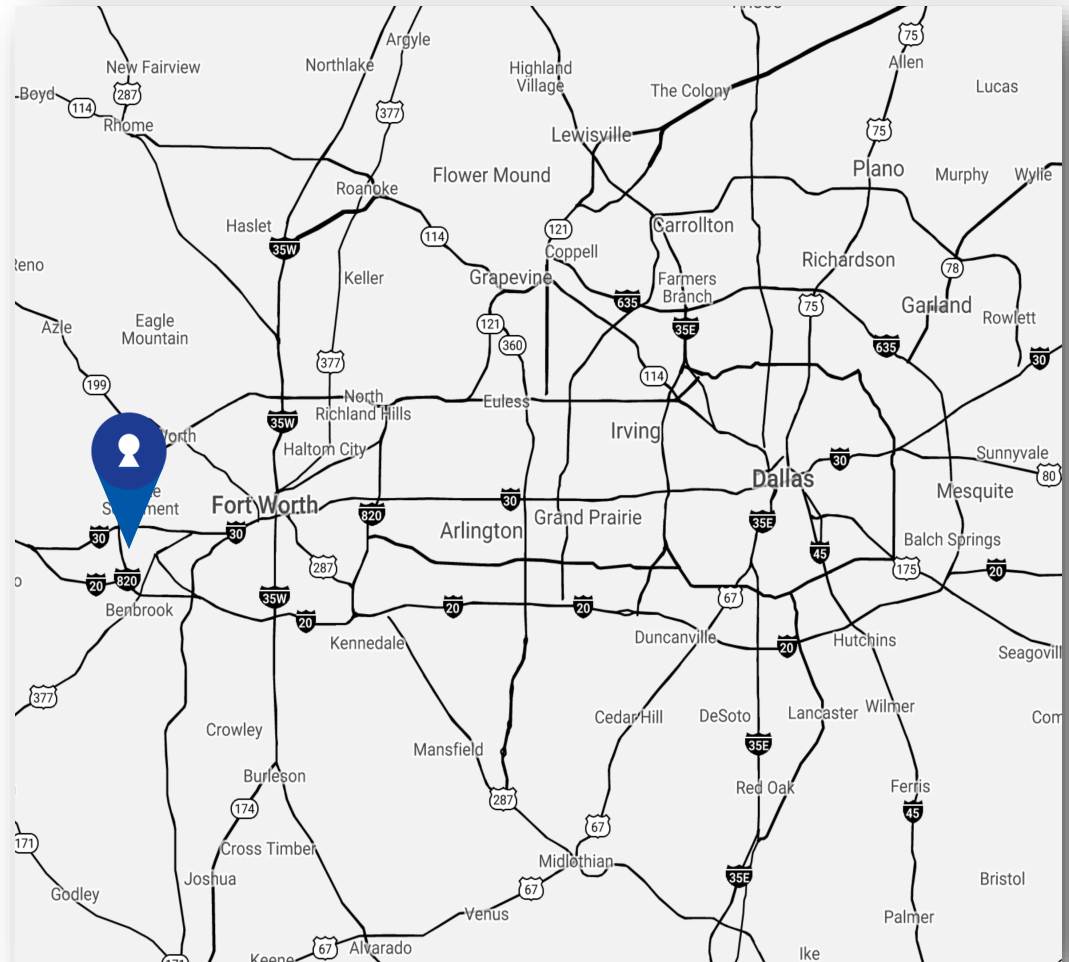
DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	14,403	39,714	73,824	146,156
DAYTIME POPULATION	4,322	9,328	22,943	61,075
AVG HH INCOME	\$49,232	\$67,793	\$77,731	\$92,722
POPULATION GROWTH 2023-2027	0.4%	0.5%	0.4%	0.4%

*Costar 2023

TRAFFIC COUNT

42,077 VPD at I-820 and Chapin Rd S







Suite	Tenant	Size SF (Base Rent)
9108 Camp Bowie W Blvd		
400	Centerwell Medical	7,917

Suite	Tenant	Size SF (Base Rent)
9116 Camp Bowie W Blvd		
100	CS Cajun Seafood House	1,400
105	Wingstop	1,324
* TBD	AVAILABLE with Grease Trap	2,784 SF (\$10 PSF)
* 115	AVAILABLE	2,660 SF (\$8 PSF)
125	Laundry Works	3,010
130	AVAILABLE	2,170 SF (\$10 PSF)
140	Skillman Wok Restaurant	1,800

* Can be combined for a total of 5,444 SF; has elevation change

Suite	Tenant	Size SF (Base Rent)
9112 Camp Bowie W Blvd		
100	JJ Dakota's Billiards	5,800
120	Advance America	1,493
125	Asian Therapy Massage	1,098
130	Metro by T-Mobile	1,000
135	Prestige Dental Fort Worth	3,040
145	Eye Brow Threading Salon	1,226
150	Liberty Tax	758

Suite	Tenant	Size SF (Base Rent)
9124 Camp Bowie W Blvd		
100	820 Liquor Store	1,659
200	Insurance Office	802
300	Texas Home Medical	2,114
350	Pizza Hut	1,593
500	Hounds Town Dog Care Services	5,000
550	AVAILABLE	2,160 SF (\$8 PSF) *
600	Heart & Soul Tattoo	1,209

* Potentially divisible to 740 SF and 1,420 SF at \$15.00 PSF



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



DFW AREA GROWTH

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

+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

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:



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.

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

2-10-2025



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