



**6115 CAMP BOWIE BOULEVARD** | 6115 CAMP BOWIE BOULEVARD, FORT WORTH, TX 76116

### Features

- Former T-Mobile with excellent raised facade along well-trafficked Camp Bowie
- Leased premises is 26'1" wide"

### FOR LEASE

**TOTAL SF:** 53,463  
**AVAILABLE SF:** 3,214  
**CONTACT FOR MORE INFORMATION**  
**NNN:** \$9.75 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
Bryant Irvin Rd	23,273 VPD	Total Population		12,108	90,004	252,170
Camp Bowie Blvd	20,218 VPD	Total Households		5,440	40,859	104,107
		Average Household Income		\$99,173	\$111,599	\$104,926
		5 Year Population Growth		0.57%	0.34%	0.35%

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### Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

**weitzman®**

## Available

108	3,214 sf
180/190	1,032 sf
210	2,018 sf
210	1,438 sf

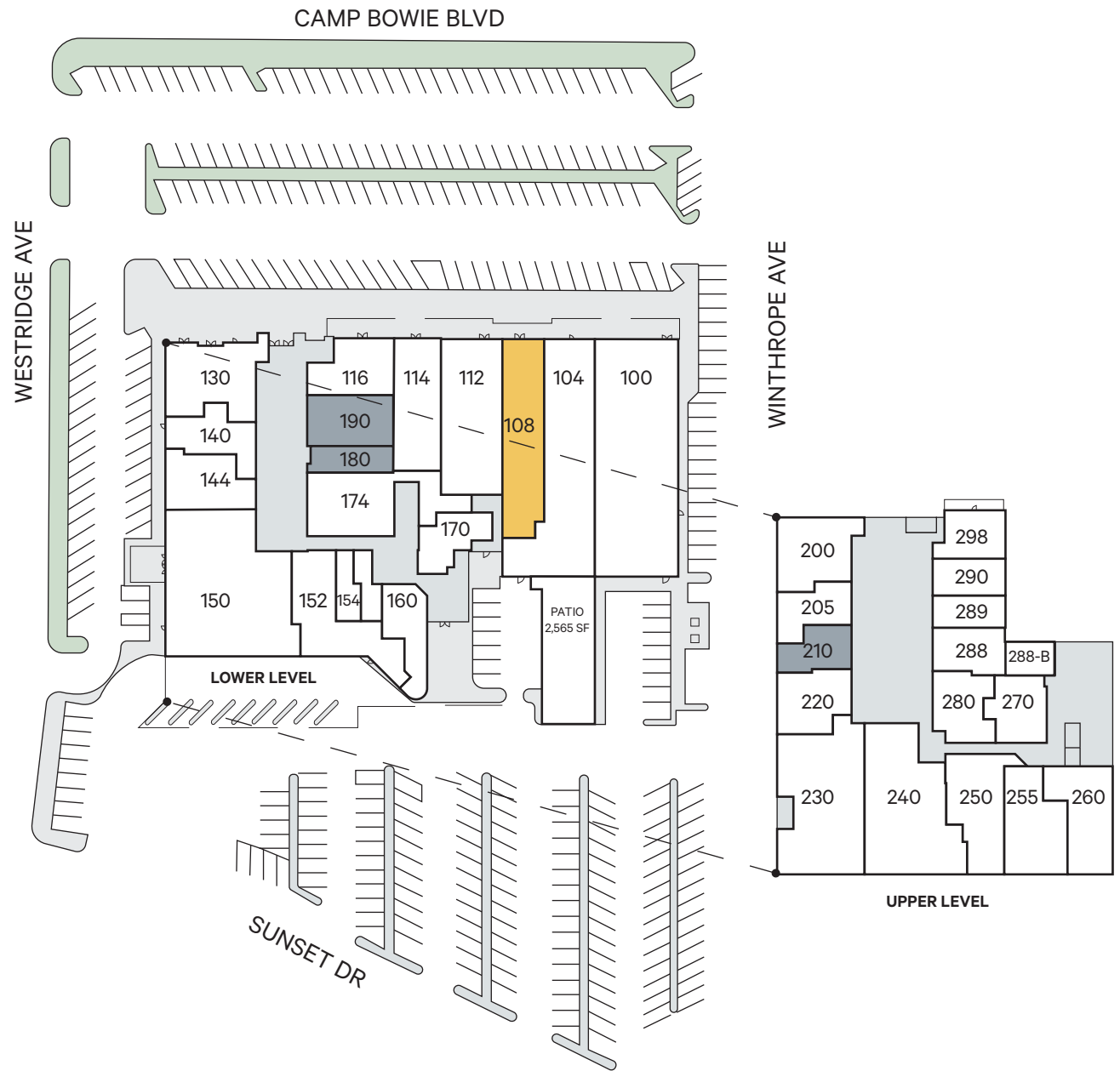
## Current Tenants

### LOWER LEVEL

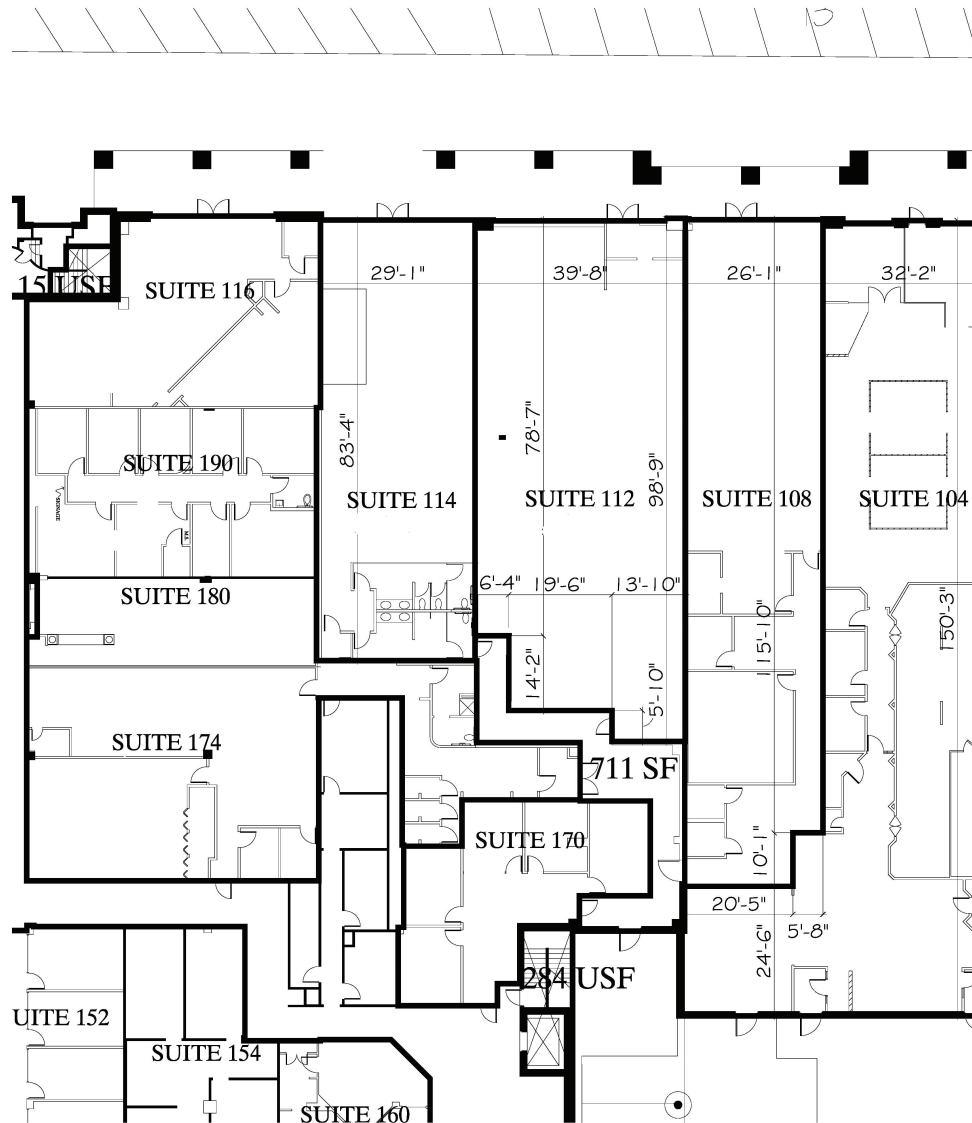
100	Legacy Salons	7,984 sf
104	The Fitzgerald	5,538 sf
112	Nail Resort & Spa	3,657 sf
114	ATI Physical Therapy	2,575 sf
116	Starbucks	1,739 sf
130	Snappy Salad	2,724 sf
140	Low Testosterone Men's Clinic	1,824 sf
144	Caliber Home Loans	2,125 sf
150	Frost Bank	7,712 sf
152	Invoke Tax Partners	3,989 sf
154	Lotus Spa & Salon	655 sf
160	State Farm	1,676 sf
170	Captures by Erin	1,449 sf
174	Zen Hot Yoga	3,599 sf

### UPPER LEVEL

200	JAW Architects	2,483 sf
205	Edward Jones	1,525 sf
220	Arise Recovery Centers	1,844 sf
230	Triangle TD/Ortiz Law	6,006 sf
240	Hope Brothers/Guardian Mineral MGMT	5,680 sf
250	Medusind Solutions	2,882 sf
255	Nextlink	2,787 sf
260	Nextlink	2,623 sf
270	Captures by Erin	2,897 sf
280	Mayfest	1,840 sf
288	Abigail Mitchell	1,218 sf
289	MLS Computer Services	1,065 sf
290	Thrive	1,056 sf
298	Untanglife Counseling	1,642 sf



Floor Plan | Suite 108 | 3,214 SF





# 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.

Weitzman

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