

BONDS RANCH MARKETPLACE

NEC HWY 287 & E BONDS RANCH ROAD, FORT WORTH, TX 76131

Features

Retail development anchored by Kroger with fuel center at the northeast corner of Hwy 287 & E Bonds Ranch Road in the Fort Worth market.

- Up to 33,456 SF of retail available
- Pads available

Traffic Counts		Demographics	YEAR: 2023	1 MILE	3 MILE	5 MILE
Hwy 287	67,504 VPD	TOTAL POPULATION		8,600	63,452	202,673
Bonds Ranch Road	12,364 VPD	TOTAL HOUSEHOLDS		2,725	20,677	65,583
		AVERAGE HOUSEHOLD II	NCOME	\$131,782	\$131,580	\$128,576
		5 YEAR POPULATION GR	ROWTH	26.6%	17.1%	18.2%

Area Retailers & Businesses









FOR LEASE

TOTAL SF: 39,240

AVAILABLE SF: 26,026

MIN CONTIGUOUS SF: 2,000

MAX CONTIGUOUS SF: 6,536

CONTACT FOR MORE INFORMATION

Gretchen Miller

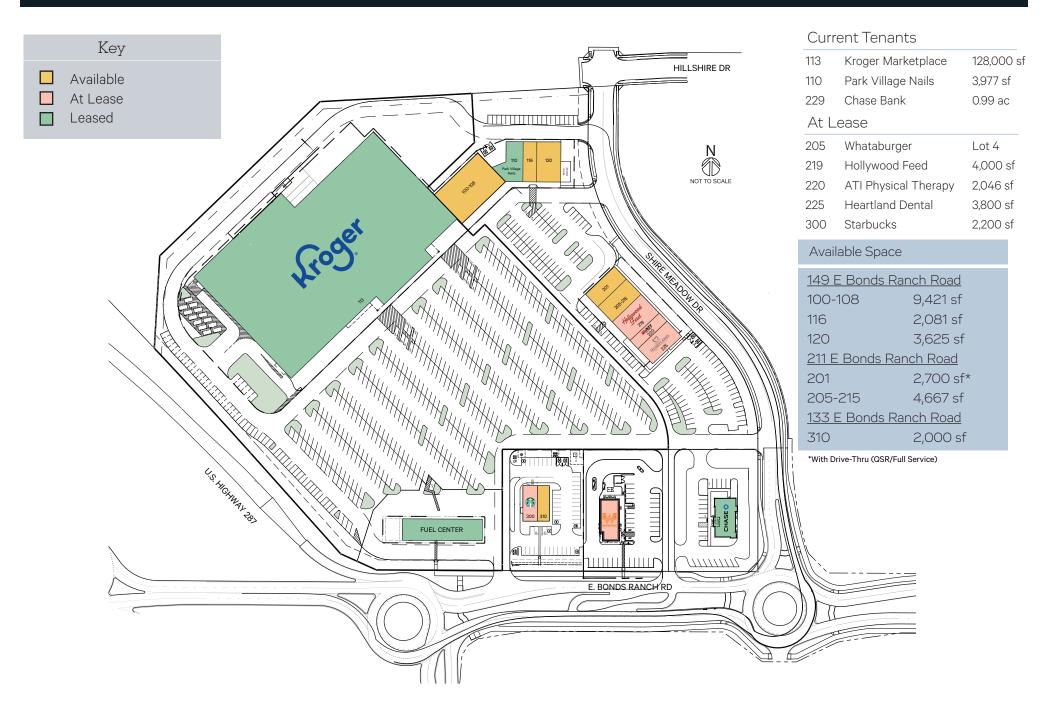
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Michelle Caplan

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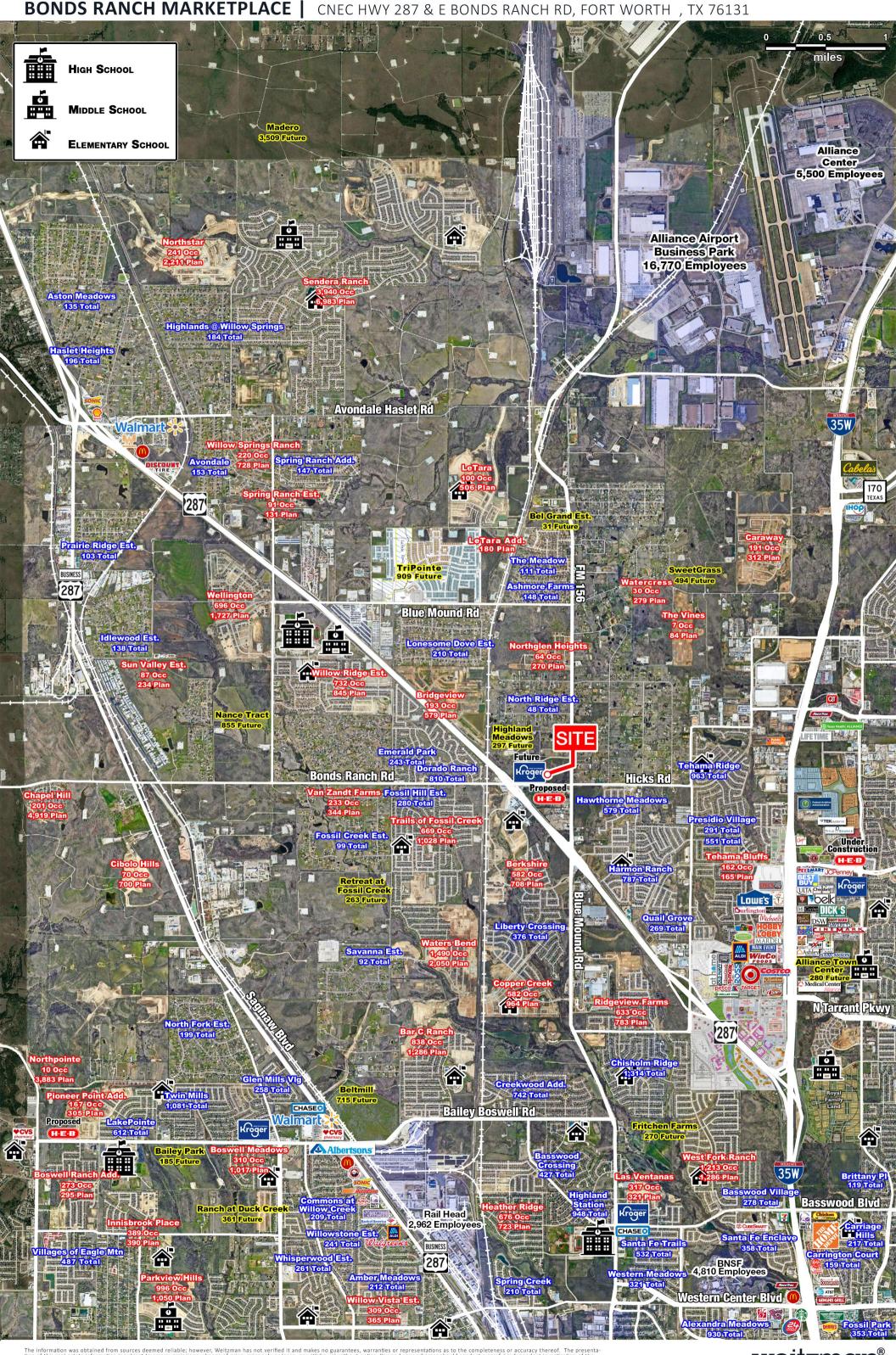


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INFORMATION ABOUT BROKERAGE SERVICES



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 actives, 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 on 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 par es 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 listening 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 par es 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 par es to the transaction impartially and fairly;
- May, with the par es' 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.

The Weitzman Group	402795	twgre@weitzmangroup.com	214-954-0600	
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Designated Broker of Firm	License No.	Email	Phone	
Licensed Supervisor of Sales Agent/ Associate	License No.	 Email	Phone	
Gretchen Elise (Frankenthal) Miller	630575	gmiller@weitzmangroup.com	214-720-6687	
Sales Agent/Associate's Name	License No.	Email	Phone	
	Date			

REGULATED BY THE TEXAS REAL ESTATE COMMISSION

INFORMATION AVAILABLE AT WWW.TREC.TEXAS.GOV

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