CHAPEL CREEK BLVD & I30 | CHAPEL CREEK BLVD & I30, FORT WORTH, TX 76108

Features

- Pad site for Ground Lease Only
- New Quik Trip and McDonald's adjacent co-tenants
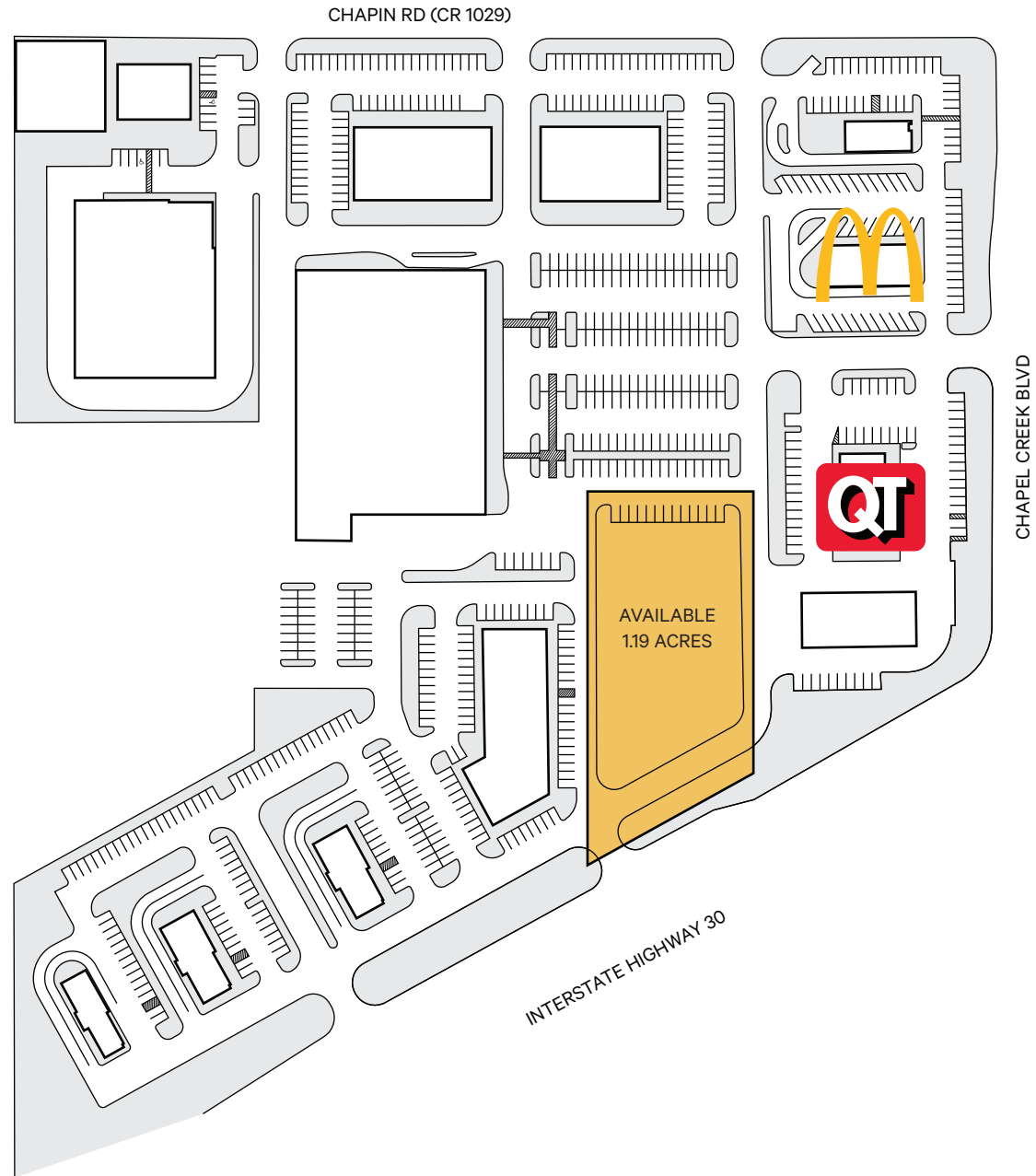
FOR LEASE

TOTAL ACRES: 1.19

Traffic Counts

Interstate Highway 30	120,043 VPD
Chapel Creek Blvd	26,996 VPD

Demographics

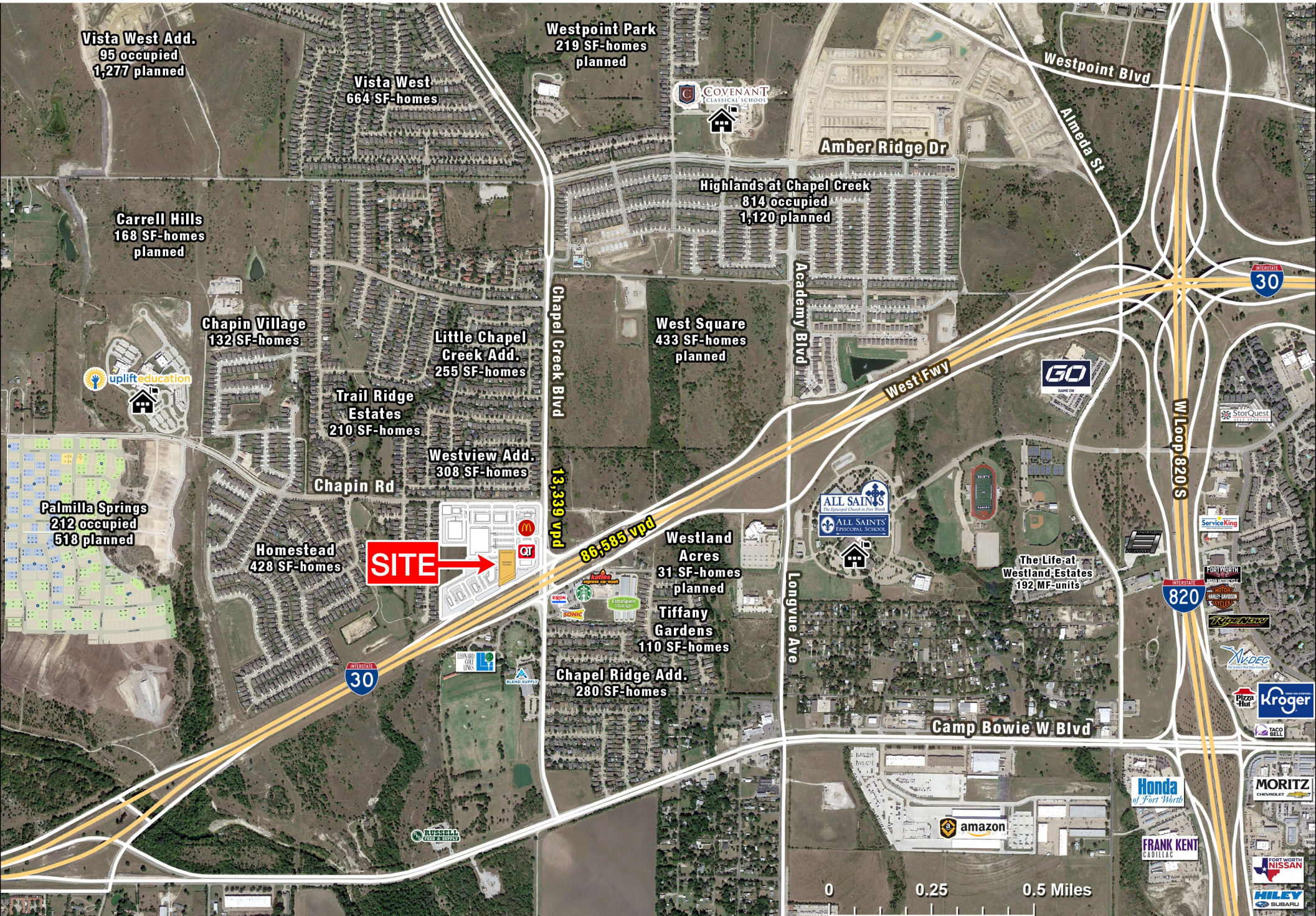|	YEAR: 2023	1 MILE	2 MILE	3 MILE
Total Population		7,873	57,074	112,654
Total Households		2,666	22,115	44,410
Average Household Income		$92,989	$81,851	$98,133
5 Year Growth Population		4.84%	3.21%	2.30%

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Area Retailers & Businesses

weitzman®

CHAPIN RD (CR 1029)

CHAPEL CREEK BLVD

AVAILABLE
1.19 ACRES

INTERSTATE HIGHWAY 30

weitzman®

Vista West Add.
95 occupied
1,277 planned

Vista West
664 SF-homes

Westpoint Park
219 SF-homes
planned

COVENANT CLASSICAL SCHOOL

Westpoint Blvd

Amber Ridge Dr

Almeda St

Carrell Hills
168 SF-homes
planned

Highlands at Chapel Creek
814 occupied
1,120 planned

INTERSTATE 30

uplift education

Chapin Village
132 SF-homes

Little Chapel
Creek Add.
255 SF-homes

West Square
433 SF-homes
planned

Academy Blvd

GO GAME ON

W Loop 820 S

StorQuest

Trail Ridge
Estates
210 SF-homes

Chapel Creek Blvd

West Fwy

Palmilla Springs
212 occupied
518 planned

Westview Add.
308 SF-homes

13,339 vpd

ServiceKing

Chapin Rd

86,585 vpd

ALL SAINTS The Episcopal Church in Fort Worth

ALL SAINTS' Episcopal School

FORT WORTH HARLEY-DAVIDSON

Homestead
428 SF-homes

SITE

QT

McDonald's

Westland
Acres
31 SF-homes
planned

RideNow

The Life at
Westland Estates
192 MF-units

NVDEC

EXXON

Starbucks

ExtraSpace Storage

Tiffany
Gardens
110 SF-homes

Longvue Ave

SONIC

INTERSTATE 30

INTERSTATE 820

Pizza Hut

Kroger

BLEND SUPPLY

Chapel Ridge Add.
280 SF-homes

Camp Bowie W Blvd

Taco Bell

RUSSELL

Honda of Fort Worth

amazon

MORITZ CHEVROLET

FRANK KENT CADILLAC

Fort Worth NISSAN

0   0.25   0.5 Miles

HILEY SUBARU

weitzman®

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date