



MONTGOMERY PLAZA | NEQ W 7TH ST & CARROLL ST, FORT WORTH, TX 76107

Features

Montgomery Plaza is a 291,121 SF power center located on W 7th St east of Carroll St. Anchored by Target, Montgomery Plaza is a prominent retail destination with 243 multifamily units on site as well as a wide array of national retailers including Ross, Marshall's, HomeGoods, PetSmart and Office Depot.

FOR LEASE

TOTAL SF: 291,121
AVAILABLE SF: 10,680
MIN CONTIGUOUS SF: 916
MAX CONTIGUOUS SF: 4,567
CONTACT FOR MORE INFORMATION
NNN: \$14.32 EST.

Traffic Counts		Demographics	YEAR: 2023	1 MILE	3 MILE	5 MILE
W 7th Street	25,403 VPD	Total Population		10,588	97,956	272,996
Carroll Street	11,316 VPD	Total Households		6,674	39,890	98,168
		AVERAGE HOUSEHOLD INCOME		\$127,319	\$103,219	\$90,205
		5 YEAR POPULATION GROWTH		10.60%	6.15%	3.55%

Area Retailers & Businesses



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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.



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Available Space			
21	916 sf	14	1,847 sf
22	4,567 sf	28	1,247 sf
		31	2,103 sf

■ At LOI
■ At Lease

Current Tenants

1	Marshalls/HomeGoods	38,032 sf
2	Ross	30,079 sf
3	Michaels	17,029 sf
4	Flynn & O'Hara Uniforms	4,000 sf
5	Dollar Tree	12,000 sf
6	Office Depot	20,000 sf
7	PetSmart	19,548 sf
8	Five Below	11,015 sf
9	Rally House	6,488 sf
10	RE/MAX Trinity	4,357 sf
12	Golf Tec	2,796 sf
13	Kimco Office	4,384 sf
15	Montgomery Plaza Dental	2,090 sf
16	AT&T	2,500 sf
17	LaserAway	2,166 sf
18	The Lash Lounge	1,563 sf
19	Starbucks Coffee	2,171 sf
20	Red Door Escape Room	6,225 sf
21	Storage	916 sf
22	BoomerJack's	4,567 sf
23	Yogurtland	1,295 sf
24	Brow Flair	1,272 sf
25	Depil Brazil Waxing	1,053 sf
26	Floyd's 99 Barbershop	1,695 sf
27	The Joint Chiropractic	848 sf
29	Petite Tea Maison	2,150 sf
30	Goat & Vine	6,168 sf
32	Sushi Axiom	4,648 sf
33	Gloria's	5,248 sf
34	Massage Envy	3,107 sf
35	Bahama Bucks	1,273 sf
36	Pei Wei Asian Diner	3,345 sf
37	Pie Five	2,111 sf
38	Run On by JackRabbit	8,837 sf
39	Orangetheory Fitness	2,690 sf
40	Pop-N-Cream	2,718 sf
41	ATI Physical Therapy	2,205 sf
42	Hotworx	1,817 sf
43	America's Best Contacts & Eyeglasses	3,744 sf
44	Chicken Salad Chick	2,800 sf
45	Wingstop	1,300 sf
46	Vaden Jewelers	1,540 sf
47	Zeeba Salon & Day Spa	6,588 sf
48	The Social Fix	1,100 sf
49	Big Frog Custom T-Shirts	1,505 sf
50	Skyline Nails & Spa	4,200 sf
51	Supercuts	1,050 sf
52	Subway	1,260 sf
53	GNC	1,260 sf
54	Sally Beauty Supply	2,000 sf
55	Mattress Firm	4,500 sf
56	Wells Fargo	4,054 sf
57	Chick-Fil-A	4,617 sf

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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 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 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 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.

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 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.

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