



BIG BOX AVAILABLE SUBLEASE

214.378.1212

SEC FM 1709 & BEACH STREET
FORT WORTH, TX

LAWRENCE WILSON
LWILSON@VENTUREDFW.COM

JOHN ZIKOS
JZIKOS@VENTUREDFW.COM

DEAN STRAKA
DSTRAKA@VENTUREDFW.COM

LOCATION

10800 N BEACH STREET

SIZE

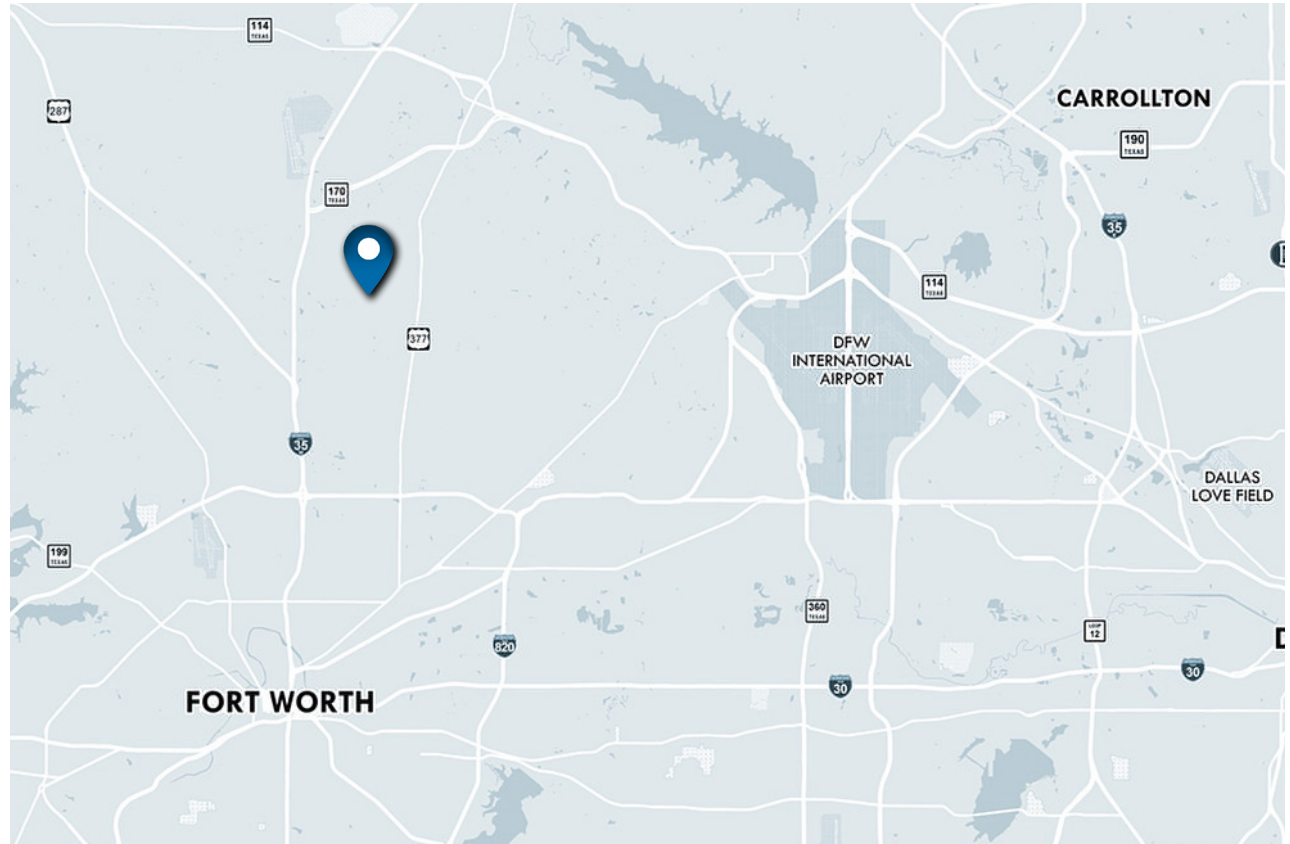
BUILDING
52,443 SF (DIVISIBLE)

TRAFFIC COUNTS

FM 1709	BEACH STREET
37,481 VPD 2021	28,498 VPD 2021

PROPERTY HIGHLIGHTS

- ★ EXCELLENT DEMOGRAPHICS WITH 120,180 PEOPLE IN A 3-MILE RADIUS AND AVERAGE HH INCOMES EXCEEDING \$124,000
- ★ LOCATED AT A SIGNALIZED INTERSECTION WITH OVER 65,000 VPD
- ★ NORTH FORT WORTH IS ONE OF THE FASTEST GROWING SUB-MARKETS WITHIN THE DALLAS/FORT WORTH METROPLEX
- ★ 52,443 SQUARE FEET AVAILABLE

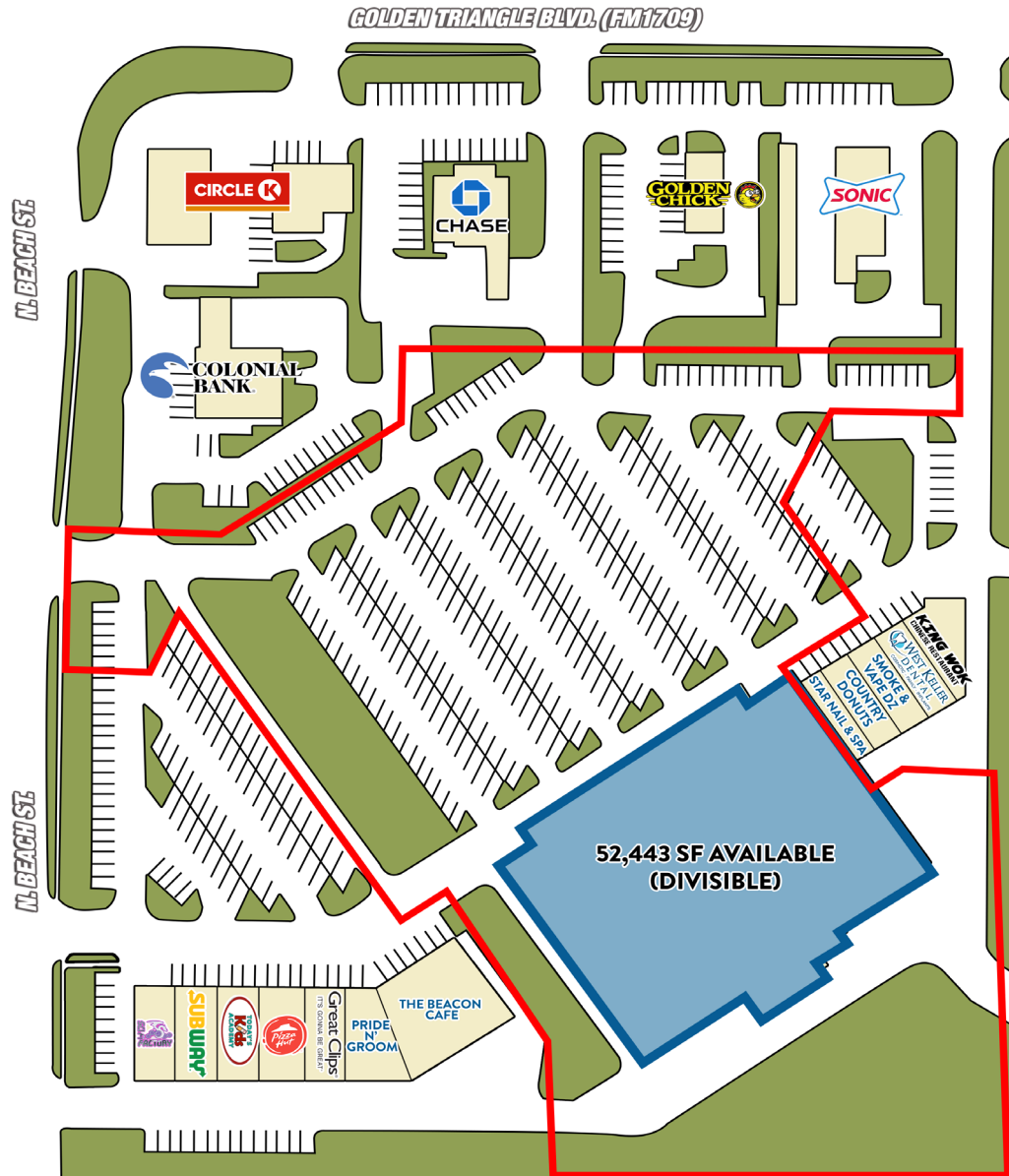


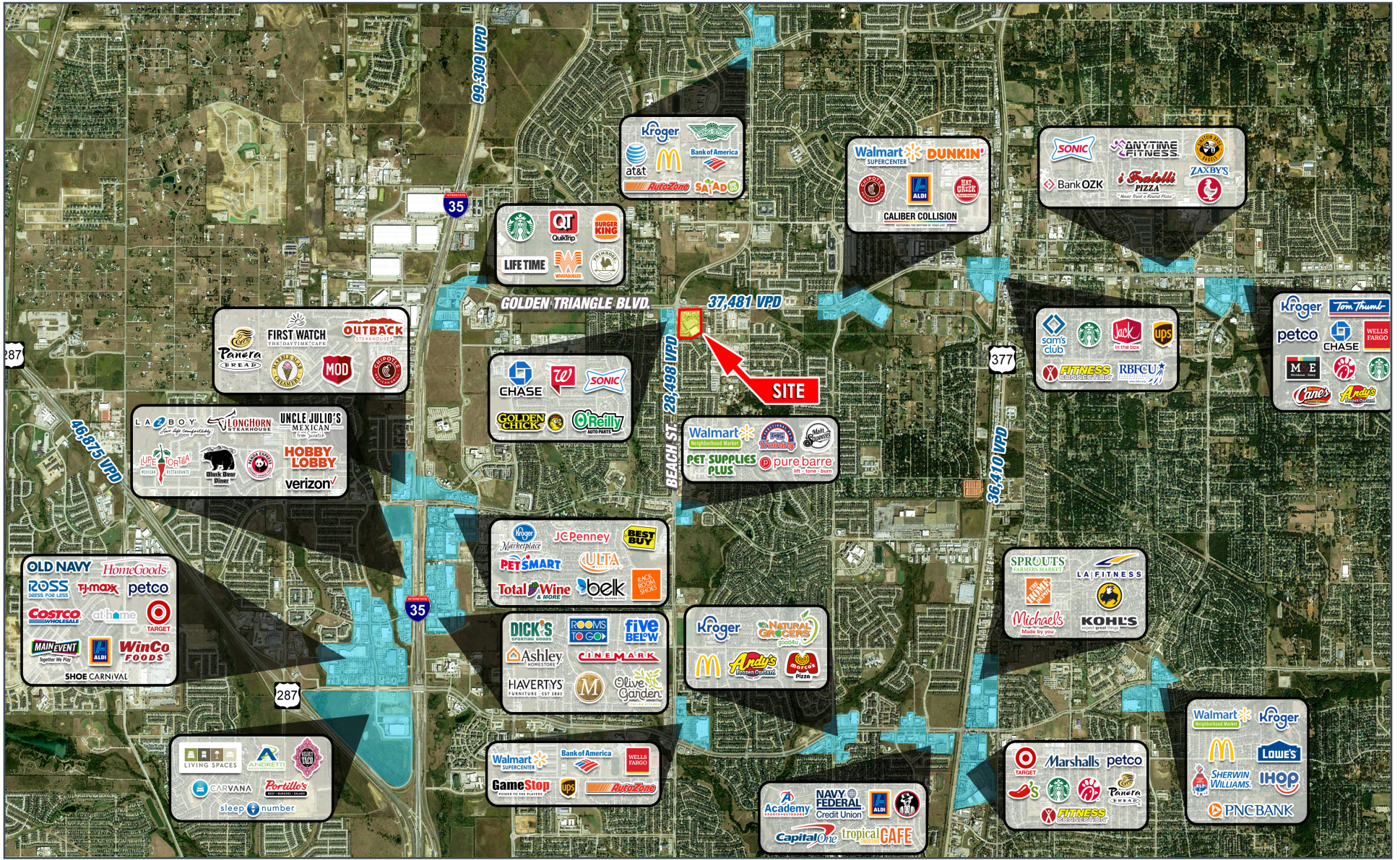
2022 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	22,990	120,180	265,330
EST. DAYTIME POPULATION	6,061	48,210	114,173
EST. AVG. HH INCOME	\$129,406	\$124,012	\$121,911

AREA ATTRACTIONS









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SUITE 720
DALLAS, TEXAS 75225
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LAWRENCE WILSON

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JOHN ZIKOS

Principal
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DEAN STRAKA

Transaction Manager
214.378.1212
dstraka@venturedfw.com



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

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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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Lawrence E. Wilson	708761	lwilson@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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