

- 1 STEVENSON OAKS- INDEPENDENT LIVING ASSISTED LIVING/MEMORY OPEN 172 UNITS
- 2 TAVOLO CROSSING 387 MULTI-FAMILY UNITS COMPLETED
- 3 SINGLE FAMILY (DAVID WEEKLY, HIGHLAND HOMES, SHADDOCK HOMES). TOTAL LOTS:405
- 4 GREAT HEARTS OF AMERICA CHARTER SCHOOL PRE-K, 12.6 AC OPEN 684 STUDENTS
- 5 LADERA - AGE TARGETED SINGLE FAMILY FOR SALE HOME COMMUNITY 185 HOMES
- 6 FAMILY DEVELOPMENT 15 AC SINGLE FAMILY FOR RENT CONTRACT PENDING

# VENTURE

## SHOPS AT TAVOLO PARK FOR LEASE

214.378.1212

SWC ALTAMESA/DIRKS RD & CHISHOLM TRAIL PKWY  
FORT WORTH, TX

NATALIA SINGER  
NSINGER@VENTUREDFW.COM

AMY PJETROVIC  
APJETROVIC@VENTUREDFW.COM

MIA UREÑA  
MURENA@VENTUREDFW.COM

DEVELOPED BY:  
 Hunington



LOCATION

**SWC ALTAMESA/DIRKS RD & CHISHOLM TRAIL PKWY**

AVAILABLE

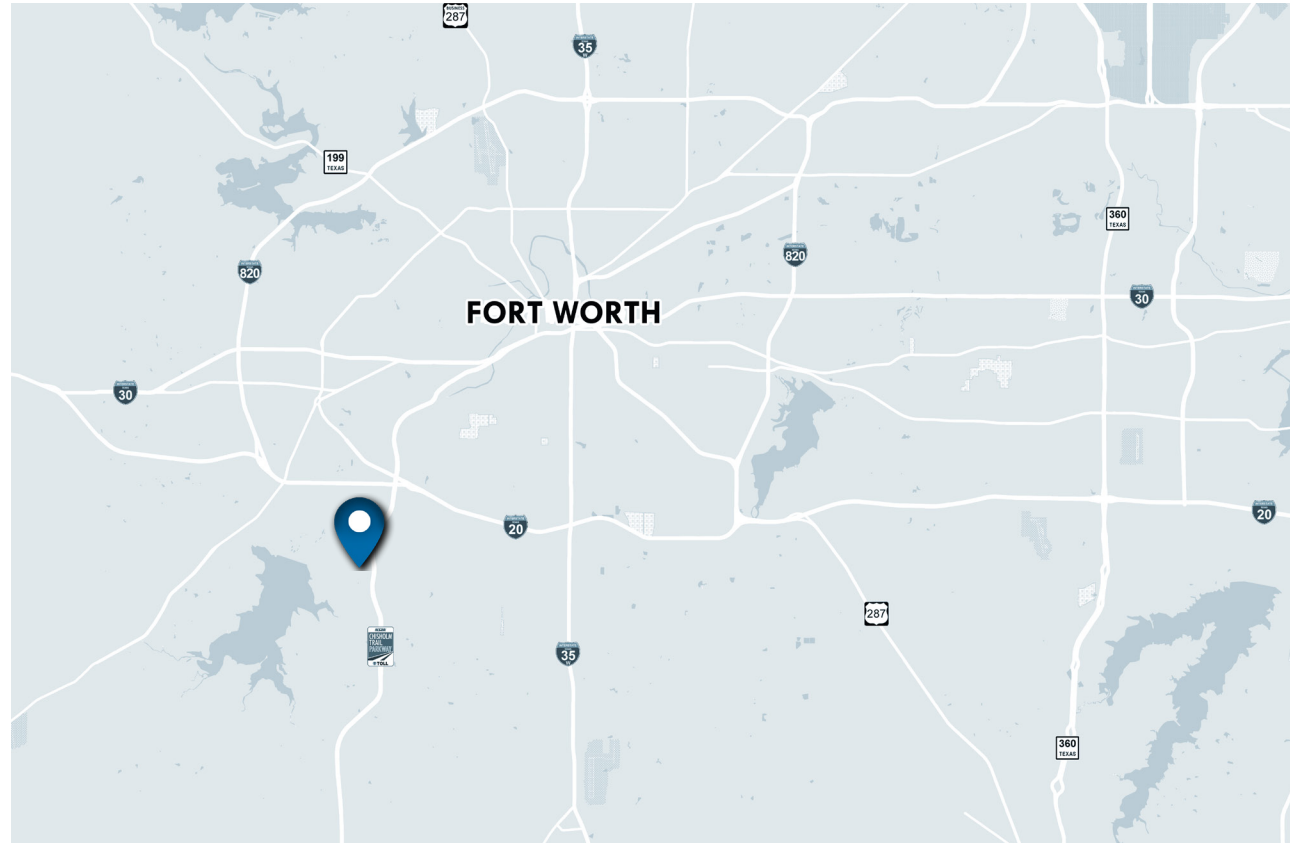
**RETAIL BUILDING**  
END CAP + DRIVE THRU

TRAFFIC COUNTS

**ALTAMESA BLVD**    **CHISHOLM TRAIL PKWY**  
15,858 VPD 2022    33,963 VPD 2022

PROPERTY HIGHLIGHTS

- ★ **UNDERSERVED RETAIL MARKET**
- ★ **ONE OF THE HIGHEST RESIDENTIAL GROWTH MARKETS IN DFW**
- ★ **THE SITE IS LOCATED ON THE 27 MILE CHISHOLM TRAIL PKWY THAT SERVES AS A CRITICAL CONNECTION FROM DOWNTOWN FORT WORTH TO SOUTH CLEBURNE**
- ★ **EASY ACCESS FROM RECENTLY COMPLETED CHISHOLM TRAIL PKWY**
- ★ **LARGE WHOLESALER UNDER CONTRACT ADJACENT TO THE SITE**



2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,231	82,633	208,946
EST. DAYTIME POPULATION	3,630	23,788	57,752
EST. AVG. HH INCOME	\$141,662	\$116,685	\$113,491

AREA ATTRACTIONS





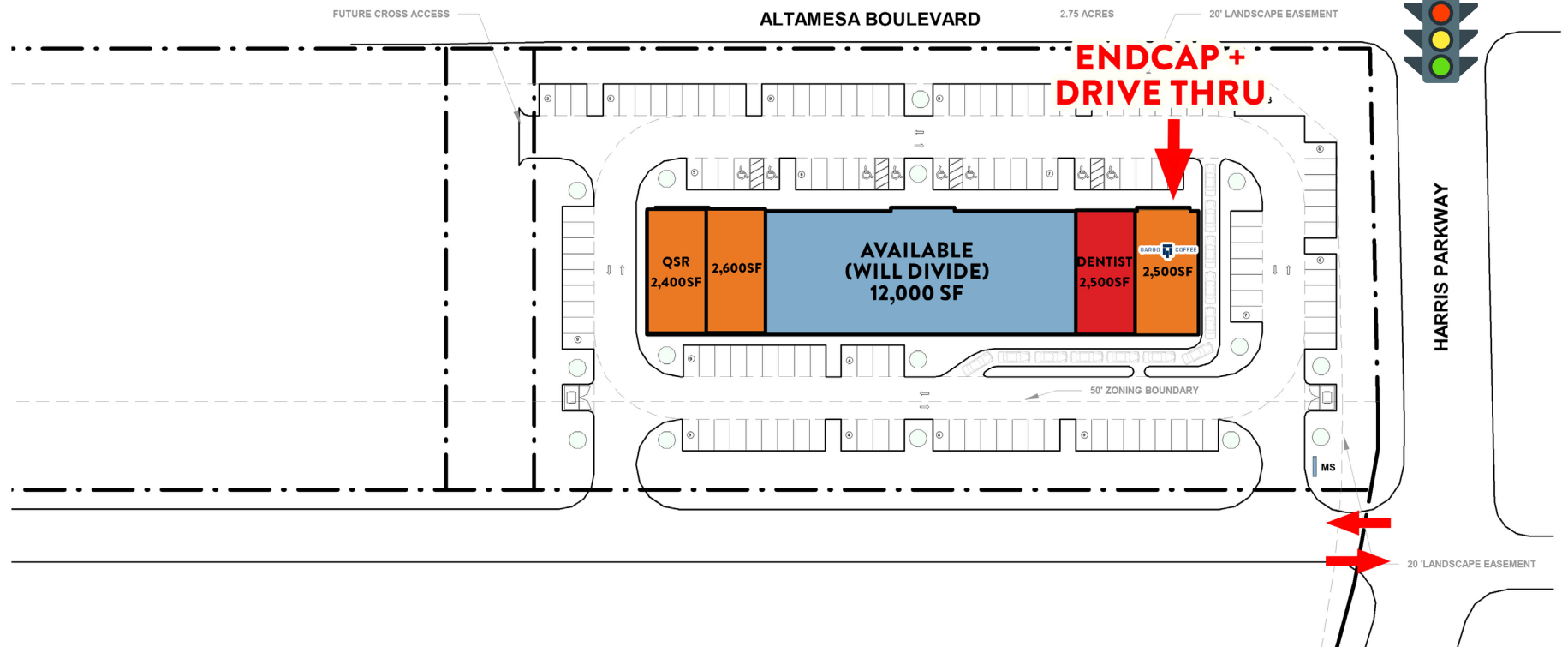
**LINE AND SYMBOL LEGEND**

	EASEMENT
	PROPERTY LINE
	BUILDING
	GREEN SPACE



**KEY**

	AVAILABLE
	AT LEASE
	LEASE EXECUTED
	AT LOI















DEVELOPED BY:



8235 DOUGLAS AVE  
SUITE 720  
DALLAS, TEXAS 75225  
T 214.378.1212  
[VENTUREDFW.COM](http://VENTUREDFW.COM)

**NATALIA SINGER**

Senior Vice President  
214.378.1212  
[nsinger@venturedfw.com](mailto:nsinger@venturedfw.com)

**AMY PJETROVIC**

Principal  
214.378.1212  
[apjetrovic@venturedfw.com](mailto:apjetrovic@venturedfw.com)

**MIA UREÑA**

Transaction Manager  
214.378.1212  
[murena@venturedfw.com](mailto:murena@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:
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  - 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.

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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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
<b>Natalia Singer</b>	<b>617025</b>	<b>nsinger@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date





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Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Amy Pjetrovic</b>	<b>550374</b>	<b>apjetrovic@venturedfw.com</b>	<b>214-378-1212</b>
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Agent's Supervisor's Name	License No.	Email	Phone
<b>Mia Ureña</b>	<b>748118</b>	<b>murena@venturedfw.com</b>	<b>214-378-1212</b>
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