



FORT WORTH STOCKYARDS SHOPPING CENTER | 215-275 NE 28TH ST, FORT WORTH, TX 76164

Features

This Fiesta-anchored shopping center is located in Fort Worth's northside neighborhood near the historic Stockyards.

FOR LEASE

TOTAL SF: 104,410
AVAILABLE SF: 8,009
MIN CONTIGUOUS SF: 1,400
MAX CONTIGUOUS SF: 8,009
CONTACT FOR MORE INFORMATION
NNN: \$9.29 PER SF/YR EST.

Traffic Counts		Demographics	YEAR: 2023	1 MILE	3 MILE	5 MILE
Northwest 28th Street	28,918 VPD	Total Population		12,206	87,383	231,999
N Main Street	25,184 VPD	Total Households		3,422	28,122	83,377
		Average Household Income		\$61,309	\$73,403	\$86,943
		5 Year Population Growth		1.39%	0.97%	0.95%

Gretchen Miller
 Senior Vice President
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Area Retailers & Businesses



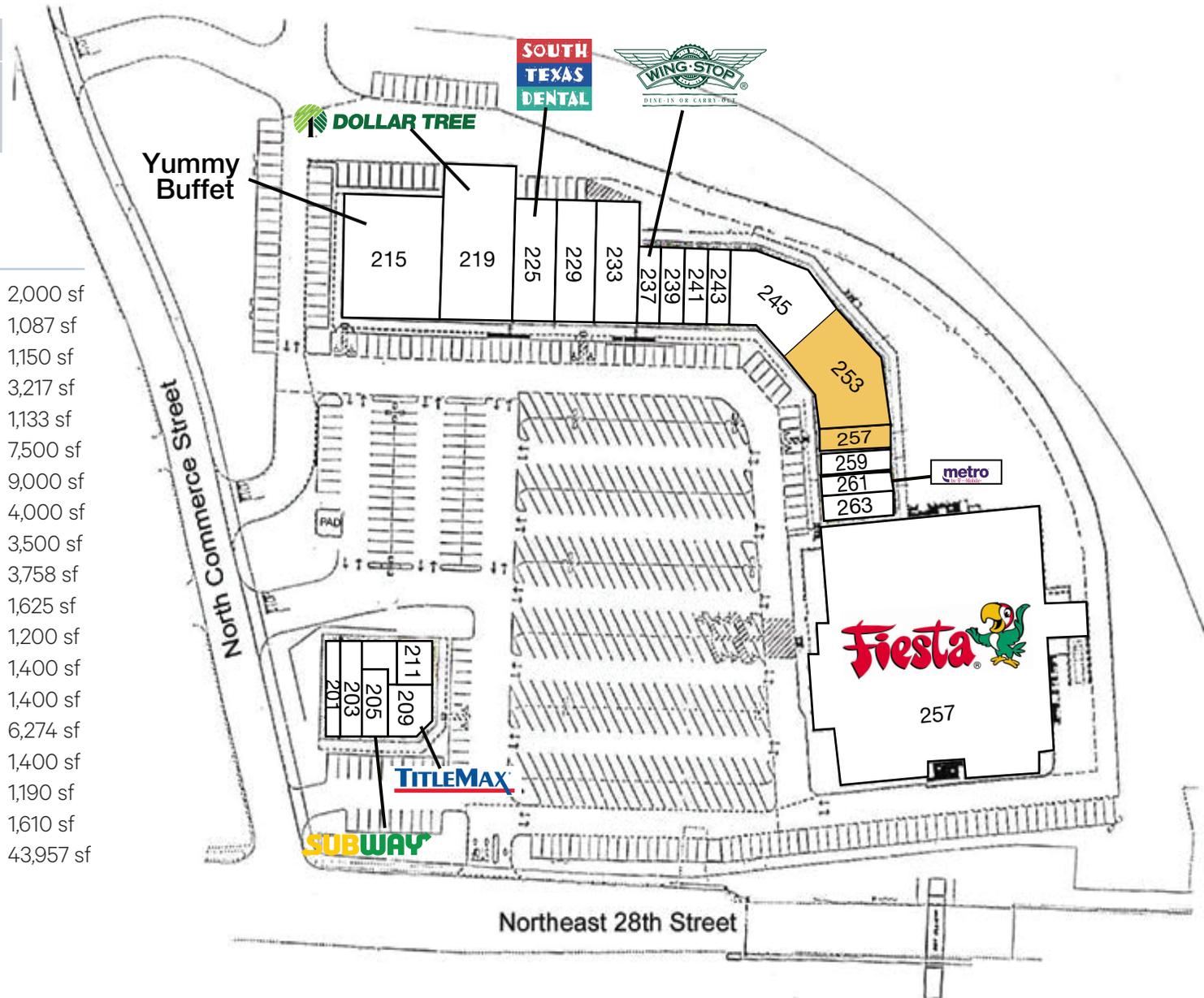
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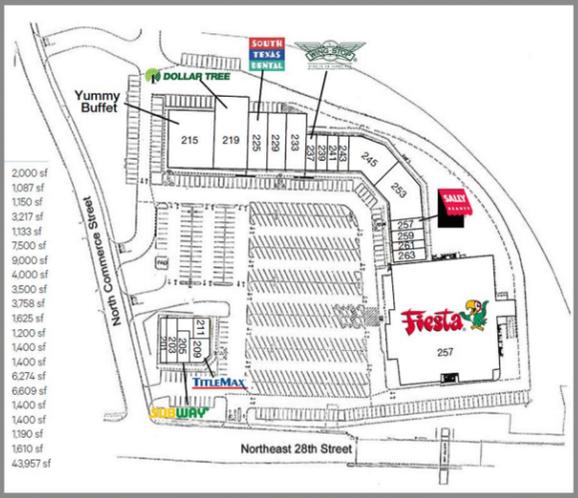
Available

253	6,609 sf
257	1,400 sf

Current Tenants

201	Frost Bank	2,000 sf
203	A-Max Auto Insurance	1,087 sf
205	Subway	1,150 sf
209	TitleMax	3,217 sf
211	Alpha Auto Insurance	1,133 sf
215	Yummy Buffet	7,500 sf
219	Dollar Tree	9,000 sf
225	South Texas Dental	4,000 sf
229	Mi Doctor	3,500 sf
233	Market Latina	3,758 sf
237	WingStop	1,625 sf
239	MX Barbershop & Salon	1,200 sf
241	Progreso Financiero	1,400 sf
243	La Michoacana Plus	1,400 sf
245	Speed Queen Laundry	6,274 sf
259	TC Law	1,400 sf
261	Metro by T-Mobile	1,190 sf
263	Luxor Staffing	1,610 sf
275	Fiesta	43,957 sf





SITE

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 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date