



CAMP WEST INDUSTRIAL BUILDING FOR LEASE

7800 Camp Bowie W Blvd
Fort Worth, TX 76116

AVAILABLE:
1,200 SF

PRICING
\$1,450/MO
INDUSTRIAL GROSS

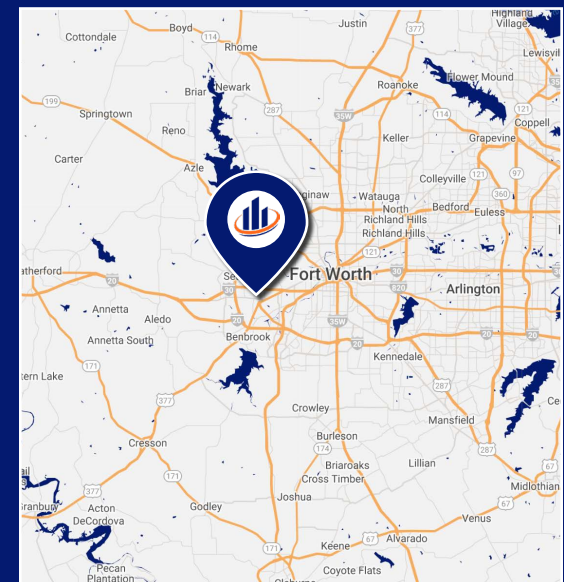
Camp West Industrial Building has two spaces available for lease. This building has been very well maintained and suited for great use. The leasable area is 1,200 SF and includes office and warehouse space with two roll-up doors.

FEATURES

Layout: Approx 265 SF office with restroom & 935 SF warehouse
Year Built: 1985
Zoning: Industrial
Loading: Two roll-up doors

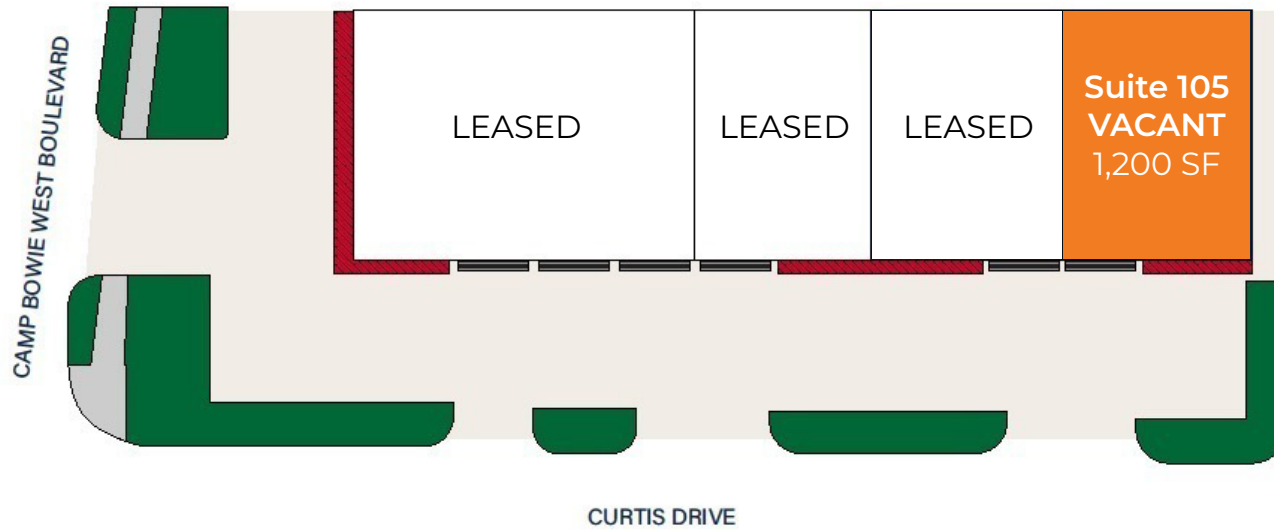
HIGHLIGHTS

- » Prime Location in West Fort Worth
- » Daily Traffic Count: Over 23,000
- » High visibility with Camp Bowie frontage
- » Great Space for retail or warehouse



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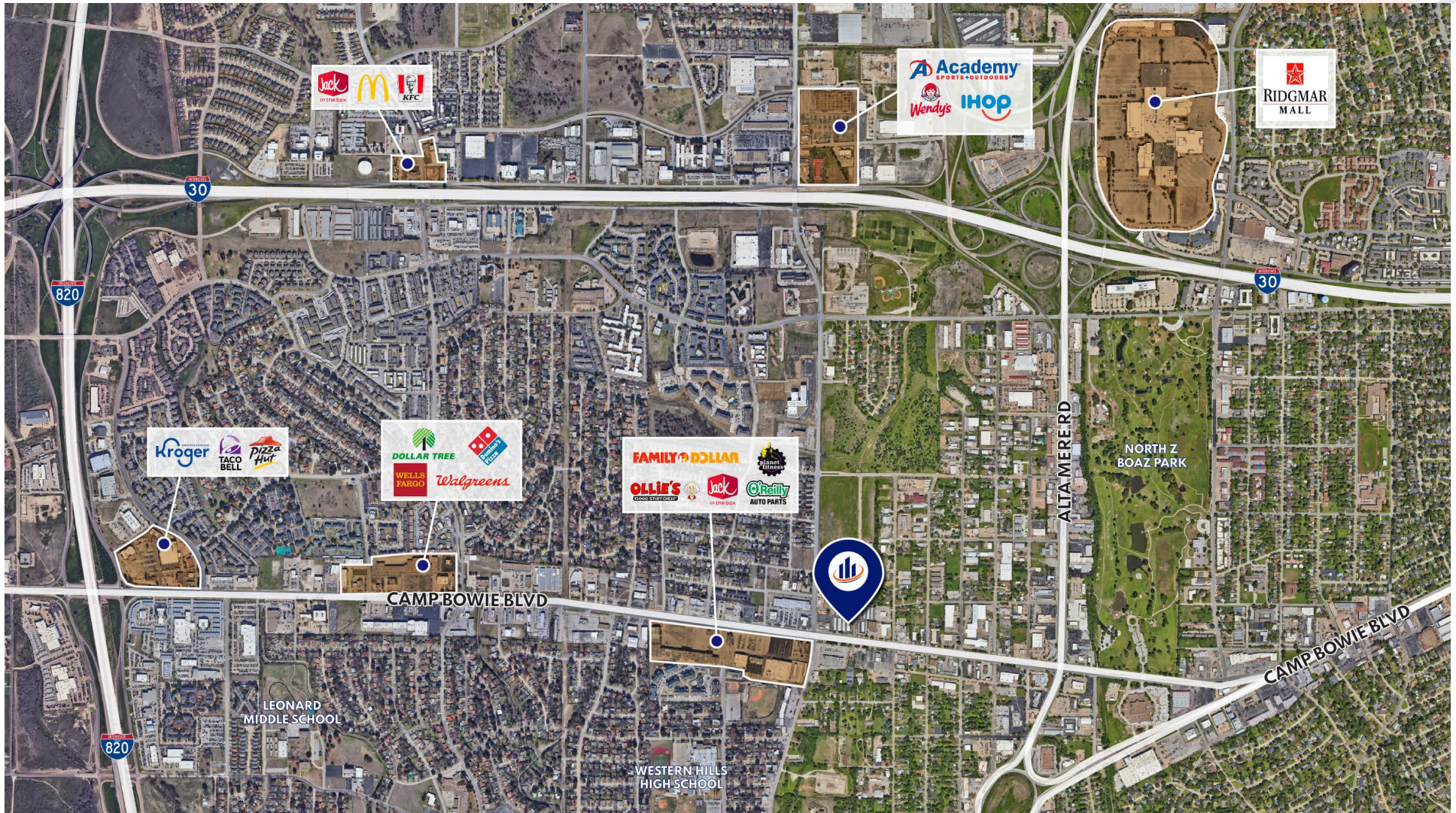
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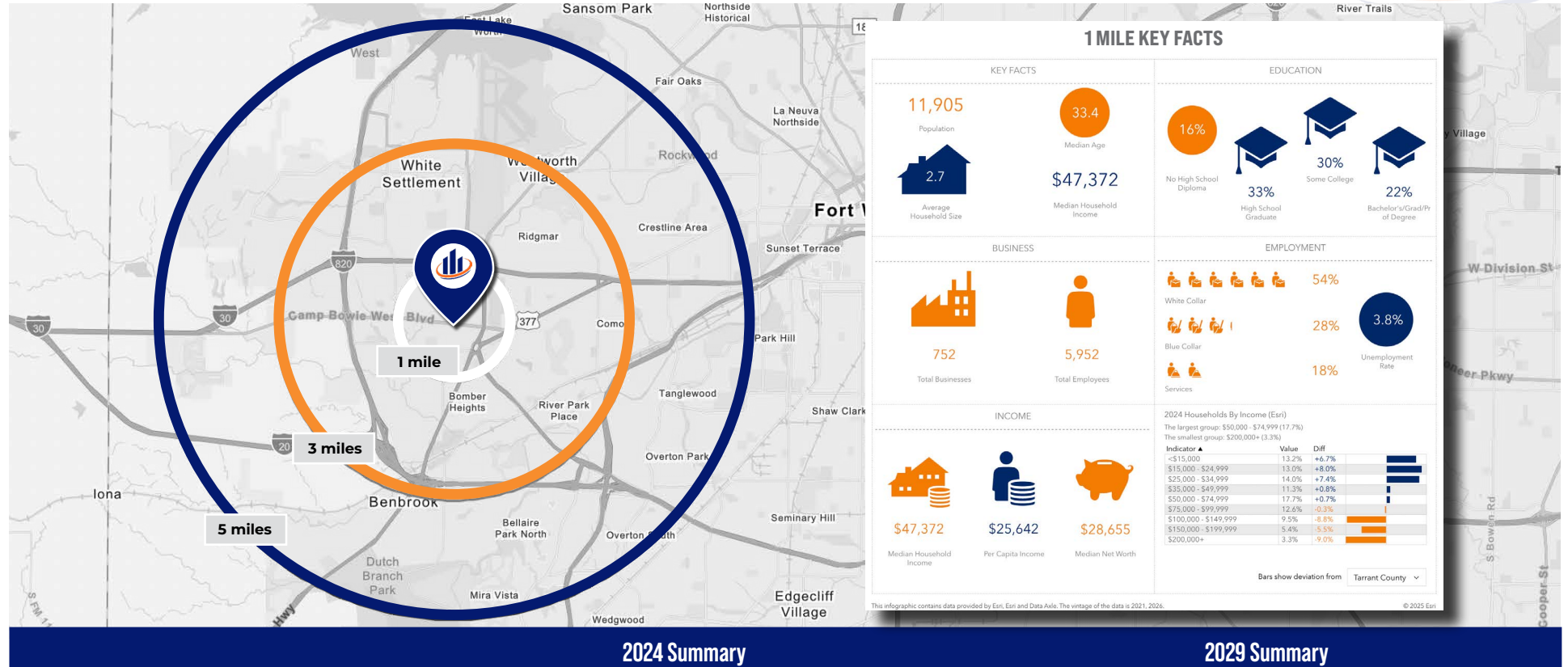
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3800 Camp Bowie W Blvd presents a prime location with excellent accessibility to major highways, including I-30 and I-820, enabling swift connectivity throughout Fort Worth and the surrounding metro area. Nestled within a thriving commercial zone, this site is bordered by a mix of retail, dining, and professional establishments, creating a dynamic environment for businesses looking to tap into a growing market.

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	2024 Summary			2029 Summary		
	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	11,905	84,992	191,525	11,960	85,294	200,374
Households	4,432	37,015	81,146	4,479	37,364	85,071
Families	2,686	19,749	45,917	2,670	19,641	47,878
Average Household Size	2.68	2.27	2.31	2.67	2.26	2.31
Owner Occupied Housing Units	1,826	14,837	40,967	1,916	15,578	44,542
Renter Occupied Housing Units	2,606	22,178	40,179	2,563	21,786	40,529
Median Age	33.4	35.5	36.8	34.2	37.1	38.2
Median Household Income	\$47,372	\$56,817	\$72,013	\$53,950	\$63,946	\$81,638
Average Household Income	\$67,354	\$87,392	\$109,457	\$77,548	\$99,318	\$124,328



Information About Brokerage Services

11-2-2015

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.

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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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James Blake	340987	james.blake@svn.com	817-288-5508
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Information About

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