



WYNMARK
COMMERCIAL



10120 SUMMER CREEK DRIVE FORT WORTH, TEXAS 76123

FOR SALE / LEASE

AVAILABLE SPACE:

Building Type I (4,921 SF):

- Bldg A: 2,460 SF – 4,921 SF - Available
- Bldg B: 1,230 SF – 4,921 SF - Available
- Bldg C: 1,230 SF – 4,921 SF - Available
- Bldg D: 4,921 SF – Available (Not Divisible)

Building Type II (4,178 SF):

- Bldg E: 1,044 SF - 4,178 SF Available
- Bldg F: 4,178 SF - Available

UNIQUE FEATURES:

- Ask for an indepth Ownership analysis!
- Own or Lease (Build Equity and Receive Tax Benefits)
- Building and Monument Signage Available!
- 10'–14' Clear Ceiling Heights
- Standing Seam Metal Architecture
- Individually Addressed Buildings with tons of windows!
- Energy Efficient, Double-Insulated Windows

PROJECT DETAILS:

Zoning: G — Intensive Commercial (allows medical, retail, general office, and personal services)

Type: Condo

Condition: New Construction

Parking: 4 spaces per / 1,000 SF

Traffic Count:

Summer Creek – 13,711 VPD

McPherson Blvd – 14,712 VPD

Chisholm Trail Pkwy — 24,598 VPD

ECONOMICS:

Purchase Price: \$325 PSF Shell Price

Lease Price: \$28 PSF + NNN (\$9.00)

TI Allowance: Negotiable depending on credit and lease term

Minimum Term: 7-10 year options

Allowed Use: Medical, professional, and service-based users

Summer Creek Office Park is located in the heart of Fort Worth's fastest-growing southwest corridor, placing your business at the center of a thriving, well-established community. With direct access to the Chisholm Trail Parkway, tenants enjoy effortless connectivity to downtown Fort Worth and the broader DFW metroplex — all while benefiting from the energy and convenience of a vibrant neighborhood retail and residential environment. The surrounding Summer Creek area is home to a young, affluent population, making it one of the most sought-after submarkets in Tarrant County.

- Surrounded by a dense residential base and **close proximity to Summer Creek Middle School**
- Ownership or leasing opportunities from 1,230 SF to 4,921 SF
- Bonus Depreciation opportunities!
- Steps from The Shops at Chisholm Trail Ranch, a premier retail and dining destination at Chisholm Trail Pkwy and McPherson Boulevard
- Retail neighbors include Chick-fil-A, Chipotle, Whataburger, Dutch Bros, Salad & Go, and other nationally recognized brands
- Convenient to Texas Health Harris Methodist Hospital Southwest and nearby medical and urgent care facilities
- Minutes from Hulen Mall, the Shops at Clearfork, and Studio Movie Grill for upscale shopping and entertainment
- Proximity to TCU, Tarrant County College, and Tarleton State University's Fort Worth campus
- Adjacent to Chisholm Trail Park and the Chisholm Trail Community Center, offering trails, fitness facilities, and green space

LOCATION

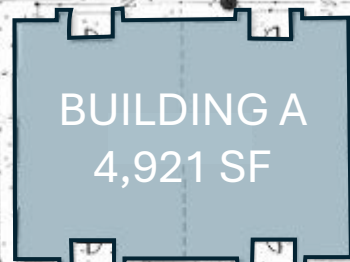
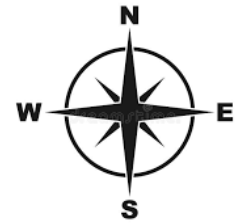


SITE PLAN

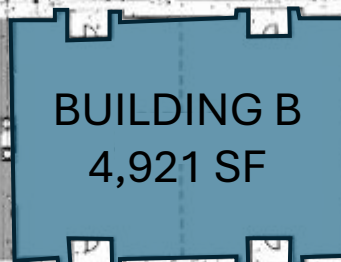
MCPHERSON DRIVE, .4 MILES NORTH



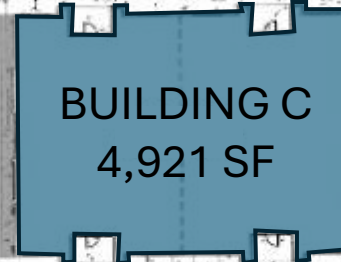
CHISHOLM TRAIL PKWY (TOLL ROAD), .4 MILES WEST



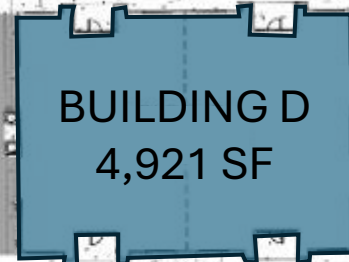
BUILDING A
4,921 SF



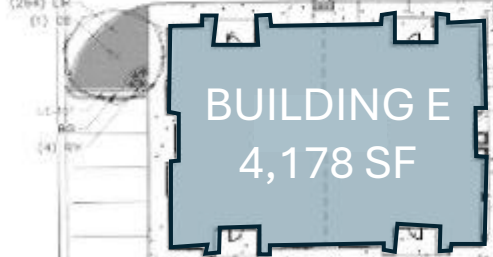
BUILDING B
4,921 SF



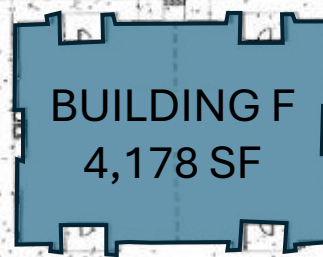
BUILDING C
4,921 SF



BUILDING D
4,921 SF



BUILDING E
4,178 SF

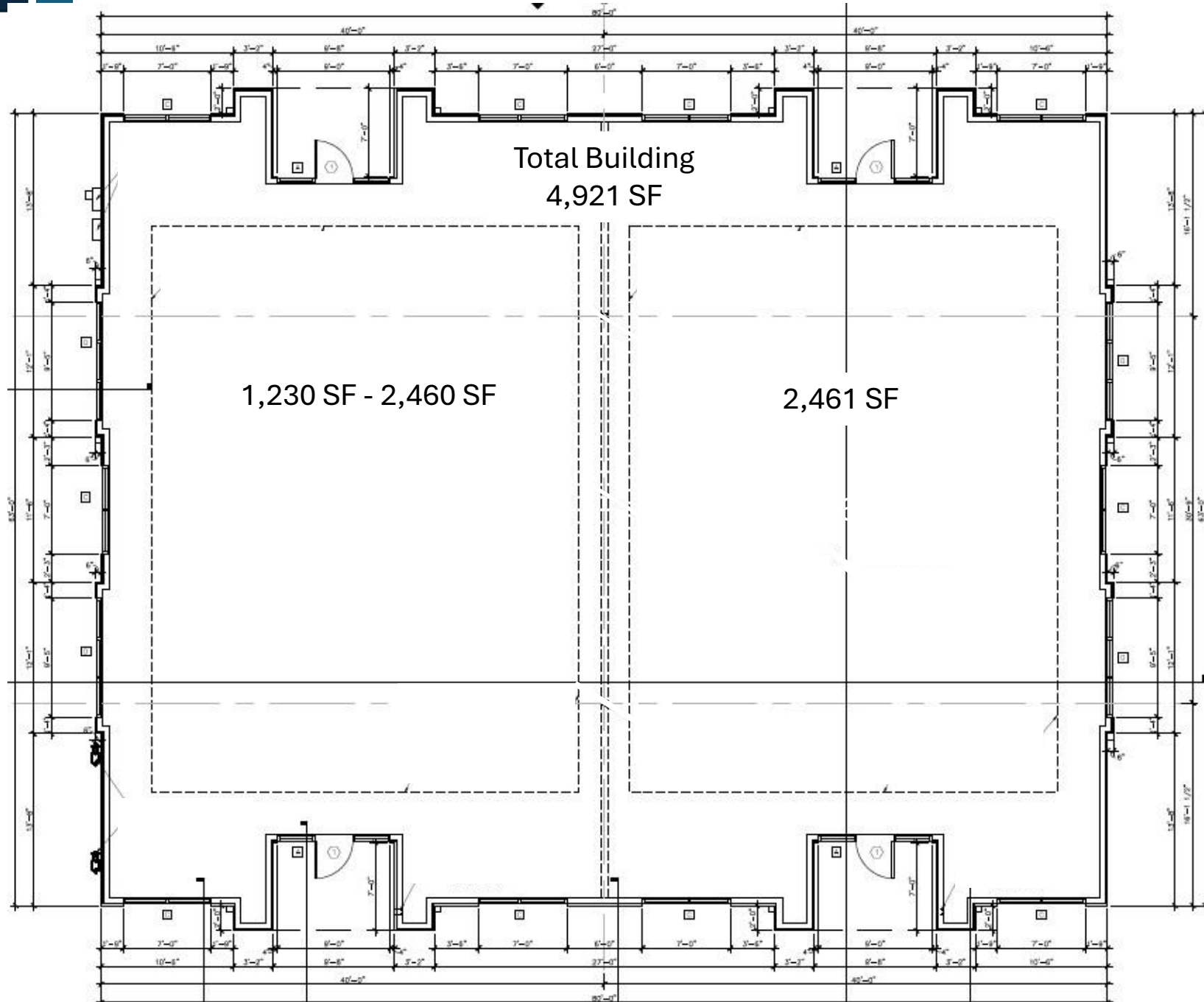


BUILDING F
4,178 SF

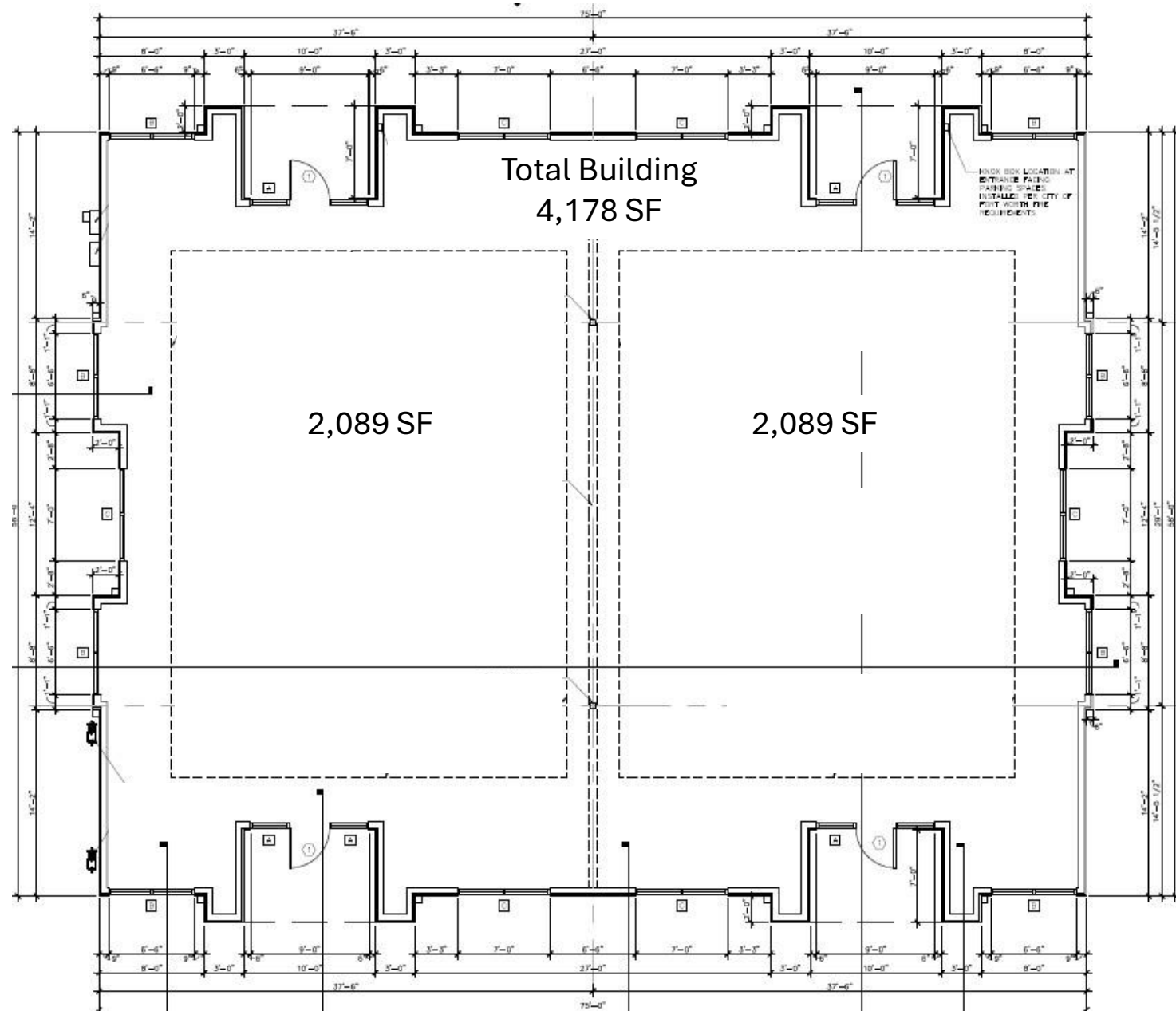
SUMMER CREEK DRIVE

BUILDINGS A AND E: READY NOW
BUILDINGS B, C, D, AND F: COMING SOON!

FLOOR PLAN – BUILDINGS A, B, C, AND D – 4,921 SF



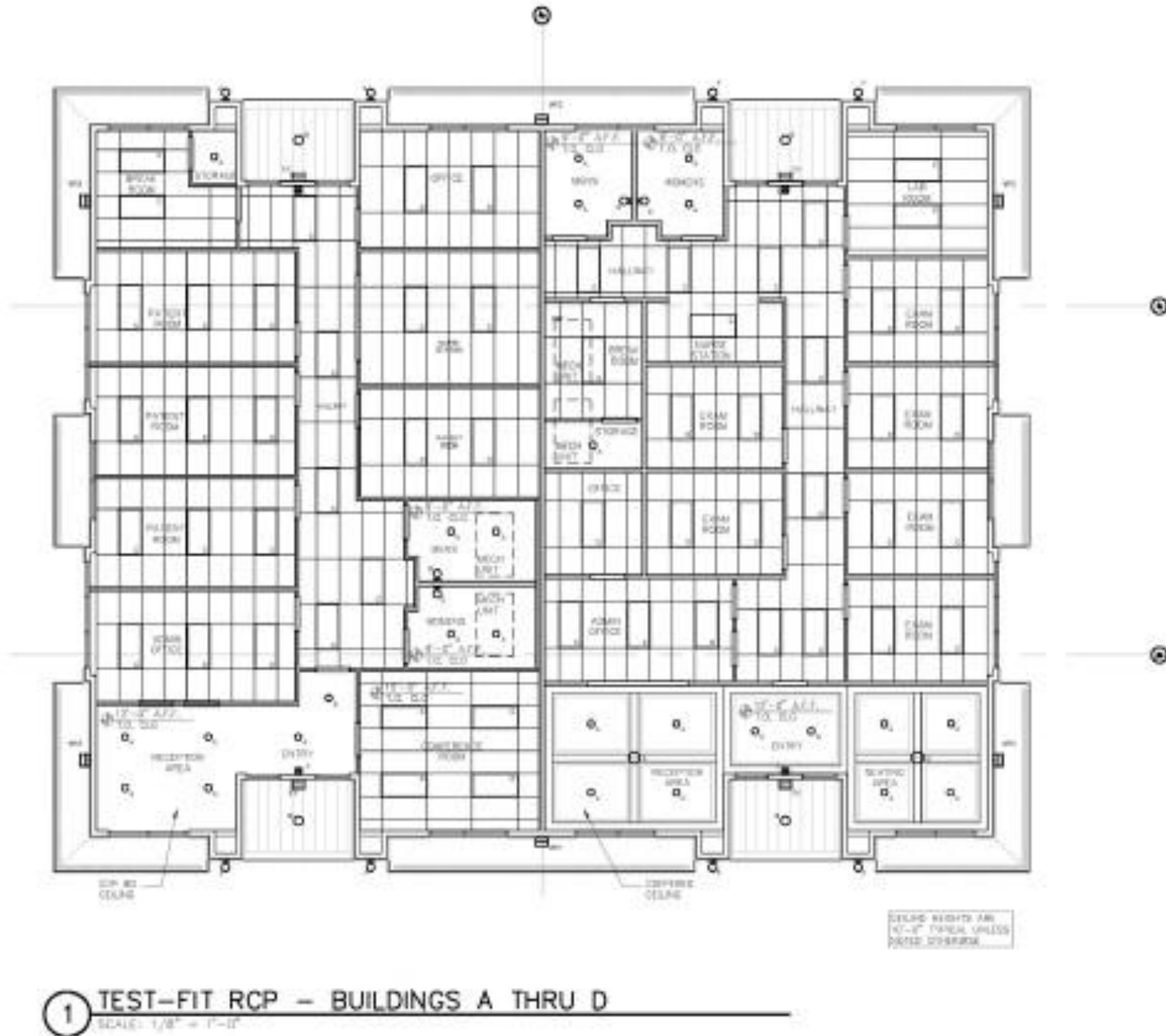
FLOOR PLAN – BUILDINGS E AND F – 4,178 SF



EXAMPLE FINISH OUT FLOOR PLANS



EXAMPLE FINISH OUT FLOOR PLANS



PHOTOS



DEMOGRAPHICS





Information About Brokerage Services

Texas law requires all real estate licensees 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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Designated Broker of Firm	License No.	Email	Phone
Mark Pittman	0526290	Markp@wynmarkcommercial.com	(972) 897-0562
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
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
IABS 1-0

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