

FOR LEASE

**Locke Neighborhood Office**  
5901 Locke Ave | Fort Worth, TX 76107



**SPACE AVAILABLE**

1,000 SF

**PRICING INFORMATION**

\$1,500/Month  
Full Service

**LOCATION**

SWC of Locke Ave &  
Littlepage St

**TRAFFIC GENERATORS**



- 👁 Neighborhood Office Near Camp Bowie
- 👁 Great Location for General Office Use
- 👁 Great Access, Tenth of a Mile From I-30 to the North & 500 ft to Camp Bowie to the South
- 👁 Area Retailers Include Starbuck's, Uncle Julio's, Jimmy John's, FedEx Office and Dozens More
- 👁 Approximately 500 Ft From Camp Bowie & 1/10th of a Mile to I-30

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
Population	11,519	39,210	96,290
Employees	7,997	24,474	48,817
Average HH Income	\$82,573	\$97,136	\$85,322
2019-2024 Annual Rate	6.81%	7.99%	8.64%
Traffic Count	713 VPD at Lock Ave & Littlepage Ave		

\*STDBonline.com 2019



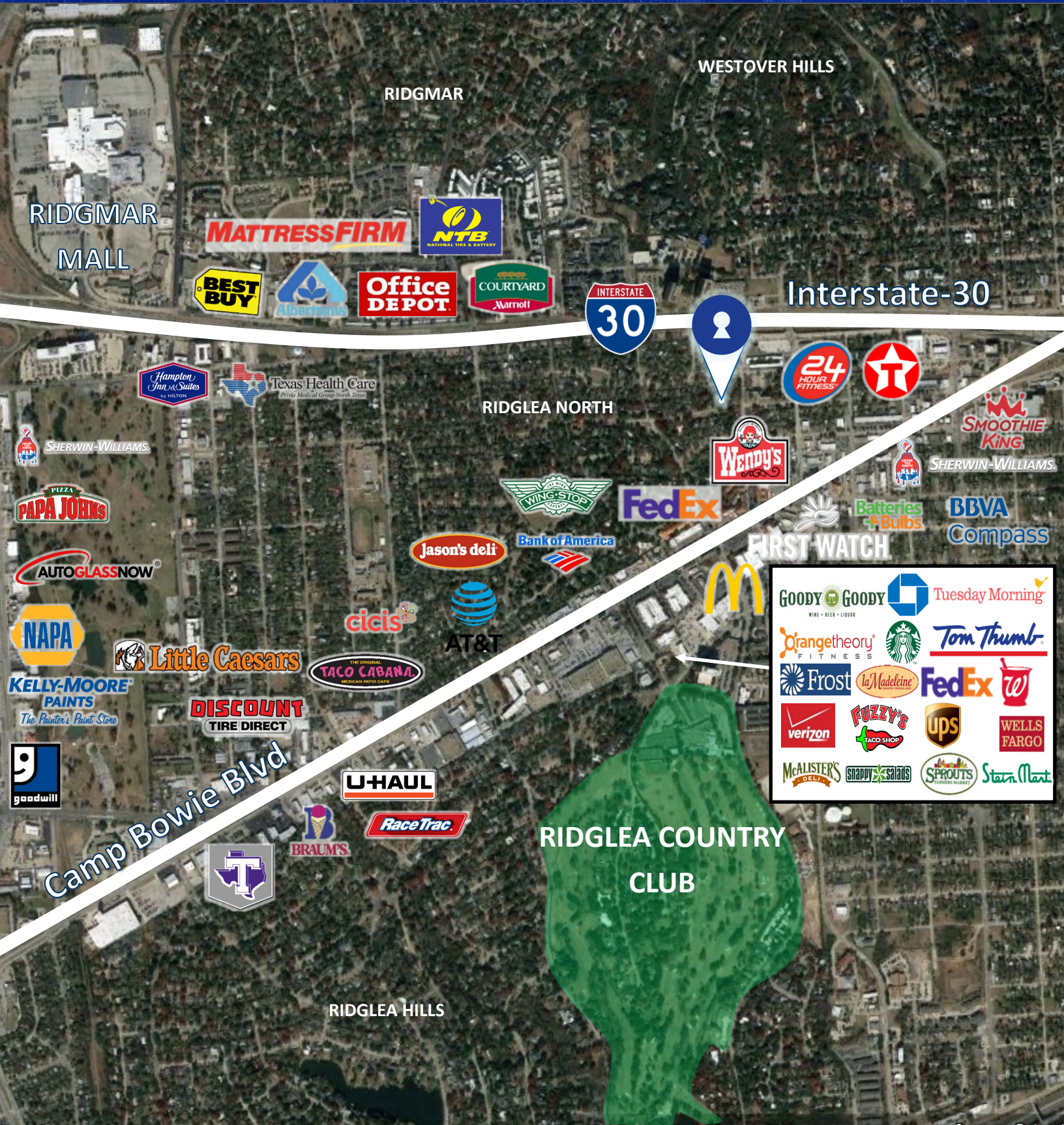
**Roger Smeltzer**

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WESTOVER HILLS

RIDGMAR

RIDGMAR  
MALL

**MATTRESS FIRM**



Interstate-30



Texas Health Care  
*Private Medical Group North Texas*

RIDGLEA NORTH



SHERWIN-WILLIAMS



SMOOTHIE KING  
SHERWIN-WILLIAMS



FIRST WATCH



Little Caesars



GOODY GOODY



Tuesday Morning

Orangetheory FITNESS



Tom Thumb

Frost



FedEx

KELLY-MOORE PAINTS  
*The Painter's Paint Store*

DISCOUNT TIRE DIRECT



WELLS FARGO



RIDGLEA COUNTRY CLUB



Stein Mart

Camp Bowie Blvd



RIDGLEA HILLS



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# Information On 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.

**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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Broker Firm Name

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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)



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