

5144
Golden Triangle Blvd.
Fort Worth, TX



5144 GOLDEN TRIANGLE BLVD.

Retail · For Lease

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Address: 5144 Golden Triangle Blvd., Fort Worth, TX 76244
- Property Type: Retail / Freestanding Multi-Tenant
- Building Size: Approximately 6,300 SF
- Lot Size: Approximately 1.06 Acres
- Year Built: 2019
- Parking: 39 spaces

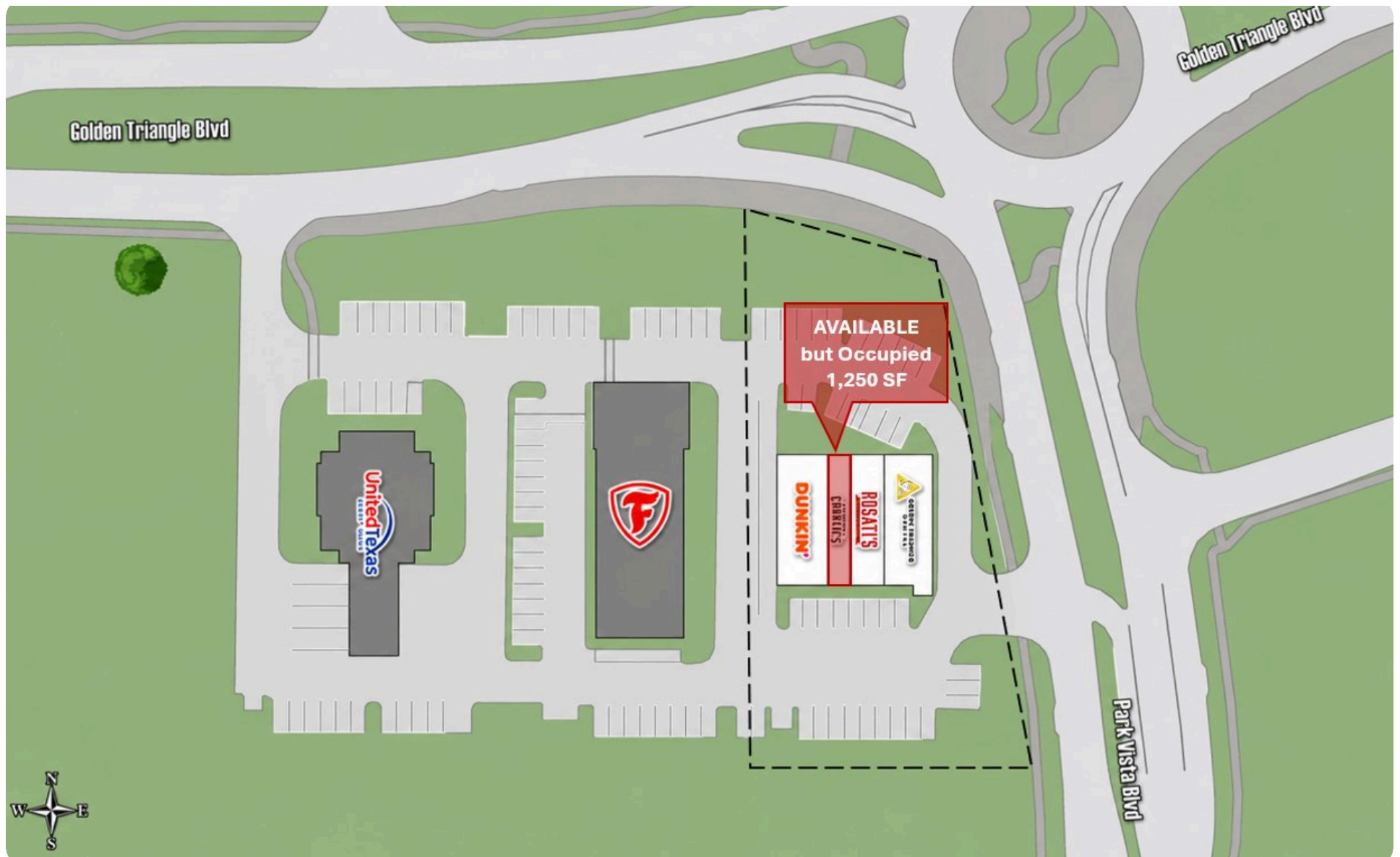
OFFERING SUMMARY

Lease Rate:	Contact Agent
Available SF:	1,250 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,659	56,417	115,415
Total Population	34,183	165,408	327,671
Average HH Income	\$156,410	\$148,300	\$141,287



SITE PLAN



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AVAILABLE SPACES

#	SUITE	SIZE	LEASE RATE
1	Suite 5148	1,250 SF	\$35/SF + NNN

1 SUITE AVAILABLE · 1,250 SF

Total: 1,250 SF

Suites may be combinable or demisable. Sizes are approximate and subject to verification; availability is subject to change.



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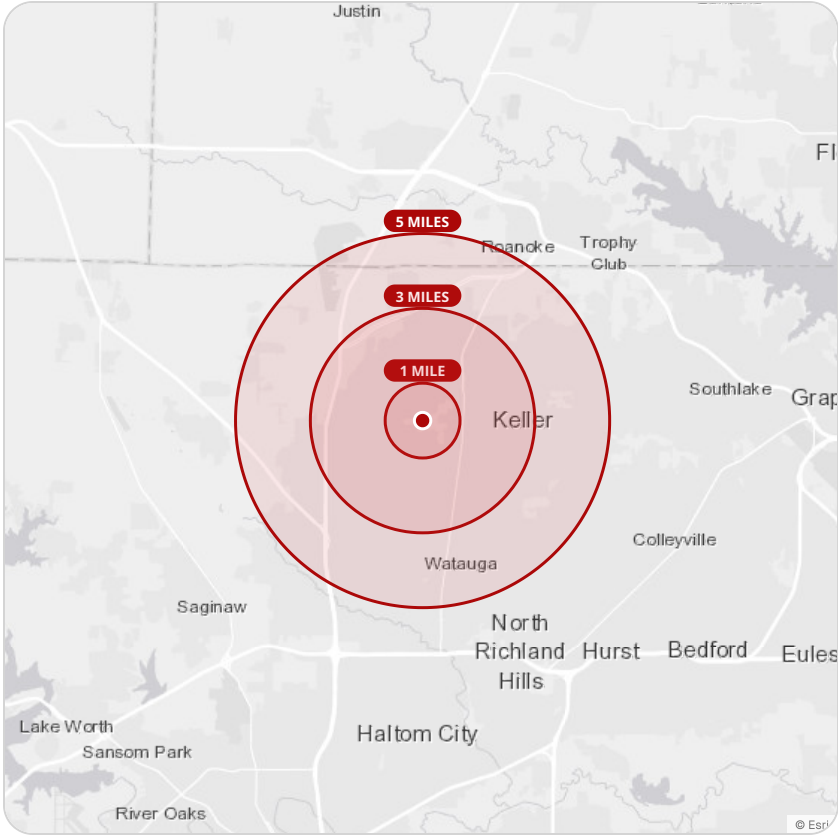
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DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	34,183	165,408	327,671
Households	11,659	56,417	115,415
Median Age	37.1	37.2	37.1
Median HH Income	\$122,073	\$123,788	\$119,824
Average HH Income	\$156,410	\$148,300	\$141,287
Median Home Value	\$387,161	\$391,564	\$386,184
Median Gross Rent	\$1,877	\$1,923	\$1,848
Bachelor's Degree +	45.6	46.9	43.7
Labor Force	18,566	90,989	181,616
Employed	17,740	87,311	174,592
Avg Commute (min)	29.1	28.8	28.9
Housing Units	12,120	59,251	120,612
Owner Occupied %	70.2	70.9	71.9

Source: U.S. Census Bureau, ACS 5-Year Estimates (ACS 2023 5-Year). Ring values aggregate census tracts intersecting each radius; medians are population-weighted estimates.



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Full-Service Firm

We do it all

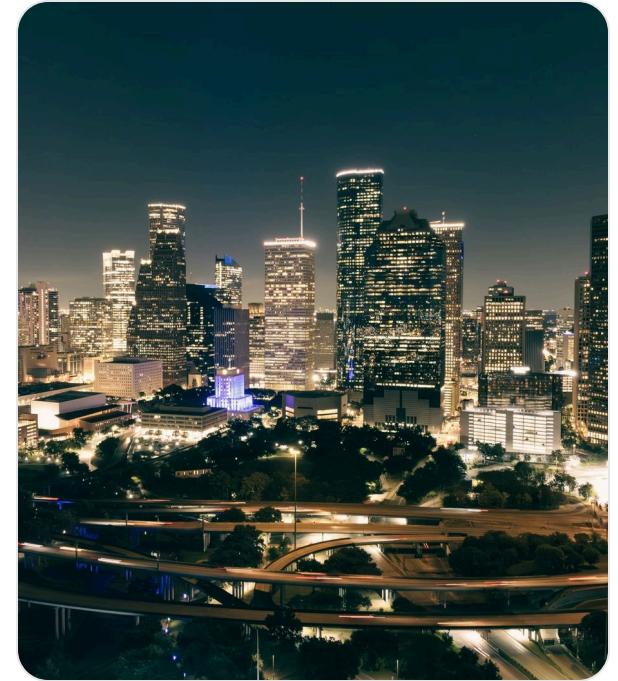
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FORT WORTH



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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.
Erik Fulkerson	0325490
Designated Broker of Firm	License No.
Erik Fulkerson	0325490
Licensed Supervisor of Sales Agent/ Associate	License No.
Cody Johnson	0719863
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Buyer/Tenant/Seller/Landlord Initials

Date

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