

# RIDGLEA VILLAGE

FOR LEASE

FORT WORTH, TEXAS

HISTORIC RETAIL DISTRICT

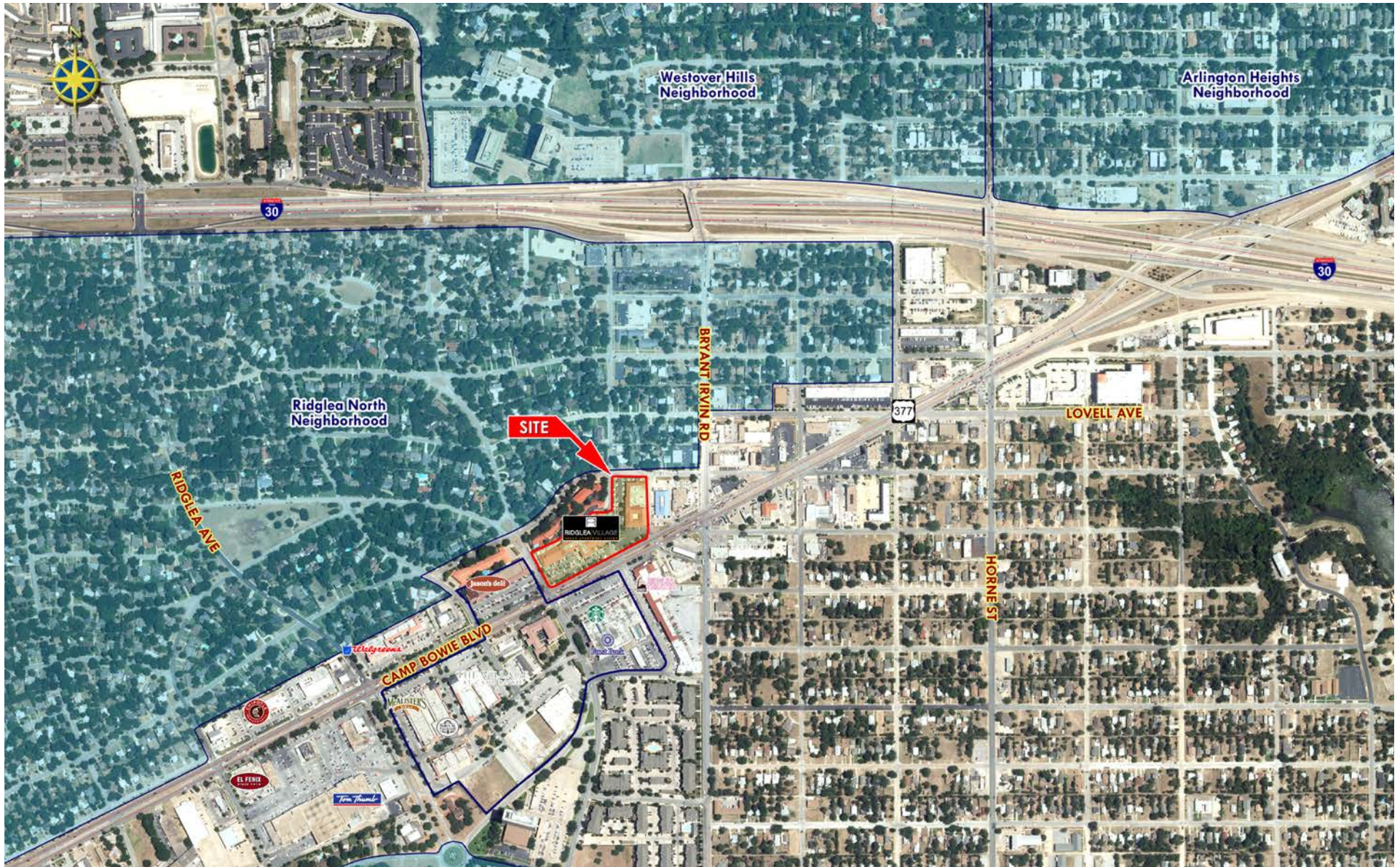
EASLEY B. WAGGONER, JR.

AMANDA THROCKMORTON



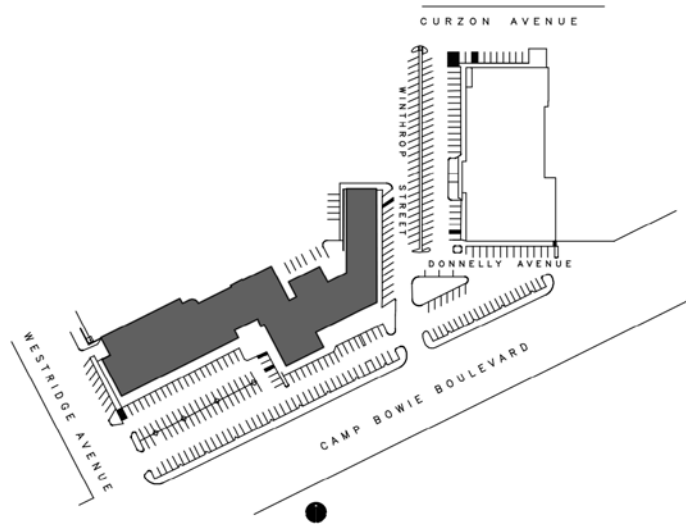
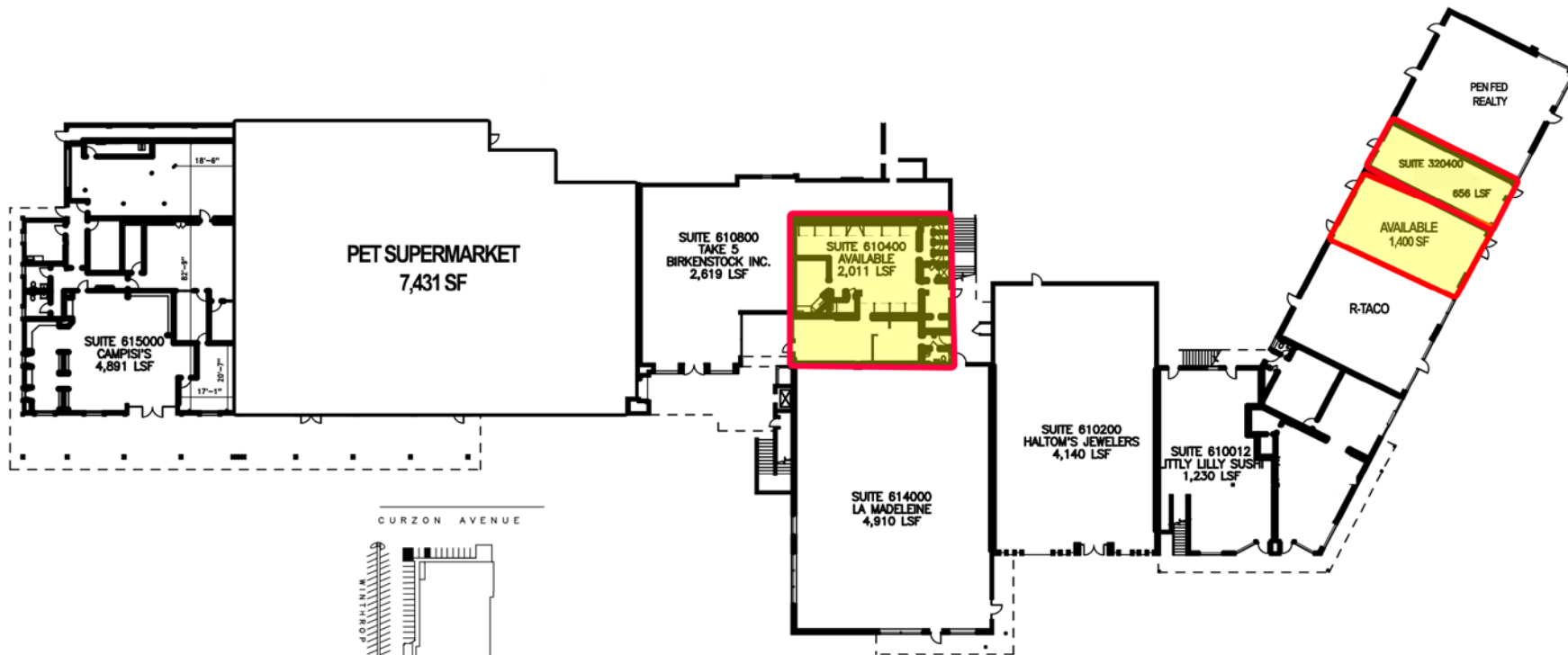
LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

# RIDGLEA VILLAGE



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	12,073	85,640	249,024
2017 EST DAYTIME POPULATION	9,467	58,150	172,800
2017 EST AVG HH INCOME	\$88,021	\$90,127	\$79,214

TRAFFIC COUNTS	
CAMP BOWIE BLVD.	30,138 VPD
BRYANT IRVIN RD.	19,038 VPD



6100 Camp Bowie  
West - Level 1

**INTERPRISE**

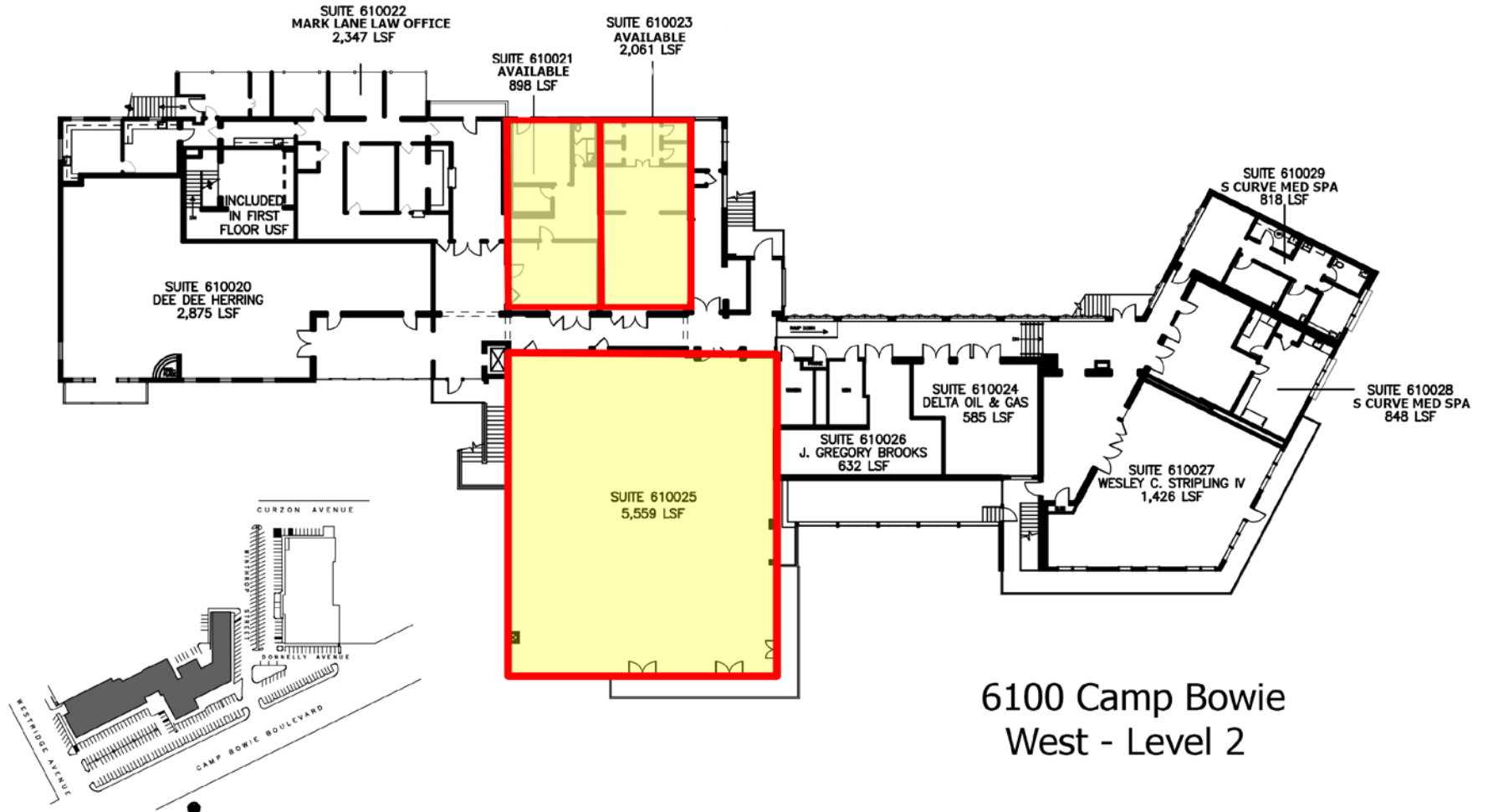
Imagine. Innovation. Inside.

**RIDGLEA VILLAGE**

CAMP BOWIE BLVD, FT. WORTH, TX

6100 CAMP BOWIE  
BUILDING

DATE: 11-19-13    RSF: AS NOTED



**INTERPRISE**

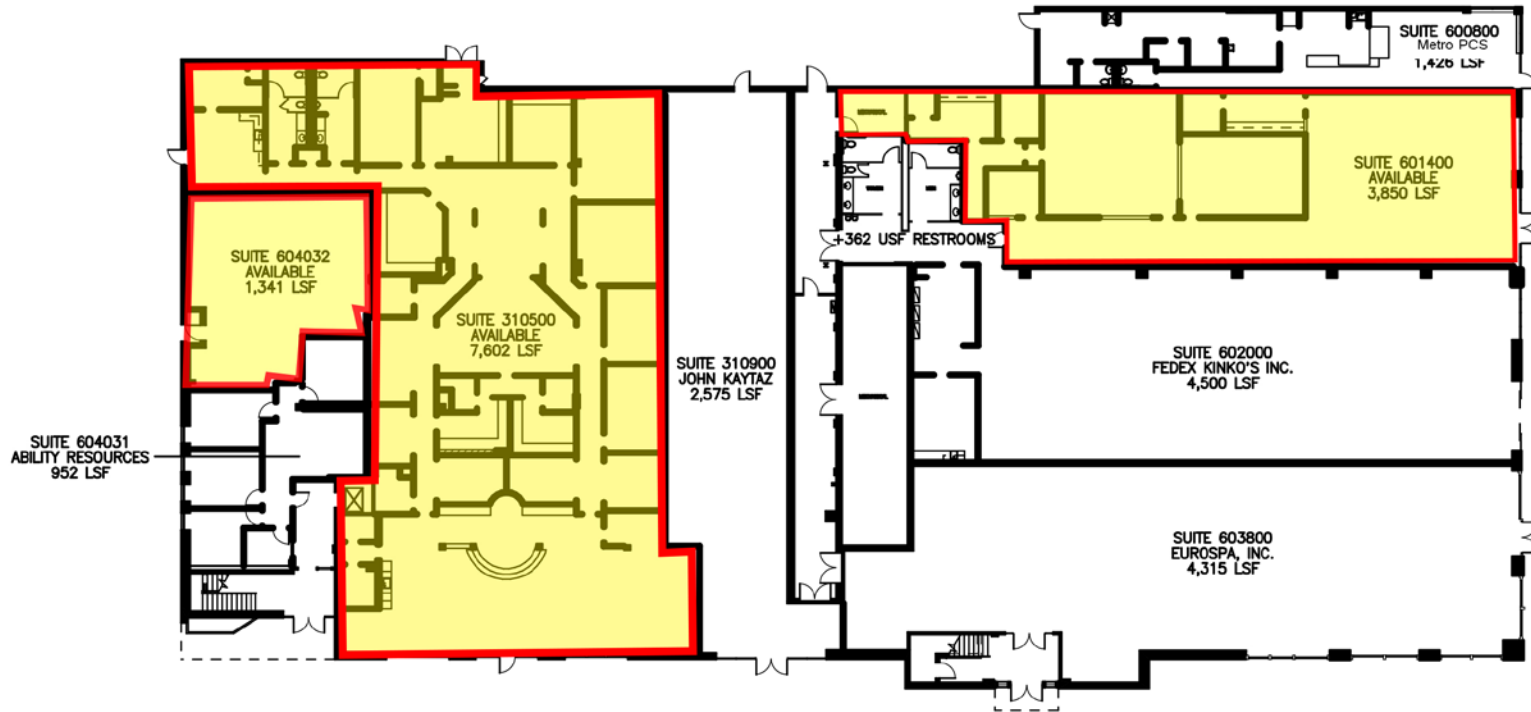
Imagine. Innovation. Inside.

**RIDGLEA VILLAGE**

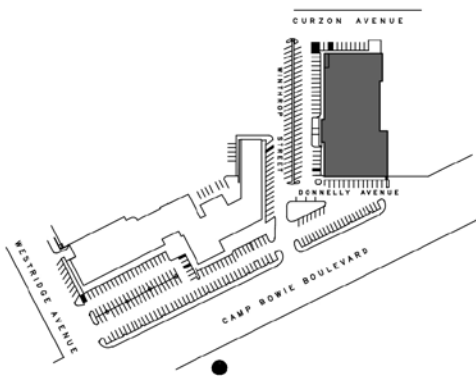
CAMP BOWIE BLVD, FT. WORTH, TX

CONFIRMED LEASE PLAN

DATE: 12-03-13 RSF: SEE PLAN



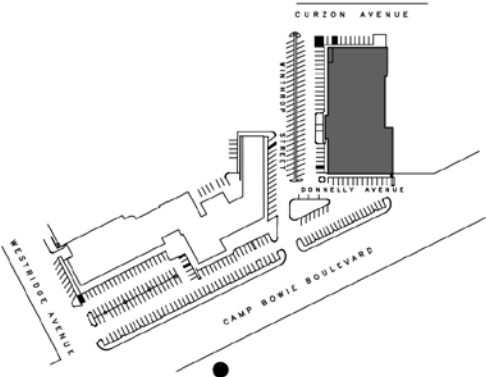
6040 Camp Bowie  
East - Level 1



**INTERPRISE**  
Imagine. Innovation. Inside.

**RIDGLEA VILLAGE**  
CAMP BOWIE BLVD, FT. WORTH, TX

**6040 CAMP BOWIE BUILDING**  
DATE: 11-19-13    RSF: AS NOTED



6040 Camp Bowie  
East - Level 2

**INTERPRISE**

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**RIDGLEA VILLAGE**  
CAMP BOWIE BLVD, FT. WORTH, TX

**6040 CAMP BOWIE BUILDING**

DATE: 12-03-13    RSF: N/A



# 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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:
    - o that the owner will accept a price less than the written asking price;
    - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    - o 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.

## 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.

Venture Commercial

Real Estate, LLC                                  476641                                  info@venturedfw.com                                  214-378-1212

\_\_\_\_\_  
 Broker's Licensed Name or Primary                                  License No.                                  Email                                  Phone  
 Assumed Business Name

Michael E. Geisler                                  350982                                  mgeisler@venturedfw.com                                  214-378-1212

\_\_\_\_\_  
 Designated Broker's Name                                  License No.                                  Email                                  Phone

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\_\_\_\_\_  
 Agent's Supervisor's Name                                  License No.                                  Email                                  Phone  
 Easley Waggoner                                  433572                                  ewaggoner@venturedfw.com                                  214-378-1212

\_\_\_\_\_  
 Sales Agent/Associate's Name                                  License No.                                  Email                                  Phone

\_\_\_\_\_  
 Buyer/Tenant/Seller/Landlord Initials                                  Date

