

# WESTCLIFF SHOPPING CENTER TCU AREA FORT WORTH, TEXAS



FOR LEASE

## AREA TRAFFIC GENERATORS



**CookChildren's**



8,500 Students

**PASCHAL HIGH SCHOOL**

2,500 Students

## HIGHLIGHTS

- Close proximity to TCU, Paschal High School, McLean Middle School and St. Andrews Catholic School
- Anchored by strong performing Albertson's
- Landmark grocery anchored retail center within trade area

## PROPERTY INFORMATION

### LOCATION:

NEC South Hills Drive & Alton Rd.  
Fort Worth, Texas

### AVAILABILITY:

724 SF - 11,576 SF

### NNN:

CAM - \$1.00 PSF  
Taxes - \$1.30 PSF  
Ins. - \$0.40 PSF

**For Information**  
Michael Dearden  
Chris Corbin  
**214.378.1212**

### DEMOGRAPHICS

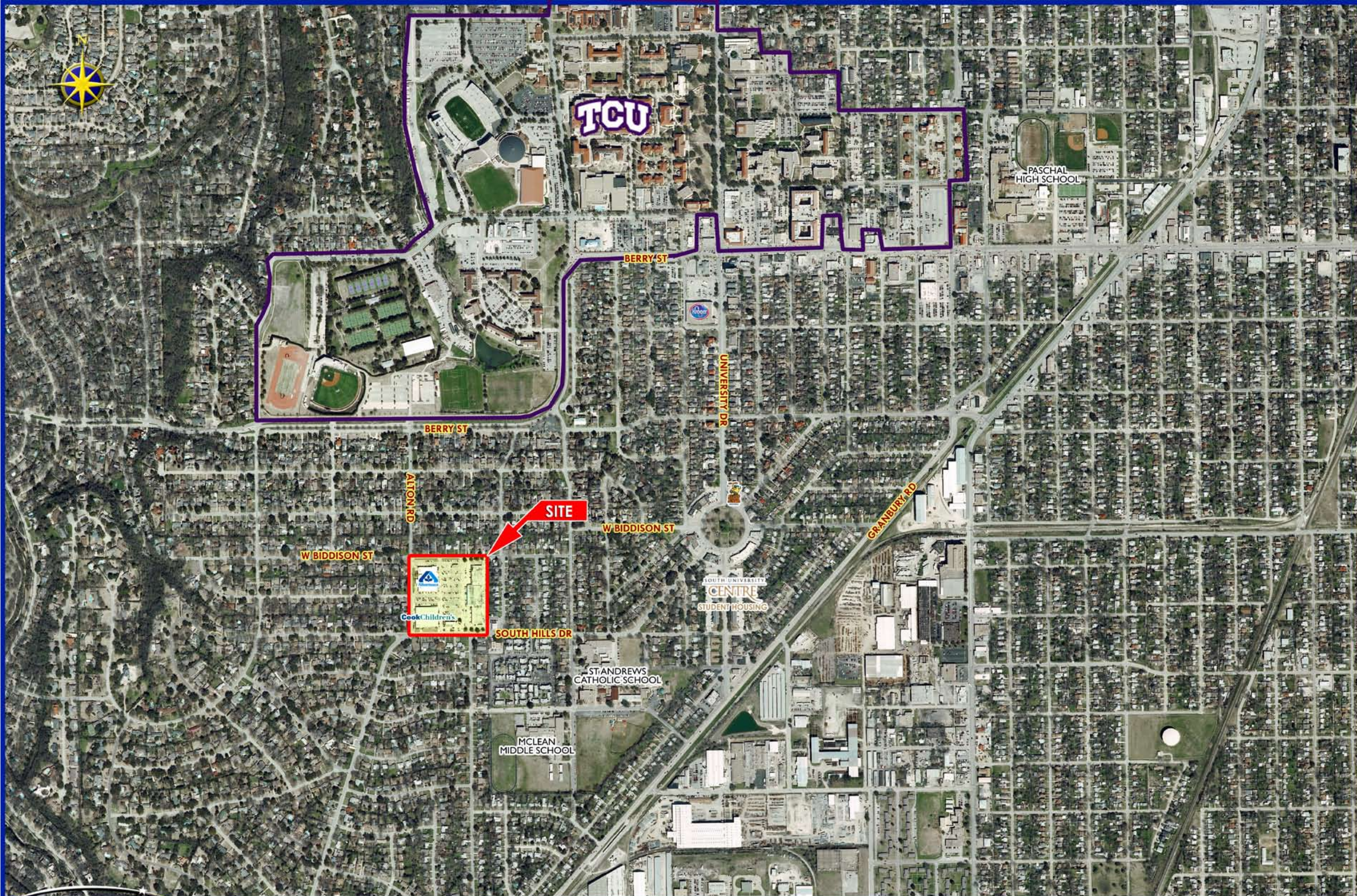
2010 Population  
2010 Avg HH Income  
2009 Daytime Population

### TRADE AREA

26,050  
\$88,942  
13,124







**TCU**

PASCHAL  
HIGH SCHOOL

BERRY ST

BERRY ST

ALTON RD

W BIDDISON ST

**SITE**

W BIDDISON ST

GRANBURY RD



Cook Children's

SOUTH HILLS DR

SOUTH UNIVERSITY  
CENTRE  
STUDENT HOUSING

ST ANDREWS  
CATHOLIC SCHOOL

MCLEAN  
MIDDLE SCHOOL

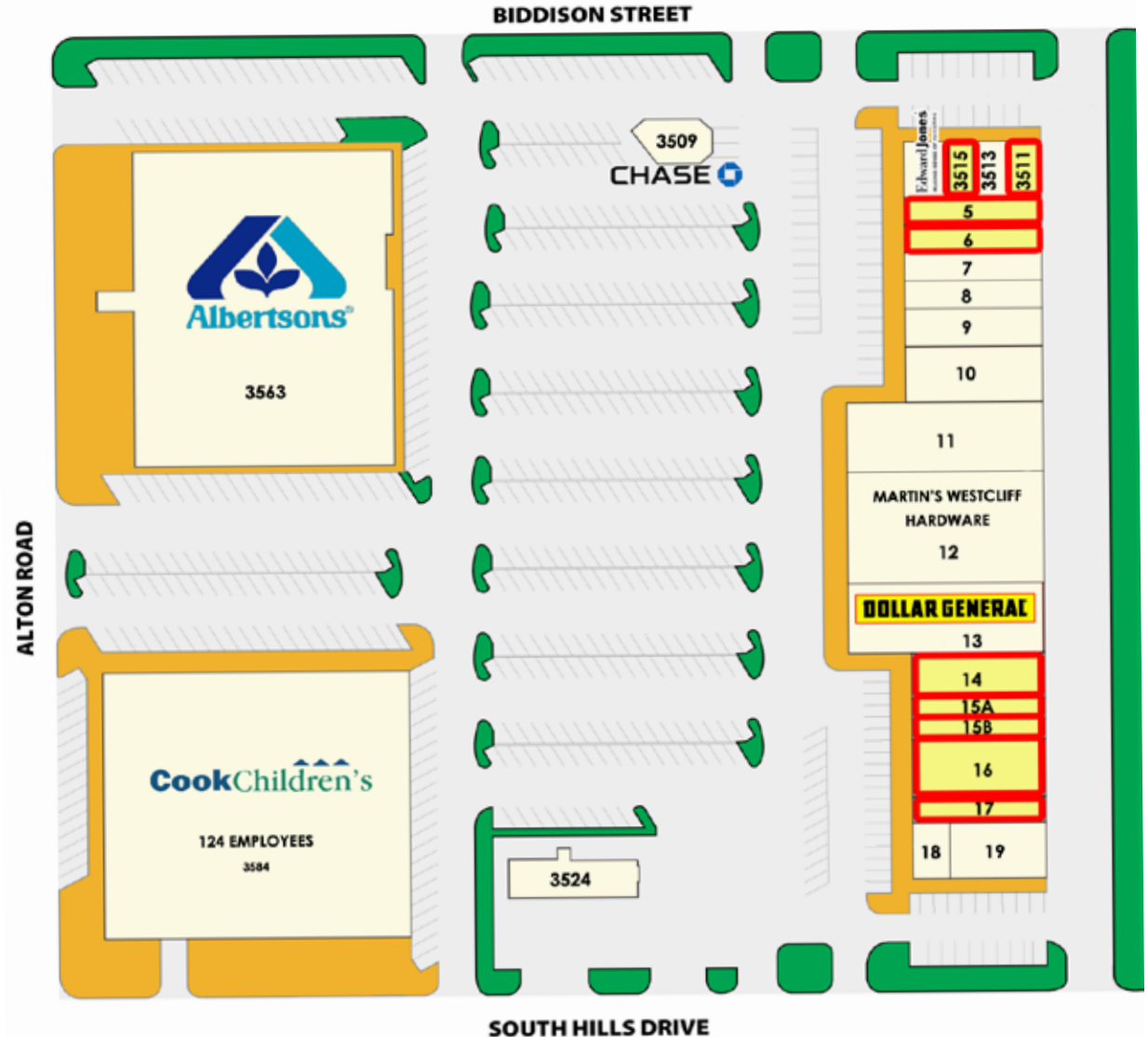


# WESTCLIFF SHOPPING CENTER

FORT WORTH, TEXAS

## WESTCLIFF

UNIT	TENANT
3511	Available - 724 SF
3513	Affordable Clothing & Salon
3515	Available - 769 SF
3517	Edward Jones
5	Available - 1,907 SF
6	Available - 1,541 SF
7	Mam'Zelle
8	Westcliff Washateria
9	Diane Clough West Dance Studio
10	Westcliff Animal Hospital
11	Jody's Gym
12	Martin's Westcliff Hardware
13	Dollar General
14	Available - 3,609 SF
15A	Available - 1,311 SF
15B	Available - 1,289 SF
16	Available - 3,573 SF
17	Available - 1,794 SF
18	Donut Palace
19	Bella Pasta and Pizza
3524	G&M Tire Services
3584	Cook Children's Admin. Office
3563	Albertsons
3509	Chase Bank





Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

Information on Brokerage Services

What to Know Before Working with a Real Estate Broker

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

(Form 5/98)

Property: Westcliff Shopping Center, Fort Worth, TX

In this transaction, Venture Commercial Real Estate, LLC, is:

[X] agent for Owner/Landlord only; [ ] agent for Buyer/Tenant only; or [ ] an intermediary.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Owner or Landlord Date Buyer or Tenant Date