

- 1 STEVENSON OAKS-
INDEPENDENT LIVING
ASSISTED LIVING/MEMORY
OPEN 172 UNITS
- 2 TAVOLO CROSSING
387 MULTI-FAMILY
UNITS COMPLETED
- 3 SINGLE FAMILY (DAVID
WEEKLY, HIGHLAND HOMES,
SHADDOCK HOMES).
TOTAL LOTS:405
- 4 GREAT HEARTS OF AMERICA
CHARTER SCHOOL
PRE-K, 12.6 AC OPEN
684 STUDENTS
- 5 LADERA - AGE TARGETED
SINGLE FAMILY FOR SALE
HOME COMMUNITY
185 HOMES
- 6 FAMILY DEVELOPMENT 15 AC
SINGLE FAMILY FOR RENT
CONTRACT PENDING

VENTURE

SHOPS AT TAVOLO PARK FOR LEASE

214.378.1212

SWC ALTAMESA/DIRKS RD & CHISHOLM TRAIL PKWY
FORT WORTH, TX

NATALIA SINGER
NSINGER@VENTUREDFW.COM

AMY PJETROVIC
APJETROVIC@VENTUREDFW.COM

MIA UREÑA
MURENA@VENTUREDFW.COM

DEVELOPED BY:
 Hunington

LOCATION

SWC ALTAMESA/DIRKS RD & CHISHOLM TRAIL PKWY

AVAILABLE

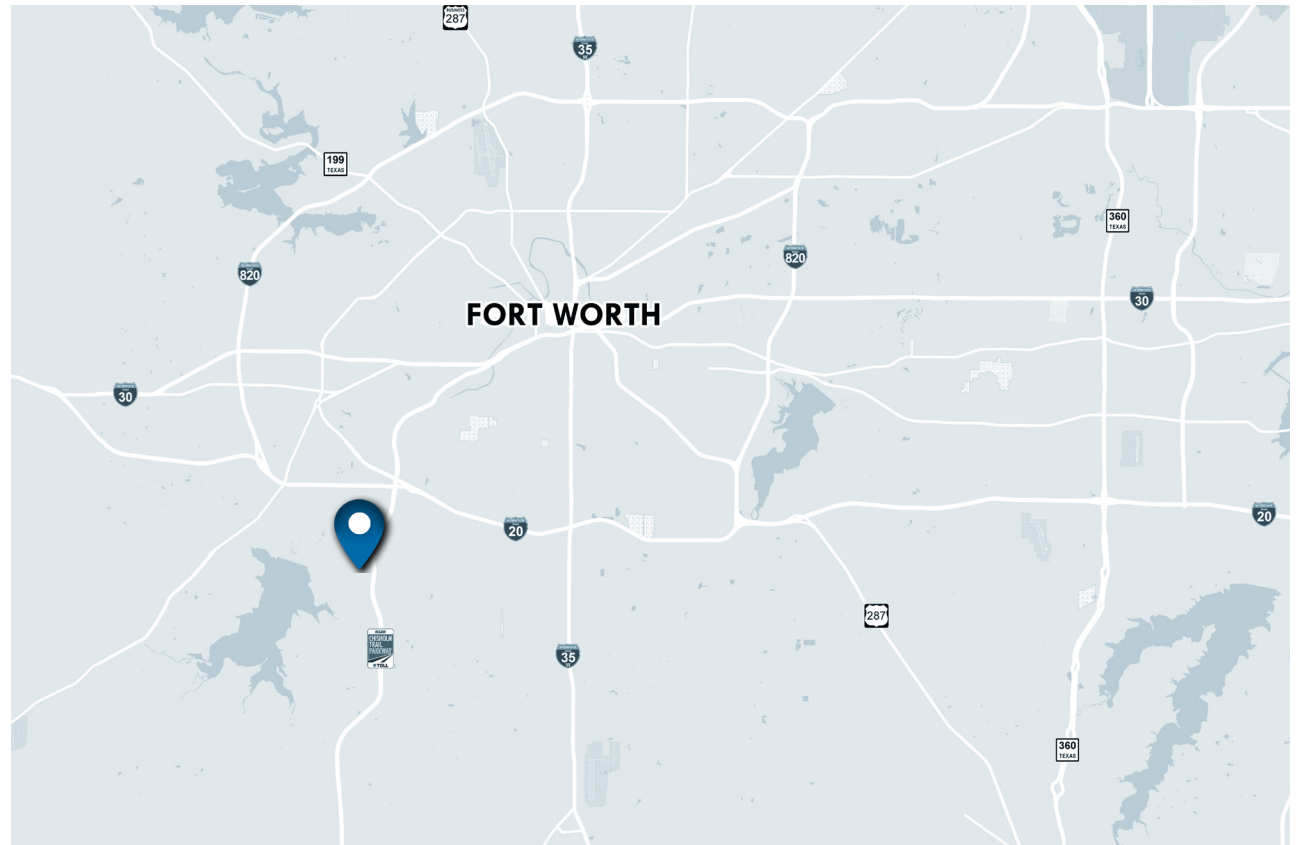
RETAIL BUILDING
END CAP + DRIVE THRU

TRAFFIC COUNTS

ALTAMESA BLVD **CHISHOLM TRAIL PKWY**
15,858 VPD 2022 33,963 VPD 2022

PROPERTY HIGHLIGHTS

- ★ **UNDERSERVED RETAIL MARKET**
- ★ **ONE OF THE HIGHEST RESIDENTIAL GROWTH MARKETS IN DFW**
- ★ **THE SITE IS LOCATED ON THE 27 MILE CHISHOLM TRAIL PKWY THAT SERVES AS A CRITICAL CONNECTION FROM DOWNTOWN FORT WORTH TO SOUTH CLEBURNE**
- ★ **EASY ACCESS FROM RECENTLY COMPLETED CHISHOLM TRAIL PKWY**
- ★ **LARGE WHOLESALE UNDER CONTRACT ADJACENT TO THE SITE**



2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,664	85,367	203,606
EST. DAYTIME POPULATION	3,477	23,709	56,801
EST. AVG. HH INCOME	\$103,320	\$114,239	\$112,415

AREA ATTRACTIONS





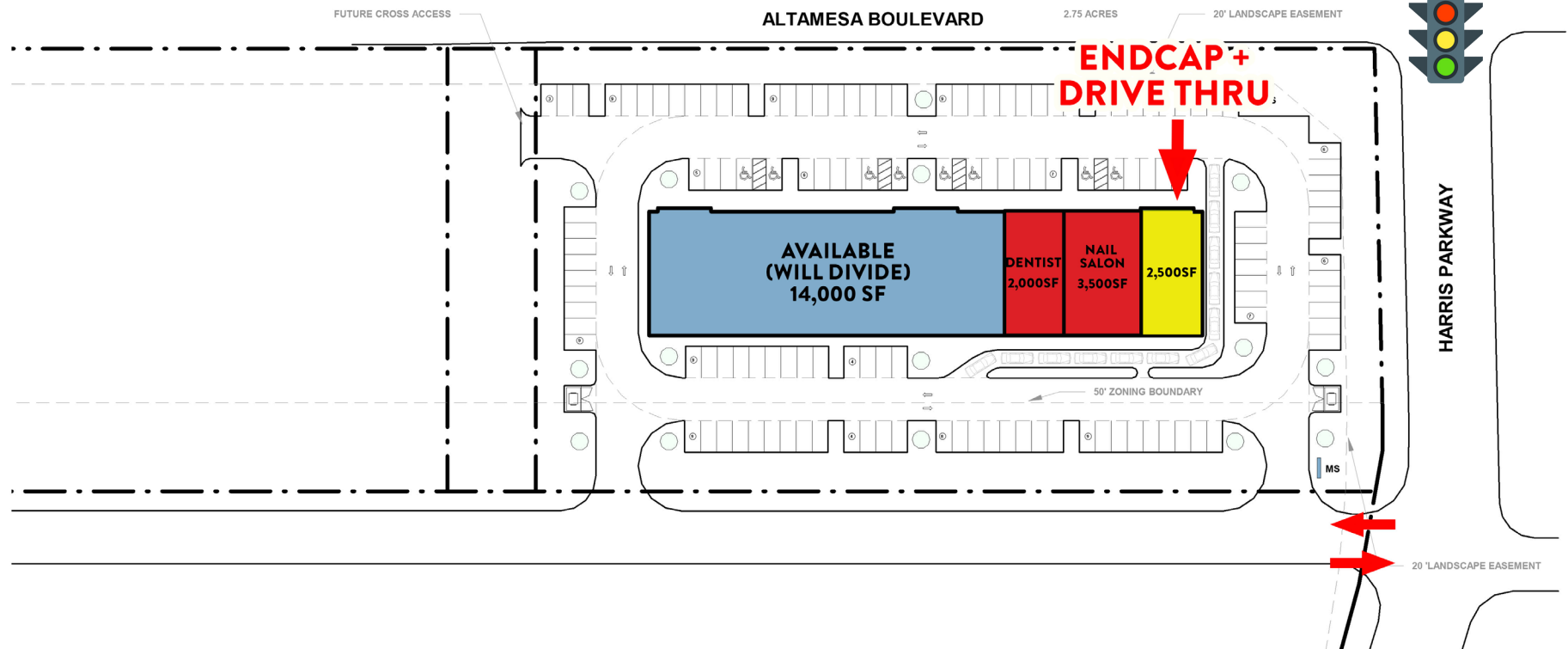
LINE AND SYMBOL LEGEND

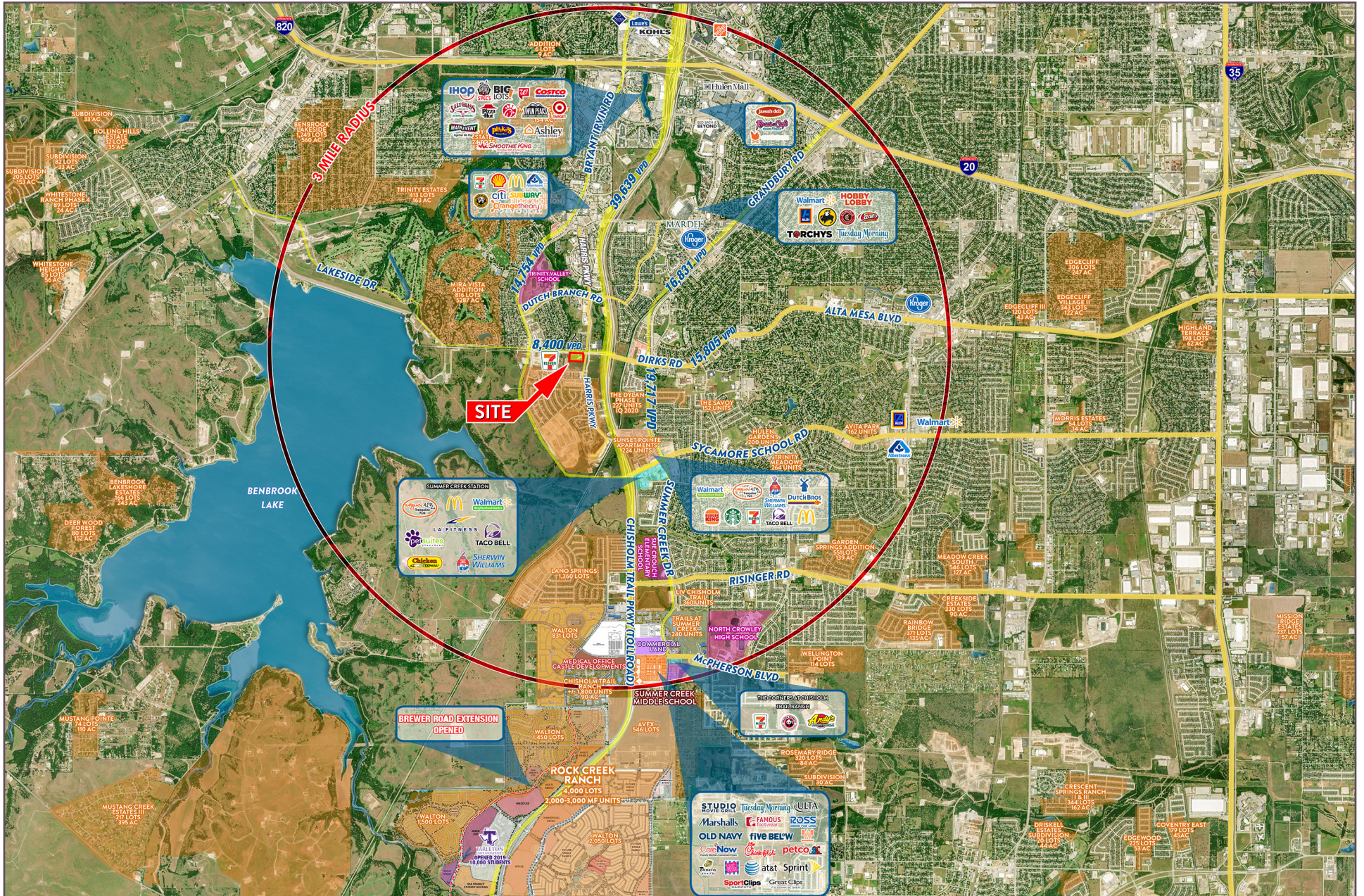
	EASEMENT
	PROPERTY LINE
	BUILDING
	GREEN SPACE

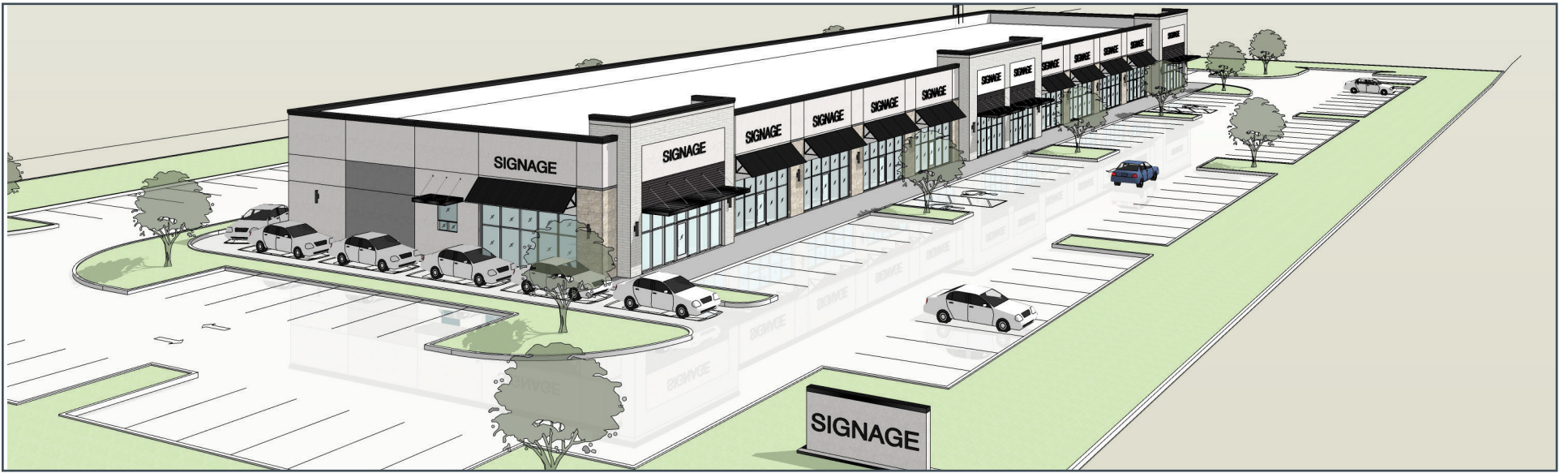


KEY

	AVAILABLE
	AT LEASE
	LEASE EXECUTED
	AT LOI









DEVELOPED BY:



8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
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MIA UREÑA

Transaction Manager
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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.
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 - 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.

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Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Natalia Singer	617025	nsinger@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Agent’s Supervisor’s Name	License No.	Email	Phone
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Mia Ureña	748118	murena@venturedfw.com	214-378-1212
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