



RETAIL SPACE AVAILABLE FOR LEASE
VEGAS TRAIL CENTER
8600 CAMP BOWIE WEST BLVD, FORT WORTH, TEXAS 76116

Property Features:

- Excellent Retail, Office and Flex Spaces Available
- Co-Anchor & Junior Anchor Spaces Available
- 2nd Gen Retail & White Box Spaces Available
- Multiple Pad Sites Available for Lease!
- Pylon Signage Available
- Lease Rates: Contact Broker

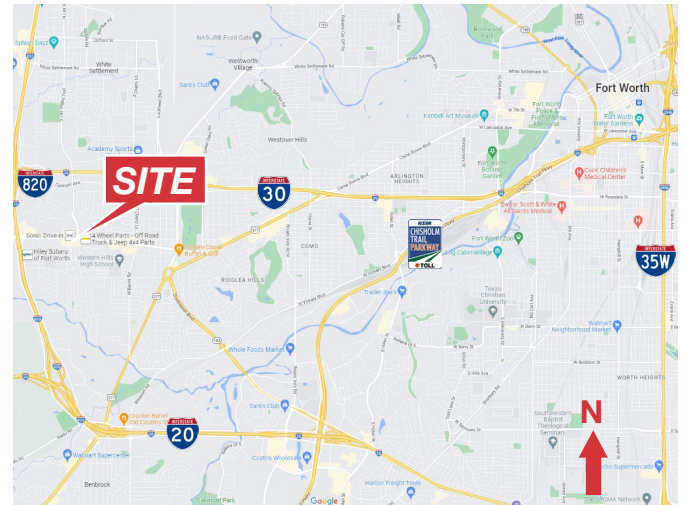
Location:

- Prime Frontage & Visibility to Camp Bowie West Blvd
- Close Proximity to Loop 820 & Interstate 30
- Lighted Intersections & Easy Access to the Center
- Strong Daytime Population

Redevelopment In Progress!

COMPLETED & PLANNED IMPROVEMENTS INCLUDE:

- Re-Painted Property, Parking Lot Sealcoating, LED-Fixture Lights Installed, Roof Repair, Façade Upgrades, Updated Signage, and Many More!
- New Ownership, Leasing and Management Teams

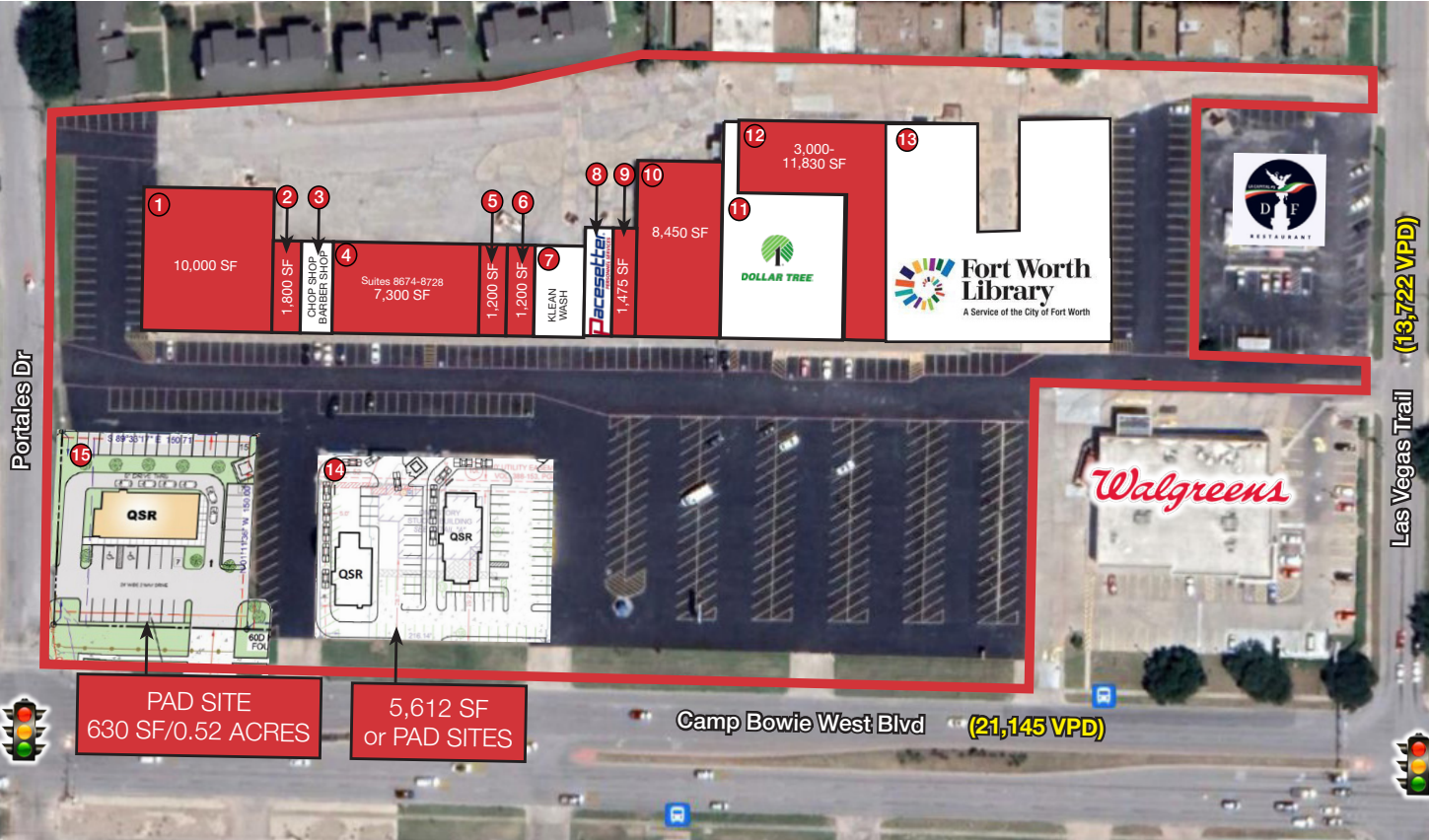


Area Retailers Include:



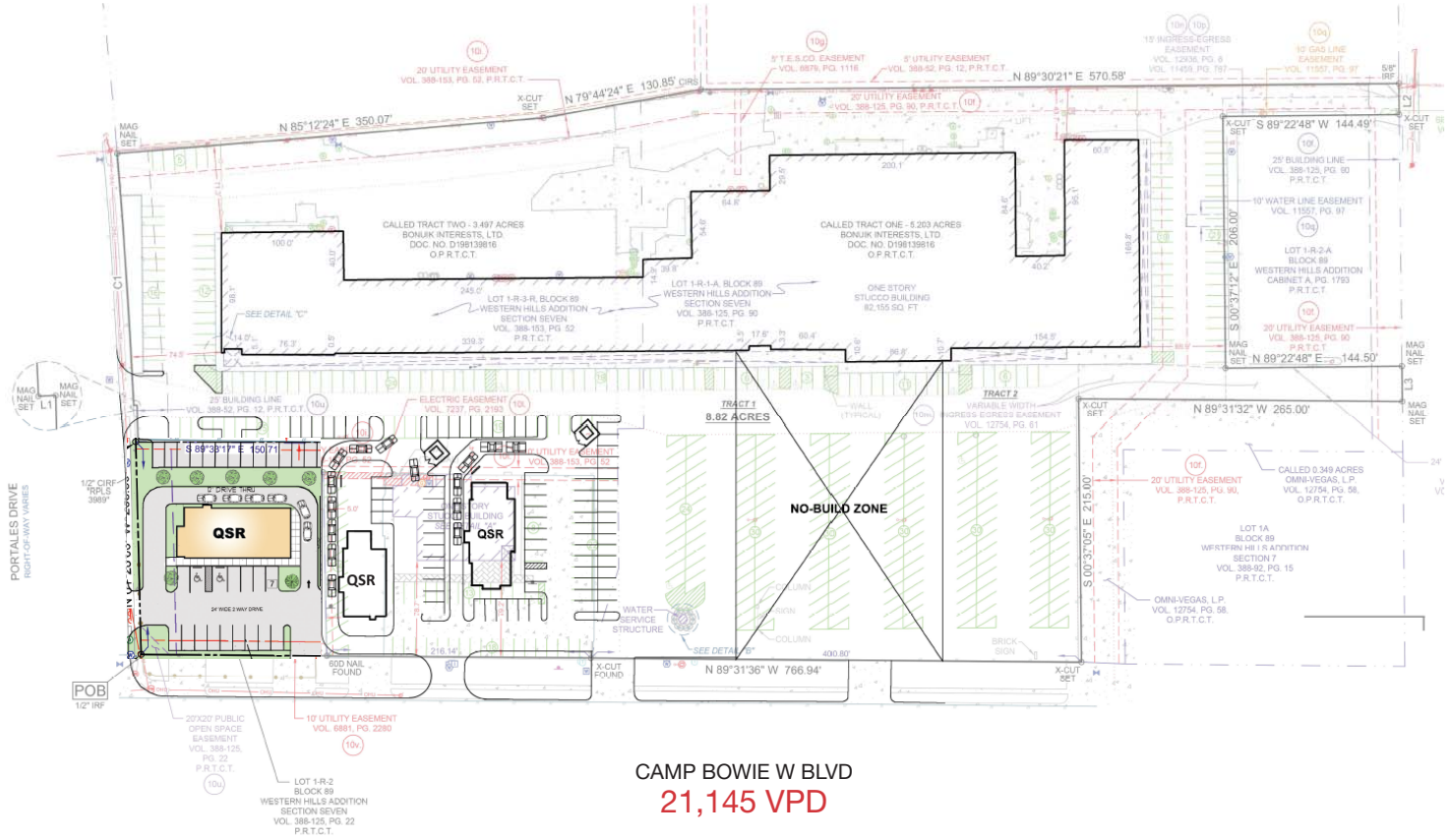
and many more!

AVAILABILITY



#	Available/Tenant	Square Footage
1	Available	10,000 (End Cap)
2	Available	1,800
3	Chop Shop Barbershop (Month-to-Month)	900
4	Available	7,300
5	Available	1,200
6	Available	1,200
7	Klean Wash Laundry	2,250
8	Pacesetter Personnel Services (Month-to-Month)	1,475
9	Available	1,475
10	Available	8,450
11	Dollar Tree	10,032
12	Available	3,000-11,830
13	Fort Worth Library Department	24,043
14	Available - Pad Site	5,612 SF or Pad Sites
15	Available - Pad Site	630 SF / 0.52 Acres

SITE PLAN



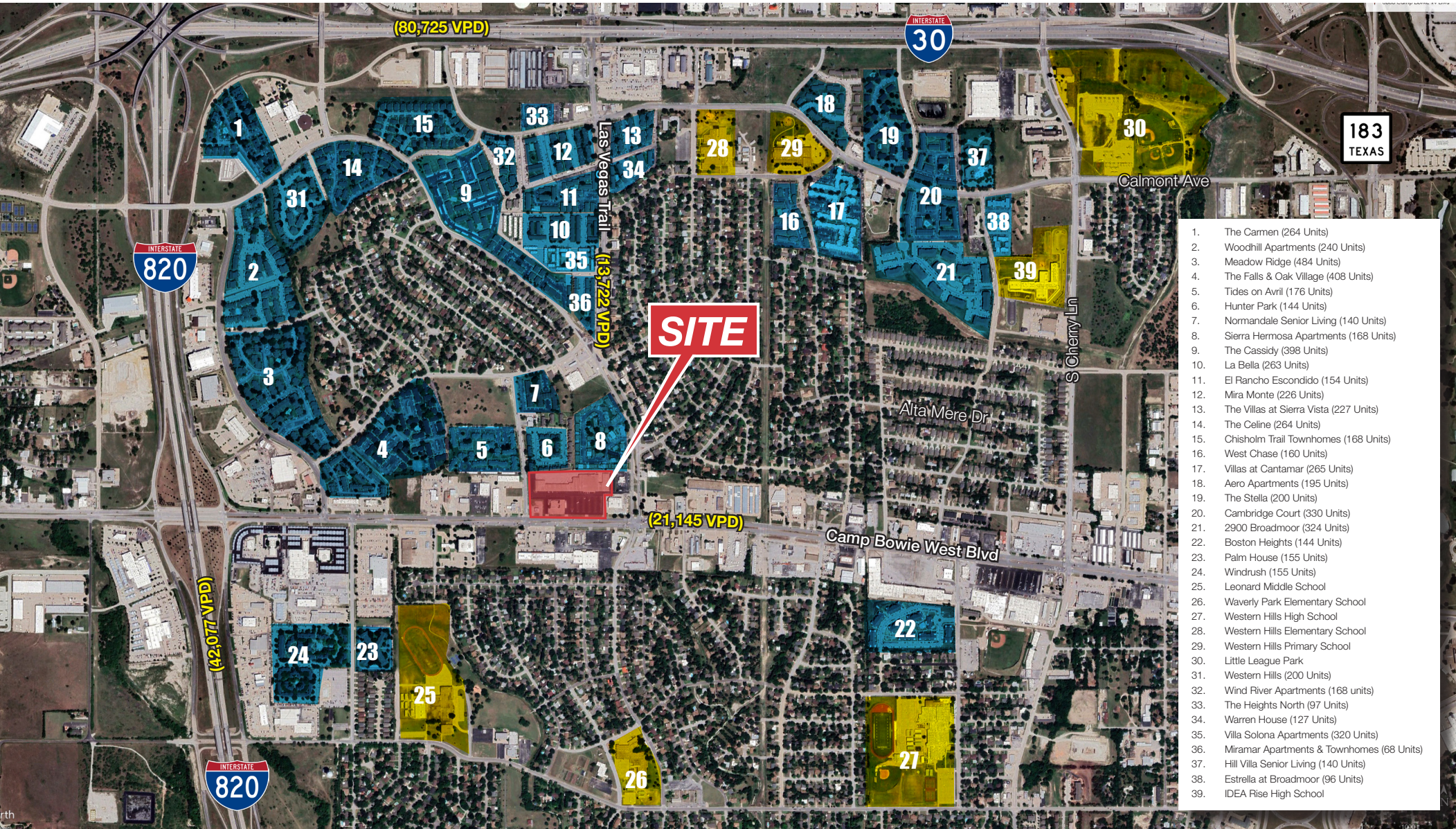
**LAS VEGAS TRAIL
13,722 VPD**

**CAMP BOWIE W BLVD
21,145 VPD**

AERIAL



RESIDENTIAL AND SCHOOLS



1. The Carmen (264 Units)
2. Woodhill Apartments (240 Units)
3. Meadow Ridge (484 Units)
4. The Falls & Oak Village (408 Units)
5. Tides on Avril (176 Units)
6. Hunter Park (144 Units)
7. Normandale Senior Living (140 Units)
8. Sierra Hermosa Apartments (168 Units)
9. The Cassidy (398 Units)
10. La Bella (263 Units)
11. El Rancho Escondido (154 Units)
12. Mira Monte (226 Units)
13. The Villas at Sierra Vista (227 Units)
14. The Celine (264 Units)
15. Chisholm Trail Townhomes (168 Units)
16. West Chase (160 Units)
17. Villas at Cantamar (265 Units)
18. Aero Apartments (195 Units)
19. The Stella (200 Units)
20. Cambridge Court (330 Units)
21. 2900 Broadmoor (324 Units)
22. Boston Heights (144 Units)
23. Palm House (155 Units)
24. Windrush (155 Units)
25. Leonard Middle School
26. Waverly Park Elementary School
27. Western Hills High School
28. Western Hills Elementary School
29. Western Hills Primary School
30. Little League Park
31. Western Hills (200 Units)
32. Wind River Apartments (168 units)
33. The Heights North (97 Units)
34. Warren House (127 Units)
35. Villa Solona Apartments (320 Units)
36. Miramar Apartments & Townhomes (68 Units)
37. Hill Villa Senior Living (140 Units)
38. Estrella at Broadmoor (96 Units)
39. IDEA Rise High School

RECENT IMPROVEMENTS



DEMOGRAPHICS & DRIVE TIME ANALYSIS

2022 Demographics	1 Mile	3 Mile	5 Mile
Population	20,797	78,964	168,777
Total Households	8,836	32,011	71,256
Average Household Income	\$47,610	\$75,179	\$87,523
Daytime Employees	4,584	29,435	69,951
Traffic Counts			
Camp Bowie W. Boulevard	21,145 VPD		
Las Vegas Trail	13,722 VPD		
Loop 820	70,791 VPD		

Population by Race	1 Mile	3 Mile	5 Mile
White	69.60%	79.94%	79.64%
Black	24.67%	13.59%	13.73%
Am Indian & Alaskan	0.88%	1.00%	0.89%
Indian & Asian	1.70%	2.57%	3.05%
Hawaiian & Pacific Island	0.09%	0.15%	0.11%
Other	3.08%	2.75%	2.58%

Population by Hispanic Origin	1 Mile	3 Mile	5 Mile
Non-Hispanic Origin	64.79%	69.78%	74.43%
Hispanic Origin	35.31%	30.22%	25.57%

Source: Costar & LandVision

DRIVE TIMES

- Loop 820: 2 minutes
- Interstate 30: 4 minutes
- Interstate 20: 9 minutes
- Interstate 35: 12 minutes
- Downtown Fort Worth: 13 minutes
- Lockheed Martin: 10 minutes
- DFW Airport: 32 minutes

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CONTACT:

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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.

11-2-2015



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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Buyer/Tenant/Seller/Landlord Initials

Date