



A Project of



GROVES AT ALEDO
NWQ Bailey Ranch Rd & FM 1187
Fort Worth, Texas 76110

**MIXED-USE
FOR LEASE**
1,400-10,800 SF
PAD SITE FOR LEASE
38,873 SF

NAI Robert Lynn **/Retail**

AMENITIES + MAP + DEMOGRAPHICS



High-End Mixed Use Development Including Restaurant, Retail and Office



Open-Air Design with an Abundance of Outdoor Seating



38,873 SF Pad Site Available for Lease



Excellent Site for QRS Tenant



Direct Frontage to Bailey Ranch Rd and Adjacent to Aledo High School

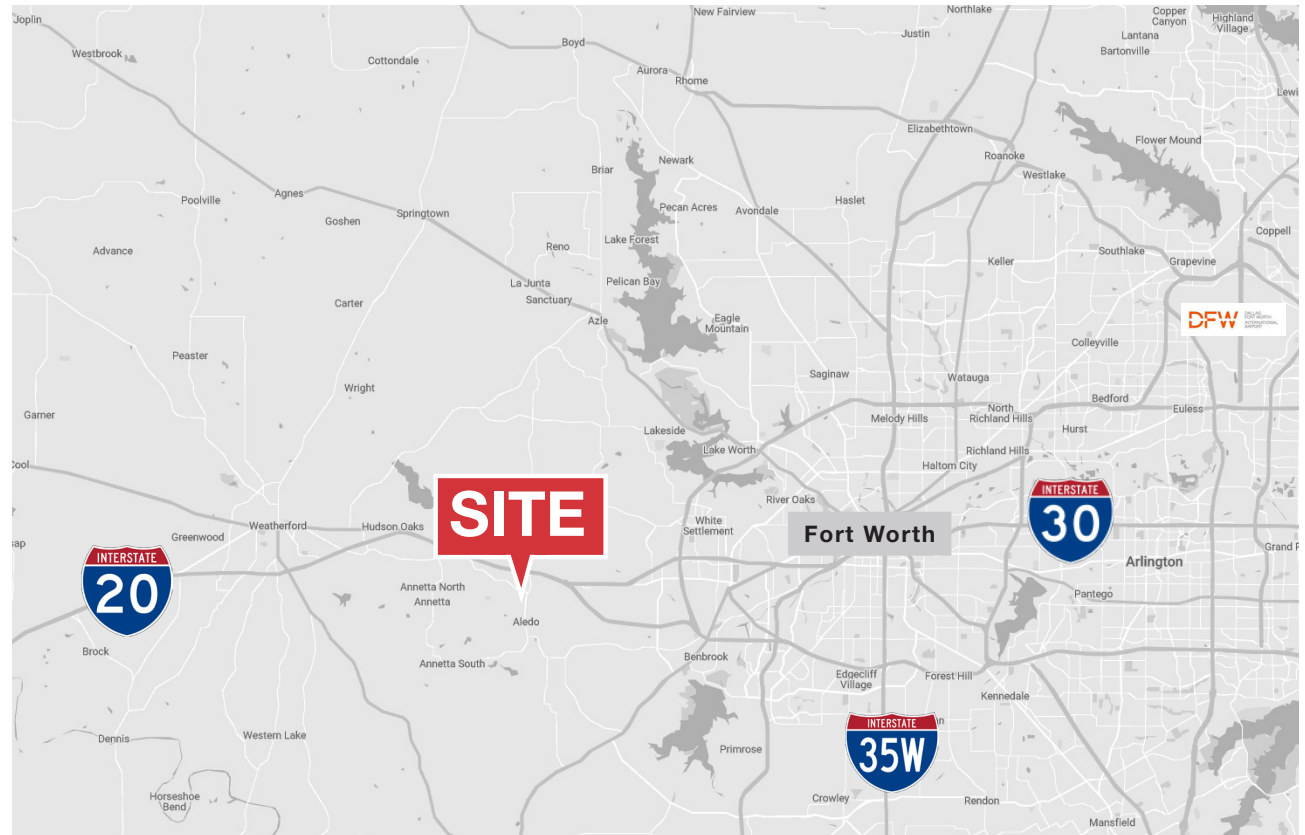


Close Proximity to Many Affluent Neighborhoods and Major Residential Developments



Lease Rate: Contact Broker

A Project of



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,202	12,379	28,523
TOTAL HOUSEHOLDS	1,080	4,084	9,565
AVERAGE HOUSEHOLD SIZE	2.80	2.90	2.90
AVERAGE HOUSEHOLD INCOME	\$113,728	\$138,088	\$143,348

FM 1187

16,712 VPD

I-20 N BUSINESS

11,733 VPD

Source: CoStar 2022

NWQ Bailey Ranch Rd & FM 1187 | Aledo, Texas 76008

MIXED USE FOR LEASE 1,400 - 10,800 SF
PAD SITE FOR LEASE 38,873 SF

RENDERINGS



NWQ Bailey Ranch Rd & FM 1187 | Aledo, Texas 76008

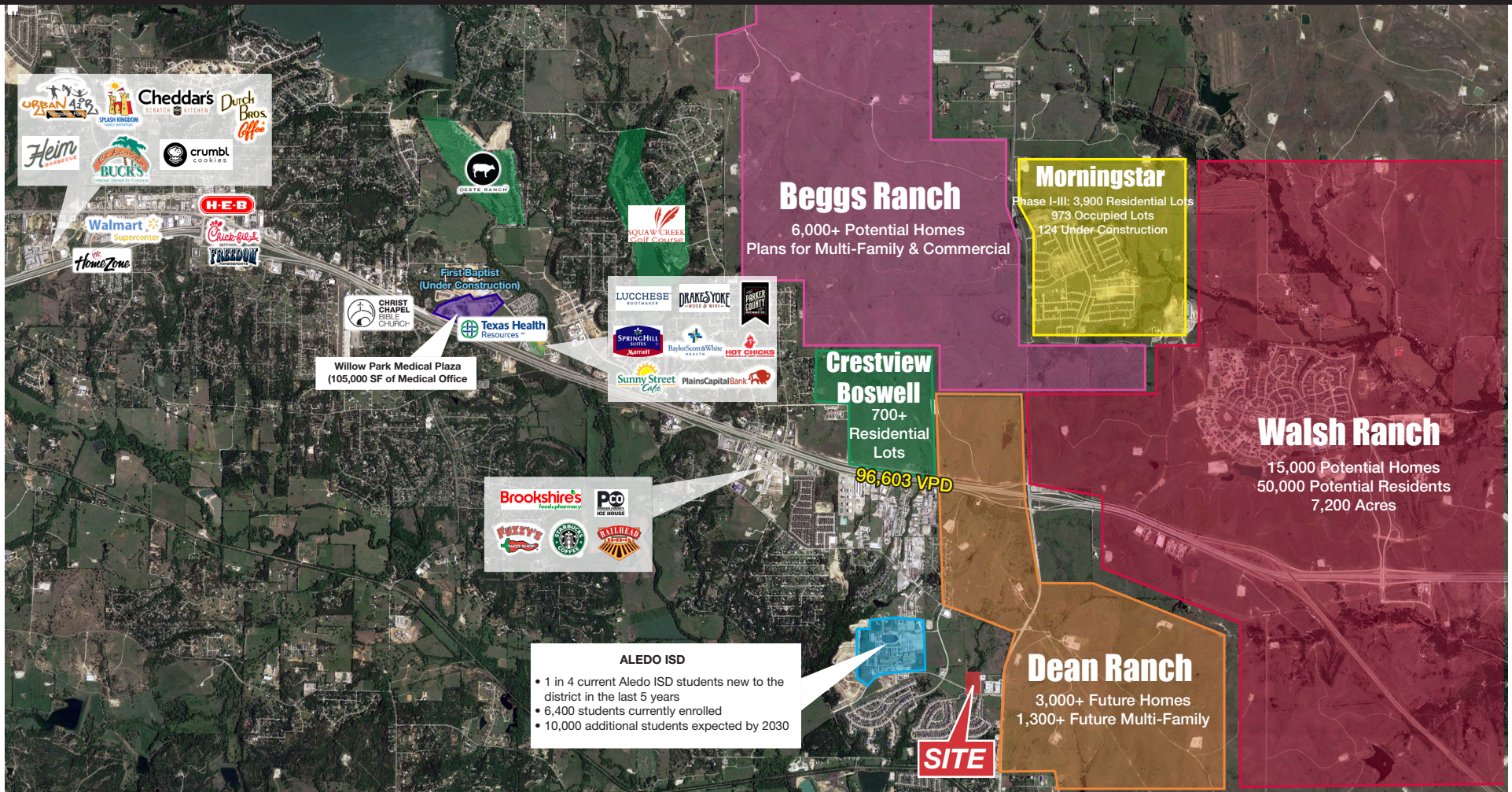
MIXED USE FOR LEASE **1,400 - 10,800 SF**
PAD SITE FOR LEASE **38,873 SF**

RENDERINGS



NWQ Bailey Ranch Rd & FM 1187 | Aledo, Texas 76008

MIXED USE FOR LEASE **1,400 - 10,800 SF**
PAD SITE FOR LEASE **38,873 SF**



NAIRL Robert Lynn

1200 Summit Avenue, Suite 800
Fort Worth, Texas 76102
817.885.8333 | nairl.com

AGENTS

Jake Blankenship
817.872.3904
JBLANKENSHIP@NAIRL.COM

Jordan Johnson
817.872.3912
JJOHNSON@NAIRL.COM

A Project of



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

NWQ Bailey Ranch Rd & FM 1187 | Aledo, Texas 76008

MIXED USE FOR LEASE 1,400 - 10,800 SF
PAD SITE FOR LEASE 38,873 SF



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:
 - 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.

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.

Robert Lynn Company dba NAI Robert Lynn	405391	mmiller@nairl.com	214-256-7100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Miller, SIOR	393389	mmiller@nairl.com	214-256-7100
Designated Broker of Firm	License No.	Email	Phone
Todd Hubbard, SIOR	516283	thubbard@nairl.com	817-885-8333
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jake Blankenship	700909	jblankenship@nairl.com	817-885-8333
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date