

WOODMONT PLAZA

6401 & 6451 MCCART AVENUE - FORT WORTH, TX 76133



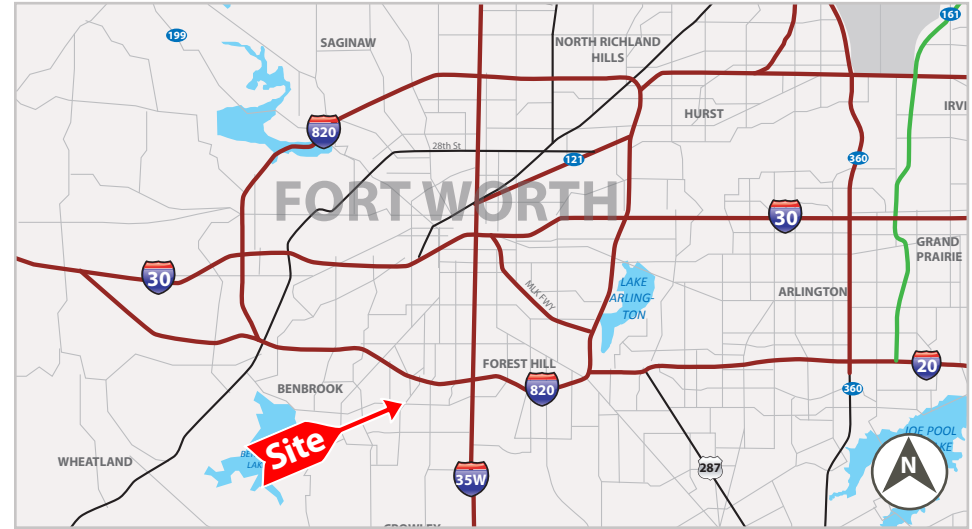
WOODMONT PLAZA - FORT WORTH, TEXAS

PROPERTY OVERVIEW

- » 86,816 SF Shopping Center
- » NEC of McCart Ave & Altamesa Blvd
- » Established Core Intersection: Kroger, LA Fitness, Chick-fil-A, CVS Pharmacy, T-Mobile and McDonald's Among Others

DEMOGRAPHICS BY MILE

	1	3	5
Population	19,383	136,013	260,177
Households	7,224	48,712	94,210
Average HH Income	\$58,846	\$68,460	\$78,919



DAILY TRAFFIC

Altamesa Blvd	28,000 VPD
McCart Avenue	34,000 VPD

PROPERTY RETAILERS

Big Lots	Cricket Wireless	Pizza Hut
Advance Auto Parts	Pet Supplies Plus	Firestone
Cook Children's	McCart Superwash	Kokitos

AREA RETAILERS

LA Fitness	Discount Tire Co.	Midas
Kroger	GameStop	Whataburger
CiCi's Pizza	Office Depot	IHOP
AutoZone	Church's Chicken	T-Mobile
McDonald's	Sally Beauty	Citi Trends



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UNIT	TENANT	S F
6401	ADVANCE AUTO PARTS	7,800
6409-A	AVAILABLE	958
6409-B	BELLA HAIR SALON	900
6409-C	FAMILY AFFAIR SALON	1,200
6409-D	WELLNESS CENTER	1,791
6411	MCCART SUPER WASH	5,695
6415	PET SUPPLIES PLUS	6,856

UNIT	TENANT	S F
6421	COOK CHILDREN'S	8,705
6425	BIG LOTS	29,128
6425-A	KOKITOS	2,815
6425-C	CRICKET WIRELESS (AVAILABLE 5/1/20)	1,500
6435	J'S RESTAURANT	2,040
6437	BA TAILOR	1,040
6437-A	AVAILABLE 8/1/20	1,365

UNIT	TENANT	S F
6441	DJ VAPOR (AVAILABLE 4/1/20)	1,627
6443	ABRAM FAMILY DENTAL	4,053
6445	PIZZA HUT	1,675
6447	AMJOD BIZON	2,411
6451	FIRESTONE	5,280



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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 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name License No. Email Phone

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Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/ Associate License No. Email Phone

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

Buyer/Tenant/Seller/Landlord Initials Date