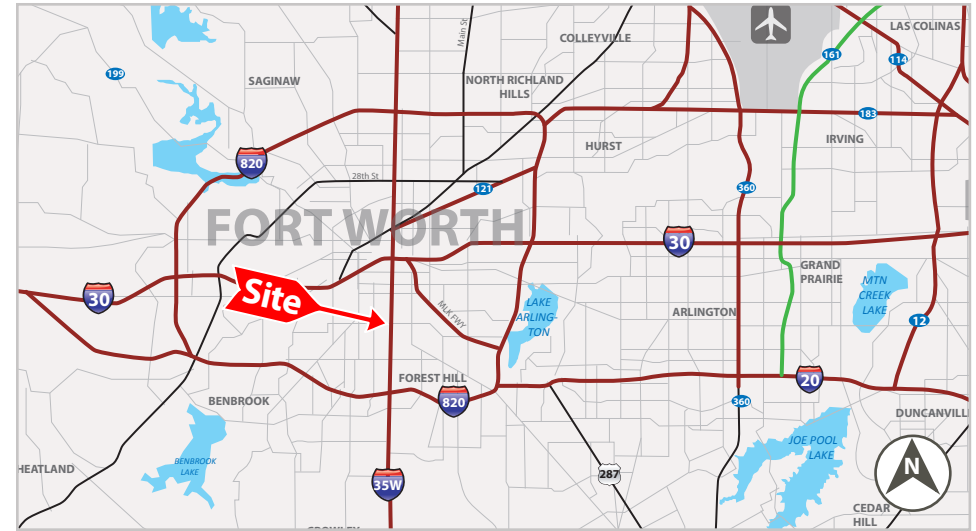


SOUTHTOWN SHOPPING CENTER

3049 SOUTH FREEWAY - FORT WORTH, TX 76110



PROPERTY OVERVIEW

- » 2,225 SF Sublease Opportunity
- » Anchored by El Rio Grande Supermarket, Southtown Shopping Center is located in the heart of South Fort Worth and serves the densely populated Hispanic market. This shopping center offers great traffic throughout the day and benefits from easy access as well as great visibility from both I-35 and Berry Street.

DAILY TRAFFIC

Interstate 35W:	140,000 VPD
Berry Street:	29,000 VPD

DEMOGRAPHICS

	1	3	5
Population	13,089	115,260	270,827
Average Household Income	\$45,046	\$62,260	\$71,230
Estimated Households	4,142	35,968	94,079

AREA RETAILERS

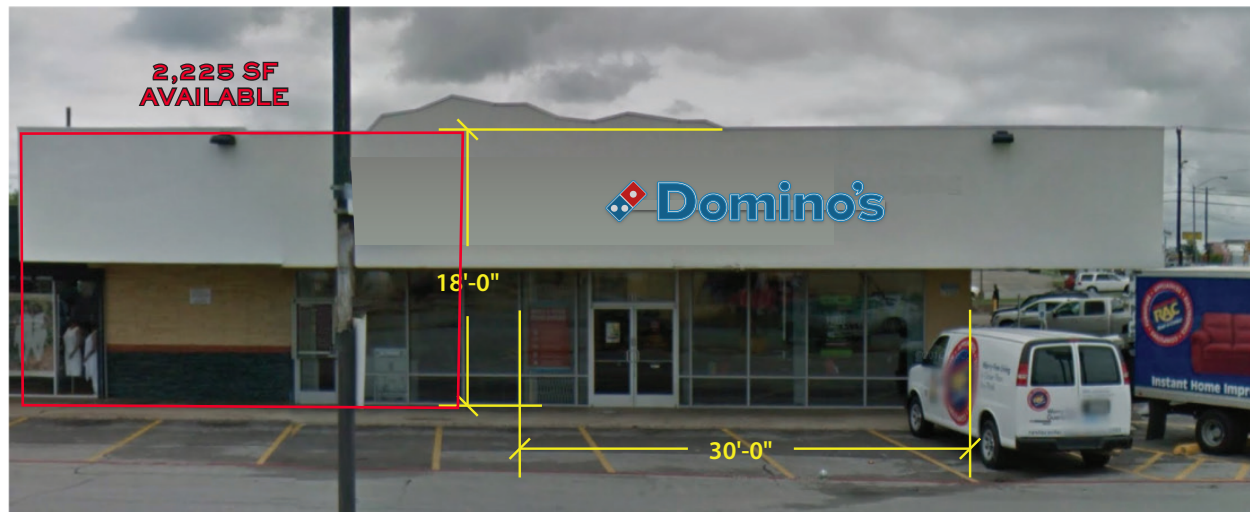
Dollar General	Liberty Tax	South Texas Dental
Lisa's Chicken	MetroPCS	RaceTrac
AutoZone	El Rio Grande	U-Haul
Wells Fargo	Family Dollar	



JAKE MCCOY
 jmccoy@woodmont.com
 817.505.5894

SOUTHTOWN SHOPPING CENTER

3049 SOUTH FREEWAY - FORT WORTH, TX 76110

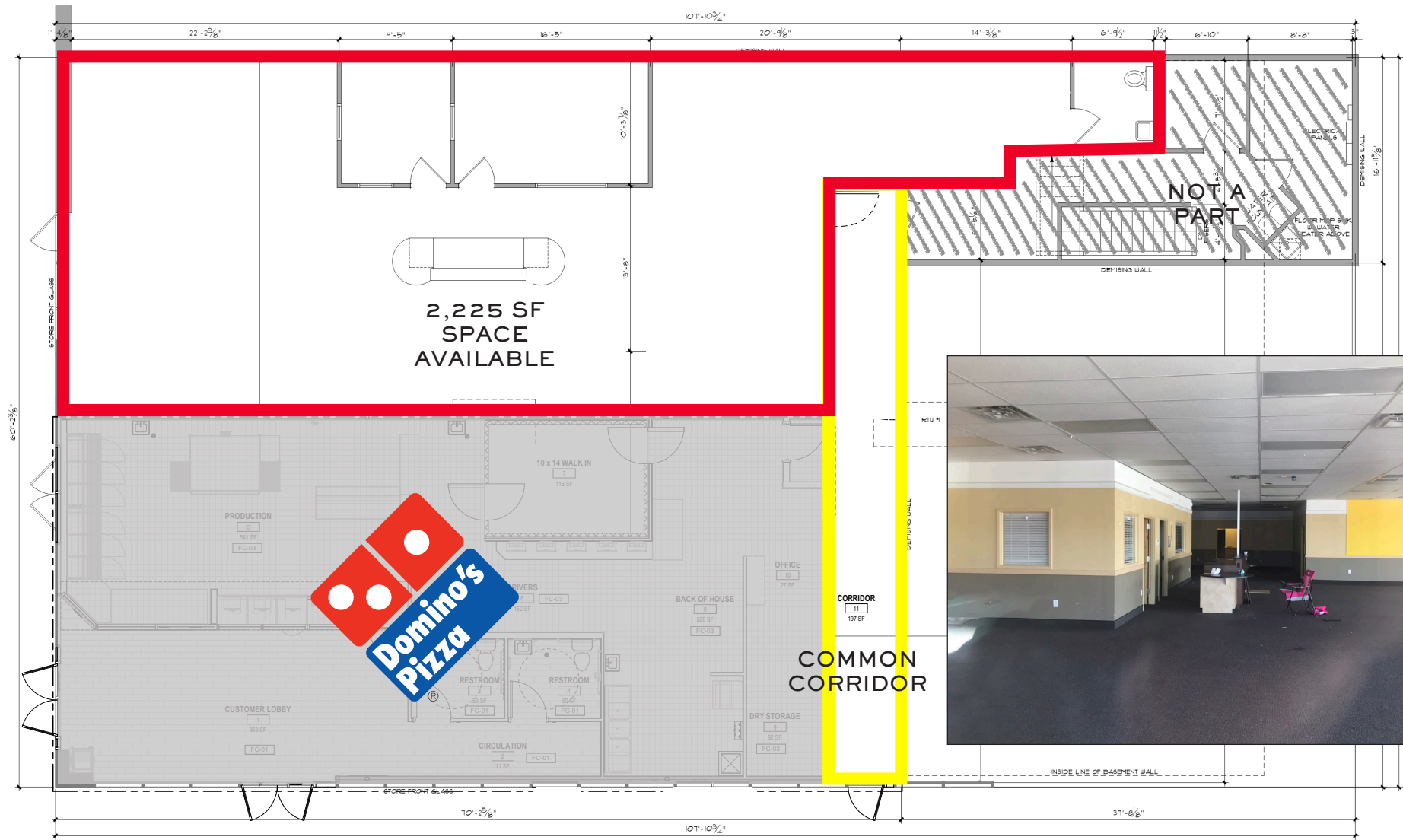


JAKE MCCOY
jmccoy@woodmont.com
817.505.5894



SOUTHTOWN SHOPPING CENTER

3049 SOUTH FREEWAY - FORT WORTH, TX 76110



EXISTING FLOOR PLAN

SCALE 1/4" = 1'-0"

4866* OUTSIDE OF STORE FRONT GLASS
TO CENTER OF 6" DEMISING WALLS.
6631* LEASE SPACE + BASEMENT.



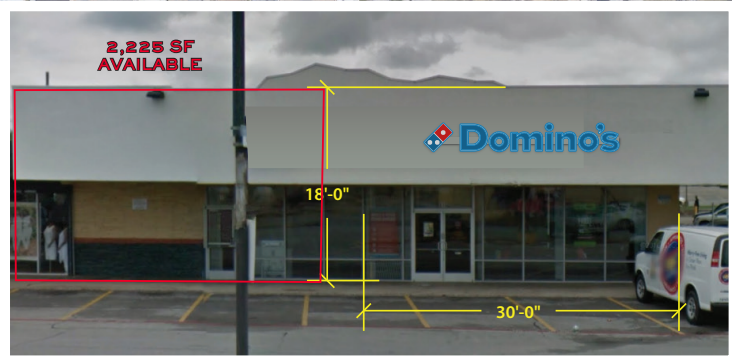
JAKE MCCOY

jmccoy@woodmont.com

817.505.5894

SOUTHTOWN SHOPPING CENTER

3049 SOUTH FREEWAY - FORT WORTH, TX 76110



JAKE MCCOY
jmccoy@woodmont.com
817.505.5894





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.

The Woodmont Company	302455	contact@woodmont.com	(817) 732-4000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen Coslik	237614	scoslik@woodmont.com	(817) 732-4000
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	