



 **VENTURE**

**WESTOVER VILLAGE** 100% LEASED

214.378.1212

501 ALTA MERE DR  
FORT WORTH, TX

AMANDA T. WELLES  
AWELLES@VENTUREDFW.COM

EASLEY B. WAGGONER, JR.  
EWAGGONER@VENTUREDFW.COM

LOCATION

501 ALTA MERE DR

AVAILABLE SPACES

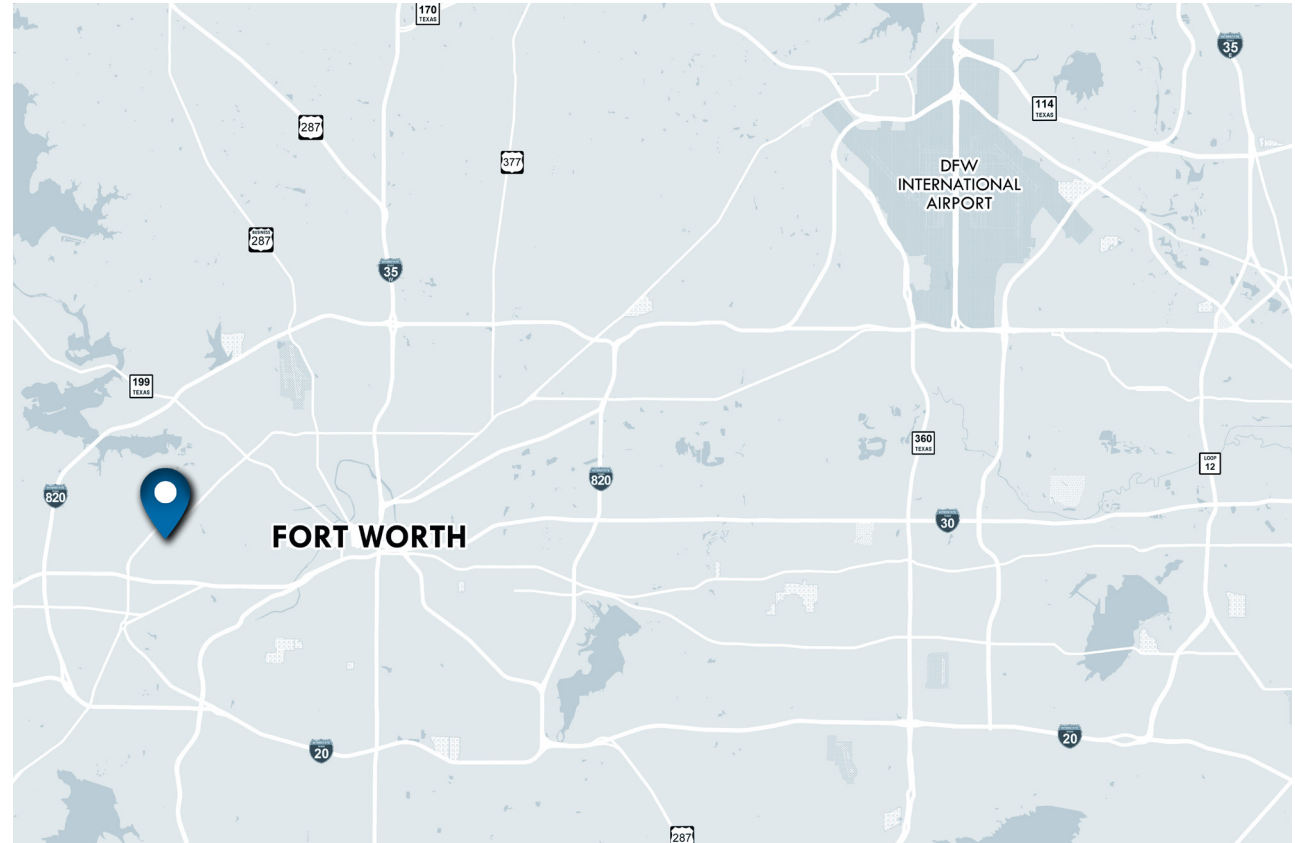
100% LEASED

TRAFFIC COUNTS

ALTA MERE DR  
28,477 VPD 2021

PROPERTY HIGHLIGHTS

- ★ LOCATED IN STRONG RETAIL CORRIDOR
- ★ ACROSS THE STREET FROM THE NAS FORT WORTH JOINT RESERVE BASE

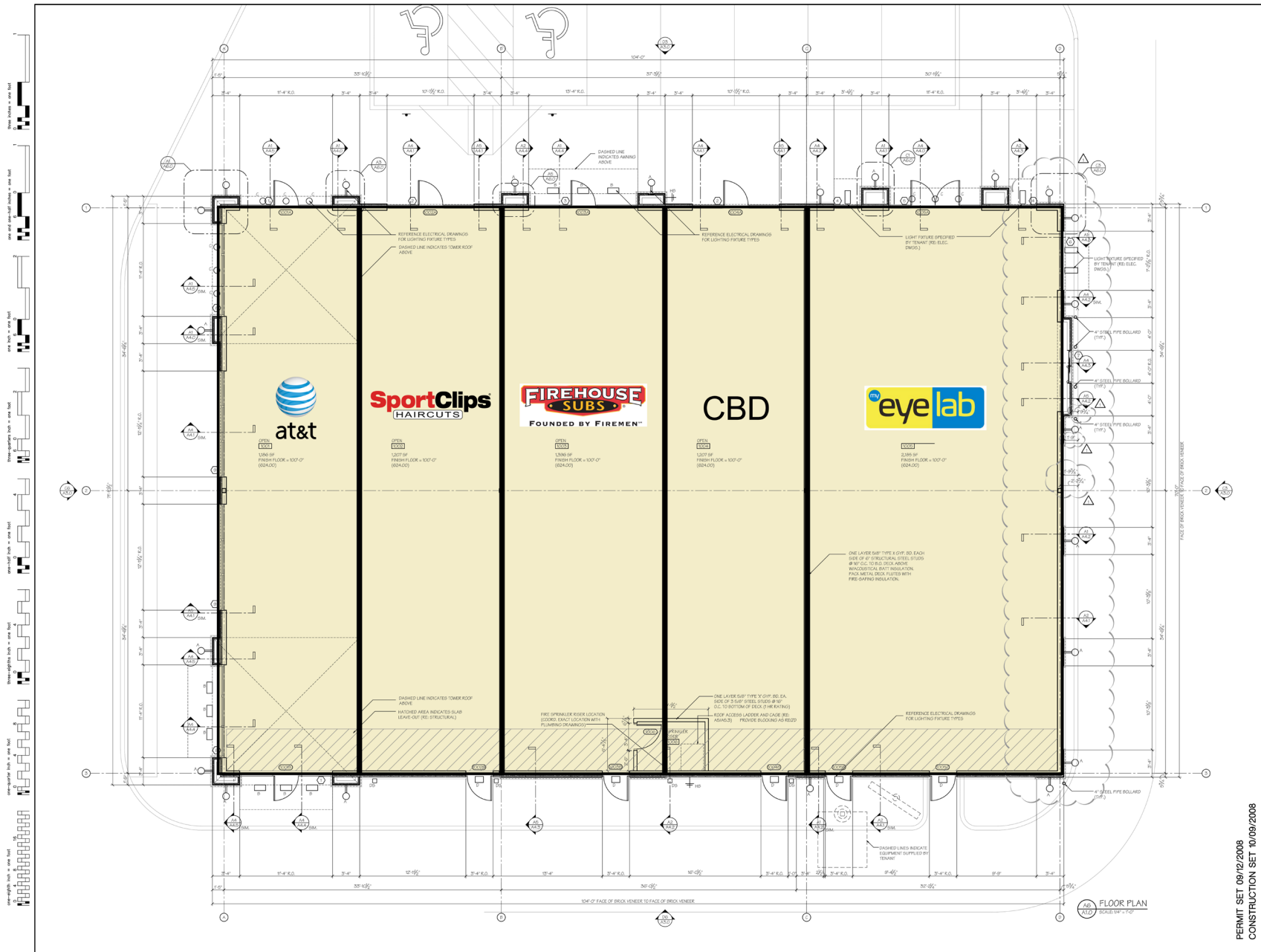


2023 DEMOGRAPHIC SUMMARY

AREA ATTRACTIONS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,549	81,877	221,256
EST. DAYTIME POPULATION	3,435	35,624	95,848
EST. AVG. HH INCOME	\$125,288	\$95,208	\$106,843





**Chadwick**  
Architects / Interior Design / Engineers  
1101 S. Exchange Blvd. / Suite 402 / Ft. Worth, Texas 76104  
817-251-9888 / Fax 817-251-1047

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THE ARCHITECT HEREBY PROVIDES THIS PLAN AS A PROFESSIONAL SERVICE. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR INTERUPTIONS OF ANY KIND. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INJURY OR DAMAGE TO ANY PERSON OR PROPERTY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OR EXPENSES INCURRED BY ANY PARTY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY LEGAL FEES OR COSTS INCURRED BY ANY PARTY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY OTHER MATTERS NOT SPECIFICALLY MENTIONED IN THESE PLANS.

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**WESTOVER VILLAGE SHOPPING CENTER**  
Alta Mere Drive & Green Oaks Road  
Fort Worth, Texas

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**Bldg. #10**  
SHELL

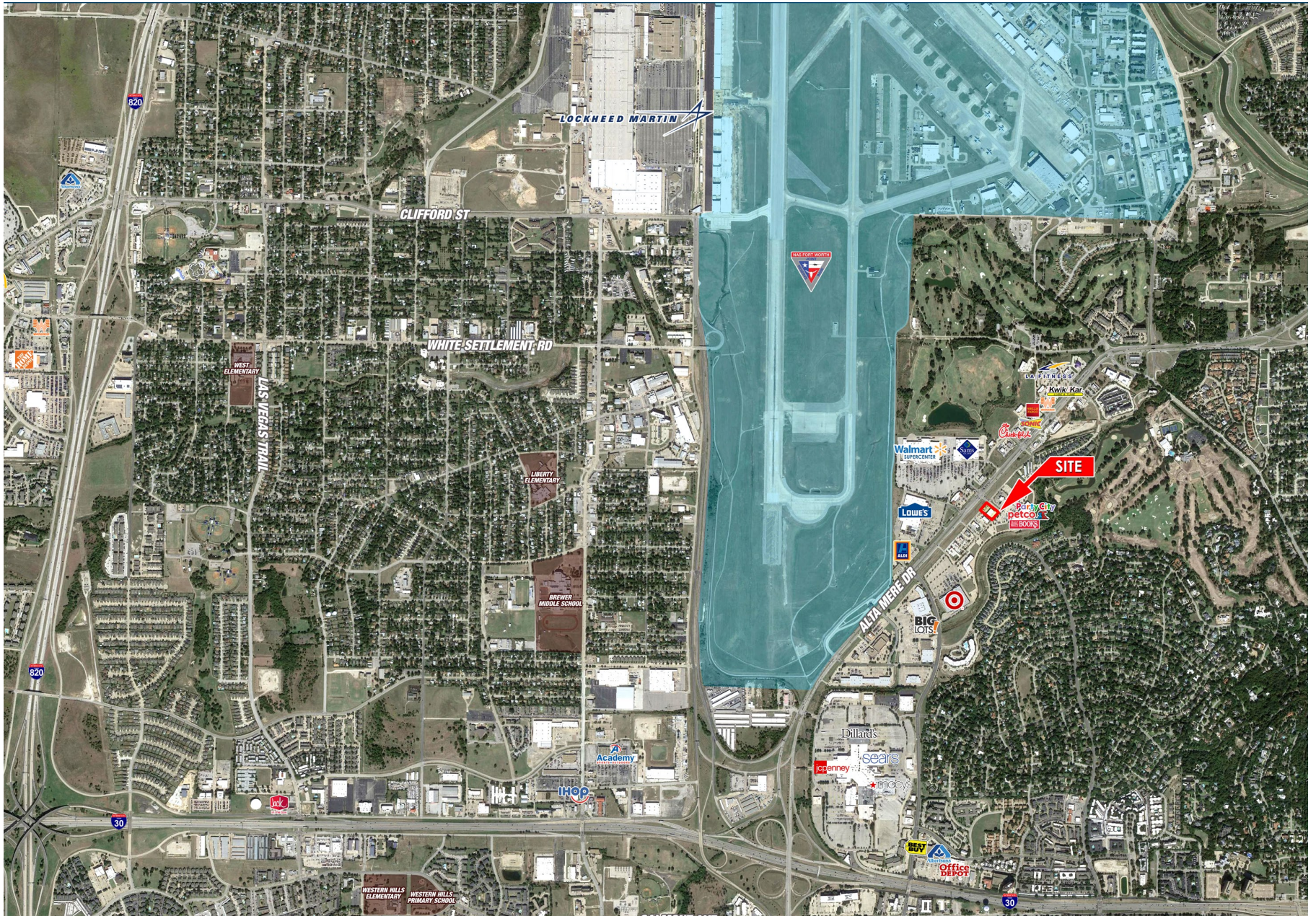
**FLOOR PLAN**

PROJECT: 2008.040  
DATE: 10.09.2008  
DRAWN: CHD

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**A1.0**

PERMIT SET 09/12/2008  
 CONSTRUCTION SET 10/09/2008





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SUITE 720  
DALLAS, TEXAS 75225  
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**AMANDA T. WELLES**

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[awelles@venturedfw.com](mailto:awelles@venturedfw.com)

**EASLEY B. WAGGONER, JR.**

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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.
- **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.

**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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Amanda Throckmorton Welles</b>	<b>649514</b>	<b>awelles@venturedfw.com</b>	<b>214-378-1212</b>
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
<b>Easley B. Waggoner, Jr.</b>	<b>433572</b>	<b>ewaggoner@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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