

BREAKING GROUND FALL 2023
DELIVERY ESTIMATED FOR SUMMER 2024



VENTURE

SHOPS AT BASSWOOD FOR LEASE

214.378.1212

2719 BASSWOOD BLVD
FORT WORTH, TX

AMY PJETROVIC
APJETROVIC@VENTUREDFW.COM

NATALIA SINGER
NSINGER@VENTUREDFW.COM

MIA UREÑA
MURENA@VENTUREDFW.COM

LOCATION

2719 BASSWOOD BLVD

AVAILABLE SPACE

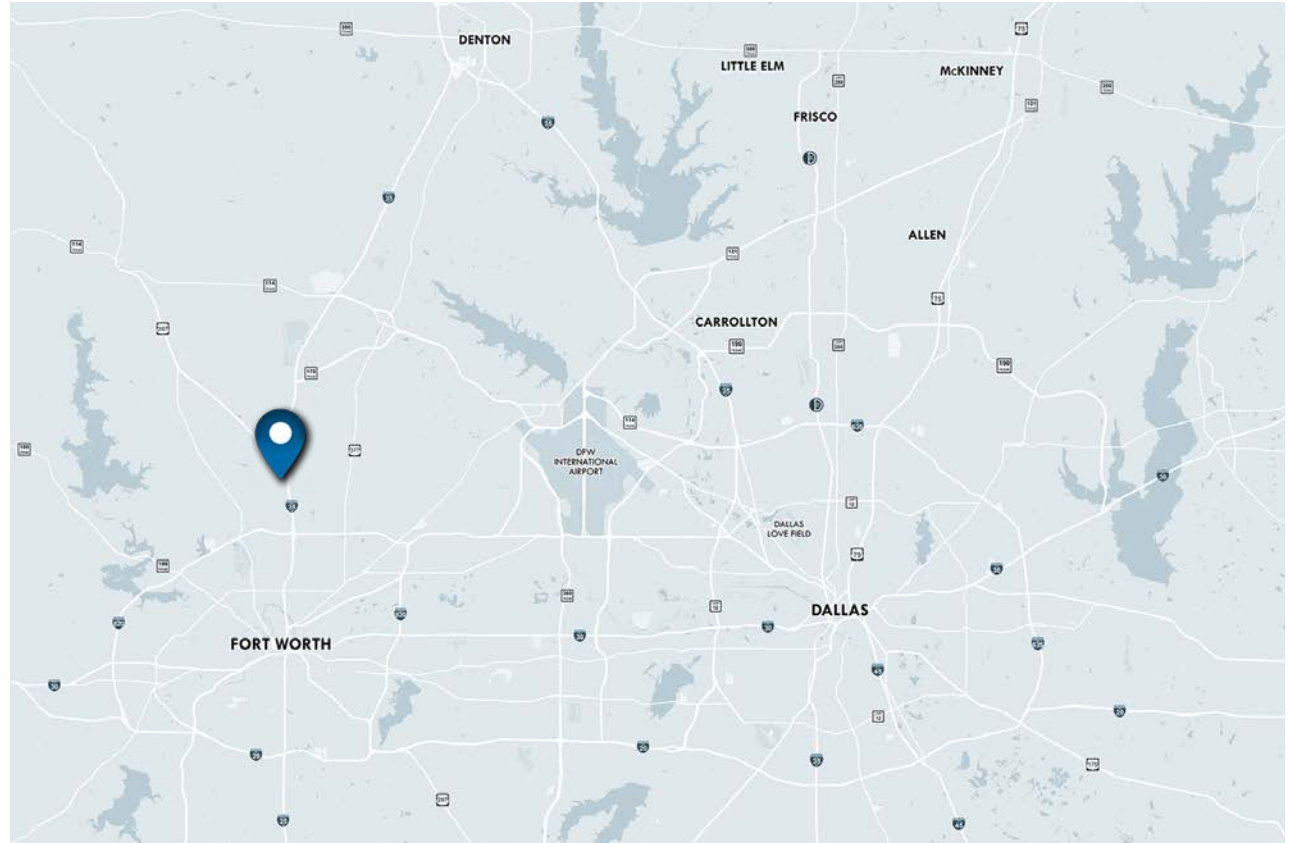
1,100 SF 1,500 SF
 4,000 SF

TRAFFIC COUNTS

I-35W BASSWOOD BLVD
 159,803 VPD 2021 23,600 VPD 2019

PROPERTY HIGHLIGHTS

- ★ CONSTRUCTION ON THE RETAIL BUILDING WILL BEGIN IN 2023
- ★ AVERAGE HOUSEHOLD INCOME OVER \$130K IN A 1 MILE RADIUS
- ★ HIGH RESIDENTIAL GROWTH WEST OF THE SITE
- ★ STRONG TRAFFIC COUNTS IN THIS DYNAMIC RETAIL CORRIDOR SERVING NORTHWEST FORT WORTH
- ★ F-ZONING
- ★ HIGHLY VISIBLE RETAIL WITH 3 ACCESS POINTS TO THE PROPERTY

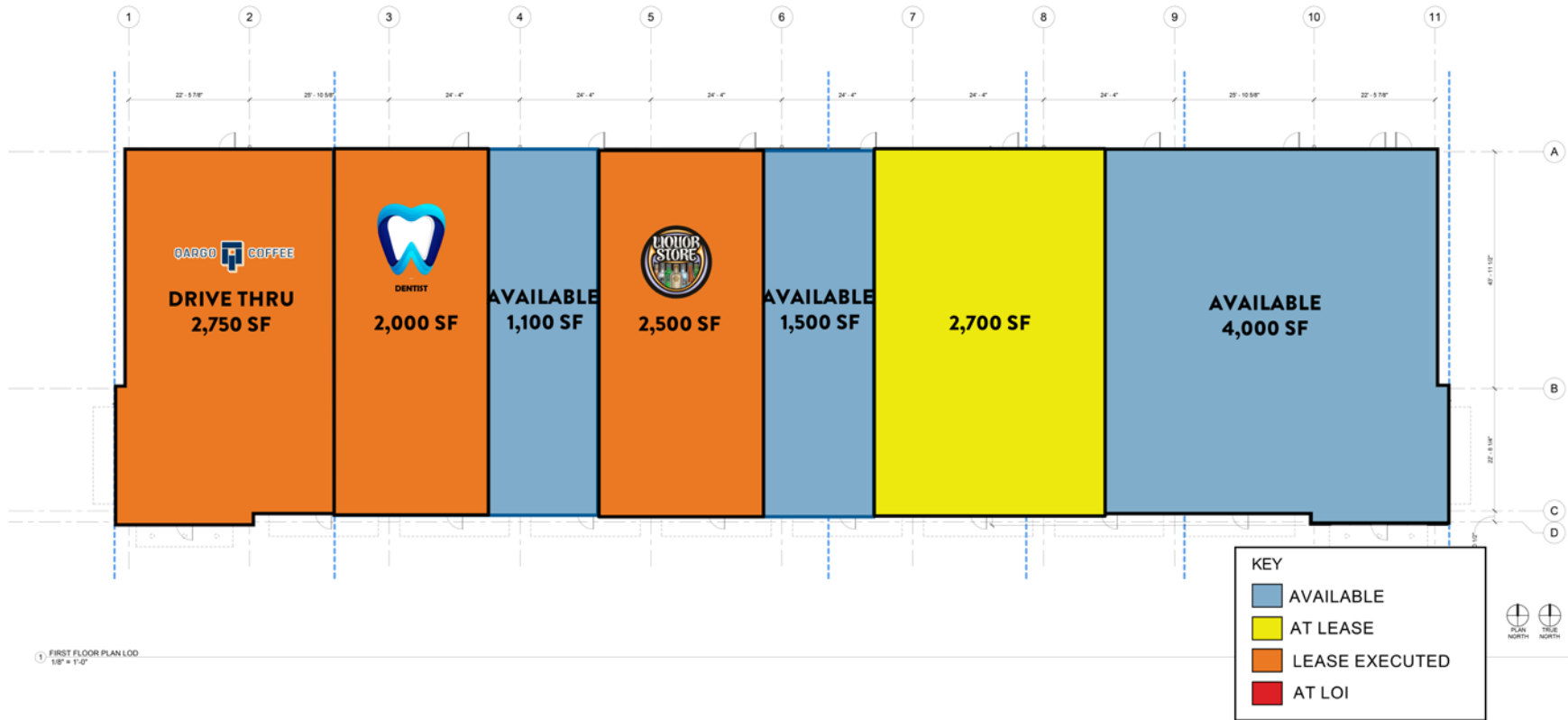


2023 DEMOGRAPHIC SUMMARY





	1 MILE	3 MILES	5 MILES
EST. POPULATION	13,463	117,409	285,714
EST. DAYTIME POPULATION	2,746	28,601	80,162
EST. AVG. HH INCOME	\$134,607	\$120,095	\$119,265

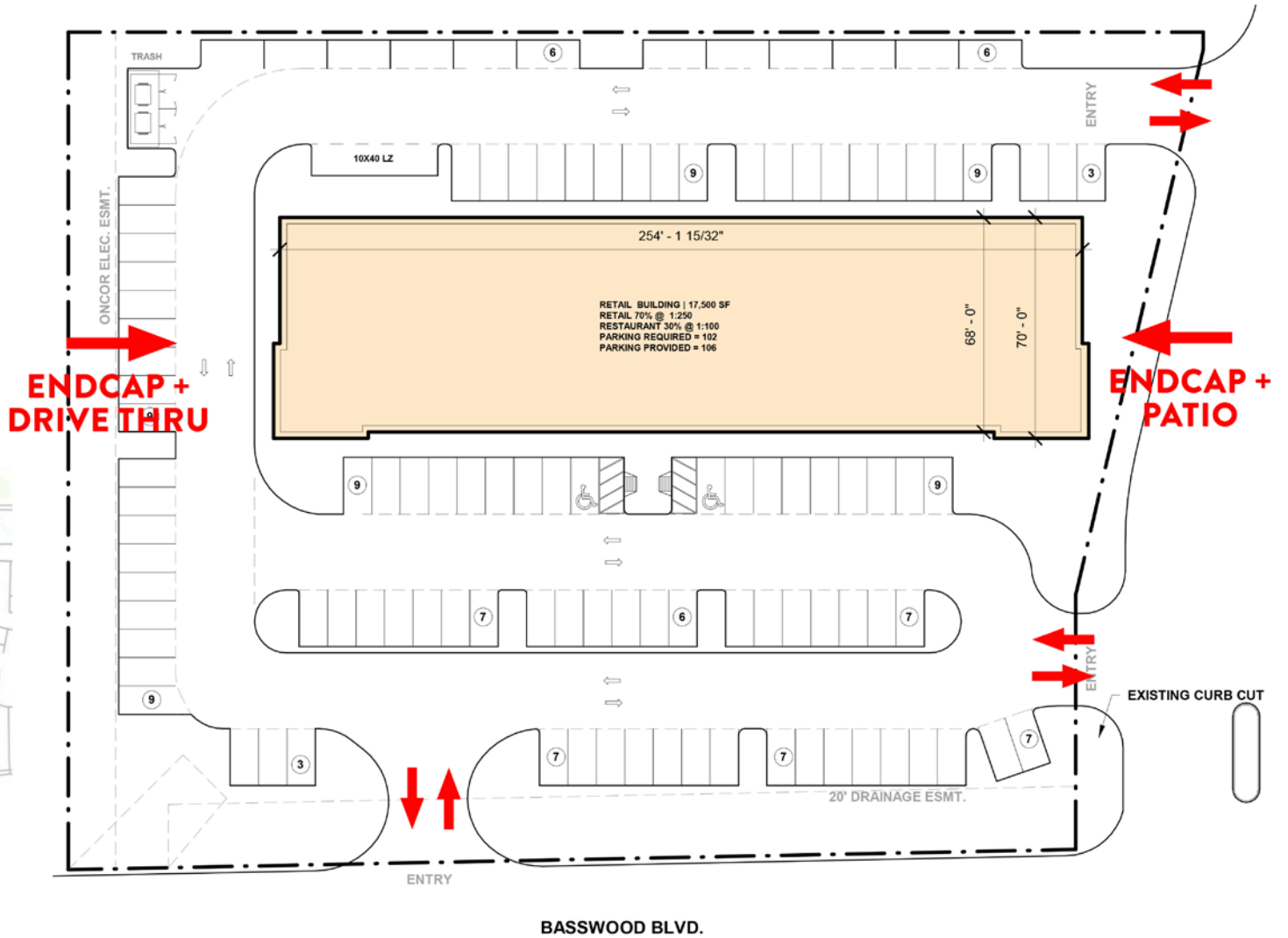
AREA ATTRACTIONS

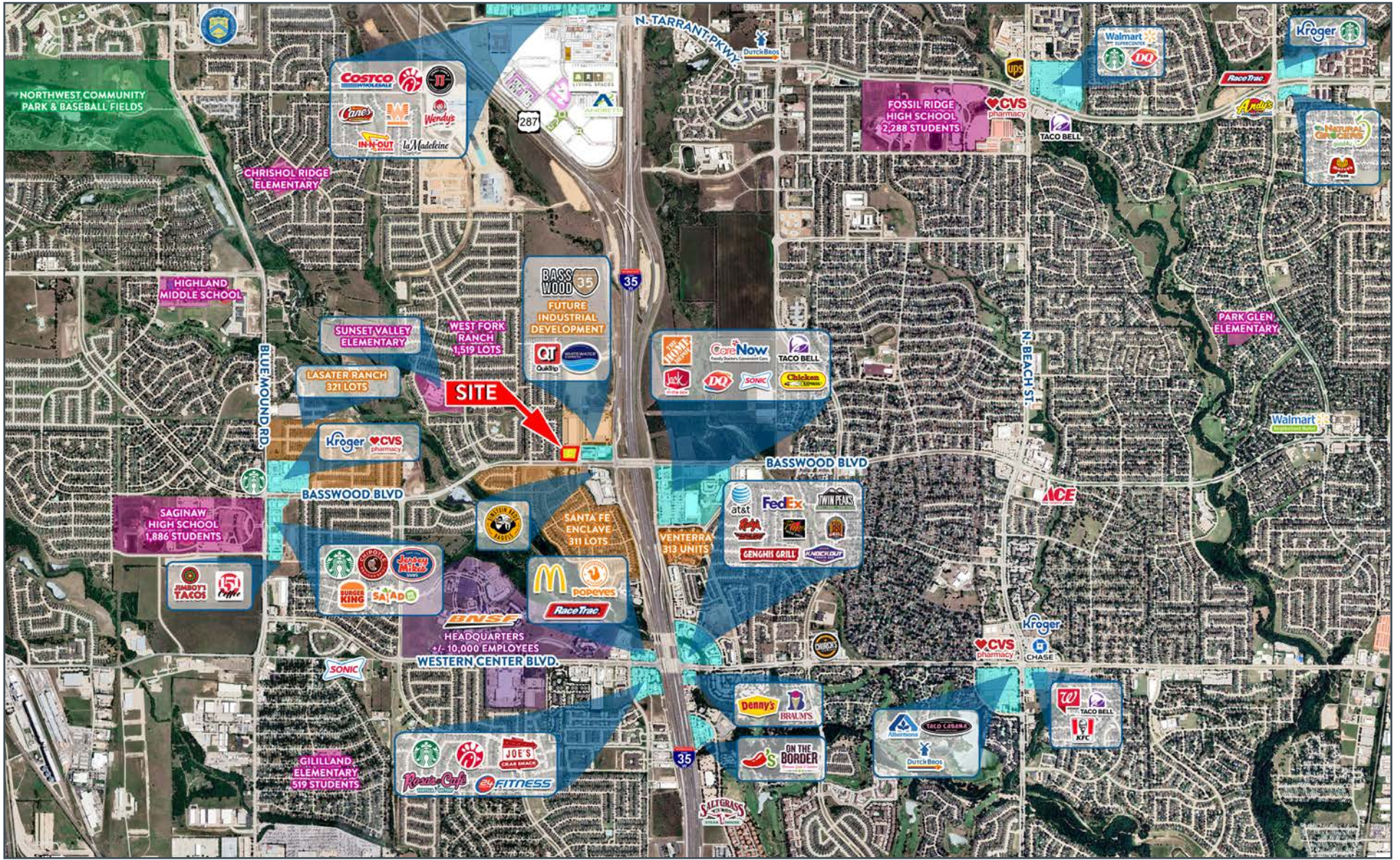




LINE AND SYMBOL LEGEND

-  EASEMENT
-  PROPERTY LINE
-  BUILDING
-  PATIO SPACE







8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
T 214.378.1212
VENTUREDFW.COM

AMY PJETROVIC

Principal
214.378.1212
apjetrovic@venturedfw.com

NATALIA SINGER

Senior Vice President
214.378.1212
nsinger@venturedfw.com

MIA UREÑA

Transaction Manager
214.378.1212
murena@venturedfw.com



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:
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 - 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.
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 - 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
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Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
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
Natalia Singer	617025	nsinger@venturedfw.com	214-378-1212
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Mia Ureña	748118	murena@venturedfw.com	214-378-1212
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