



 **VENTURE**

2900 RACE STREET FOR LEASE

214.378.1212

RIVER EAST
FORT WORTH, TX

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LOCATION

2900 RACE STREET

SIZE

BUILDING **FRONTAGE**
 +/-2,200 SF 65'

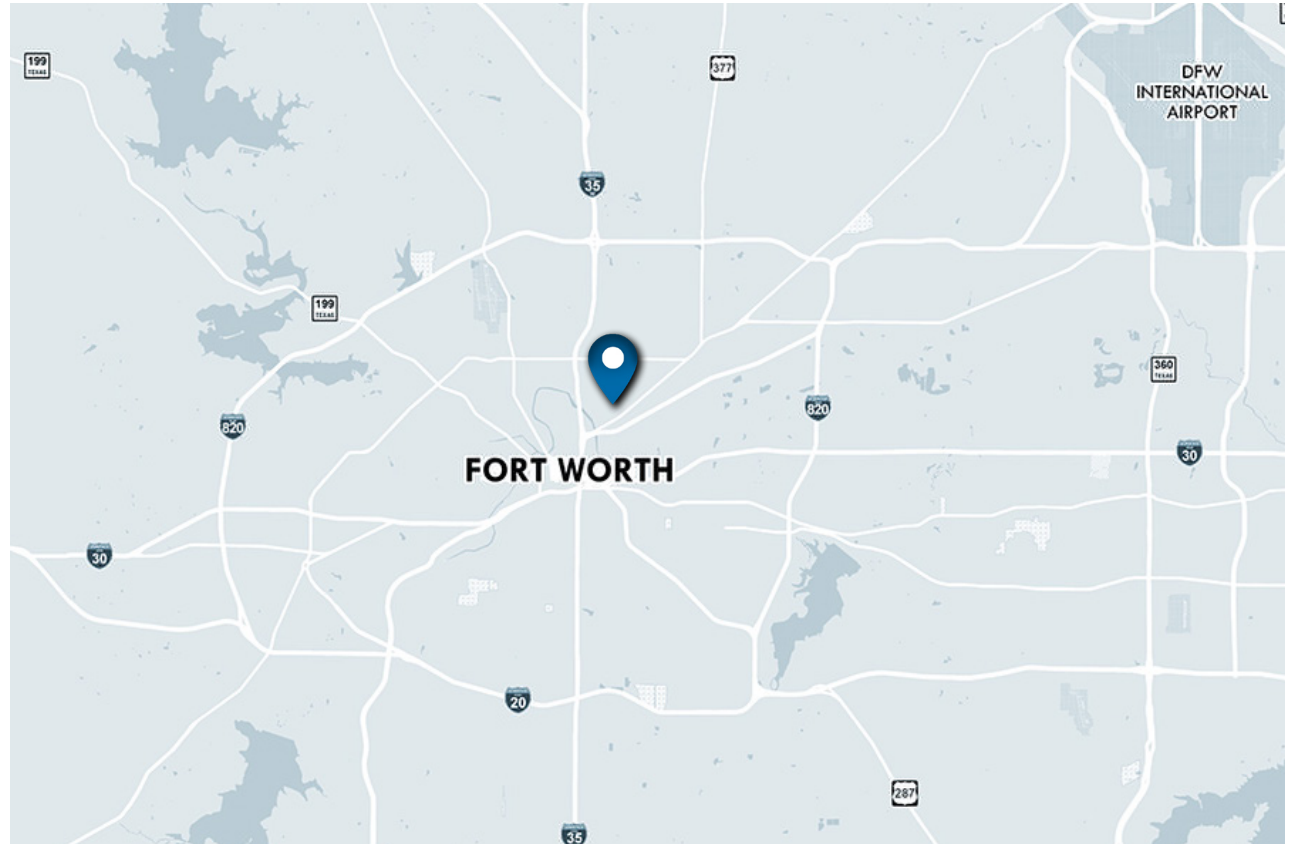
TRAFFIC COUNTS

BELKNAP ST **N SYLVANIA AVE**
 5,212 VPD 2018 14,580 VPD 2014

RIVERSIDE DR
 14,042 VPD 2014

PROPERTY HIGHLIGHTS

- ★ RIVER EAST DISTRICT IS 5 MINUTES FROM DOWNTOWN FORT WORTH
- ★ LOCATED IN FORT WORTH'S NEWEST ENTERTAINMENT DISTRICT, KNOWN FOR INDEPENDENT RESTAURANTS, MUSIC, ARTISTS AND STREET FESTIVALS
- ★ NEW HIGH-END APARTMENTS SPROUTING THROUGHOUT THE RIVER EAST DISTRICT
- ★ AWESOME NEIGHBORING TENANTS; TRIBUTARY CAFE, FUZZY'S, THE POST, NEUTRAL GROUND BREWING, DINO'S, AND VINTAGE STORES



2020 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	11,559	78,884	249,880
EST. DAYTIME POPULATION	4,369	81,719	188,385
EST. AVG. HH INCOME	\$63,558	\$60,594	\$65,687

AREA ATTRACTIONS

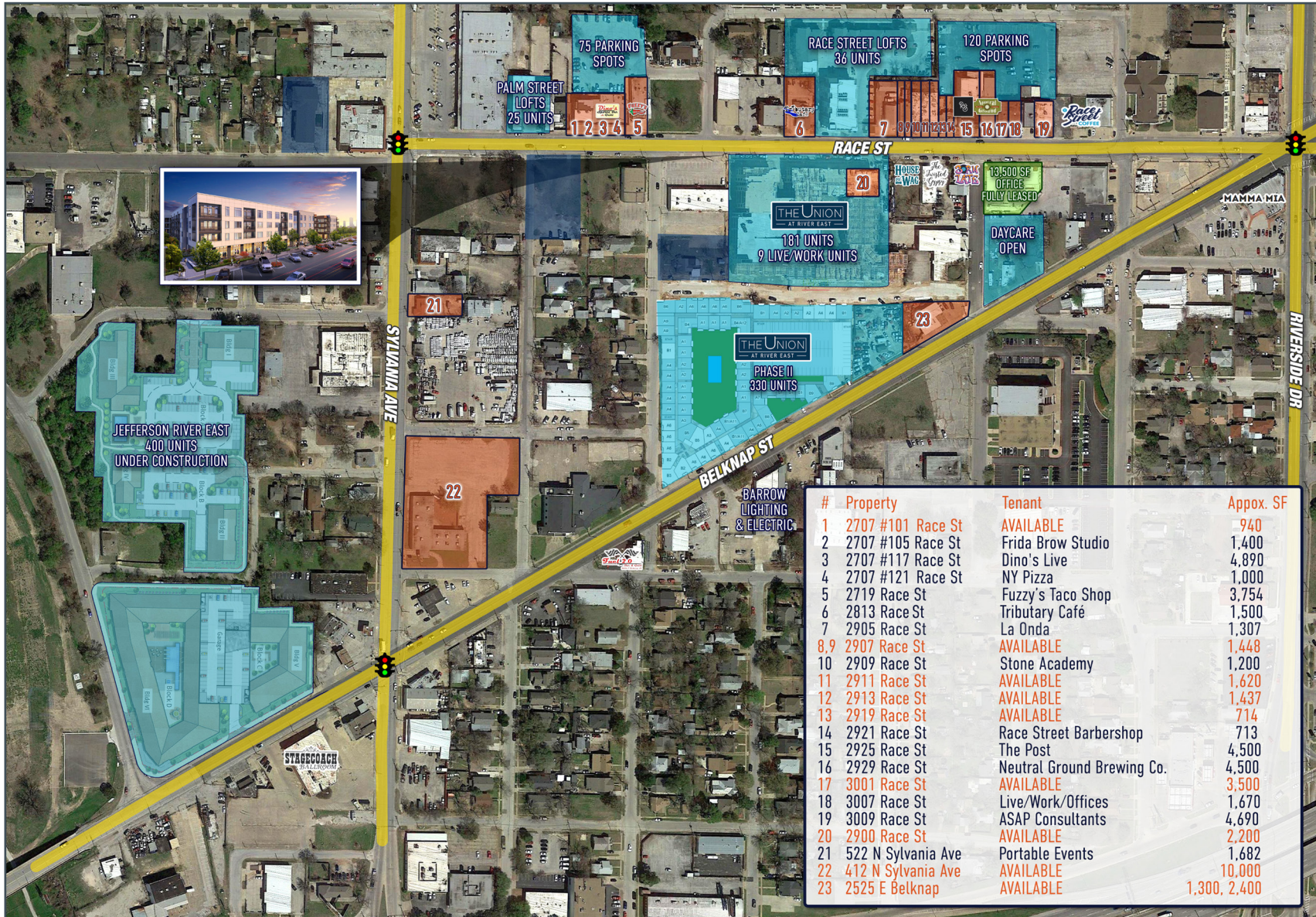




LEASED
 AVAILABLE
 AT LEASE
 AT LOI

- | | | | | | | |
|---------------|--------------------------------|--------------|----------------------|------------------|---------------|---------------|
| 1. AVAILABLE | 2. FRIDA
<i>Brew Studio</i> | 3. | 4. | 5. | 6. | |
| 7. La Onda | 8. AVAILABLE | 9. AVAILABLE | 10. STONE
ACADEMY | 11. AVAILABLE | 12. AVAILABLE | |
| 13. AVAILABLE | 14. RACE STREET
BARBER SHOP | 15. | 16. | 17,18. AVAILABLE | 19. | 20. AVAILABLE |

The information contained herein was obtained from sources deemed to be reliable. However, Venture makes no guarantee, warranties, or representations as to the completeness or accuracy thereof. MAR, 2018





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Senior Retail Specialist

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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:
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 - 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:

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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.

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
Austin MacDougall	714195	amacdougall@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
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Gabrielle Shaff	662554	gshaff@venturedfw.com	214-378-1212
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