SW Loop 820 @ S Hulen St in Fort Worth, Texas 76109



LOCATED WHERE I-20, LOOP 820, AND HIGHWAY 183 CONNECT

















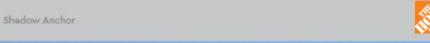














1	VEHICLES PER DAY		AVE	RAGE INCOME		POPULATION
2	I-20 west of S Hulen St	3,126	1 Mile	\$165,595	1 Mile	8,875
	Highway 183 west of I-20 33,0	,028	3 Miles	\$110,800	3 Miles	114,145
	S Hulen St north of I-20 23,	,256	5 Miles	\$113,449	5 Miles	294,300





469-289-4304

mdickenson@frpltd.com







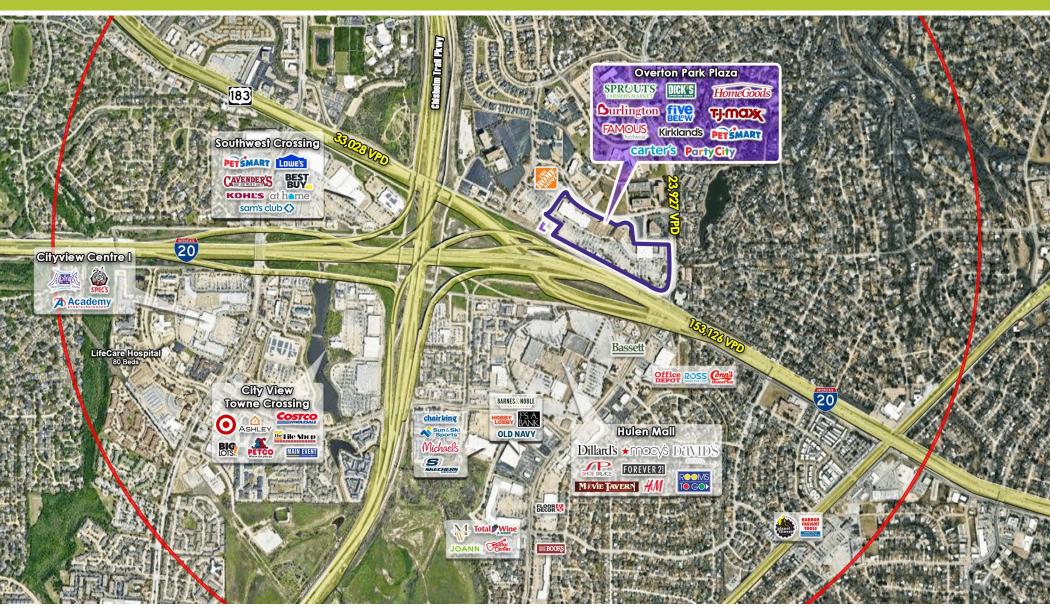
**** 713-693-1406

mbrock@frpltd.com

SW Loop 820 @ S Hulen St in Fort Worth, Texas 76109



AVERAGE INCOME OVER \$165,000 WITHIN A ONE MILE RADIUS







- 469-289-4304
- mdickenson@frpltd.com





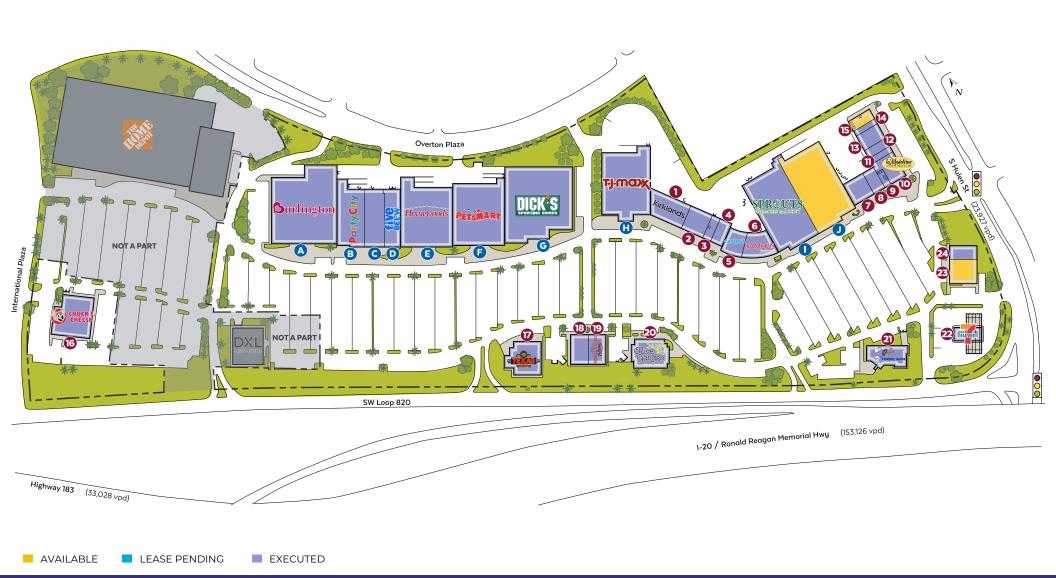
Matt Brock

- **** 713-693-1406
- mbrock@frpltd.com

SW Loop 820 @ S Hulen St in Fort Worth, Texas 76109



29,549 SF · 5,475 SF · 1,924 SF











SW Loop 820 @ S Hulen St in Fort Worth, Texas 76109



29,549 SF · 5,475 SF · 1,924 SF

Tenant List

Tenant	Address	SF/Acres
Burlington	4830 SW Loop 820	
Party City	4826 SW Loop 820	
Legacy Salon & Spa	4824 SW Loop 820	
Five Below	4820 SW Loop 820	
HomeGoods	4810 SW Loop 820	
PetSmart	4800 SW Loop 820	
Dick's Sporting Goods	4740 SW Loop 820	
T.J.Maxx	4730 SW Loop 820	
Sprouts Farmers Market	4650 SW Loop 820	
AVAILABLE	4648 SW Loop 820	29,549
Kirkland's	4678 SW Loop 820	
Hand & Stone Massage	4670 SW Loop 820	
SEV Laser	4668 SW Loop 820 #1	
Glo Tanning	4666 SW Loop 820	
Carter's	4664 SW Loop 820	
Famous Footwear	4662 SW Loop 820	
Clothes Mentor	4636 SW Loop 820	
Thai Select	4630 SW Loop 820	
Keto Kitchen Creations	4628 SW Loop 820	
la Madeleine	4626 SW Loop 820	
Tropical Smoothie Cafe	4620 SW Loop 820	
2 Miracle Ear	4618 SW Loop 820	
S Scrubs & Beyond	4614 SW Loop 820	
Love Local Coffee & Art Shop	4612 SW Loop 820	
5 AVAILABLE	4610 SW Loop 820	1,924
Chuck E. Cheese	4860 SW Loop 820	
7 Texas Roadhouse	4720 SW Loop 820	
Ninja Sushi & Grill	4714 SW Loop 820	

Tenant List (Continued)

Tenant	Address	SF/Acres
19 Honey Baked Ham	4710 SW Loop 820	
20 Olive Garden	4700 SW Loop 820	
21 The Original Pancake House	4646 SW Loop 820	
22 Shell / 7-Eleven	4600 SW Loop 820	
23 AVAILABLE	4604 SW Loop 820	5,475
24 Nail Pro & Spa	4606 SW Loop 820	

AVAILABLE LEASE PENDING EXECUTED







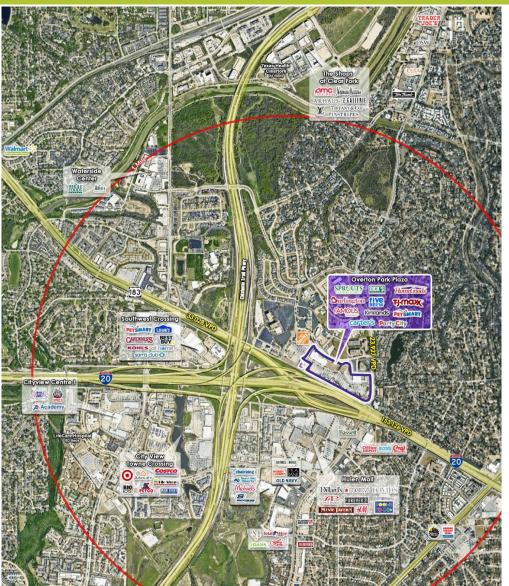


mdickenson@frpltd.com

SW Loop 820 @ S Hulen St in Fort Worth, Texas 76109



FOR DETAILED DEMOGRAPHICS VISIT frpltd.com/properties/overton-park-plaza



Overton Park Plazas 1 mile 3 mile 5 mile FORT Worth, TX 76109 radius values Population 8,875 114,145 294,300 2028 Frojected Population 8,815 114,145 294,300 2020 Census Population 8,810 112,759 280,071 2010 Census Population 8,809 103,914 221,195 Projected Annual Growth 2021 to 2028 0.0 30,99 103,914 261,195 Projected Annual Growth 2021 to 2023 0.0 412 37.2 36.2 Households 4,02 37.2 36.2 100 Census Households 4,02 37.2 114,267 2028 Estimated Households 4,02 51,101 123,444 2020 Census Households 4,02 51,101 123,444 2020 Census Households 3,88 48,59 114,267 2020 Census Households 3,88 48,59 114,267 2020 Census Households 3,58 48,59 11,269 2020 Census Households 3,58	Lat/Lon: 32.6828/-97.3948			
Fort Worth, TX 76109 radius radius 7 adius Population 8.875 114,145 294,300 2028 Estimated Population 8,845 115,883 294,300 2020 Census Population 8,810 112,793 290,5662 2020 Census Population 8,099 115,883 20,896 2020 Census Population 8,099 10,341 261,195 Projected Annual Growth 2023 to 2028 0,2% 0,3% 0,8% Historical Annual Growth 2010 to 2023 4,12 32,7 36,2 2028 Median Age 4,12 32,7 36,2 Households 3,853 48,594 114,90 2028 Errigiected Households 3,853 48,594 111,490 2020 Census Households 3,853 48,594 111,490 2020 Census Households 3,869 1,0% 11,490 2020 Census Households 3,869 1,0% 11,490 2020 Census Households 3,69 1,0% 1,0% 2020 Estimated Median Una Census Households 3,69 <				
Population 2023 Estimated Population 2023 Estimated Population 8,845 114,145 294,300 2026 Census Population 8,806 112,759 289,071 2010 Census Population 8,909 103,914 261,155 Projected Annual Growth 2023 to 2028 8,020 4 12 372 36.2 2023 Median Age 4 12 372 36.2 2023 Median Age 4 12 372 36.2 2023 Median Age 4 12 372 36.2 2023 Estimated Households 8,009 1,00 12,344 2020 Census Households 8,000 1	Overton Fark Haza			
2023 Estimated Population 8,875 114,145 294,300 2028 Projected Population 8,94 115,883 30,562 2020 Census Population 8,09 103,914 261,195 Projected Annual Growth 2023 to 2028 0,29 0,3% 0,8% Historical Annual Growth 2010 to 2023 0,7 0,8% 1,0% 2023 Median Age 4,12 37.2 36.2 Households 3,853 48,594 111,493 2028 Projected Households 3,053 48,594 111,493 2028 Census Households 3,049 51,101 122,444 2028 Projected Households 3,69 47,276 111,267 2010 Census Households 3,69 10,49 111,267 2010 Census Households 3,69 10,49 10,49 Projected Annual Growth 2023 to 2028 3,69 1,5% 1,5% Historical Annual Growth 2023 to 2028 5,5% 5,5% 4,96% 2023 Estimated White 65,8% 5,5,7% 5,5% 1,5% 2023 Estimated White	Fort Worth, TX 76109	radius	radius	radius
2028 Projected Population 8,984 115,883 305,662 2020 Census Population 8,100 112,759 289,071 2020 Census Population 8,099 103,14 261,195 Projected Annual Growth 2023 to 2028 0,208 0,208 0,208 1,023 Median Age 4 37.2 36.2 Households 3,885 48,594 111,490 2,023 Kedimated Households 3,698 44,579 111,420 2,020 Census Households 3,691 44,737 111,420 2,020 Census Households 3,691 43,736 111,420 2,020 Census Households 3,691 43,736 111,420 2,020 Census Household Income 3,691 43,736 11,458 2,022 Estimated Median Amual Growth 2010 to 2023 3,585 43,958 13,786 2,022 Estimated White	Population			
2020 Census Population 8,810 112,759 289,071 2010 Census Population 8,099 103,014 261,159 Projected Annual Growth 2023 to 2028 0,7% 0,2% 0,3% 1,0% 2023 Median Age 412 37.2 36.2 Households 3,853 48,594 114,930 2023 Estimated Households 4,029 51,101 122,444 2020 Census Households 3,784 47,376 111,267 2010 Census Households 3,619 43,726 101,491 Projected Annual Growth 2023 to 2028 3,619 43,726 101,491 Projected Annual Growth 2023 to 2028 3,619 43,726 101,491 Projected Annual Growth 2023 to 2028 3,69 5,0% 10,491 Projected Annual Growth 2023 to 2028 3,59 5,0% 10,491 Projected Annual Growth 2016 to 2023 3,59 5,0% 10,491 Projected Annual Growth 2016 to 2023 3,59 5,0% 10,491 Projected Annual Growth 2016 to 2023 3,59 1,0% 5,0%	2023 Estimated Population	8,875	114,145	294,300
2010 Census Population 8,099 10,314 26,195 Projected Annual Growth 2023 to 2028 0,2% 0,3% 0,8% Historical Annual Growth 2023 to 2028 40,2 3,2 36,2 Bozas Median Age 41,2 37.2 36,2 Bouseholds 3,853 48,594 114,930 2028 Estimated Households 3,784 47,376 112,444 2028 Census Households 3,784 47,376 11,490 2010 Census Households 3,784 47,376 11,549 Projected Annual Growth 2023 to 2028 0,9 1,0 1,5% Historical Annual Growth 2023 to 2028 0,9 1,0 1,5% Roce and Ethnicity 5,5% 5,5% 1,0 1,0 2023 Estimated White 6,58% 5,5% 1,0 2,0 2023 Estimated Black or African American 1,5% 5,5% 1,0 3,0 3,0 2023 Estimated White 6,58% 5,5% 1,0 3,0 3,0 3,0 3,0 3,0 3,0 3,0	2028 Projected Population	8,984	115,883	305,662
Projected Annual Growth 2023 to 2028 0.2% 0.3% 0.8% Historical Annual Growth 2010 to 2023 0.7% 0.8% 1.0% 2023 Median Age 41.2 37.2 3.62 Households 3.853 48.594 114,930 2023 Estimated Households 3.853 48.594 114,930 2028 Projected Households 3.764 47,376 111,267 2010 Census Households 3.09 0.0% 1.1% Projected Annual Growth 2023 to 2028 0.99 0.0% 1.5% Historical Annual Growth 2010 to 2023 0.99 0.0% 1.5% Rice and Ethnicity 5.5% 4.6% 2.6% 2.6% 2023 Estimated Black or African American 15.5% 5.5% 4.6% 2023 Estimated Black or African American 15.5% 15.5% 18.4% 2023 Estimated Hispanic 15.5% 15.5% 18.4% 2023 Estimated Hispanic 15.5% 2.1% 2.5% Income 2.2% 2.5 2.1% 2.5 2023 Estimated Me	2020 Census Population	8,810	112,759	289,071
Historical Annual Growth 2010 to 2023	2010 Census Population	8,099	103,914	261,195
2023 Median Age 41.2 37.2 36.2 Households 3.853 48.594 11.49.00 2028 Projected Households 4.029 48.594 11.14,90 2028 Projected Households 3,784 47.376 11.126 2010 Census Households 3,619 43.726 11.126 2010 Census Households 3,619 43.726 11.126 Projected Annual Growth 2023 to 2028 9,98 1,09 1,09 Historical Annual Growth 2010 to 2023 55.78 49.69 2023 Estimated White 55.78 55.78 49.69 2023 Estimated White 55.89 55.78 49.69 2023 Estimated White 55.89 55.78 49.69 2023 Estimated Merican Indian or Native Alaskan 10.69 15.59 18.49 2023 Estimated Average Household Income 11.59 21.19 21.19 21.19 21.19 21.19 21.49 21.49 21.49 21.49 21.49 21.49 21.49 21.49 21.49 21.49 21.49 21.49	Projected Annual Growth 2023 to 2028	0.2%	0.3%	0.8%
Projected Households 3,853 48,594 114,930 2028 Primated Households 4,029 51,101 123,444 2020 Projected Households 4,029 51,101 123,444 2020 Projected Households 3,784 47,376 111,267 2020 Census Households 3,861 43,726 101,491 2020 Census Households 0,096 43,726 101,491 2020 Projected Annual Growth 2023 to 2028 0,096 0,096 0,096 1,096 2020 Projected Annual Growth 2023 to 2028 0,096	Historical Annual Growth 2010 to 2023	0.7%	0.8%	1.0%
2023 Estimated Households 3,853 48,594 114,930 2028 Projected Households 4,029 51,101 123,444 2020 Census Households 3,784 47,376 111,267 2010 Census Households 3,619 43,726 101,491 Projected Annual Growth 2023 to 2028 0,9% 1,0% 1,5% Historical Annual Growth 2010 to 2023 5,50 0,5% 4,6% Race and Ethricity 55,7% 49,6% 203 15,5% 18,4% 2023 Estimated White 65,8% 55,7% 49,6% 203 203 15,5% 15,5% 18,4% 2023 Estimated Abian or Racific Islander 4,5% 7,1% 5,0% 203 203 203 21,1% 21,1% 5,0% 203 203 203 21,1% 21,1% 26,1% 203 20	2023 Median Age	41.2	37.2	36.2
2028 Projected Households 4,029 5,1,101 123,444 2020 Census Households 3,784 47,376 111,267 2010 Census Households 3,619 43,726 101,491 Projected Annual Growth 2023 to 2028 0,9% 1,0% 1,5% Historical Annual Growth 2010 to 2023 55,8% 0,0% 1,0% Race and Ethnicity 55,8% 55,7% 49,6% 2023 Estimated White 65,8% 55,7% 49,6% 2023 Estimated Black or African American 15,5% 15,5% 18,4% 2023 Estimated American Indian or Native Alaskan 0,6% 0,6% 0,8% 2023 Estimated Other Races 13,7% 21,1% 26,1% 2023 Estimated Average Household Income \$15,5% \$110,80 \$113,44 2023 Estimated Average Household Income \$123,6% \$3,31 \$24,88 2023 Estimated Median Household Income \$123,6% \$3,31 \$24,88 2023 Estimated Some High School Grade Level 9 to 11) 2,6% \$4,8 \$3,8 2023 Estimated Some High School Grade Level 9 to 11) <	Households			
2020 Census Households 3,84 47,36 111,267 2010 Census Households 3,619 43,76 10,419 Projected Annual Growth 2023 to 2028 0,9% 1,0% 1,0% Rice and Ethnicity 8,0% 55,7% 49,6% 2023 Estimated White 65,8% 55,7% 49,6% 2023 Estimated Black or African American 15,5% 15,5% 49,6% 2023 Estimated American Indian or Native Alaskan 0,6% 0,6% 0,8% 2023 Estimated Other Races 13,7% 21,1% 26,1% 2023 Estimated Average Household Income \$16,59 \$110,60 31,34 2023 Estimated Per Capita Income \$123,66 \$83,93 \$113,49 2023 Estimated Per Capita Income \$123,66 \$83,93 \$113,49 2023 Estimated Per Capita Income \$123,66 \$83,93 \$13,49 2023 Estimated Elementary (Grade Level 9 to 8) \$2,5% \$1,5% \$2,48 2023 Estimated Some High School (Grade Level 9 to 11) 2,6% \$3,6 \$3,6 \$3,6 2023 Estimated Some College <	2023 Estimated Households	3,853	48,594	114,930
2010 Census Households 3,619 43,726 101,491 Projected Annual Growth 2023 to 2028 0,9% 1,0% 1,5% Historical Annual Growth 2010 to 2023 0,5% 0,9% 1,0% Roce and Ethnicity 85 5,5% 49,6% 2023 Estimated White 65,8% 55,7% 18,6% 2023 Estimated Asian or Pacific Islander 4,5% 7,1% 5,0% 2023 Estimated American Indian or Native Alaskan 0,0% 0,0% 0,0% 2023 Estimated Hispanic 16,7% 27,1% 26,1% 2023 Estimated Average Household Income \$165,595 \$110,80 \$11,49 2023 Estimated Average Household Income \$123,66 \$3,31 \$24,84 2023 Estimated Per Capital Income \$123,66 \$11,80 \$11,84 2023 Estimated Per Capital Income \$125,66 \$13,81 \$1,84 2023 Estimated Some High School (Grade Level 9 to 11) 2,6% 5,5 \$1,86 2023 Estimated Some Gollege 13,8 18,36 13,38 2023 Estimated Schools Degree Only 2,5 <td< td=""><td>2028 Projected Households</td><td>4,029</td><td>51,101</td><td>123,444</td></td<>	2028 Projected Households	4,029	51,101	123,444
Projected Annual Growth 2023 to 2028 0.9% 1.0% 1.5% Historical Annual Growth 2010 to 2023 0.9% 0.0% 1.0% Race and Ethnicity 2023 Estimated White 65.8% 55.7% 49.6% 2023 Estimated Black or African American 15.5% 15.5% 18.4% 2023 Estimated Asian or Pacific Islander 4.5% 7.1% 5.0% 2023 Estimated American Indian or Native Alaskan 0.6% 0.6% 0.8% 2023 Estimated Other Races 13.7% 27.1% 26.1% 2023 Estimated Hispanic 16.5% 27.0% 33.7% Income 2023 Estimated Average Household Income 5165.59 \$110,80 \$13.49 2023 Estimated Median Household Income 512,66 \$8.393 \$8.248 2023 Estimated Per Capita Income \$12,56 \$8.393 \$8.248 2023 Estimated Bementary (Grade Level 0 to 8) 2.5 \$1.6 \$7.8% 2023 Estimated Elementary (Grade Level 9 to 11) 2.6 \$5.4 \$7.3% 2023 Estimated Associates Degree Only 3.5 \$2.7 \$8.2	2020 Census Households	3,784	47,376	111,267
Historical Annual Growth 2010 to 2023 Race and Ethnicity 2023 Estimated White 55.8% 55.7% 49.6% 2023 Estimated Black or African American 15.5% 15.5% 18.4% 2023 Estimated Asian or Pacific Islander 45.0% 2023 Estimated Asian or Pacific Islander 55.0% 20.0% 2023 Estimated American Indian or Native Alaskan 2023 Estimated American Indian or Native Alaskan 2023 Estimated American Indian or Native Alaskan 2023 Estimated Hispanic 16.0% 20.4% 20.4% 20.4% 20.2% Estimated Hispanic 16.0% 20.4% 20.4% 20.4% 20.2% Estimated Average Household Income 2023 Estimated Median Household Income 2023 Estimated Household Income 2023 Estimated Household Income 2023 Estimated Bemen High School Gradu Level 9 to 11) 2.0% 2024 2023 Estimated Bemen High School Graduate 2023 Estimated Household Income 2023 Estimated Household Income 2023 Estimated Household Income 2023 Estimated High School Graduate 2023 Estimated Some College 2023 Estimated Some College 2024 2024 2024 2023 Estimated Some College 2024 2024 2024 2023 Estimated Some College 2024 2024 2024 2024 2024 2024 2024 202	2010 Census Households	3,619	43,726	101,491
Race and Ethnicity 65.8% 55.7% 49.6% 2023 Estimated White 65.8% 55.7% 49.6% 2023 Estimated Black or African American 15.5% 15.5% 18.4% 2023 Estimated Asian or Pacific Islander 4.5% 7.1% 5.0% 2023 Estimated American Indian or Native Alaskan 0.6% 0.6% 0.8% 2023 Estimated Other Races 13.7% 21.1% 26.1% 2023 Estimated Hispanic 16.7% 27.4% 33.7% Income 15.55 \$110,800 \$113,449 2023 Estimated Average Household Income \$123,666 \$83,931 \$82,488 2023 Estimated Median Household Income \$132,666 \$83,931 \$44,815 Education (Age 25+) 25.0% \$1,8 \$7.8% 2023 Estimated Elementary (Grade Level 9 to 8) 2.5% \$1,8 \$7.3% 2023 Estimated High School (Grade Level 9 to 11) 2.6% \$5.4 \$7.3% 2023 Estimated High School Graduate 16.0% 2.5% \$1.8% \$1.8% 2023 Estimated Some College 13.1%	Projected Annual Growth 2023 to 2028	0.9%	1.0%	1.5%
2023 Estimated White 65.8% 55.7% 49.6% 2023 Estimated Black or African American 15.5% 15.5% 18.4% 2023 Estimated Asian or Pacific Islander 4.5% 7.1% 5.0% 2023 Estimated American Indian or Native Alaskan 0.6% 0.6% 0.8% 2023 Estimated Other Races 13.7% 21.1% 26.1% 2023 Estimated Hispanic 16.7% 27.4% 33.7% Income 5165,595 \$110,800 \$113,49 2023 Estimated Median Household Income \$123,686 \$83,931 \$82,488 2023 Estimated Per Capita Income \$123,686 \$83,931 \$82,488 2023 Estimated Elementary (Grade Level O to 8) 2.5% 5.1% 7.8% 2023 Estimated Some High School (Grade Level 9 to 11) 2.6% 5.4% 7.3% 2023 Estimated Some College 13.1% 18.5% 18.3% 2023 Estimated Some College 13.1% 18.5% 18.3% 2023 Estimated Associates Degree Only 35.2% 27.1% 23.2% 2023 Estimated Graduate Degree 25.6% 16.9% 14.7% 2023 Estimated Total Businesses	Historical Annual Growth 2010 to 2023	0.5%	0.9%	1.0%
2023 Estimated Black or African American 15.5% 15.5% 18.4% 2023 Estimated Asian or Pacific Islander 4.5% 7.1% 5.0% 2023 Estimated American Indian or Native Alaskan 0.6% 0.6% 0.6% 2023 Estimated Other Races 13.7% 21.1% 26.1% 2023 Estimated Hispanic 16.7% 27.4% 33.7% Income \$165,595 \$110,800 \$113,49 2023 Estimated Median Household Income \$123,686 \$83,931 \$82,488 2023 Estimated Per Capital Income \$71,899 \$7,397 \$44,15 Education (Age 25+) 25% 5.1% 7.8% 2023 Estimated Blementary (Grade Level 0 to 8) 2.5% 5.1% 7.8% 2023 Estimated Some High School (Grade Level 9 to 11) 2.6% 5.4% 7.3% 2023 Estimated Some College 13.1% 18.5% 18.3% 2023 Estimated Associates Degree Only 35.2% 27.1% 23.2% 2023 Estimated Graduate Degree 25.6% 16.9% 14.7% 2023 Estimated Graduate Degree 35.2% 27.1% 23.2% 2023 Estimated Total Businesses <td< td=""><td>Race and Ethnicity</td><td></td><td></td><td></td></td<>	Race and Ethnicity			
2023 Estimated Asian or Pacific Islander 4.5% 7.1% 5.0% 2023 Estimated American Indian or Native Alaskan 0.6% 0.6% 0.8% 2023 Estimated Other Races 13.7% 21.1% 26.1% 2023 Estimated Hispanic 16.7% 27.4% 33.7% Income \$165,595 \$110,800 \$113,49 2023 Estimated Median Household Income \$123,686 \$83,931 \$82,488 2023 Estimated Per Capital Income \$71,899 \$7,397 \$44,15 Education (Age 25+) 25% 5.1% 7.8% 2023 Estimated Bigh School (Grade Level 0 to 8) 2.5% 5.1% 7.8% 2023 Estimated Some High School (Grade Level 9 to 11) 2.6% 5.4% 7.3% 2023 Estimated Some College 13.1% 18.5% 18.3% 2023 Estimated Associates Degree Only 35.2% 27.1% 23.2% 2023 Estimated Graduate Degree 25.6% 16.9% 14.7% Business 25.6% 16.9% 14.7% 2023 Estimated Total Businesses 78.2 5.398 14.555 2023 Estimated Total Employees 6.457 47.248 <td>2023 Estimated White</td> <td>65.8%</td> <td>55.7%</td> <td>49.6%</td>	2023 Estimated White	65.8%	55.7%	49.6%
2023 Estimated American Indian or Native Alaskan 0.6% 0.6% 0.8% 2023 Estimated Other Races 13.7% 21.1% 26.1% 2023 Estimated Hispanic 16.7% 27.4% 33.7% Income \$165,955 \$110,800 \$113,49 2023 Estimated Median Household Income \$123,686 \$83,931 \$82,488 2023 Estimated Per Capita Income \$71,899 \$47,397 \$44,415 Education (Age 25+) \$2.5% 5.1% 7.8% 2023 Estimated Bigh School (Grade Level 0 to 8) 2.5% 5.1% 7.8% 2023 Estimated Some High School (Grade Level 9 to 11) 2.6% 5.4% 7.3% 2023 Estimated Some College 13.1% 18.5% 18.3% 2023 Estimated Some College 13.1% 18.5% 18.3% 2023 Estimated Bachelors Degree Only 35.2% 27.1% 23.2% 2023 Estimated Graduate Degree 25.6% 16.9% 14.7% Business 25.6% 16.9% 14.7% 2023 Estimated Total Businesses 78.2 5,398 14,555	2023 Estimated Black or African American	15.5%	15.5%	18.4%
2023 Estimated Other Races 13.7% 21.1% 26.1% 2023 Estimated Hispanic 16.7% 27.4% 33.7% Income \$165,595 \$110,800 \$113,494 2023 Estimated Median Household Income \$123,686 \$83,931 \$82,488 2023 Estimated Per Capita Income \$71,899 \$7,397 \$44,415 Education (Age 25+) 25.0% 5.1% 7.8% 2023 Estimated Bigh School (Grade Level 0 to 8) 2.5% 5.1% 7.3% 2023 Estimated Some High School (Grade Level 9 to 11) 2.6% 5.4% 7.3% 2023 Estimated Some College 13.1% 18.5% 18.3% 2023 Estimated Some College 13.1% 18.5% 18.3% 2023 Estimated Associates Degree Only 35.2% 27.1% 23.2% 2023 Estimated Graduate Degree 25.6% 16.9% 14.7% Business 25.6% 16.9% 14.7% 2023 Estimated Total Businesses 78.2 5.398 14.555 2023 Estimated Total Employees 6.457 47.248 117.402	2023 Estimated Asian or Pacific Islander	4.5%	7.1%	5.0%
2023 Estimated Hispanic 16.7% 27.4% 33.7% Income 5165,595 \$110,800 \$113,49 2023 Estimated Average Household Income \$165,595 \$110,800 \$13,49 2023 Estimated Median Household Income \$123,686 \$83,931 \$82,488 2023 Estimated Per Capita Income \$71,899 \$47,397 \$44,515 Education (Age 25+) \$2.5% \$5.1% \$7.8% 2023 Estimated Elementary (Grade Level 0 to 8) \$2.5% \$5.4% \$7.3% 2023 Estimated Some High School (Grade Level 9 to 11) \$2.6% \$5.4% \$7.3% 2023 Estimated Some College \$13.1% \$18.5% \$18.3% 2023 Estimated Associates Degree Only \$3.5 \$2.7% \$2.2% 2023 Estimated Graduate Degree \$2.5% \$1.6% \$3.4% 2023 Estimated Graduate Degree \$2.5% \$1.6% \$1.4% 8usiness \$2.5% \$3.98 \$1.455 2023 Estimated Total Businesses \$3.6 \$4,724 \$1.17,40	2023 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.8%
Process Proc	2023 Estimated Other Races	13.7%	21.1%	26.1%
2023 Estimated Average Household Income \$165,595 \$110,800 \$133,49 2023 Estimated Median Household Income \$123,686 \$83,931 \$82,488 2023 Estimated Per Capita Income \$71,899 \$47,397 \$44,415 Education (Age 25+) \$2.5% \$5.1% 7.8% 2023 Estimated Elementary (Grade Level 0 to 8) 2.6% 5.4% 7.3% 2023 Estimated Some High School (Grade Level 9 to 11) 2.6% 5.4% 7.3% 2023 Estimated Some College 13.1% 18.5% 18.3% 2023 Estimated Associates Degree Only 4.9% 6.1% 6.3% 2023 Estimated Graduate Degree 25.6% 16.9% 14.7% Business 782 5.398 14,555 2023 Estimated Total Businesses 782 5.398 14,555 2023 Estimated Total Employees 6.457 47,248 117,002	2023 Estimated Hispanic	16.7%	27.4%	33.7%
2023 Estimated Median Household Income \$123,686 \$83,931 \$82,488 2023 Estimated Per Capita Income \$71,899 \$47,397 \$44,155 Education (Age 25+) \$2,5% \$5,1% 7.8% 2023 Estimated Elementary (Grade Level 0 to 8) 2.6% 5.4% 7.3% 2023 Estimated Some High School (Grade Level 9 to 11) 2.6% 5.4% 7.3% 2023 Estimated Some College 13.1% 18.5% 18.3% 2023 Estimated Some College 13.1% 18.5% 18.3% 2023 Estimated Associates Degree Only 4.9% 6.1% 6.3% 2023 Estimated Graduate Degree 25.6% 16.9% 14.7% Business 782 5.398 14,555 2023 Estimated Total Businesses 6,457 47,248 117,042	Income			
2023 Estimated Per Capita Income \$71,899 \$47,397 \$44,415 Education (Age 25+) 2023 Estimated Elementary (Grade Level 0 to 8) 2.5% 5.1% 7.8% 2023 Estimated Some High School (Grade Level 9 to 11) 2.6% 5.4% 7.3% 2023 Estimated High School Graduate 16.0% 20.9% 22.5% 2023 Estimated Some College 13.1% 18.5% 18.3% 2023 Estimated Associates Degree Only 4.9% 6.1% 6.3% 2023 Estimated Graduate Degree 2.5% 2.5% 2.2% 2023 Estimated Forduate Degree 35.2% 27.1% 23.2% 2023 Estimated Graduate Degree 5.6% 16.9% 14.7% 2023 Estimated Total Businesses 782 5.398 14,555 2023 Estimated Total Employees 6,457 47,248 117,402	2023 Estimated Average Household Income	\$165,595	\$110,800	\$113,449
Education (Age 25+) Education (Age 25+) 5.1% 7.8% 2023 Estimated Elementary (Grade Level 0 to 8) 2.5% 5.1% 7.3% 2023 Estimated Some High School (Grade Level 9 to 11) 2.6% 5.4% 7.3% 2023 Estimated High School Graduate 16.0% 20.9% 22.5% 2023 Estimated Some College 13.1% 18.5% 18.3% 2023 Estimated Associates Degree Only 4.9% 6.1% 6.3% 2023 Estimated Bachelors Degree Only 35.2% 27.1% 23.2% 2023 Estimated Graduate Degree 25.6% 16.9% 14.7% Business 782 5.398 14,555 2023 Estimated Total Businesses 6,457 47,248 117,402	2023 Estimated Median Household Income	\$123,686	\$83,931	\$82,488
2023 Estimated Elementary (Grade Level 0 to 8) 2.5% 5.1% 7.8% 2023 Estimated Some High School (Grade Level 9 to 11) 2.6% 5.4% 7.3% 2023 Estimated High School Graduate 16.0% 20.9% 22.5% 2023 Estimated Some College 13.1% 18.5% 18.3% 2023 Estimated Associates Degree Only 4.9% 6.1% 6.3% 2023 Estimated Bachelors Degree Only 35.2% 27.1% 23.2% 2023 Estimated Graduate Degree 25.6% 16.9% 14.7% Business 782 5.398 14,555 2023 Estimated Total Businesses 6,457 47,248 117,042	2023 Estimated Per Capita Income	\$71,899	\$47,397	\$44,415
2023 Estimated Some High School (Grade Level 9 to 11) 2.6% 5.4% 7.3% 2023 Estimated High School Graduate 16.0% 20.9% 22.5% 2023 Estimated Some College 13.1% 18.5% 18.3% 2023 Estimated Associates Degree Only 4.9% 6.1% 6.3% 2023 Estimated Bachelors Degree Only 35.2% 27.1% 23.2% 2023 Estimated Graduate Degree 25.6% 16.9% 14.7% Business 782 5,398 14,555 2023 Estimated Total Businesses 6,457 47,248 117,402	Education (Age 25+)			
2023 Estimated High School Graduate 16.0% 20.9% 22.5% 2023 Estimated Some College 13.1% 18.5% 18.3% 2023 Estimated Associates Degree Only 4.9% 6.1% 6.3% 2023 Estimated Bachelors Degree Only 35.2% 27.1% 23.2% 2023 Estimated Graduate Degree 25.6% 16.9% 14.7% Business 782 5,398 14,555 2023 Estimated Total Businesses 6,457 47,248 117,402	2023 Estimated Elementary (Grade Level 0 to 8)	2.5%	5.1%	7.8%
2023 Estimated Some College 13.1% 18.5% 18.3% 2023 Estimated Associates Degree Only 4.9% 6.1% 6.3% 2023 Estimated Bachelors Degree Only 35.2% 27.1% 23.2% 2023 Estimated Graduate Degree 25.6% 16.9% 14.7% Business 782 5,398 14,555 2023 Estimated Total Businesses 6,457 47,248 117,402	2023 Estimated Some High School (Grade Level 9 to 11)	2.6%	5.4%	7.3%
2023 Estimated Associates Degree Only 4.9% 6.1% 6.3% 2023 Estimated Bachelors Degree Only 35.2% 27.1% 23.2% 2023 Estimated Graduate Degree 25.6% 16.9% 14.7% Business 782 5,398 14,555 2023 Estimated Total Businesses 6,457 47,248 117,402	2023 Estimated High School Graduate	16.0%	20.9%	22.5%
2023 Estimated Bachelors Degree Only 35.2% 27.1% 23.2% 2023 Estimated Graduate Degree 25.6% 16.9% 14.7% Business 782 5.398 14,555 2023 Estimated Total Employees 6,457 47,248 117,402	2023 Estimated Some College	13.1%	18.5%	18.3%
2023 Estimated Graduate Degree 25.6% 16.9% 14.7% Business 782 5,398 14,555 2023 Estimated Total Businesses 6,457 47,248 117,402	2023 Estimated Associates Degree Only	4.9%	6.1%	6.3%
Business 782 5,398 14,555 2023 Estimated Total Businesses 6,457 47,248 117,402	2023 Estimated Bachelors Degree Only	35.2%	27.1%	23.2%
2023 Estimated Total Businesses 782 5,398 14,555 2023 Estimated Total Employees 6,457 47,248 117,402	2023 Estimated Graduate Degree	25.6%	16.9%	14.7%
2023 Estimated Total Employees 6,457 47,248 117,402	Business			
	2023 Estimated Total Businesses	782	5,398	14,555
2023 Estimated Employee Population per Business 8.3 8.8 8.1	2023 Estimated Total Employees	6,457	47,248	117,402
	2023 Estimated Employee Population per Business	8.3	8.8	8.1
2023 Estimated Residential Population per Business 11.4 21.1 20.2	2023 Estimated Residential Population per Business	11.4	21.1	20.2





469-289-4304









SW Loop 820 @ S Hulen St in Fort Worth, Texas 76109



INFORMATION ABOUT BROKERAGE SERVICES

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:
 - 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.

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.

License No.	Email	Phone
License No.	Email	Phone
License No.	Email	Phone
License No.	Email	Phone
	License No. License No.	License No. Email License No. Email

Buyer/Tenant/Seller/Landlord Initials

Date

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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20





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