

FORMER FIRESTONE FOR SALE | 6921 GREEN OAKS RD

FORT WORTH, TX | 6921 GREEN OAKS ROAD



- Great opportunity located on the JCPenney outparcel at Ridgmar Mall
- Strong traffic counts and convenient access to I-30 and Alta Mere Drive
- In close proximity to Lockheed Martin Naval Air Station [17,000 employees]

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2021 Population	10,807	95,620	201,977
2021 Total Households	4,833	40,403	84,786
2021 Daytime Population	12,522	86,648	205,620
2021 Average HH Income	\$80,122	\$83,536	\$98,374
2021 Median HH Income	\$58,729	\$56,927	\$66,873

TRAFFIC COUNTS:

I-30: 113,250 VPD
Alta Mere Drive: 27,496 VPD

AVAILABILITY:
3.92 AC LAND
15,840 SF BUILDING

FOR SALE:
PLEASE CALL FOR INFO

MAJOR ANCHORS:

JCPenney Dillard's



CINEMARK



Office
DEPOT

ROSS
DRESS FOR LESS®

burkes
OUTLET®

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Lockheed Martin
Naval Air Station
JRB Fort Worth
Active Duty Enlistments: 10,000
Employs 17,000 contractors
and other base personnel

burkes
OUTLET
MOVIE
TAVERN
ROSS
DRESS FOR LESS
PUMP IT UP
DOLLAR TREE

Home Zone

JOANN
Curlington
PETSMART
SAS
BIG
LOTS!

Dillard's

JCPenney

CINEMARK

Albertsons
Office DEPOT
NTE
Applebee's
MATTRESS FIRM

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date