

3349 Golden Triangle Blvd * Fort Worth, Texas

FOR LEASE or SALE



Golden Triangle

Print #220901255
Date: 09/01/22
Lat/Lon: 32.933401 -97.308575
Order No. 73815
Aerial Photography, Inc. 954-568-0484

FOR MORE INFORMATION

T 817-416-3981

F 817-416-8372

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Property Overview

-5,561 Square Feet

-Delivery estimated January, 2022

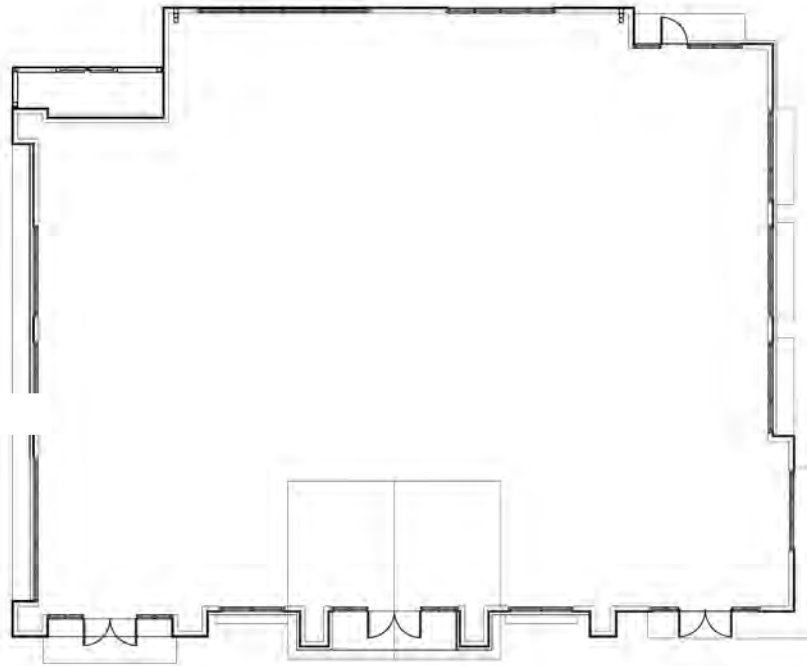
- In the center::Orthopedics and Physical Therapy

Property Highlights

- Located 1/2 block from I35W5W
- Across the street from THR Alliance Hospital
- Growing community and location are great medical traffic generators

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BUILDING 2

OES GOLDEN TRIANGLE
FORT WORTH TX 76177



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Floor Plan

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Site Plan

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Location

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Demographics >>

	1 mile	3 miles
Population	7,303	77,343
Households	2,400	24,891
Median Age	32.90	32.20
Median HH Income	\$89,301	\$106,141
Daytime Employees	3,456	23,501
Population Growth '20 - '25	↑ 9.26%	↑ 8.54%
Household Growth '20 - '25	↑ 9.17%	↑ 8.40%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Old Denton Rd	Cowan Rd S	6,265	2020	0.13 mi
Golden Triangle Blvd	North Fwy W	18,270	2020	0.20 mi
Golden Triangle Blvd	Old Denton Rd W	17,301	2020	0.21 mi
Old Denton Rd	Prestige Rd S	4,850	2020	0.27 mi
I- 35 W	-	7,445	2017	0.40 mi
I- 35 W	Golden Triangle Blvd N	99,689	2020	0.40 mi
I- 35 W	Golden Triangle Blvd N	95,758	2018	0.40 mi
North Freeway	Golden Triangle Blvd N	107,094	2020	0.41 mi
I- 35 W	-	90,000	2017	0.44 mi
I- 35 W	Golden Triangle Blvd N	8,480	2018	0.46 mi

Made with TrafficMetrix® Products



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Demographics / Traffic

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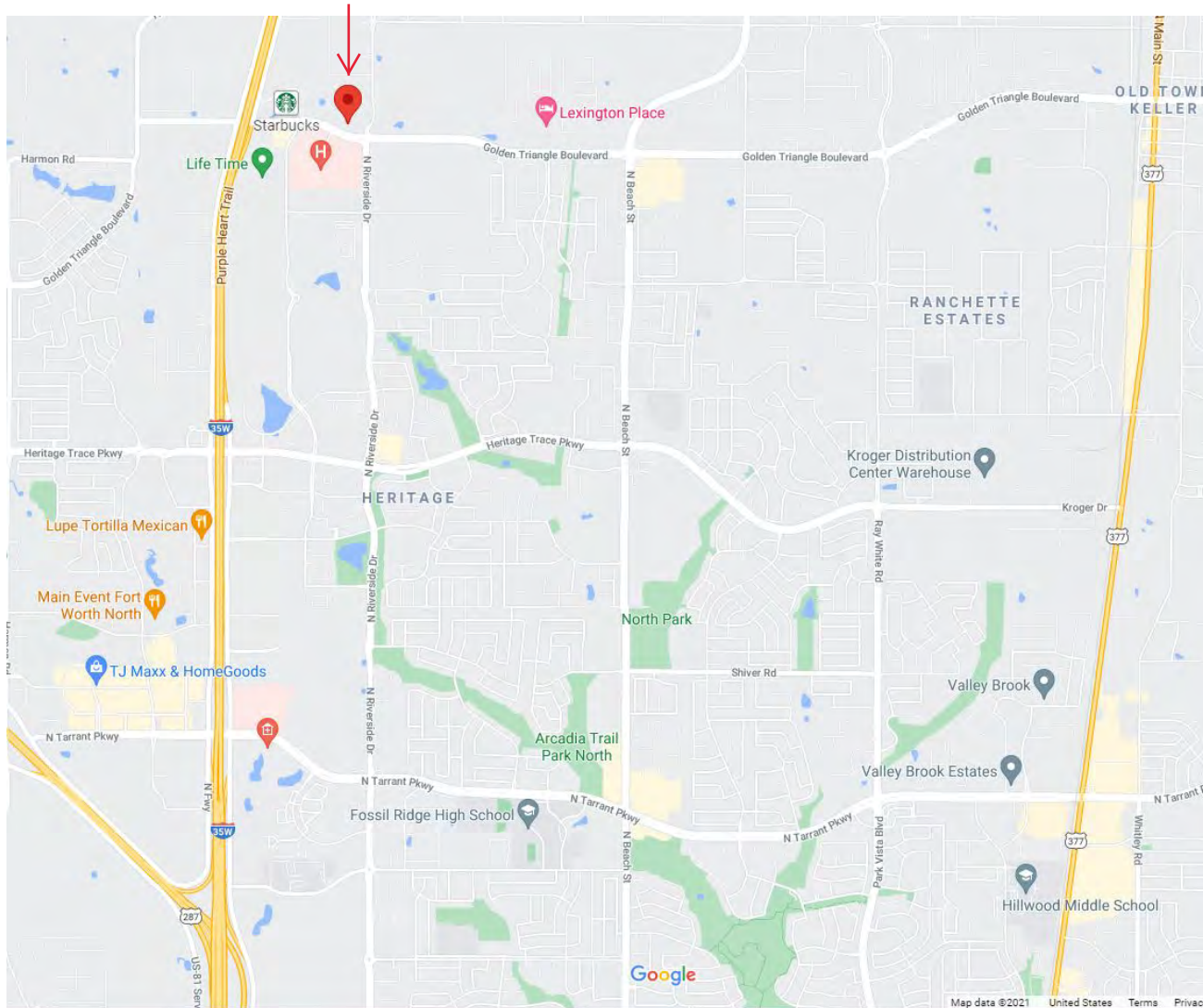
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Map

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Information About Brokerage Services

Texas law requires all real estate licensees 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 of transaction received by the broker;
- Answer the client's questions and present any offer to 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 (SEUER/IANOLORO): 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 licensee 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 licensee 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 interest 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.

ULTIMA REAL ESTATE	0377623	Ultimaceo@gmail.com	(972)980-9393
Licensed Broker/Broker Firm Name	License No.	Email	Phone
Primary Assumed Business Name			
PAUL OBED BERMUDEZ	0377623	ultimaceo@gmail.com	(972)980-9393
Designated Broker of Firm	License No.	Email	Phone
Paul Bermudez	0377623	ultima_o@gmail.com	(972)980-9393
Licensed Supervisor of Sales Agent	License No.	Email	Phone
Associate			
Daniel Molina	0525467	dmolina@officeequi solutions.com	(817)416-3981
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

365 Miron Drive, Suite # A Southlake, TX 76092
Daniel Molina

TXR-2501

Equal Housing Opportunity

Information available at www.treco.texas.gov

IABS 1-0 Date:

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John David Frid