




# For Lease

Zeloski Shopping Center | 3901- 4011 Camp Bowie Blvd |  
Fort Worth, TX 76107

 **JLL** SEE A BRIGHTER WAY



# Property Highlights

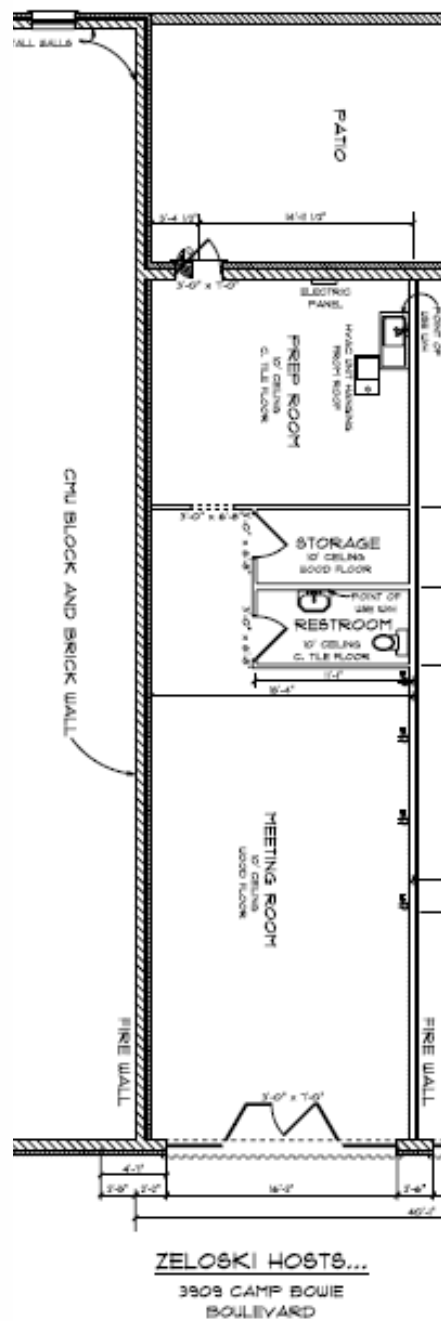
- 1,108-2,500 SF Available
- Pricing: Contact Broker
- NNN: Est. \$6.50
- Located on the Bricks of Camp Bowie
- Strong Visibility
- Ample Parking
- Close Proximity to Bowie House, The Crescent, Dickey's Arena, downtown Fort Worth, and Highway I-30



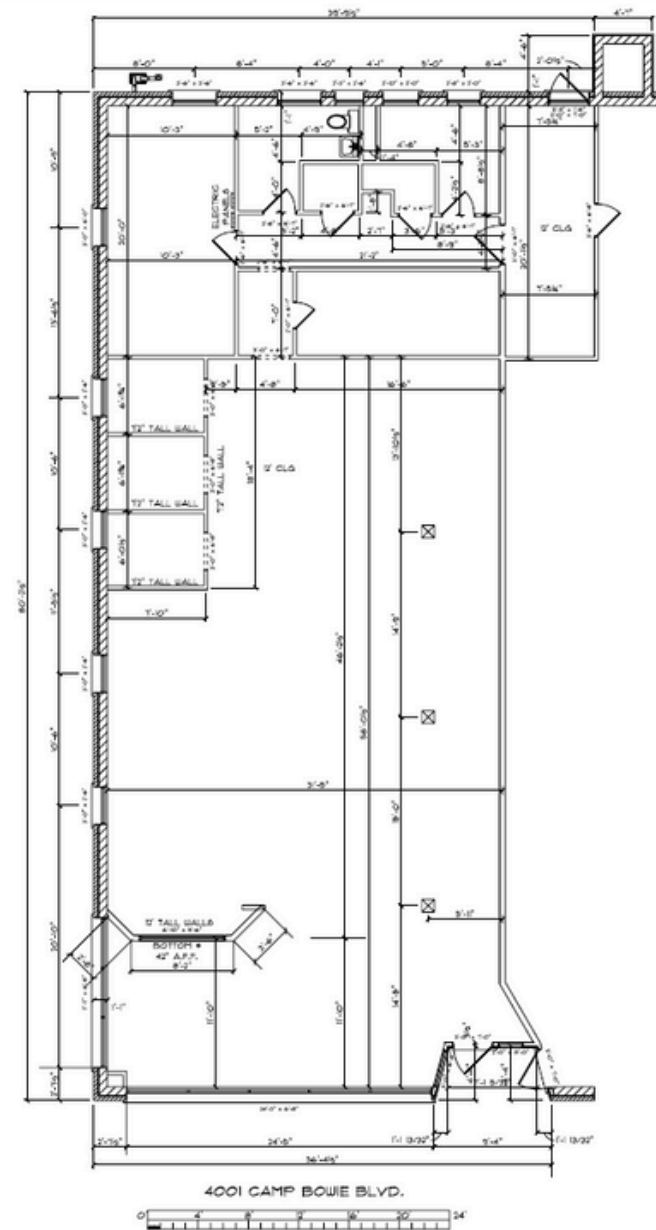
## Demographics

	1 mile	3 miles	5 miles
Estimated population	9,224	104,442	274,615
Est. Average HH income	\$165,787	\$117,300	\$98,449
Traffic counts	Camp Bowie Blvd: +/- 16,790 VPD		University Drive: +/- 28,190 VPD



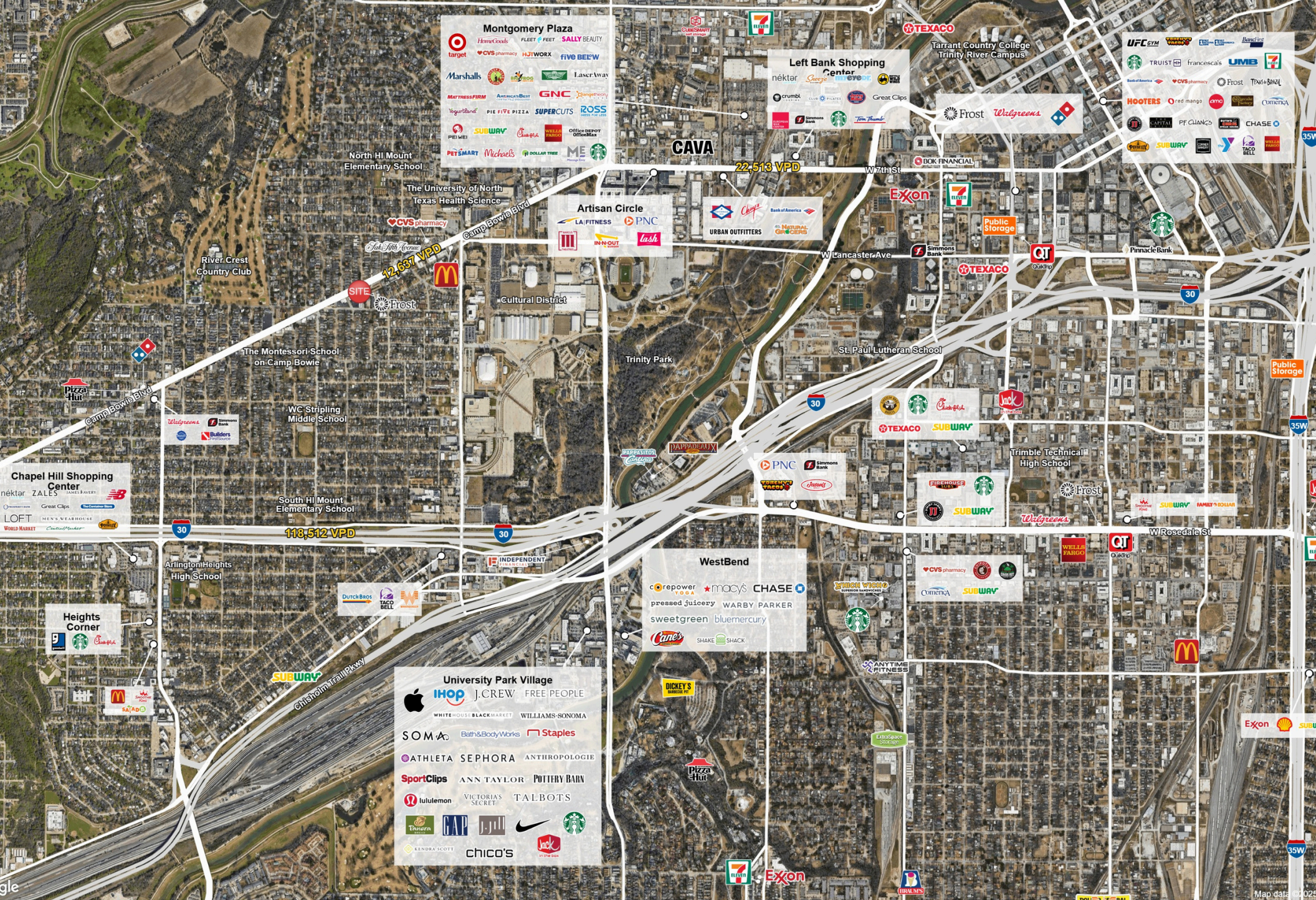


3909 Camp Bowie Blvd



4001 Camp Bowie Blvd





**Montgomery Plaza**

target HENRIKSEN'S FLEET FEET SALLY BEAUTY  
CVS pharmacy HJTWORX FIVE BEEF  
Marshalls MARSHALL'S HOME DEPOT LASERWAY  
MATTRESS FIRM AMERICAN BEST GNC JAMPORCE  
Vogelband PIE FIVE PIZZA SUPERCUTS ROSS  
PEI WEI SUBWAY CHICKEN  
PETSMART Michaels DOLLAR TREE ME

**Left Bank Shopping Center**

nektar SARGE'S GYROS  
crumbl  
Great Clips  
Starbucks Tim Hortons

**Artisan Circle**

LA FITNESS PNC  
IN-N-OUT Lash

**CAVA**

Chaps Bank of America  
URBAN OUTFITTERS NATURAL CONCERNS

**Frost Walgreens**

Domino's

**UFC GYM**

TRUIST francesca's UMB 7  
CVS pharmacy Frost TITAN BOND  
Hooters red mango AT&T  
SUBWAY

**Chapel Hill Shopping Center**

nektar ZALES JAMES BAKERY  
Great Clips  
OFF WORLD MARKET

**University Park Village**

Apple IHOP J.CREW FREE PEOPLE  
WHITEHOUSE BLACKMARKET WILLIAMS-SONOMA  
SOM Bath & Body Works Staples  
ATHLETA SEPHORA ANTHROPOLOGIE  
SportClips ANN TAYLOR POTTERY BARN  
lululemon VICTORIA'S SECRET TALBOTS  
Tanera GAP J.Jill Nike Starbucks  
KENDRA SCOTT chico's Jack

**West Bend**

corepower YOGA macy's CHASE  
pressedjuicery WARBY PARKER  
sweetgreen blumercury  
Cane's SHAKE SHACK

**CVS pharmacy**

Cometca SUBWAY

**Wells Fargo**

QT

**Exxon**

Shell SUBWAY



# Thank you

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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.*

11-2-2015



## 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date