



VENTURE BAILEY BOSWELL MARKETPLACE PADS & RETAIL

214.378.1212

NWC OLD DECATUR RD & BAILEY BOSWELL RD
FORT WORTH, TX

KEN REIMER
KREIMER@VENTUREDFW.COM

AMY PJETROVIC
APJETROVIC@VENTUREDFW.COM

GABI SHAFF
GSHAFF@VENTUREDFW.COM

LOCATION

NWC OLD DECATUR & BAILEY BOSWELL RD

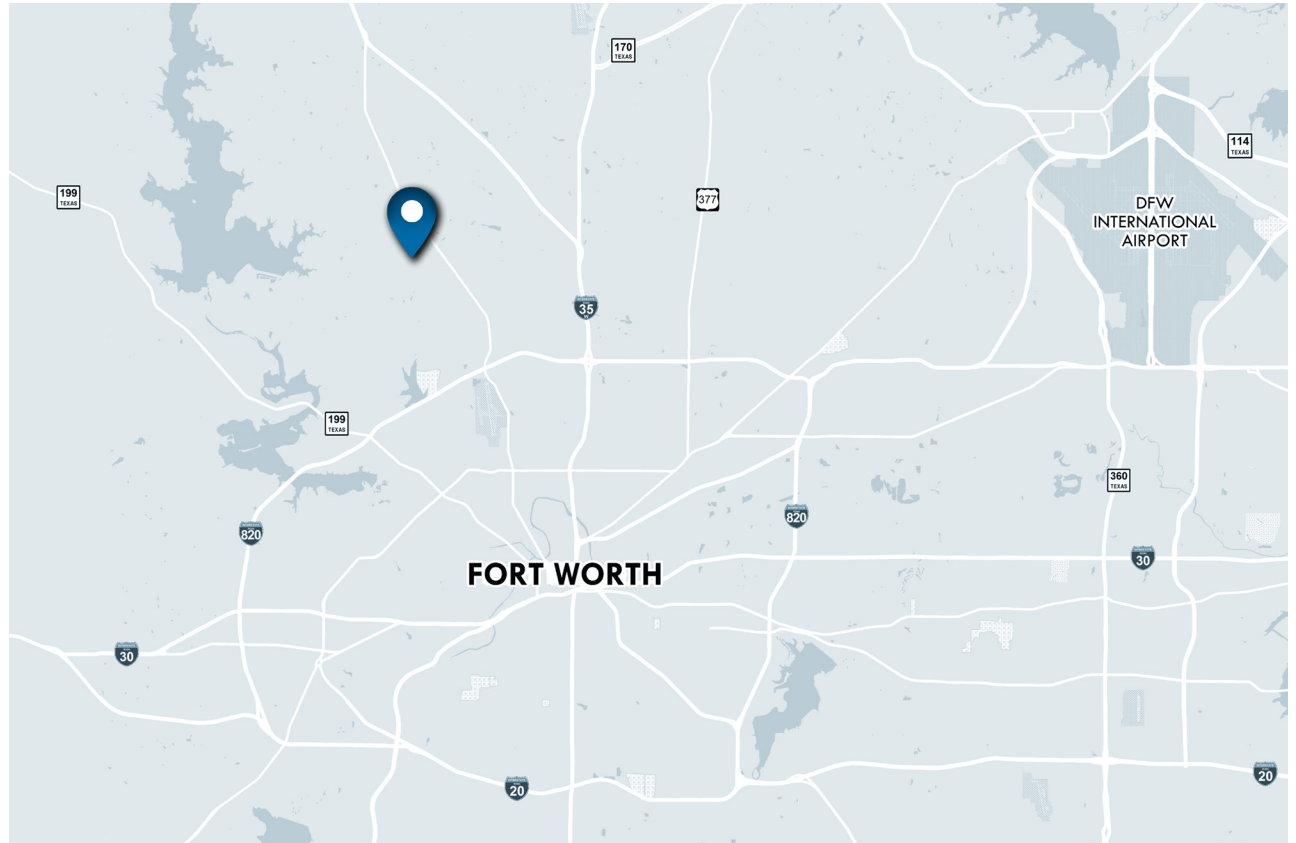
TRAFFIC COUNTS

OLD DECATUR RD **INWOOD RD**
 10,294 VPD 17,023 VPD

BUSINESS 287
 23,409 VPD

PROPERTY HIGHLIGHTS

- ★ **HIGH GROWTH MARKET**
- ★ **RETAIL SPACE & PAD AVAILABLE WITH EXCELLENT VISIBILITY**
- ★ **SURROUNDED BY RESIDENTIAL DEVELOPMENT**



2020 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	10,182	69,015	149,000
EST. DAYTIME POPULATION	5,683	24,891	67,885
EST. AVG. HH INCOME	\$90,712	\$94,790	\$98,898

AREA ATTRACTIONS





UNIT	TENANTS	SF
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1	Chick-Fil-A	5,002
2	Care Now	1,01 AC
3	Verizon	1,477
4	Sport Clips	1,184
5	Qdoba	2,244
6	Nails & Beyond	3,912
7	The Joint	1,276
8	Mod Pizza	2,662
9	IHOP	1.06 AC
10	Pacific Dental	2,932
11	Great Clips	1,241
12	Pizza Hut	1,380
13	Pet Supplies Plus	7,202
14	PAD SITE AVAILABLE FOR GROUND LEASE OR RETAIL BUILDING COMING SOON	



KEY	
Available:	
Leased:	
Future Site:	
Not a Part:	





8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
T 214.378.1212
VENTUREDFW.COM

KEN REIMER

Founding Principal
Managing Partner
214.378.1212
kreimer@venturedfw.com

AMY PJETROVIC

Principal
214.378.1212
apjetrovic@venturedfw.com

GABI SHAFF

Senior Retail Specialist
214.378.1212
gshaff@venturedfw.com



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:
 - 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.

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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
Kenneth Reimer	428933	kreimer@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Gabrielle Shaff	662554	gshaff@venturedfw.com	214-378-1212
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