



# VICTORY SHOPS AT HERITAGE TRACE V

9824 CHLOE CREEK, FORT WORTH, TX 76177



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**Marcus & Millichap**  
LEVY RETAIL GROUP

OFFERING MEMORANDUM

VICTORY SHOPS AT  
HERITAGE TRACE V

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9824 Chloe Creek,  
Fort Worth, TX 76177

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# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

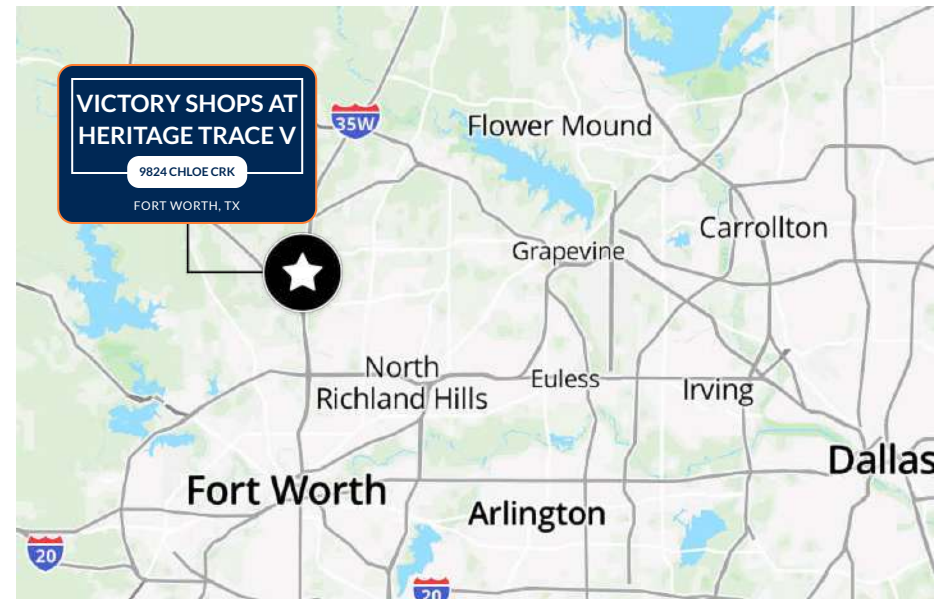
List Price:	\$8,862,000
Building Size:	12,646
Lot Size:	1.52 Acres
Price/SF:	\$700.77
Cap Rate:	6.00%
NOI:	\$531,743
Year Built:	2023
County:	Tarrant
Ownership Type:	Fee Simple

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Households	4,484	33,454	84,932
2024 Total Population	12,360	102,857	254,900
2029 Population Projection	13,655	114,243	281,966
Projected Growth (2024 - 2029)	10.48%	11.07%	10.62%
2024 Avg Household Income	\$122,572	\$124,641	\$118,087

## PROPERTY OVERVIEW

Marcus & Millichap is pleased to present a newly constructed, multi-tenant retail center strategically positioned along the I-35W frontage road in North Fort Worth, one of the fastest-growing retail corridors in the Dallas-Fort Worth Metroplex. The property offers premier visibility and accessibility with direct exposure to high daily traffic counts and is surrounded by significant economic drivers including AllianceTexas and The Citadel. With modern construction and a strong frontage location within a rapidly expanding trade area, the asset is well-positioned to attract and retain a diverse mix of service-oriented and daily-needs retail tenants.



# INVESTMENT HIGHLIGHTS



## 100% LEASED, NEW CONSTRUCTION WITH NNN LEASES

Built in 2023, the 12,646-square-foot property is 100 percent occupied by five tenants on triple-net leases, minimizing landlord duties.



## INTERNET-RESISTANT TENANT BASE WITH BUILT-IN RENT GROWTH

All tenant leases feature scheduled annual rent increases, providing consistent year-over-year income growth and a natural hedge against inflation



## STRATEGIC I-35W LOCATION | 104,141+ VPD

Positioned at a major interchange handling over 104,141 vehicles daily, the site offers direct freeway access and benefits from a \$200M TxDOT expansion project.



## ADJACENT TO 600K-SF CITADEL DEVELOPMENT

Located across Heritage Trace Parkway from The Citadel, an 89-acre master-planned project delivering 600,000 square feet of office, multifamily, hospitality, and retail space.



## NEAR ALLIANCE TEXAS, A PREMIER ECONOMIC ENGINE

AllianceTexas is a 27,000-acre master-planned development with over 575 companies and 66,000+ jobs, driving sustained population and employment growth.



## EXPLOSIVE POPULATION & RESIDENTIAL GROWTH CORRIDOR

Surrounded by one of the fastest-growing residential trade areas in North Texas, with thousands of new single-family homes and master-planned communities fueling long-term retail demand.



# PROPERTY OVERVIEW



## PROPERTY DESCRIPTION

Victory Shops at Heritage Trace V is a newly constructed 12,646-square-foot, multi-tenant retail center situated on a 1.52-acre parcel in the high-growth Alliance Trade Area of Fort Worth, Texas. Constructed in 2023, the physical structure is demised into five distinct retail suites leased to a diverse mix of internet-resistant tenants including Keke's Breakfast Cafe, Zelene Head Spa, Hydrate IV Bar, and Gyro 360 Mediterranean restaurant. All leases are on triple-net terms and include annual rent increases. The end cap suite leased to Keke's has an enclosed patio area for outdoor dining.

## LOCATION DESCRIPTION

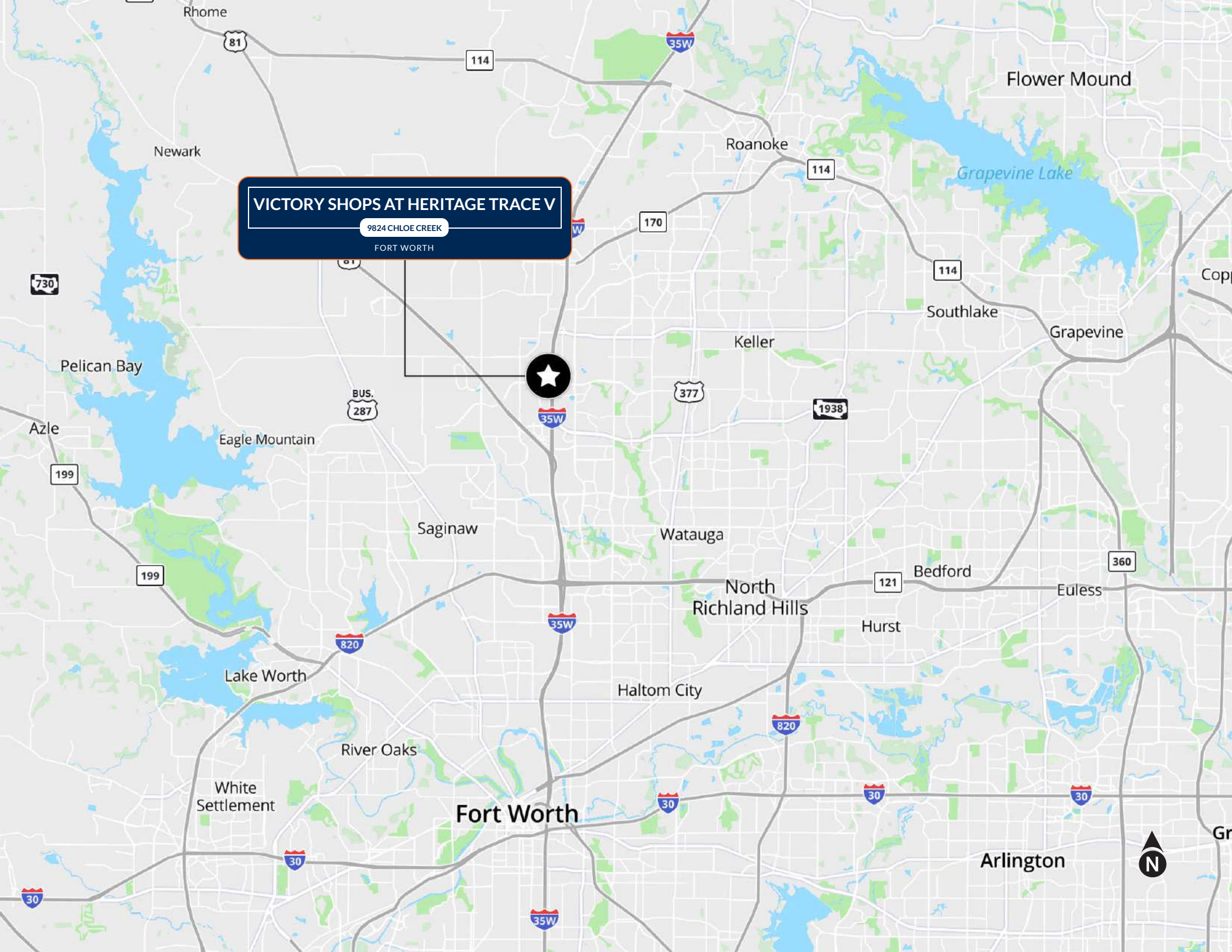
The property is strategically located at the northwest corner of Interstate 35 West (I-35W) and Heritage Trace Parkway in Fort Worth, a rapidly expanding node within the Dallas-Fort Worth metroplex. The center boasts exceptional accessibility and visibility at an interchange that handles over 104,000 vehicles per day. The property benefits from its position directly across Heritage Trace Parkway from The Citadel, a 600,000-square-foot master-planned mixed-use development currently under construction that will serve as a primary economic and lifestyle hub.

Furthermore, the immediate vicinity features dense commercial development adjacent to the Alliance Town Center corridor, which encompasses over 2 million square feet of existing retail space. Significant nearby demand generators include the Texas Health Harris Methodist Hospital, serving over 50,000 patients annually, and a premier 218,000-square-foot Life Time Athletic resort. Fort Worth's Alliance Trade Area is one of the fastest-growing submarkets in the region, supported by a highly affluent consumer base boasting an average household income exceeding \$124,641 within a three-mile radius. Additionally, ongoing \$200 million infrastructure improvements along the corridor will further enhance regional connectivity and retail prominence.

The property is located approximately 12 miles north of downtown Fort Worth. Fort Worth is home to many multinational corporations, including Bell Helicopter, Lockheed Martin, American Airlines, among others, and enjoys a daytime population exceeding 621,000 people.



**VICTORY SHOPS AT HERITAGE TRACE V**  
9824 CHLOE CREEK  
FORT WORTH



JCPenney Total Wine & More  
 PET SMART  
 Chick-fil-*&*  
 WELLS FARGO

CINEMARK  
 DICK'S SPORTING GOODS  
 ROOMS TO GO  
 five BEL'W 54 STREET  
 HAVERTY'S

Medical City Healthcare

COSTCO  
 Wendy's  
 PNC BANK  
 STARBUCKS COFFEE  
 MAIN EVENT ENTERTAINMENT  
 WinCo FOODS  
 WINGSTOWN  
 Cane's  
 CareNow Urgent Care

PEI WEI ASIAN HOME A BETTER WAY  
 Panera BREAD  
 CHIROPTE  
 Great Clips IT'S GONNA BE GREAT  
 MCDONALD'S  
 Kroger

James Avery JEWELRY  
 BEST BUY  
 Olive Garden  
 FREEBIRDS WORLD SUBSTITO  
 Jason's deli  
 ULTA  
 belk

Ashley HOMESTORE  
 SAM MOON  
 FUZZY'S TACO SHOP

LABOY  
 DICKIE'S  
 LONCHORN STEAKHOUSE  
 5.11

HOBBY LOBBY  
 Jack  
 MARDEL

OLD NAVY  
 Chick-fil-*&*  
 HomeGoods  
 at home  
 TJ-maxx  
 petco  
 ROSS DRESS FOR LESS  
 A ALDI  
 DOLLAR TREE

H-E-B

Son of a Butcher  
 Chop Shop

COURTYARD BY HARRIOTT

WHISKEY  
 PF CHANG'S

FIREBIRDS

Chips

salata  
 CityVet  
 TRINITY OAKS  
 BUFFALO WILD WINGS GO  
 jamba  
 FiF

OUTBACK STEAKHOUSE  
 NO RULES. JUST RIBS.

REVSTRONG

THE CITADEL

600,000 SQ FT PLANNED MIXED-USE DEVELOPMENT FEATURING RESTAURANTS, ENTERTAINMENT, FITNESS, SPECIALTY RETAIL & HOTEL AND GROCERY STORE

HOTWORX  
 NATIVE  
 GREENE'S CREAMERY

VICTORY SHOPS AT HERITAGE TRACE V

104,141 VPD  
 35W





JUNCTION CROSSING APARTMENTS  
277 UNITS

**VICTORY SHOPS AT HERITAGE TRACE V**  
9824 CHLOE CREEK  
FORT WORTH, TX



104,141 VPD



HIDEAWAY PIZZA *Chuy's* FIREBIRDS WOOD FIRE GRILL

P.F. CHANG'S WHISKEY CAKE CLOP SHOP

Son of a Butcher SLIDER BAR CHIPOTLE MEXICAN GRILL MOD PIZZA Panera BREAD

FIRST WATCH SHELL SHACK hopdoddy BURGER BAR

Dickies SHIPLEY DO-NUTS LITTLE Brothers PIZZA

Jersey Mikes SUBS Public Storage ELEVEN

LONGHORN STEAKHOUSE PARADISE GRILLS

Black Bear Diner LA Z BOY LUPE TORTILLA RESTAURANTE

EINSTEIN BAGELS Valvoline Instant Oil Change 15 Coffee 5.11

COSTCO WHOLESALE AT&T

MJ's Cafe WB LIQUORS OLD CHICAGO PASTA & PIZZA

ideal dental CareNow Urgent Care POTBELLY SANDWICH SHOP

Wendy's Pollo Loco Cane's CHICKEN FRENCH PNC

Bass Pro Shops SUNGLASS OUTFITTERS by sunglasses hut

LONE STAR SHOOTING ACADEMY HRBAITS HRBAITS.COM

VICTORY SHOPS AT HERITAGE TRACE V 9824 CHLOE CREEK FORT WORTH, TX

JUNCTION CROSSING APARTMENTS 277 UNITS

COCO SHRIMP 7 ELEVEN Exxon POPEYES SONIC

THE CITADEL 600,000 SF MIXED-USE

287 HWY 287 68-242 VPD 104-141 VPD

Luna Grill mediterranean kitchen CRICKET SUSHI & RAMEN

sweetFrog premium frozen yogurt MATTRESS FIRM

Cristina's THE MEXICAN RESTAURANT SALLY BEAUTY THE VITAMIN SHOPPE

WING STOP SHERMAN WALL HARTS Gigi's cupcakes MAJESTIC NAIL SPA SUPERCUTS

PARKSIDE AT ALLIANCE TOWN CENTER

TRUE BBQ SUSHIYA bundt KeyMe LOCKSMITHS JuiceLand SUSHI HUT TACO Hash Kitchen THE BRUNCHLIFE CAVA Magnolia Soap & BATH CO H-E-B

WOODLAND SPRINGS SHOPPING CENTER

Dos Hermanos NEW YORK PIZZA & PASTA Shri foods PRIDE + GROOM THE GROOMING KITCHEN GALVAN studios

ALLIANCE TOWN CENTER

KIRKLAND VICTORIA'S SECRET Bath & Body Works CINEMARK DICK'S SPORTING GOODS RACK ROOM SHOES RAZZYS TACON CAFE chili's PIE FIVE PIZZA carter's BEST BUY FIVE BELOW belk M SCENE NEAR HOTEL TRUCK YARD BREWS • GRUB • TUNES KINCAID'S ULTA BEAUTY BOOT BARN MATTRESS FIRM Jason's deli DSW JAMES AVERY artisan jewelry HAVERTY'S FURNITURE • EST 1888 JH HICKORY FARMS BJ'S RESTAURANT BREWHOUSE Freebirds WORLD BURRITO Great Harvest Bread Co TORRID 54 Olive Garden pluckys Versona TOWNE Mi Cocina PLATO'S CLOSET planet fitness ASHLEY FUZZY'S TACO SHOP My Lan Bistro FIREHOUSE SUBS FIVE GUYS BURGERS and FRIES

WATUAGA TOWNE CENTER

SMOOTHIE KING verizon SAJAD AND GO PANDA EXPRESS melby's COFFEE & TEA HOUSE BAJA CANTINA PANERA BREAD WING STOP

HERITAGE TRACE PLAZA

HERITAGE PHARMACY SUBWAY McALISTER'S DELI TACO KIKI'S NEER'S COPYCATS & MORE DING WANG TEA KAVA CULTURE KAVA BAR glo 7 ELEVEN Exxon CODENINJAS THE BANGKOK Scoop nektar District



# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

YEAR 1

Price	\$8,862,000
Price per SF	\$700.77
Total Return (Year 1)	\$531,743
CAP Rate	6.00%

## OPERATING DATA

YEAR 1

Gross Income	\$674,905
Operating Expenses	\$143,162
Net Operating Income	\$531,743

# OPERATING STATEMENT

INCOME	YEAR 1	PER SF
<b>Rental Income</b>		
Scheduled Base Rental Income	\$531,743	\$42.05
<b>Expense Reimbursement Income</b>		
Real Estate Taxes	\$77,934	\$6.16
Insurance	\$4,783	\$0.38
CAM	\$40,499	\$3.20
Management Fees	\$19,946	\$1.58
Total Reimbursement Income	\$143,162	\$11.32
<b>Effective Gross Income</b>	<b>\$674,905</b>	<b>\$53.37</b>
<b>OPERATING EXPENSES</b>	<b>YEAR 1</b>	<b>PER SF</b>
Real Estate Taxes	\$77,934	\$6.16
Insurance	\$4,783	\$0.38
<b>Common Area Maintenance (CAM)</b>		
Utilities & Trash	\$32,891	\$2.60
Landscaping	\$4,304	\$0.34
Porter Service	\$2,325	\$0.18
Fire Alarm Monitoring	\$850	\$0.07
Pest Control	\$129	\$0.01
Management Fees	\$19,946	\$1.58
Total Expenses	\$143,162	\$11.32
<b>Net Operating Income</b>	<b>\$531,743</b>	<b>\$42.05</b>

# RENT ROLL

SUITE	TENANT NAME	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	RENT/SF	CHANGES ON	CHANGES TO	EXPENSE REIMBURSEMENT	OPTIONS	LEASE TYPE
100	Zelene Head Spa (1)	2,500	19.77%	3/17/2025	3/16/2035	\$119,351.28	\$47.74	3/01/28	\$49.17	\$28,301.80	(2) 5-Yr @ 3% Annual Increases	NNN
								3/01/29	\$50.65			
								3/01/30	\$52.17			
								3/01/31	\$53.73			
								3/01/32	\$55.34			
								3/01/33	\$57.00			
3/01/34	\$58.71											
104	Hydrate IV Bar (2)	1,446	11.43%	11/18/2024	11/17/2034	\$51,622.20	\$35.70	12/01/27	\$36.41	\$16,369.76	(2) 5-Yr @ 2% Annual Increases	NNN
								12/01/28	\$37.14			
								12/01/29	\$37.89			
								12/01/30	\$38.64			
								12/01/31	\$39.42			
								12/01/32	\$40.20			
12/01/33	\$41.01											
112-A	Gyro 360	1,900	15.02%	TBD	10 Years	\$73,150.00	\$38.50	Annually	3% Increases	\$21,509.37		NNN
112-B	Master Lease (3)	2,100	16.61%	At Closing	12 Months	\$79,800.00	\$38.00			\$23,773.51		NNN
120	Keke's Breakfast Café (4)	4,700	37.17%	2/1/2025	8/31/2035	\$207,819.96	\$44.22	2/01/28	\$45.10	\$53,207.39	(2) 5-Yr @ 2% Annual Increases	NNN
								2/01/29	\$46.00			
								2/01/30	\$46.92			
								2/01/31	\$47.86			
								2/01/32	\$48.82			
								2/01/33	\$49.80			
2/01/34	\$50.79											
<b>TOTAL VACANT</b>		<b>0</b>	<b>0%</b>									
<b>TOTAL OCCUPIED</b>		<b>12,646</b>	<b>100%</b>									
<b>TOTAL</b>		<b>12,646</b>	<b>100%</b>	<b>\$531,743</b>						<b>\$143,162</b>		

**NOTES:**

- (1) Base Rent is calculated on the future rent increase from \$46.35/SF to \$47.74/SF on 3/01/2027. Seller shall credit Buyer the deficit from the closing date to the date of rent increase.
- (2) Base Rent is calculated on the future rent increase from \$35.00/SF to \$35.70/SF on 11/18/2026. Seller shall credit Buyer the deficit from the closing date to the date of rent increase.
- (3) At closing, Seller will execute a Master Lease for Suite 112-B for 2,100 SF of leasable area, at a rental rate of \$38.00/SF plus the suite's estimated NNN reimbursement.
- (4) Base Rent is calculated on the future rent increase from \$43.35/SF to \$44.22/SF on 2/01/2027. Seller shall credit Buyer the deficit from the closing date to the date of rent increase.

# TENANT OVERVIEW



## Keke's Breakfast

Unit Size (SF)	4,700
Year Founded	2006
Locations	60+
Guarantor	Corporate
Website	<a href="http://www.kekes.com">www.kekes.com</a>

Keke's Breakfast Cafe is a popular, Florida-based restaurant chain founded in 2006 by brothers Keith and Kevin Mahen that serves elevated American breakfast, brunch, and lunch daily. Known for its "freshly made," generous portions, the chain features high-quality items like stuffed French toast, hearty omelets, waffles, and specialized lunch items.



## Zelene Head Spa

Unit Size (SF)	2,500
Year Founded	2022
Locations	6
Guarantor	Personal
Website	<a href="http://zelenespa.com">zelenespa.com</a>

Zelene Head Spa is a premier Texas-based, scalp-centered wellness brand that specializes in "Scalp Reset" rituals to relieve stress and improve hair health. It offers luxurious botanical, treatments, including deep cleaning, detoxification, and therapeutic massages designed to treat the scalp and promote deep relaxation in a sensory-safe environment.



## Gyro 360

Unit Size (SF)	1,900
Year Founded	2018
Locations	3
Guarantor	Personal
Website	<a href="http://www.gyro360tx.com">www.gyro360tx.com</a>

Gyro 360 Mediterranean is a casual, full-service restaurant in Texas specializing in fresh, made-to-order Mediterranean fare like gyros, bowls, and salads. Known for its flavorful house sauces, feta fries, and generous portions, it offers a modern, lively atmosphere, serving both lunch and dinner. Current locations include Fort Worth, Denton, and Flower Mound, Texas.



## Hydrate IV Bar

Unit Size (SF)	1,446
Year Founded	2016
Locations	38+
Guarantor	Personal
Website	<a href="http://hydrateivbar.com">hydrateivbar.com</a>

Hydrate IV Bar is a specialized spa offering intravenous (IV) therapy, vitamin injections, and NAD+ services to promote wellness, hydration, and recovery. Staffed by registered nurses in a spa-like setting, it provides vitamin-infused IV cocktails for immunity, energy, and athletic performance. Hydrate IV Bar is a rapidly growing franchise with over 38 open and/or in development locations across the United States.



# RENT COMPARABLES



**Victory Shops at Heritage Trace V**

Address	9824 Chloe Creek, Fort Worth, TX
Occupancy	100%
GLA	12,646 SF
Parcel Size	1.52 AC
Year Built	2023
Avg. Base Rent	\$42.05
Tenants	Zelene Head Spa, Hydrate IV Bar (2), Gyro 360, Keke's Breakfast (4)



**The Citadel at Heritage Trace - Lot 3**

Address	9333 N Freeway, Fort Worth, TX 76177
Occupancy	100%
GLA	8,165 SF
Parcel Size	1.1407 AC
Year Built	2020
Avg. Base Rent	\$40.00
Tenants	Lil JJ's Smoke House, Einstein Bros Bagels, 5.11



**The Citadel at Heritage Trace - Lot 6**

Address	9437 N Freeway, Fort Worth, TX 76177
Occupancy	100%
GLA	9,520 SF
Parcel Size	1.2754 AC
Year Built	2020
Avg. Base Rent	\$40.00
Tenants	Paradise Grills, Floyd's Barbershop, Tiff's Treats, Pur Life Medical



**The Citadel at Heritage Trace - Lot 8**

Address	9501 N Freeway, Fort Worth, TX 76177
Occupancy	100%
GLA	4,900 SF
Parcel Size	0.8520 AC
Year Built	2023
Avg. Base Rent	\$42.00
Tenants	Black Bear Diner, Nail Salon

# RENT COMPARABLES

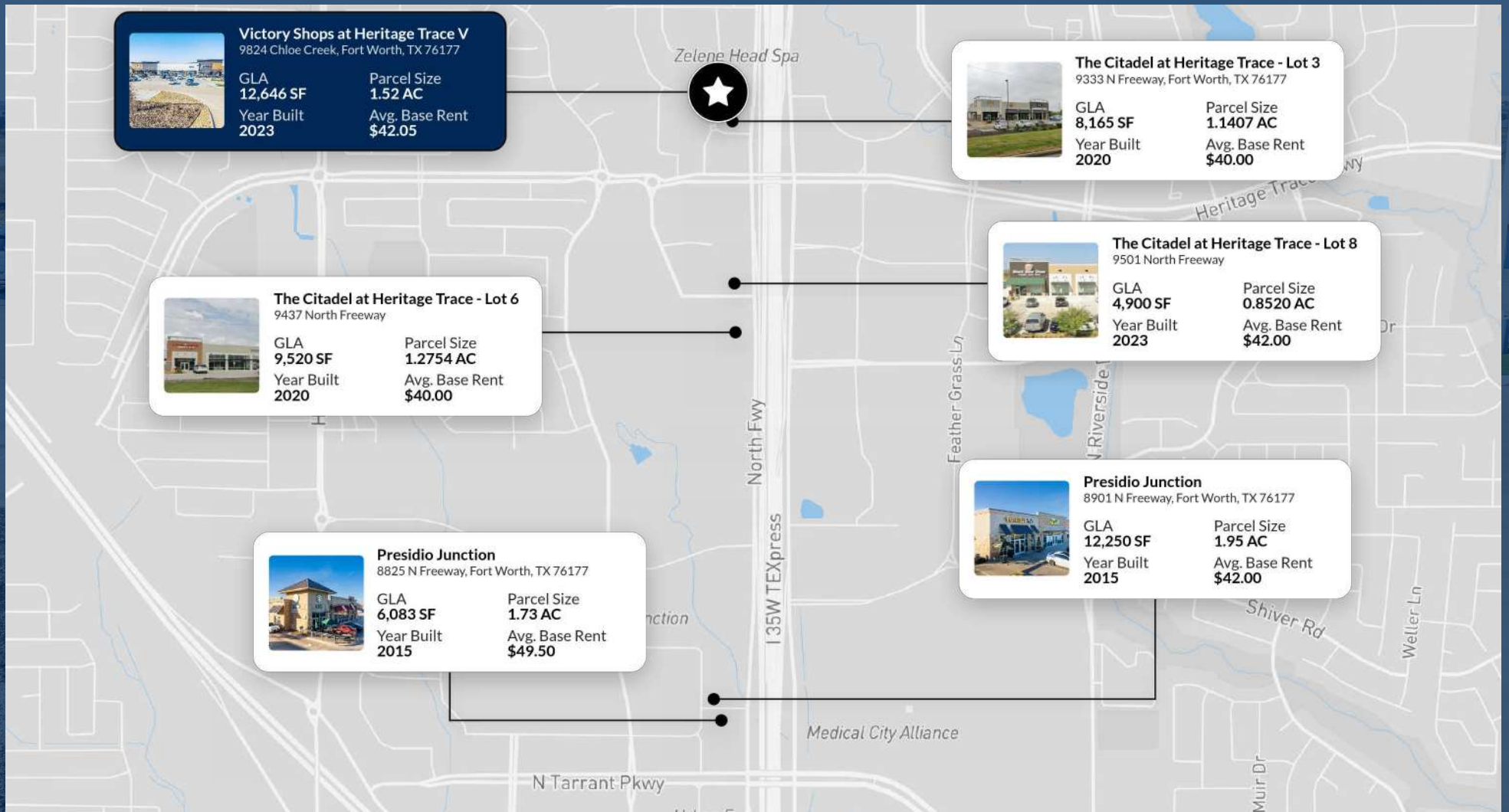


<b>Presidio Junction</b>	
Address	<b>8901 N Freeway, Fort Worth, TX 76177</b>
Occupancy	<b>100%</b>
GLA	<b>12,250 SF</b>
Parcel Size	<b>1.95 AC</b>
Year Built	<b>2015</b>
Avg. Base Rent	<b>\$42.00</b>
Tenants	<b>Pot Belly, Eye Lab, CareNow</b>



<b>Presidio Junction</b>	
Address	<b>8825 N Freeway, Fort Worth, TX 76177</b>
Occupancy	<b>100%</b>
GLA	<b>6,083 SF</b>
Parcel Size	<b>1.73 AC</b>
Year Built	<b>2015</b>
Avg. Base Rent	<b>\$49.50</b>
Tenants	<b>Starbucks, La Madeleine</b>

Property Name	Address	City, State	Zip Code	Occupancy	GLA	Parcel Size	Year Built	Average Base Rent
Victory Shops at Heritage Trace V	9824 Chloe Creek	Fort Worth, TX	76177	100%	12,646 SF	1.52 AC	2023	\$42.05
The Citadel at Heritage Trace - Lot 3	9333 N Freeway	Fort Worth, TX	76177	100%	8,165 SF	1.1407 AC	2020	\$40.00
The Citadel at Heritage Trace - Lot 6	9437 N Freeway	Fort Worth, TX	76177	100%	9,520 SF	1.2754 AC	2020	\$40.00
The Citadel at Heritage Trace - Lot 8	9501 N Freeway	Fort Worth, TX	76177	100%	4,900 SF	0.8520 AC	2023	\$42.00
Presidio Junction	8901 N Freeway	Fort Worth, TX	76177	100%	12,250 SF	1.95 AC	2015	\$42.00
Presidio Junction	8825 N Freeway	Fort Worth, TX	76177	100%	6,083 SF	1.73 AC	2015	\$49.50



**Victory Shops at Heritage Trace V**  
9824 Chloe Creek, Fort Worth, TX 76177



# DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2029 Projection	13,655	114,243	281,966
2024 Estimate	12,360	102,857	254,900
2020 Census	11,863	95,806	241,852
Growth 2024 - 2029	10.48%	11.07%	10.62%
Growth 2020 - 2024	4.19%	7.36%	5.40%
<b>2024 Population by Hispanic Origin</b>	<b>2,663</b>	<b>22,504</b>	<b>58,406</b>
<b>2024 Population</b>	<b>12,360</b>	<b>102,857</b>	<b>254,900</b>
White	6,938 (56.13%)	56,680 (55.11%)	144,218 (56.58%)
Black	1,686 (13.64%)	12,503 (12.16%)	28,246 (11.08%)
Am. Indian & Alaskan	57 (0.46%)	493 (0.48%)	1,317 (0.52%)
Asian	1,182 (9.56%)	11,012 (10.71%)	23,998 (9.41%)
Hawaiian & Pacific Island	16 (0.13%)	201 (0.20%)	523 (0.21%)
Other	2,481 (20.07%)	21,968 (21.36%)	56,597 (22.20%)
U.S. Armed Forces	0	104	454

## Households

2029 Projection	4,963	37,225	94,137
2024 Estimate	4,484	33,454	84,932
2020 Census	4,305	31,229	80,723
Growth 2024 - 2029	10.68%	11.27%	10.84%
Growth 2020 - 2024	4.16%	7.12%	5.21%
Owner Occupied	2,356 (52.54%)	23,406 (69.96%)	59,069 (69.55%)
Renter Occupied	2,128 (47.46%)	10,048 (30.04%)	25,864 (30.45%)

## 2024 Households by HH Income

Income: <\$25,000	196 (4.37%)	1,730 (5.17%)	4,767 (5.61%)
Income: \$25,000 - \$50,000	679 (15.14%)	3,111 (9.30%)	9,937 (11.70%)
Income: \$50,000 - \$75,000	679 (15.14%)	4,190 (12.52%)	13,343 (15.71%)
Income: \$75,000 - \$100,000	754 (16.82%)	7,129 (21.31%)	16,258 (19.14%)
Income: \$100,000 - \$125,000	556 (12.40%)	4,348 (13.00%)	11,507 (13.55%)
Income: \$125,000 - \$150,000	447 (9.97%)	4,098 (12.25%)	9,130 (10.75%)
Income: \$150,000 - \$200,000	546 (12.18%)	4,804 (14.36%)	10,545 (12.42%)
Income: \$200,000+	627 (13.98%)	4,044 (12.09%)	9,446 (11.12%)

<b>2024 Avg Household Income</b>	<b>\$122,572</b>	<b>\$124,641</b>	<b>\$118,087</b>
<b>2024 Med Household Income</b>	<b>\$97,811</b>	<b>\$103,260</b>	<b>\$97,172</b>

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9824 Chloe Creek, Fort Worth, TX 76177



# MAJOR EMPLOYERS



The Fort Worth market provides a robust and highly diversified employment landscape, creating a resilient economic bedrock for stable real estate investment. The local economy is strategically anchored by a formidable aerospace and defense sector, featuring major employers such as the United States Air Force Plant 4, Bell, and the NRC NAS JRB Fort Worth. This is powerfully complemented by the corporate headquarters of transportation and logistics giants, including American Airlines and BNSF Railway, which solidify the area's position as a critical mobility hub. A significant concentration of high-wage jobs is further provided by the financial services sector, highlighted by the corporate headquarters for Charles Schwab and a major office for Fidelity Investments. Crucially, recession-resistant healthcare employers like Cook Children's Medical Center, JPS Health Network, and Texas Health Harris Methodist Hospital ensure non-cyclical employment stability. This dynamic combination of public and private sector drivers fosters sustained economic and population growth, underpinning consistent long-term demand in the local housing market.

Employer	Industry	Employees	Distance
United States Air Force Plant 4	Aerospace & Defense	18,000	19.8 mi
American Airlines	Aviation	12,000	21.9 mi
NRC NAS JRB Fort Worth	Government & Military	10,000	18.5 mi
Cook Children's Medical Center	Healthcare	9,000	13.9 mi
JPS Health Network	Healthcare	7,200	13.9 mi
Charles Schwab	Financial Services	6,000	9.9 mi
Fidelity Investments	Financial Services	6,000	12.9 mi
BNSF Railway	Transportation & Logistics	4,900	5.2 mi
Texas Health Harris Methodist Hospital Fort Worth	Healthcare	4,700	14.4 mi
Bell Textron	Aerospace & Defense	4,000	16.9 mi



## Information About Brokerage Services

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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