

VANCOE COMMERCIAL



Rivers Edge

NEC TX-114 & ROARING RIVER RD | FORT WORTH, TEXAS 76247

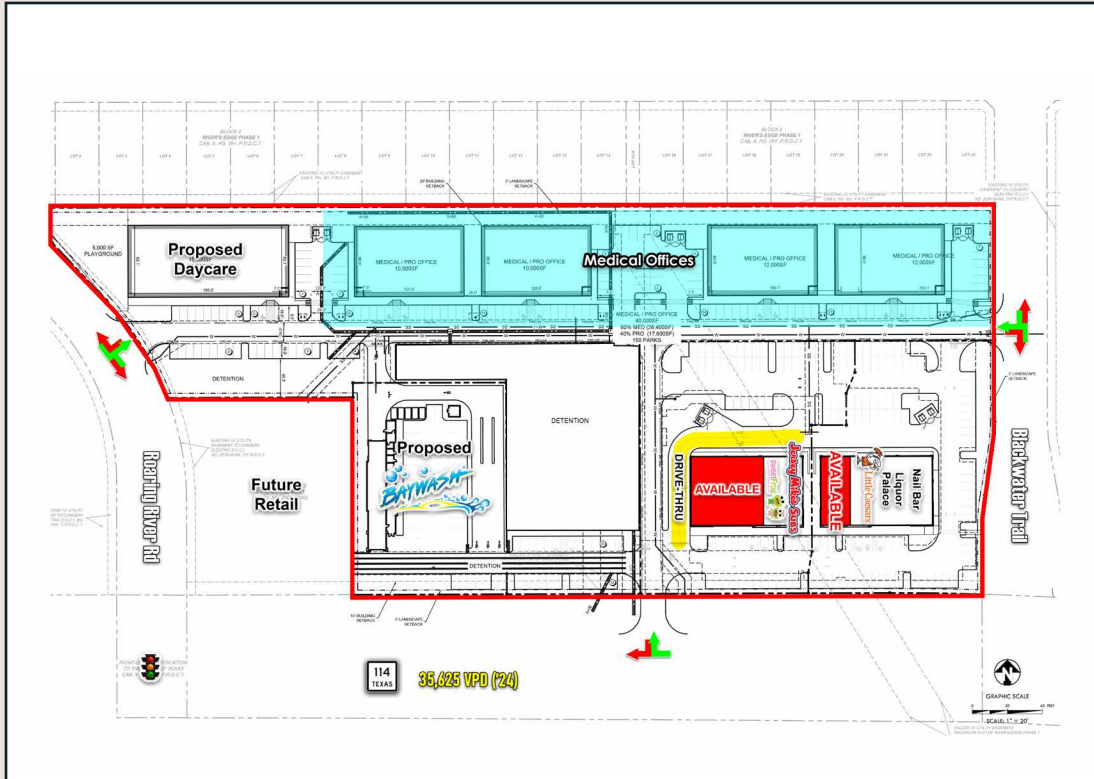
A Development By:

SLATE
VENTURES

Contact:

BLAKE BARNES
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LOCATION

NEC of TX-114 & Roaring River Road
Fort Worth, Texas 76247

AVAILABLE

- 6,900 SF with Drive-Thru Available
- 3,422 SF End Cap Available

RATE

Call for Details

TRAFFIC COUNTS (TXDOT)

35,625 VPD ('24) TX-114 East of Roaring River Rd	29,570 VPD ('24) TX-114 West of Roaring River Rd	20,601 VPD ('24) FM-156
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DEMOGRAPHICS (ESRI)

	1-Mile	3-Mile	5-Mile
2025 Population	9,925	22,392	61,174
2030 Population	13,683	30,345	82,945
Daytime Population	5,795	17,955	50,164
Average HH Income	\$156,537	\$145,925	\$157,634

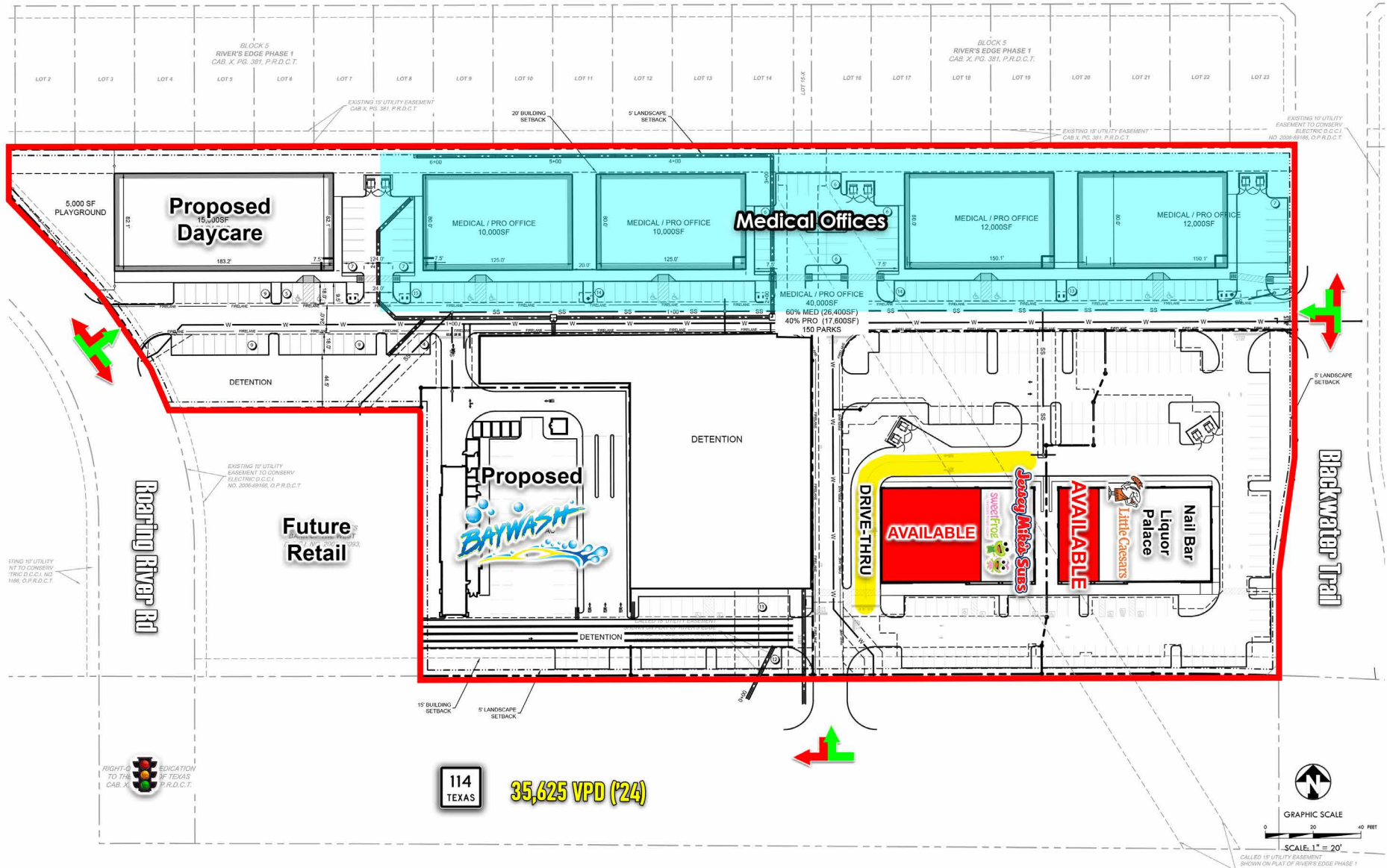
HIGHLIGHTS

- Located less than 3 miles from Tanger Outlets
- NISD - Fastest growing school district in Region 11
- NISD future enrollment growth is 4.7% in 2021 & 4.9% in 2022
- About 4 miles west of Texas Motor Speedway
- Lots sit adjacent from Northwest High School
- Zoned "E" Neighborhood Commercial - Retail, Banks, Restaurants, Office, Service



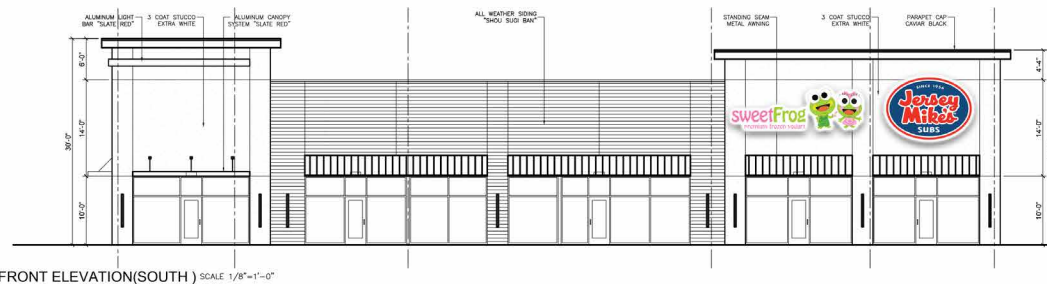
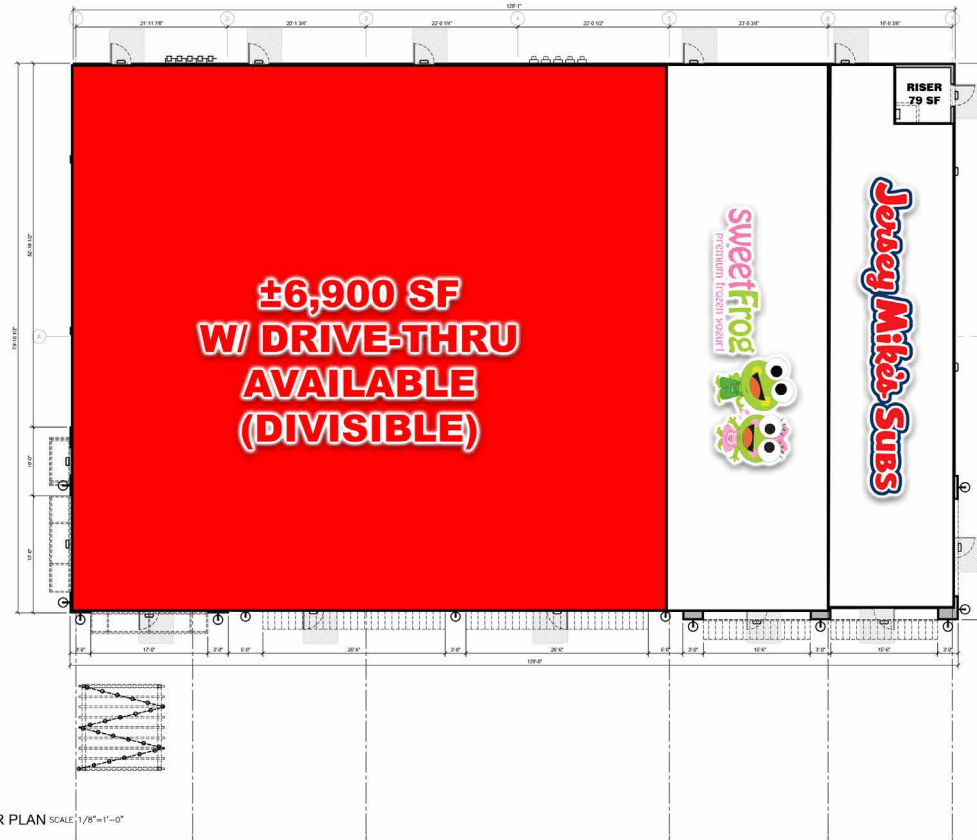
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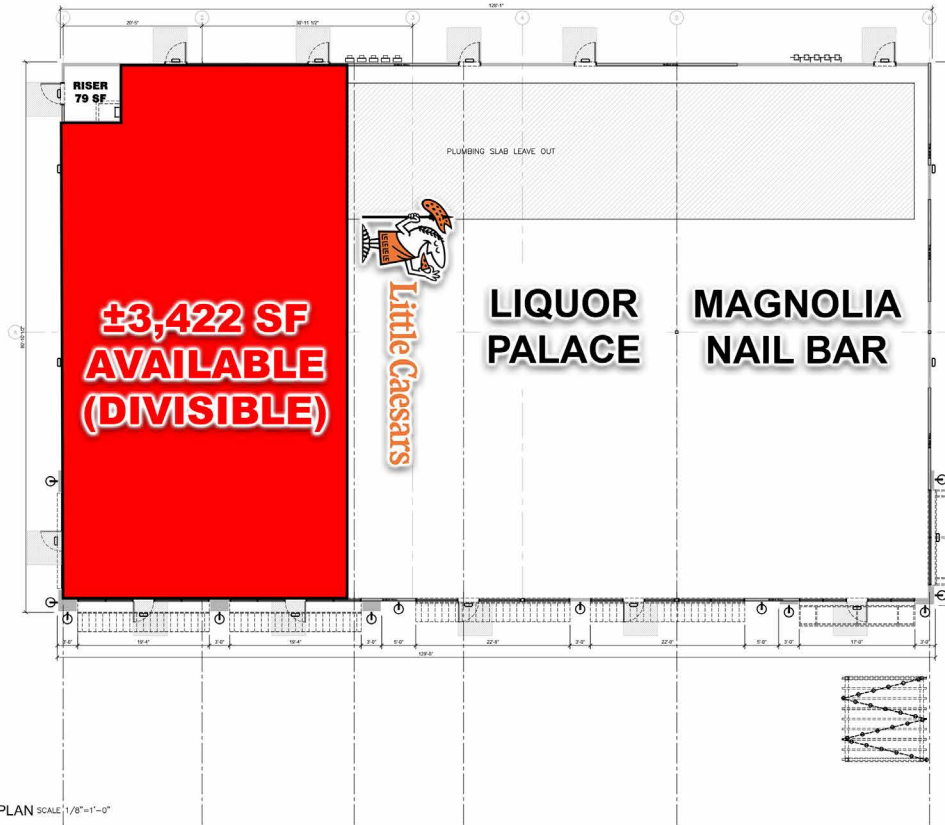
NEC TX-114 & Roaring River Rd | Fort Worth, Texas 76247
Site Plan



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1 - FLOOR PLAN SCALE 1/8"=1'-0"



2 - FRONT ELEVATION(SOUTH) SCALE 1/8"=1'-0"



Rivers Edge

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Site Aerial



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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.

Cal Ryan Fuqua	605847		214-385-2820
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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