

4011 BENBROOK HIGHWAY | FORT WORTH, TEXAS 76116

Benbrook Center

VISTA PROPERTY CO.

MASON DUPERIER | 214.234.2573 | mason@vistapropertyco.com

PROPERTY HIGHLIGHTS

Benbrook Center is situated on 377 just south of the Ridglea Village Shopping center with excellent visibility, a large pylon sign, and surrounded by dense single family.

AVAILABILITY

- 3,360 SF In-Line (divisible)

LEASE RATES

Please Call for Rates



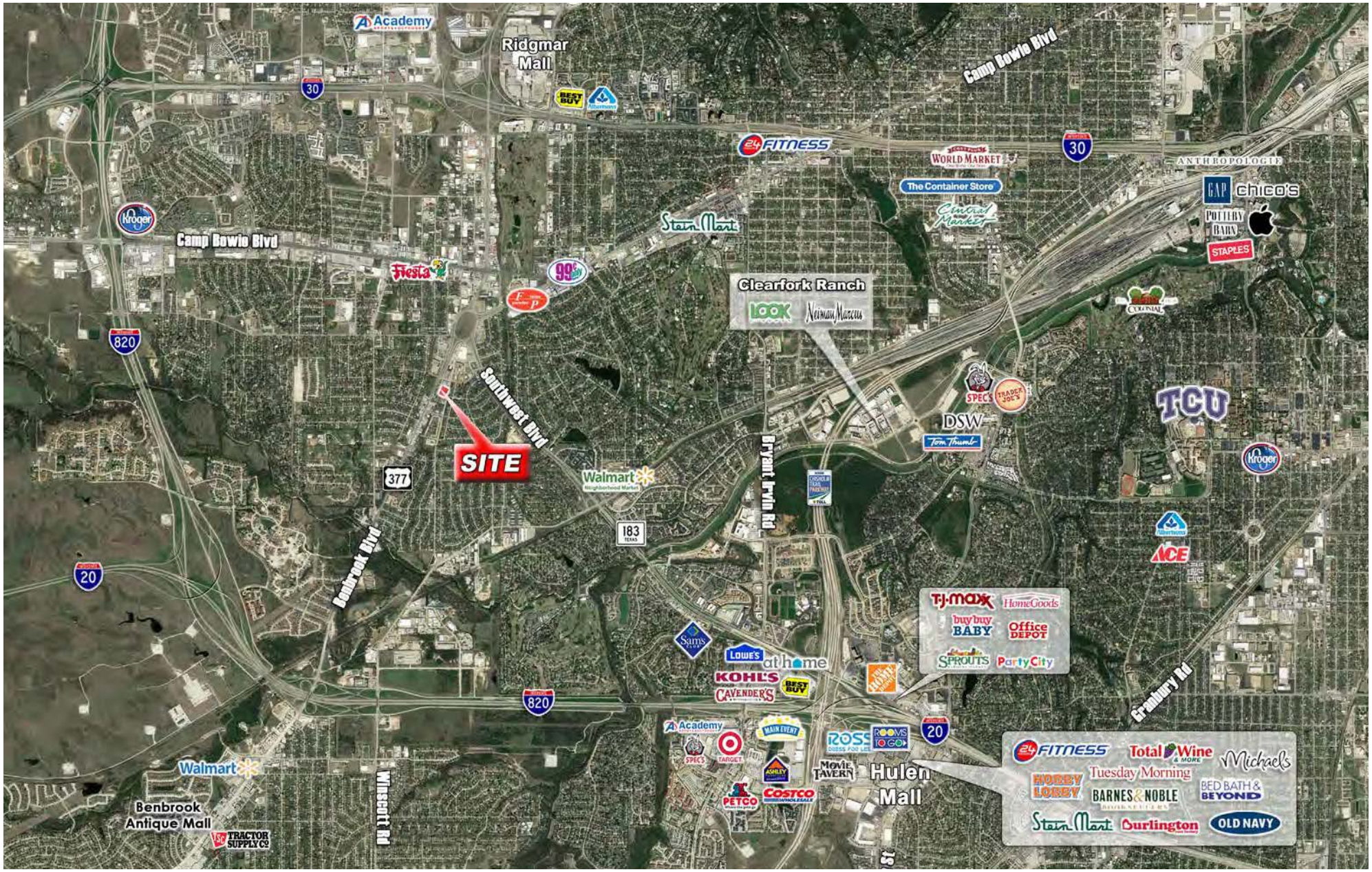
DEMOGRAPHICS

	1 mile	3 miles	5 miles
2023 Population	12,100	84,156	206,970
Employee Population	4,548	41,170	89,685
Average Household Income	$100,897	$100,629	$113,615

Traffic Counts **Benbrook Hwy:** 11,528 VPD | **Southwest Blvd:** 29,725 VPD

AREA RETAILERS

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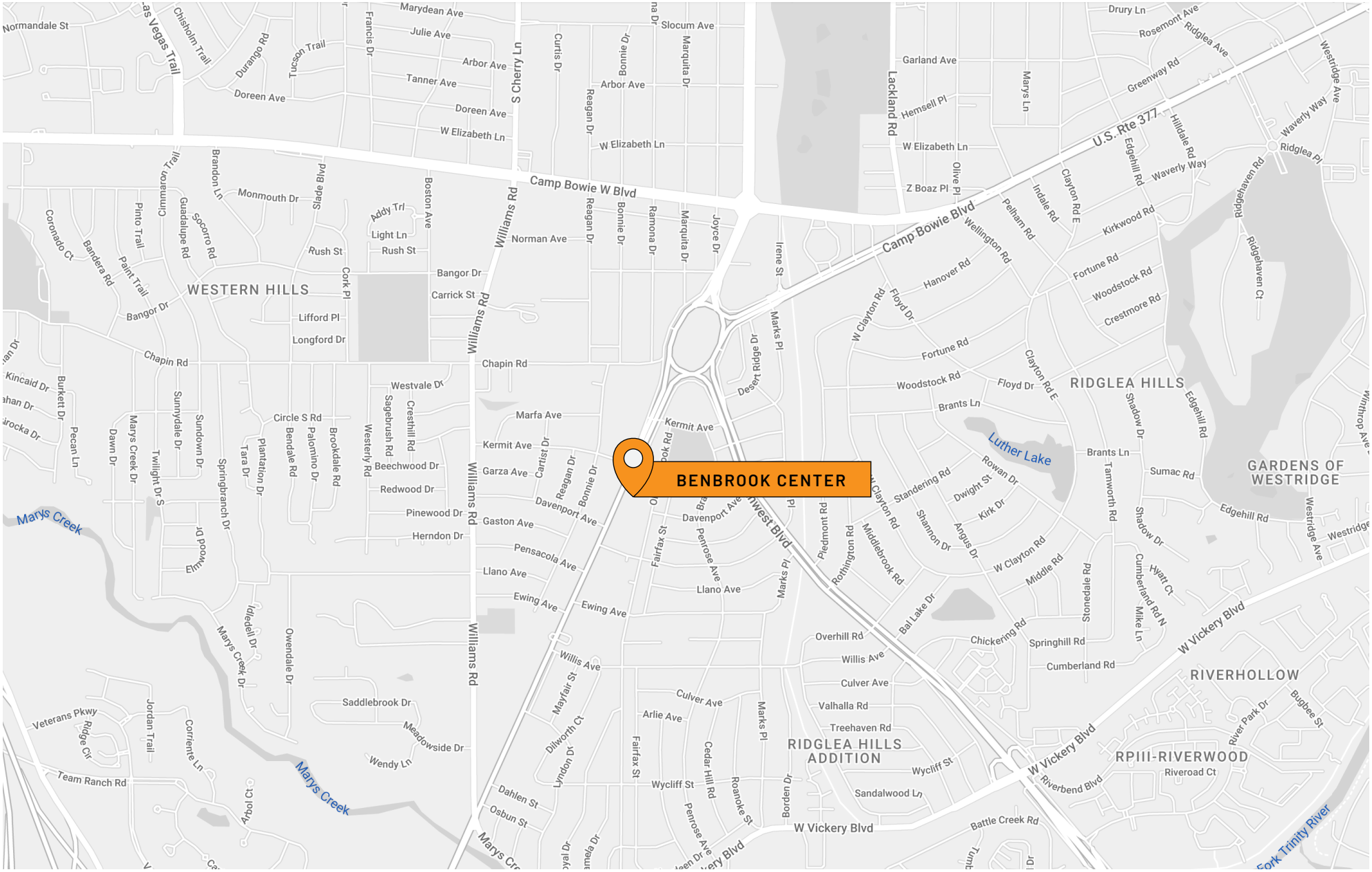
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POPULATION			
2023 Estimated Population	12,100	84,156	206,970
2028 Projected Population	12,270	85,752	214,642
2020 Census Population	11,821	82,634	202,509
2010 Census Population	10,949	73,058	180,418
Projected Annual Growth 2023 to 2028	0.3%	0.4%	0.7%
Historical Annual Growth 2010 to 2023	0.8%	1.2%	1.1%
2023 Median Age	38.3	38.4	38.0
HOUSEHOLDS			
2023 Estimated Households	4,710	37,408	88,492
2028 Projected Households	4,954	39,490	94,899
2020 Census Households	4,540	36,354	85,656
2010 Census Households	4,248	32,360	76,813
Projected Annual Growth 2023 to 2028	1.0%	1.1%	1.4%
Historical Annual Growth 2010 to 2023	0.8%	1.2%	1.2%
RACE AND ETHNICITY			
2023 Estimated White	60.7%	58.3%	61.3%
2023 Estimated Black or African American	6.9%	18.2%	14.0%
2023 Estimated Asian or Pacific Islander	1.4%	2.7%	4.8%
2023 Estimated American Indian or Native Alaskan	1.1%	0.7%	0.7%
2023 Estimated Other Races	29.8%	20.1%	19.1%
2023 Estimated Hispanic	37.4%	25.3%	24.1%

	1 MILE	3 MILES	5 MILES
INCOME			
2023 Estimated Average Household Income	$100,897	$100,629	$113,515
2023 Estimated Median Household Income	$75,953	$73,431	$83,838
2023 Estimated Per Capita Income	$39,276	$44,799	$48,713
EDUCATION (AGE 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	5.6%	4.7%	4.1%
2023 Estimated Some High School (Grade Level 9 to 11)	11.1%	6.7%	5.7%
2023 Estimated High School Graduate	22.9%	23.9%	22.6%
2023 Estimated Some College	21.7%	21.8%	20.7%
2023 Estimated Associates Degree Only	5.3%	6.0%	6.7%
2023 Estimated Bachelors Degree Only	24.4%	23.9%	25.6%
2023 Estimated Graduate Degree	9.1%	12.9%	14.7%
BUSINESS			
2023 Estimated Total Businesses	651	4,934	10,807
2023 Estimated Total Employees	4,548	41,170	89,665
2023 Estimated Employee Population per Business	7.0	8.3	8.3
2023 Estimated Residential Population per Business	18.6	17.1	19.2

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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 listng 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.

VPC Property Services, Inc.	9004601	colton@vistapropertyco.com	214.234.2555
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colton Wright	550365	colton@vistapropertyco.com	214.234.2574
Designated Broker of Firm	License No.	Email	Phone
Mason duPerier	9004601	mason@vistapropertyco.com	214.234.2573
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 _____