



— 3000 MONTGOMERY STREET | FORT WORTH, TEXAS 76107

Montgomery Center



MASON DUPERIER | 214.234.2573 | mason@vistapropertyco.com

PROPERTY HIGHLIGHTS

- Building has been completely redeveloped with new storefronts, façade work, restrooms and more.
- Plenty of parking for restaurants, retail and more!
- Building is ideally positioned at the SWC of Lovell and Montgomery across the street from Fort Worth's famous Railhead BBQ, a Flying Fish, co-working and creative mixed use space.
- Easy access to I-30 & Chisholm Trail Parkway

AVAILABILITY

100% Leased

LEASE RATES

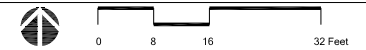
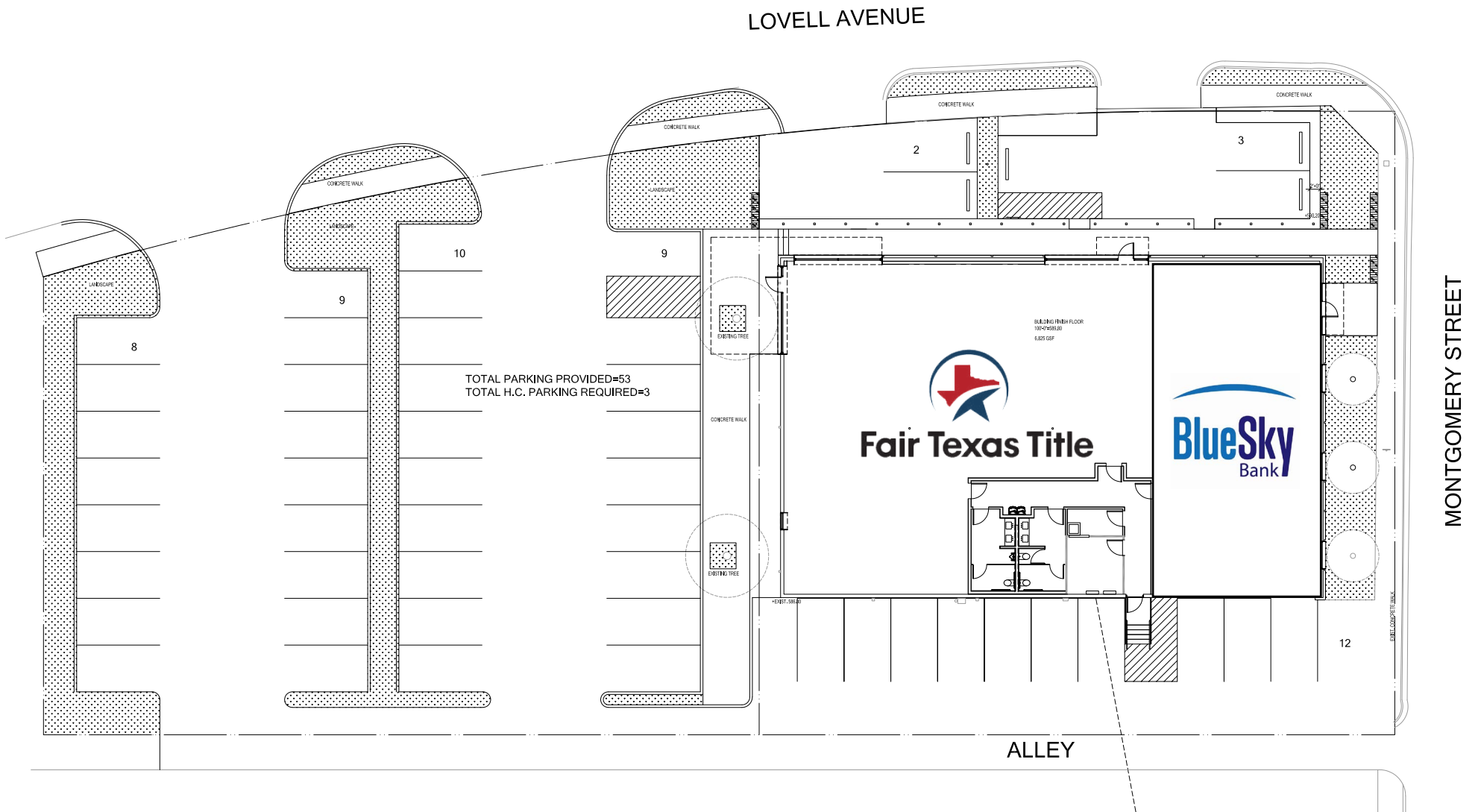
Please Call for Rates

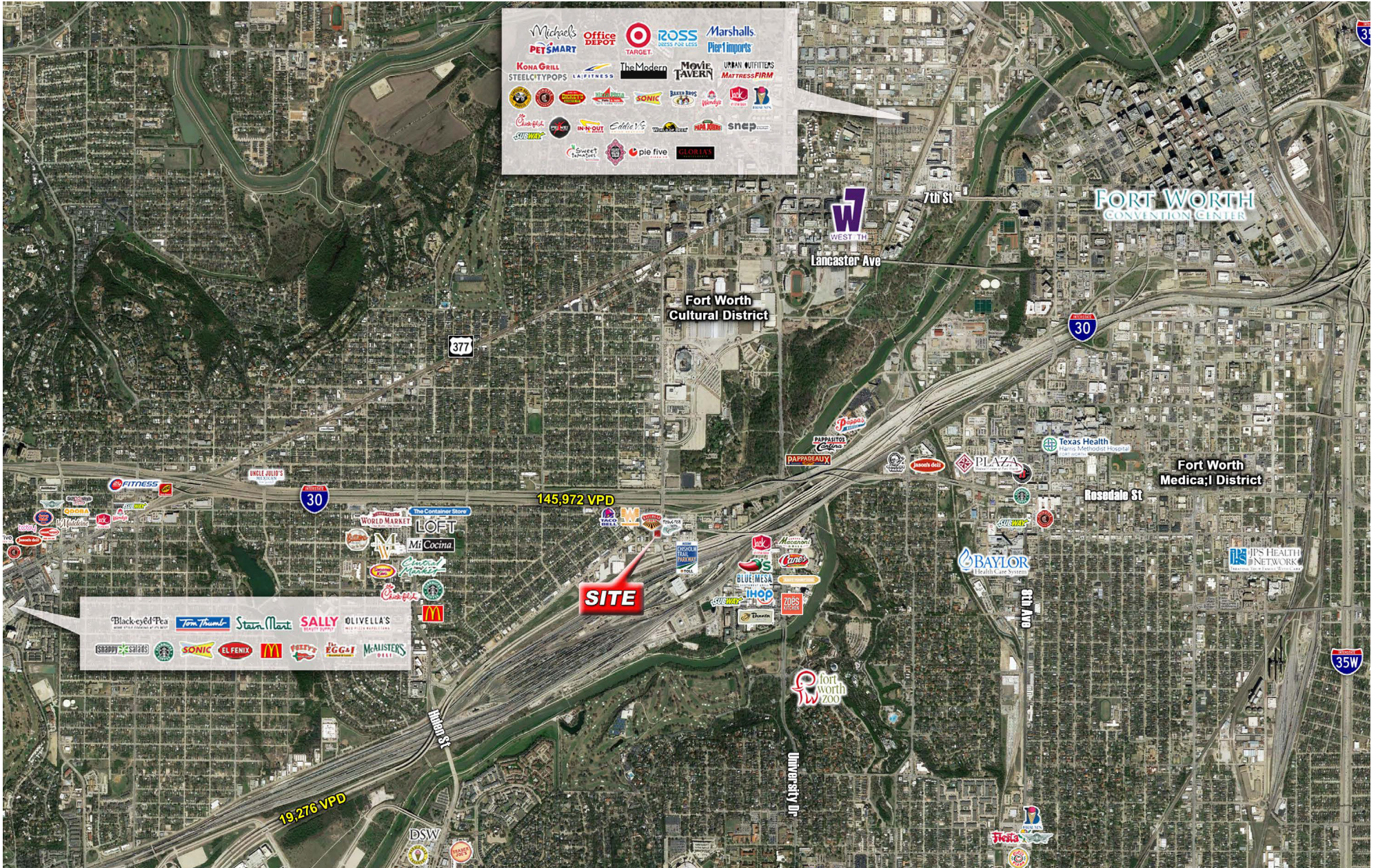
DEMOGRAPHICS

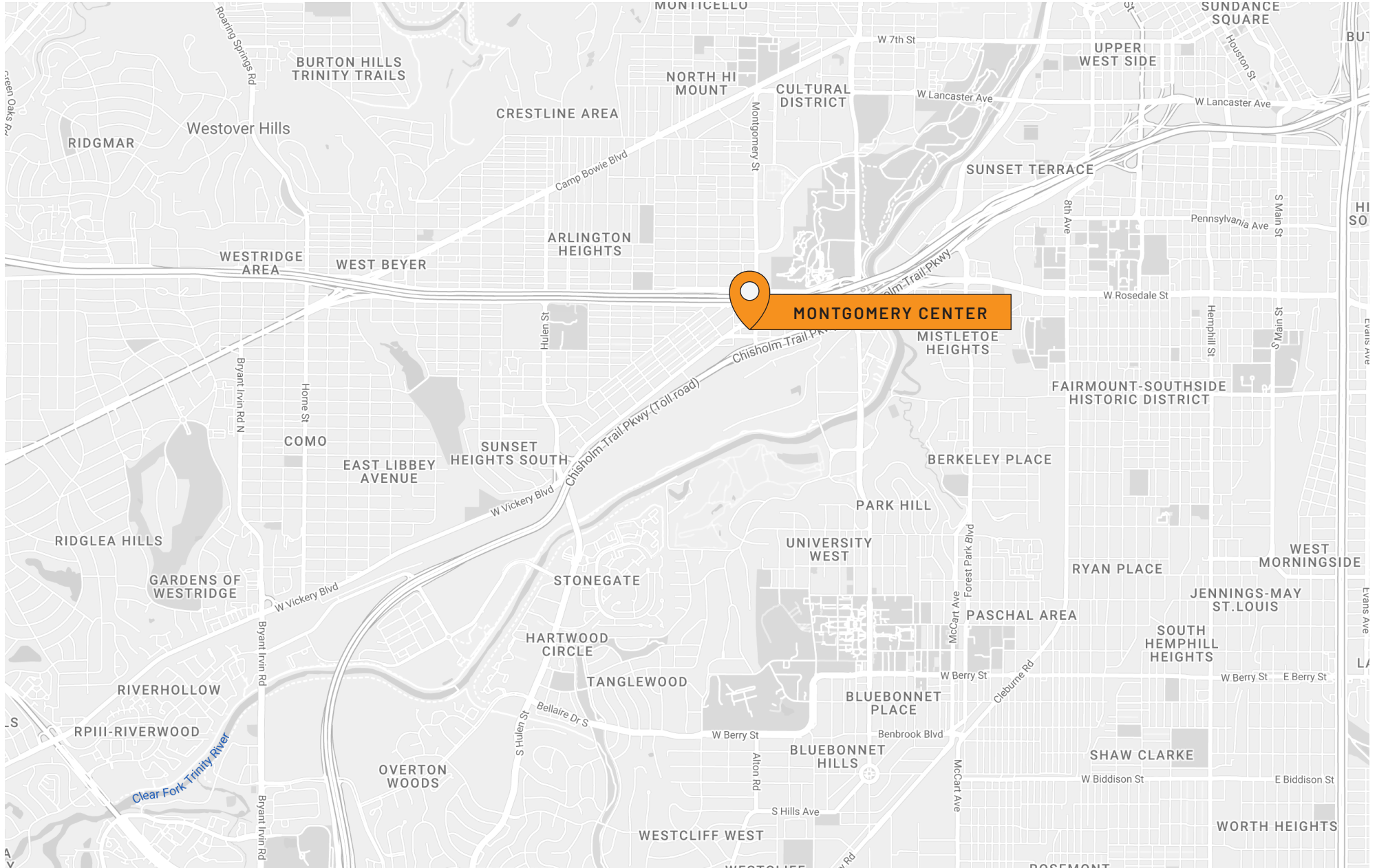
	1 mile	3 miles	5 miles
2018 Population	7,509	98,072	278,371
Daytime Population	13,016	194,469	375,668
Average Household Income	\$104,875	\$86,096	\$71,197
Traffic Counts	I-30: 145,972 VPD Chisholm Trail Pkwy: 19,276 VPD		











	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	6,777	105,450	290,514
2028 Projected Population	7,127	109,707	303,857
2020 Census Population	6,700	103,050	282,884
2010 Census Population	6,523	85,351	249,966
Projected Annual Growth 2023 to 2028	1.0%	0.8%	0.9%
Historical Annual Growth 2010 to 2023	0.3%	1.8%	1.2%
2023 Median Age	39.1	36.9	35.1
HOUSEHOLDS			
2023 Estimated Households	3,171	43,295	108,925
2028 Projected Households	3,454	46,892	117,992
2020 Census Households	3,094	41,649	104,785
2010 Census Households	3,008	35,209	92,811
Projected Annual Growth 2023 to 2028	1.8%	1.7%	1.7%
Historical Annual Growth 2010 to 2023	0.4%	1.8%	1.3%
RACE AND ETHNICITY			
2023 Estimated White	71.1%	58.4%	48.2%
2023 Estimated Black or African American	4.3%	13.5%	14.6%
2023 Estimated Asian or Pacific Islander	2.1%	6.5%	3.9%
2023 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.9%
2023 Estimated Other Races	22.0%	21.0%	32.5%
2023 Estimated Hispanic	28.0%	27.5%	43.2%

	1 MILE	3 MILES	5 MILES
INCOME			
2023 Estimated Average Household Income	\$140,494	\$132,208	\$102,647
2023 Estimated Median Household Income	\$98,829	\$95,321	\$75,618
2023 Estimated Per Capita Income	\$65,773	\$55,154	\$39,020
EDUCATION (AGE 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	6.2%	7.0%	10.9%
2023 Estimated Some High School (Grade Level 9 to 11)	4.8%	6.9%	10.5%
2023 Estimated High School Graduate	11.6%	16.3%	22.9%
2023 Estimated Some College	16.4%	15.6%	16.6%
2023 Estimated Associates Degree Only	6.1%	5.4%	5.3%
2023 Estimated Bachelors Degree Only	34.5%	29.3%	21.0%
2023 Estimated Graduate Degree	20.5%	19.5%	12.7%
BUSINESS			
2023 Estimated Total Businesses	1,025	11,387	18,656
2023 Estimated Total Employees	8,284	120,855	188,288
2023 Estimated Employee Population per Business	8.1	10.6	10.1
2023 Estimated Residential Population per Business	6.6	9.3	15.6

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1 This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.





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 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.

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