

THE BLED SOE

2800 & 2836 BLED SOE STREET, FORT WORTH, TEXAS
LEASE OFFERING



 **FIFTH**
CORNER

DEMAND GENERATORS



Fort Worth Central Business District

DFW ranks third in the U.S. for having the most Fortune 500 companies within a major metropolitan area. In 2018, Forbes named Fort Worth one of the five fastest growing cities in the U.S.

Cultural District

The Cultural District is home to major museums, including the architecturally striking Modern Art Museum of Fort Worth, the Fort Worth Museum of Science and History, and the Kimbell Art Museum.

Dickie's Arena

Dickies Arena is a 14,000-seat multipurpose entertainment and sports arena.

Fort Worth Botanical Garden

120 acres and minutes from downtown, it is one of the largest centers for botanical exploration and discovery in the United States.

Fort Worth Zoo

The zoo is home to 7,000 native and exotic animals and has been named as one of the nation's top zoos by USA Today.

Texas Christian University

Established in 1873, TCU is a private university with a 325-acre campus, consisting of 12,000 students.

Fort Worth Medical District

Home to Tarrant County's major hospitals as well as dozens of independent medical clinics. The district's healthcare facilities account for \$4.2 billion annual economic impact in Ft. Worth and provides approximately 40,000 jobs.

LOCATION

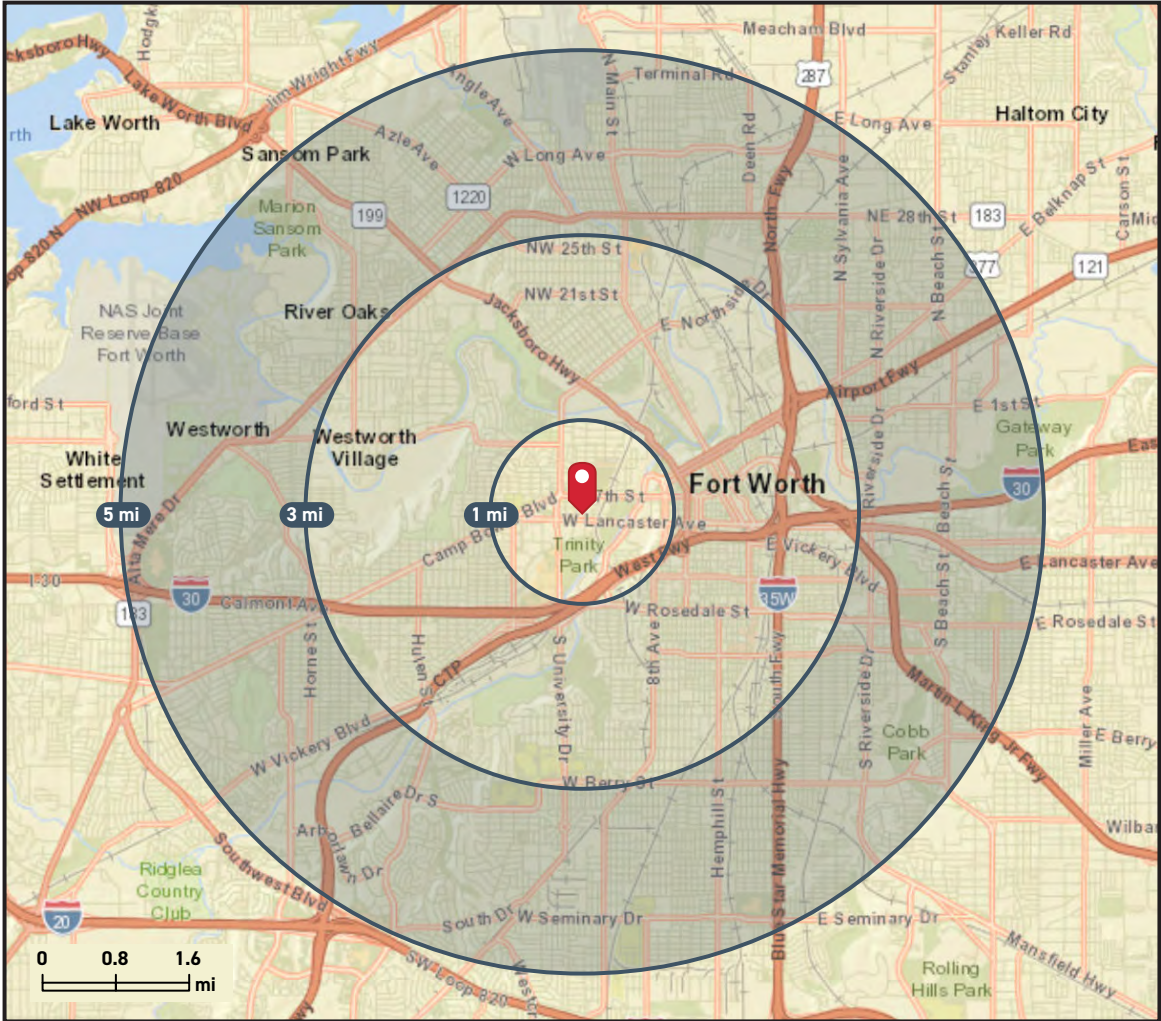
- Located in Fort Worth's premier entertainment district
- New concepts to the area, including Bottled Blonde, Concrete Cowboy, and more!
- Traffic Generators include Dickies Arena, Will Rogers Memorial Center, Amon Carter, Kimbell Art and Modern Art Museums, UNT Health Science Center
- Several upscale apartment communities
- Countless bar, restaurant, and entertainment venues in the neighborhood

AREA TRAFFIC COUNTS

- University Drive: 24,564 Vehicles Per Day
- 7TH Street: 25,403 Vehicles Per Day



DEMOGRAPHICS



DEMOGRAPHIC PROFILE	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population	11,214	98,543	282,933
Average Household Income	\$96,571	\$86,046	\$76,488
Daytime Population	22,868	161,531	335,641
Projected Population Growth Rate (2020-2025)	3.22%	2.31%	1.40%

SITE PLAN



CENTRAL BUSINESS DISTRICT
1.5 MILES (5 MINUTES)

7TH ST

FOCH ST

BLEDSE ST

CURRIE ST

**W. 7TH ADDITIONAL
AMPLE PARKING
(1 BLOCK SOUTH)**

DICKIE'S ARENA

TEXAS CHRISTIAN
UNIVERSITY
(2.5 MI)

CULTURAL
DISTRICT

CURRIE ST

MORTON ST

BLED SOE ST





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.

<u>Fifth Corner, LLC</u>	<u>9008301</u>	<u>ttayar@fifthcorner.com</u>	<u>281-251-5550</u>
<small>Licensed Broker / Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<u>Tenel Tayar</u>	<u>426941</u>	<u>ttayar@fifthcorner.com</u>	<u>281-251-5550</u>
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<small>Licensed Supervisor of Sales Agent / Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<small>Sales Agent / Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

<u> </u>	<u> </u>
<small>Buyer / Tenant / Seller / Landlord Initials</small>	<small>Date</small>

KEY CONTACT

TAYLOR MANN

Vice President

Direct 713.751.2334

Mobile 713.725.1340

taylor@fifthcorner.com

LEGAL NOTICE

The information contained in this brochure is for informational purposes only and all market analysis and projections are merely examples. The examples are not intended to represent or guarantee that the results will be achieved. You understand that Fifth Corner is not warranting the accuracy, completeness, merchantability or fitness of any information contained in this brochure. You recognize any business endeavor has inherent risk for loss of capital and that there are no guarantees on your investment.

©2022 Fifth Corner