

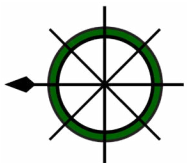
FOR LEASE



**WATERSIDE**

**NWC OF BRYANT IRVIN RD & ARBORLAWN DR**

**FORT WORTH, TEXAS**



**DUWEST**  
CREATING · ENHANCING · PROTECTING · VALUE

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- 677 SF 2nd Gen Restaurant
- 2,000 SF 2nd Gen Retail



**WATERSIDE**

**TRADEMARK**

4403 North Central Expressway #200 Dallas Texas 75205

**duwestrealty.com**

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

# WATERSIDE | NWC of Bryant Irvin Rd & Arborlawn Dr, Fort Worth, Texas 76109

## OVERVIEW

- 677 SF 2nd Gen Restaurant Space Available (former Steel City Pops)
- 2,000 SF 2nd Gen Retail Space Available
- 500 SF Micro Space Available
- Waterside is a **63 Acre** Mixed-Use Development at the northwest corner of Bryant Irvin Rd & Arborlawn Dr with **160,000 SF Retail Center, 119 Key Marriott Residence Inn, 25,000 SF Office Space** and **740 Multifamily Residential Units**
- Key Tenants include Whole Foods, REI, Cycle Bar, Pei Wei, CAVA, PNC Bank, Piatello Italian Kitchen, Tricky Fish, Solis Mammography, StretchLab, Club Pilates, F45, Mattress Firm, and Play Street Museum
- Call for Pricing

## TRAFFIC COUNTS

Bryant Irvin Rd: 27,580 VPD (Kalibrate 2022)  
SH 183: 38,797 VPD | Chisholm Trail Pkwy: 35,577 VPD (TXDOT 2021)

## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2022 Population	12,843	99,114	265,621
Daytime Pop.	13,912	111,629	287,430
2022 Households	7,042	44,417	109,359
Avg HH Income	\$102,455	\$109,695	\$99,776



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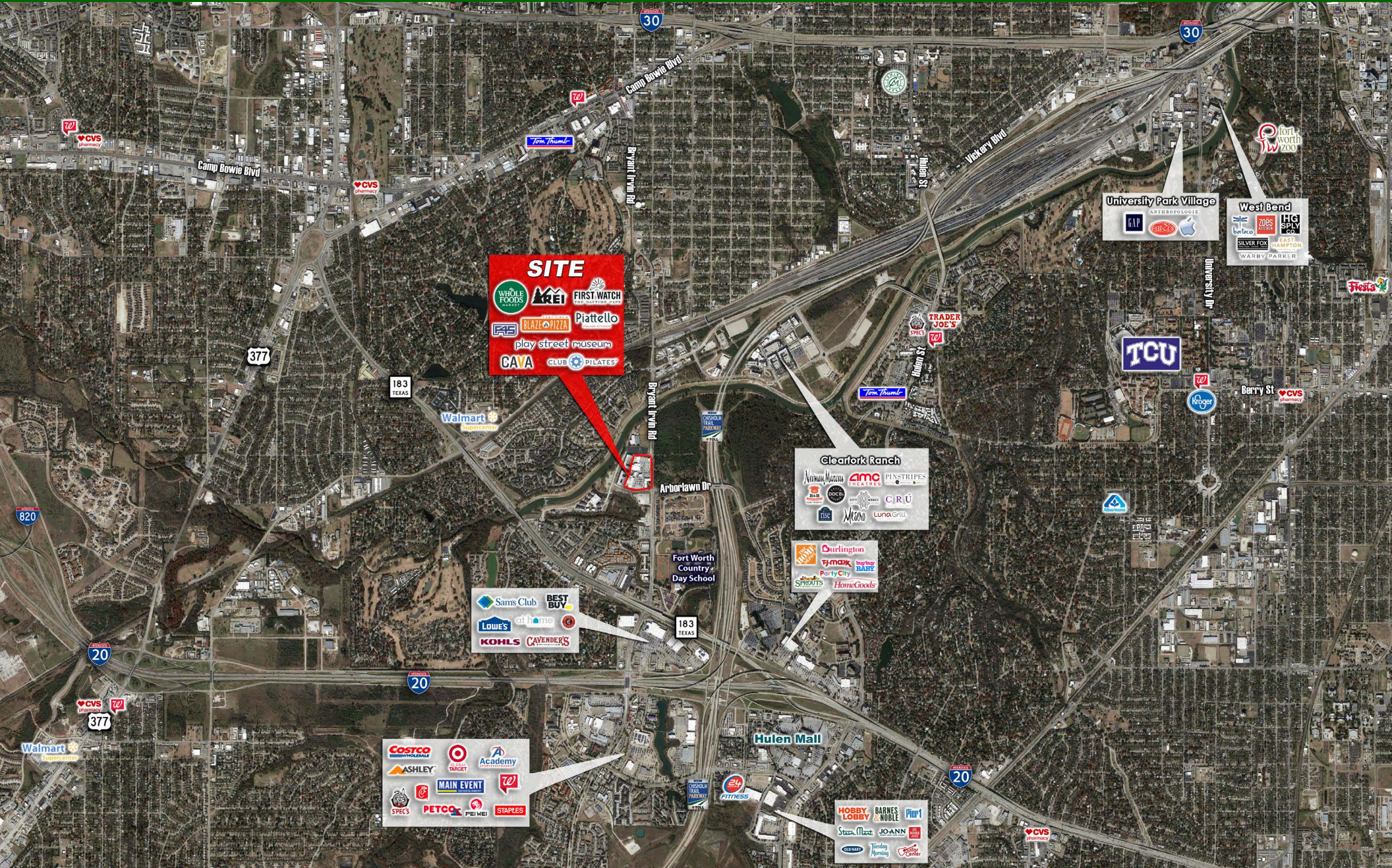
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## FORT WORTH FAST FACTS

- 2023 Total Population: **980,995**
- **993,038** Daytime Population
- 2028 Projected Population: **1,072,463**
- **\$310,305** Average Home Value
- **345,660** Total Households
- **497,207** Civilian Population 16+
- **4.1%** Unemployment Rate

(Source: ESRI 2023)



- The 2020 Census ranked Fort Worth as the 13th largest city in the nation, quickly ascending the ranks of big cities from its place as the 15th largest in 2017.

- The City's population is on track to pass the one million mark in 2024.
- Recent developments have heightened the profile of the City, from Dickies Arena to the opening of Texas Christian University (TCU) School of Medicine to continued development along the Trinity River corridor.
- Hillwood's investments at Alliance (and beyond) continue to make national news.
- Dallas-Fort Worth is a talent magnet, drawing new residents from across the US.
- The US is in a golden age of industrial development and the Dallas-Fort Worth metro area is leading the way.
- Fort Worth is uniquely positioned among American cities to attract future job growth and investment from industrial development.





## **QUALITY OF LIFE**

Fort Worth is a three-time All American City (according to National Civic League) and boasts the #1 downtown in the United States (Livability.com, 2014 ranking). Plus, the city offers an average of 230 sunny days to enjoy each year.



## **WIDE OPEN FOR BUSINESS**

From innovative aerospace & aviation, oil and gas, transportation & logistics and some of the brightest medical researchers to numerous major corporations, Fort Worth is the place where a multitude of businesses are making their homes.



## **GREAT PLACE, GREAT PEOPLE**

DFW is the 4th largest Metropolitan Statistical Area in the U.S. with Fort Worth as the 12th largest city. Median household incomes and average education rank very high with unemployment lower than the national average.



## **BUSINESS FRIENDLY**

Fort Worth has a 12 percent lower cost of doing business than the national average, a low cost of real estate, pro-business government ready to partner and provide incentives and an abundance of quality land to develop.



## **CONNECTED TO IT ALL**

Fort Worth is within four hours flight of all major U.S. destinations with direct service to hundreds of domestic and international cities. Additionally, a strong system of highways, rail and bus make commuting throughout the Metroplex easy.



## **BIG CITY, SMALL TOWN FEEL**

Fort Worth may be the 12th largest city in the country, but it feels like a small town. Come for the opportunity, stay for the community.

*Source: [itbeginsinfortworth.com](http://itbeginsinfortworth.com)*





# 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.

11-2-2015



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

DuWest Management Inc.	605046		214-720-0004
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