THE MAKENS COMPANY
Broker

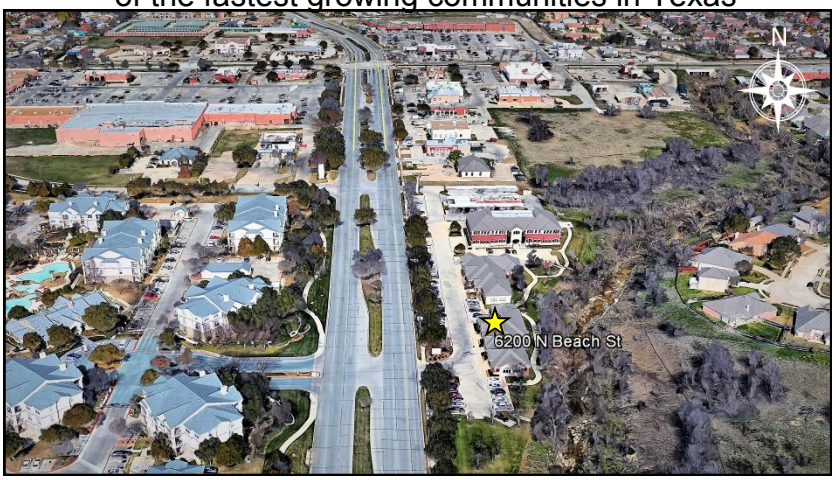
For Lease

Fossil Creek Office Park I

Property Information:

- **Size: 2,771Square Feet**
- **Term: 3-5 years**
- Electrical Service metered separately
- Fossil Creek I is highly visible on N. Beach Street, located near the intersection of Western Center Boulevard, where combined traffic counts exceed 60,000 vehicles per day.
- Convenient to I-35W and Loop 820; near numerous restaurants, retail and banks.
- Fossil Creek I is located 10 minutes from Downtown Fort Worth, 10 minutes from the Alliance Texas (and 15 minutes from the DFW Airport (4th largest airport in the United States).

Well positioned in the heart of north Tarrant County's explosive growth corridor, Fossil Creek is nestled in an area of tremendous residential growth and is one of the fastest growing communities in Texas



For more information, please contact: Brian Tobey tobey@makens.com ph: 817-540-3229 x214

Licensed in the State of Texas

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE, HOWEVER, THE MAKENS COMPANY MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR CONDITIONS PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE. TEXAS LAW REQUIRES LICENSEE TO DISCLOSE THAT IT IS REPRESENTING THE SELLER/LANDLORD IN THE MARKETING OF THIS PROPERTY.

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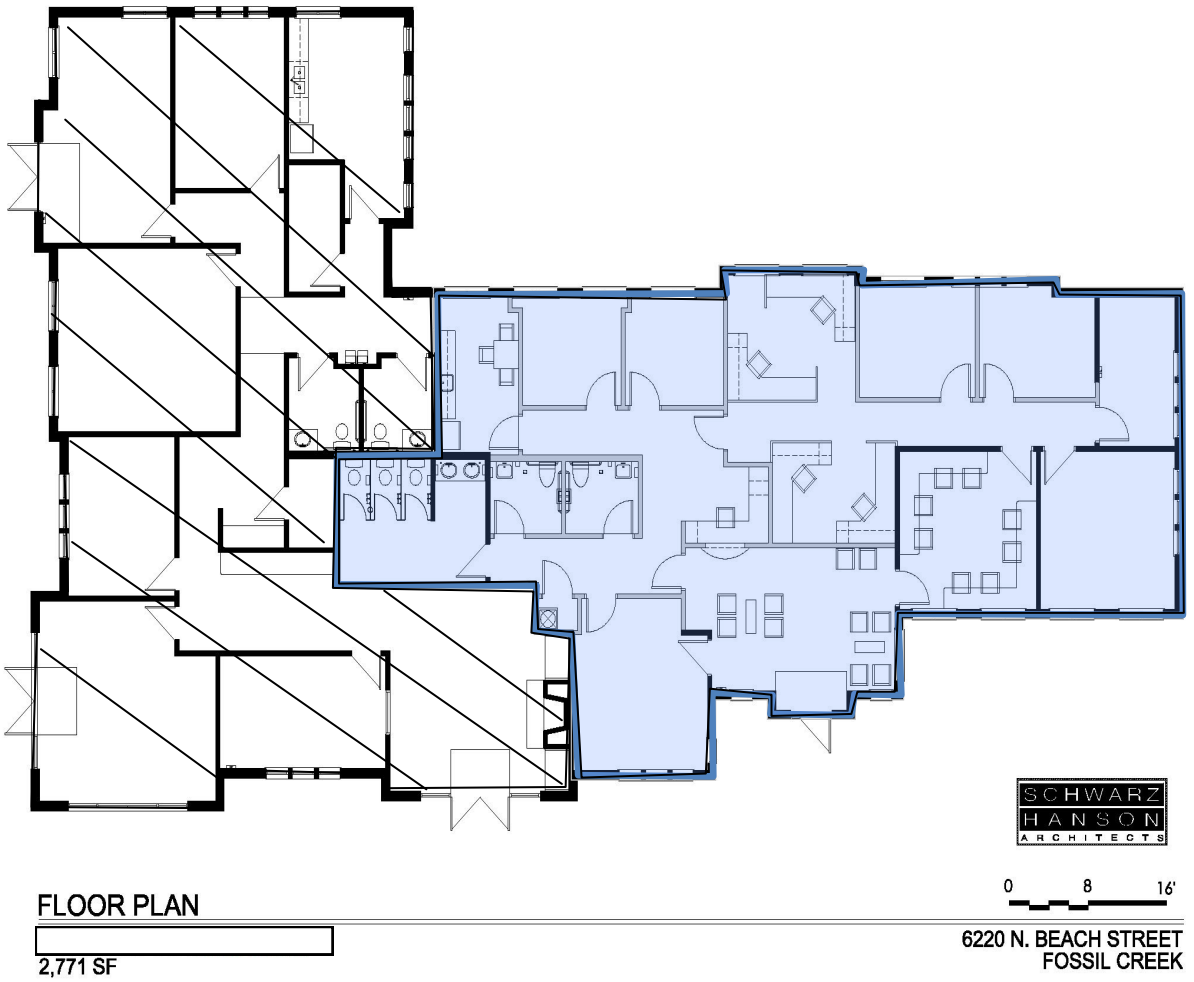
Fossil Creek Office Park I

6200 N. Beach Street
Ft. Worth, TX



Demographics: (2016)	**3 mile**	**5 mile**
Population:	116,391	290,555
Average HH Income:	$91,167	$92,10

Traffic Count (2009):

North Beach Street - 37,776 VPD

Western Center Blvd. - 26,884 VPD

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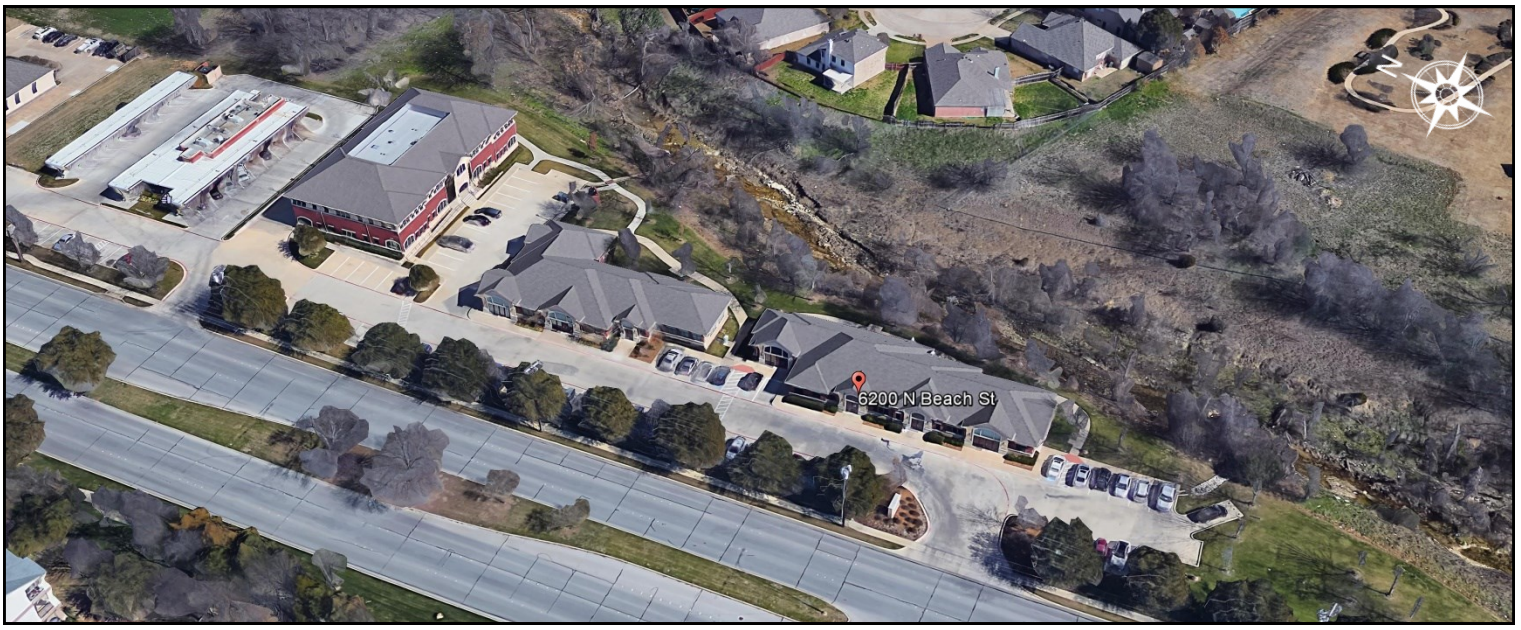

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EASI Updated Site Selection Reports & Analysis

Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	5,165	47,658	138,376
Population (4/1/2000)	13,478	74,267	186,540
Population (4/1/2010)	17,284	105,294	263,311
Population (1/1/2016)	19,160	116,391	290,555
Population (1/1/2021)	19,994	121,490	303,265
Percent Growth (2016/2010)	10.85	10.54	10.35
Percent Forecast (2021/2016)	4.35	4.38	4.37
HOUSEHOLDS BY YEAR			
Households (4/1/1990)	2,066	16,557	48,079
Households (4/1/2000)	5,248	26,332	64,481
Households (4/1/2010)	6,943	38,000	90,898
Households (1/1/2016)	7,582	41,375	98,803
Households (1/1/2021)	7,873	42,973	102,621
Percent Growth (2016/2010)	9.2	8.88	8.7
Percent Forecast (2021/2016)	3.84	3.86	3.86
GENERAL POPULATION CHARACTERISTICS			
Median Age	32.2	32.3	32.7
Male	9,430	57,382	143,594
Female	9,730	59,009	146,961
Density	4,829.60	4,477.40	3,608.40
Urban	19,160	116,391	290,555
Rural	0	0	0
GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2016)	7,582	41,375	98,803
Families	4,687	29,327	72,965
Non-Family Households	2,895	12,048	25,838
Average Size of Household	2.53	2.81	2.93
Median Age of Householder	43.7	45.2	46.6
Median Value Owner Occupied ($)	134,832	122,401	127,662
Median Rent ($)	769	837	788
Median Vehicles Per Household	2.2	2.4	2.4
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	8,008	43,601	104,109
Housing, Owner Occupied	3,721	26,196	66,263
Housing, Renter Occupied	3,861	15,179	32,540
Housing, Vacant	426	2,226	5,306

POPULATION BY RACE			
White Alone	12,999	84,232	215,369
Black Alone	2,003	9,264	19,161
Asian Alone	2,146	9,874	18,620
American Indian and Alaska Native Alone	107	719	2,017
Other Race Alone	1,154	8,093	24,735
Two or More Races	751	4,209	10,653

POPULATION BY ETHNICITY			
Hispanic	4,142	28,023	82,928
White Non-Hispanic	10,401	66,481	162,598

GENERAL INCOME CHARACTERISTICS			
Total Personal Income ($)	690,477,592	3,772,690,419	9,136,838,154
Total Household Income ($)	690,477,592	3,772,055,031	9,100,758,460
Median Household Income ($)	78,036	75,067	75,421
Average Household Income ($)	91,068	91,167	92,110
Per Capita Income ($)	36,037	32,414	31,446

RETAIL SALES			
Total Retail Sales (including Food Services) ($)	34,392	673,053	3,465,109

CONSUMER EXPENDITURES			
Total Annual Expenditures ($000)	468,642.10	2,623,262.30	6,335,456.90

EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	3,091	23,638	74,376
Establishments, Total (by Place of Work)	110	1,049	3,950

EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	124	125	126
EASI Total Crime Index (US Avg=100; A=High)	79	41	46
EASI Weather Index (US Avg=100)	149	149	149
BLOCK GROUP COUNT	8	64	159

Footnotes:

Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics.

All estimates are as of 1/1/2016 unless otherwise stated.

11-2-2015

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.

EQUAL HOUSING OPPORTUNITY

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.

The Makens Company	513206		817-540-3229
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Makens	350242	jm@makens.com	817-540-3229
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 _____