



TIMBER CREEK SHOPPING CENTER

931 WINSCOTT RD
BENBROOK, TX 76126

John Jones

Advisor / Property Manager

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Property Summary



OFFERING SUMMARY

Available SF:	1,293 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Lot Size:	1.39 Acres
Year Built:	1984
Building Size:	17,486 SF
Market:	Southwest Fort Worth

PROPERTY OVERVIEW

Timber Creek Shopping Center has one available space for lease. This neighborhood shopping center has great visibility and easy access to I-20 & HWY 377.

LOCATION OVERVIEW

Timber Creek Shopping Center located on Winscott Rd across from New River Church in Benbrook.

PROPERTY HIGHLIGHTS

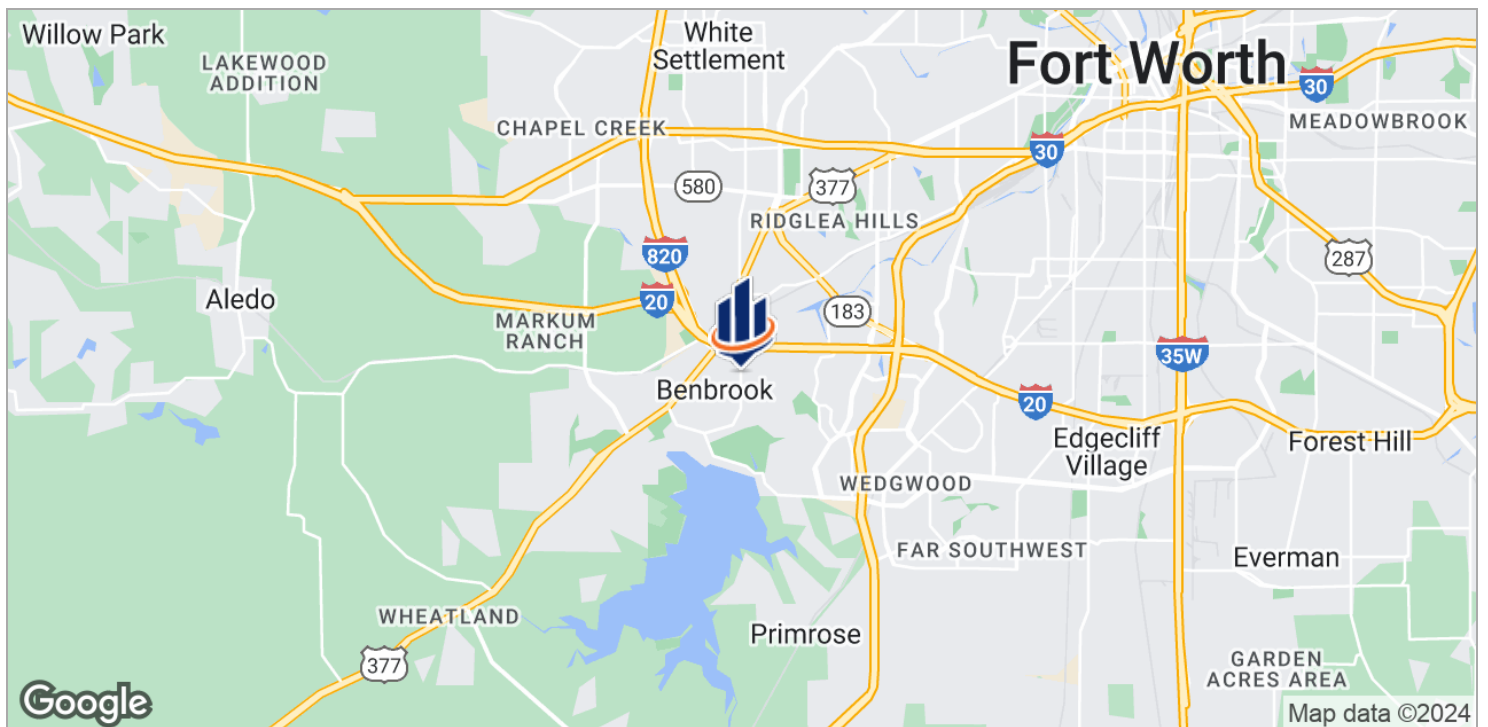
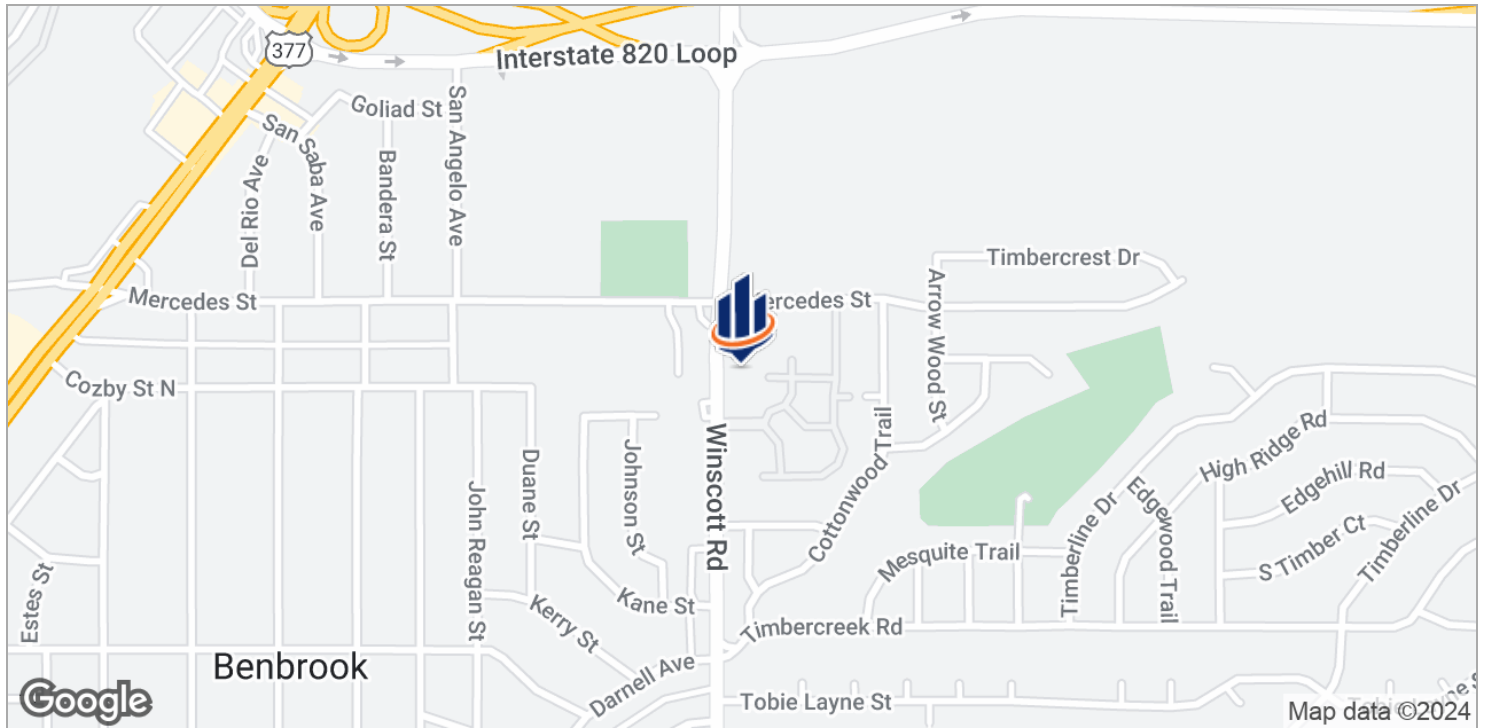
- Excellent Visibility from Winscott Rd.
- Competitive Lease Rates
- Ample Parking
- Located 35.5 Miles from Dallas/Fort Worth International Airport
- Local Neighborhood Shopping Center
- Excellent access to I-20 & HWY 377
- Renovated in 2018
- Located Near Benbrook City Hall
- Established Neighborhoods Surrounding the Property

Available Spaces

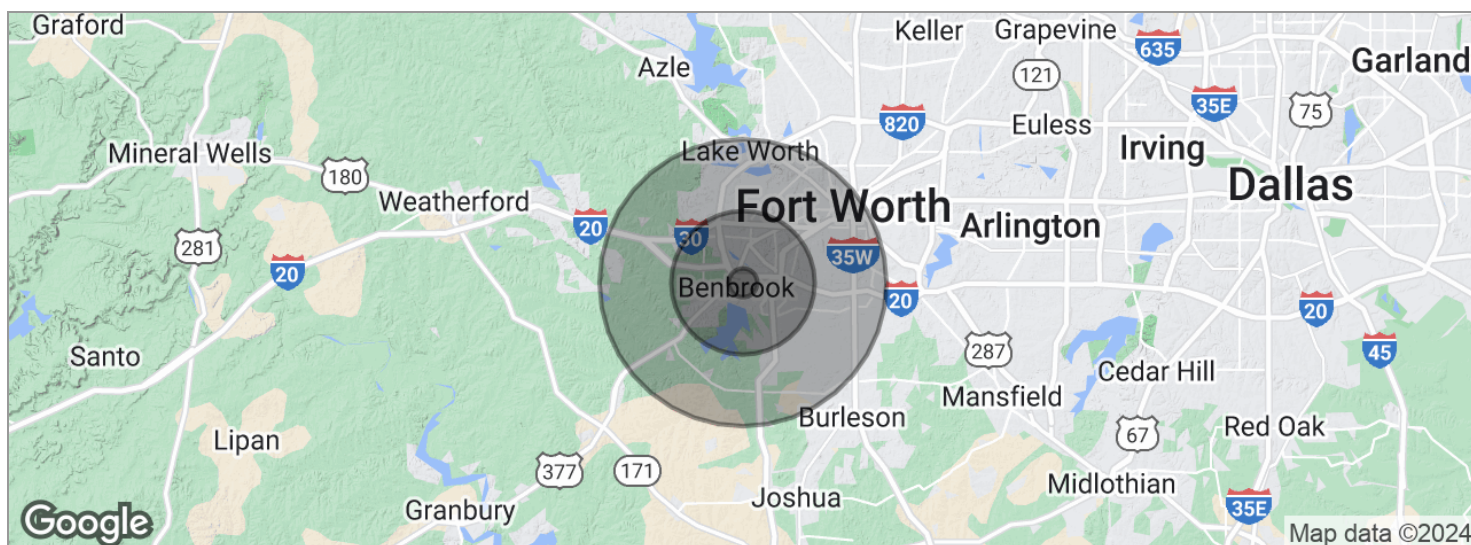


LEASE RATE:	\$14.00 SF/YR	TOTAL SPACE:	1,293 SF
LEASE TYPE:	NNN	LEASE TERM:	Negotiable

SPACE	LEASE RATE	LEASE TYPE	SIZE	TERM
Suite 999	\$14.00 SF/yr	NNN	1,293 SF	Negotiable



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,218	141,135	487,910
Median age	41.2	37.6	34.0
Median age [Male]	39.2	36.0	32.8
Median age [Female]	42.3	38.9	35.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,660	62,068	182,948
# of persons per HH	2.5	2.3	2.7
Average HH income	\$82,449	\$71,968	\$67,526
Average house value	\$151,885	\$199,129	\$176,616

** Demographic data derived from 2020 ACS - US Census*

JOHN JONES

Advisor / Property Manager



PROFESSIONAL BACKGROUND

John Jones serves as an Advisor for SVN | Trinity Advisors. He specializes in Landlord representation of freestanding single tenant retail buildings, multi-tenant retail shopping centers and industrial properties. He also provides Tenant representation. John began his commercial real estate career in 2008 after a 20 year career in corporate food service. John's expertise includes restaurant property and land acquisition. He is a member of the Society of Commercial Realtors, Greater Fort Worth Association of Realtors, Texas Association of Realtors and National Association of Realtors. John holds a bachelor's degree in finance from Texas Tech University in Lubbock, Texas.

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Information About Brokerage Services

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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.

DFW Trinity Advisors, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9004520 License No.	sfithian@visionsrealty.com Email	817-288-5525 Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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