

**FOR LEASE**



# VILLAGE AT CAMP BOWIE

**6115 Camp Bowie Blvd Fort Worth, TX 76116**



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# PROPERTY HIGHLIGHTS

## AVAILABLE SPACE:

108 3,214 SF  
 130- 2<sup>nd</sup> Gen Restaurant 2,724 SF

## PRICING:

Contact Broker

## NNN:

Est. \$9.25

- Adjacent to Ridglea Theater
- Storefront Retail/Office
- High Traffic Volume Location on Camp Bowie
- Less than 1 Mile from I-30 & Bryant Irvin
- Anchored by Starbucks, Frost Bank, and Legacy Salons & Day Spa



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>Estimated Population</b>	12,799	89,864	253,677
<b>Est. Average HH Income</b>	\$99,997	\$110,404	\$104,238
<b>Traffic Counts</b>	Camp Bowie Blvd +/- 31,820 VPD		I-30 +/- 122,672 VPD

# 6115 CAMP BOWIE BLVD

## Available

<b>108</b>	<b>3,214 SF</b>
<b>130 2<sup>nd</sup> Gen Restaurant</b>	<b>2,724 SF</b>

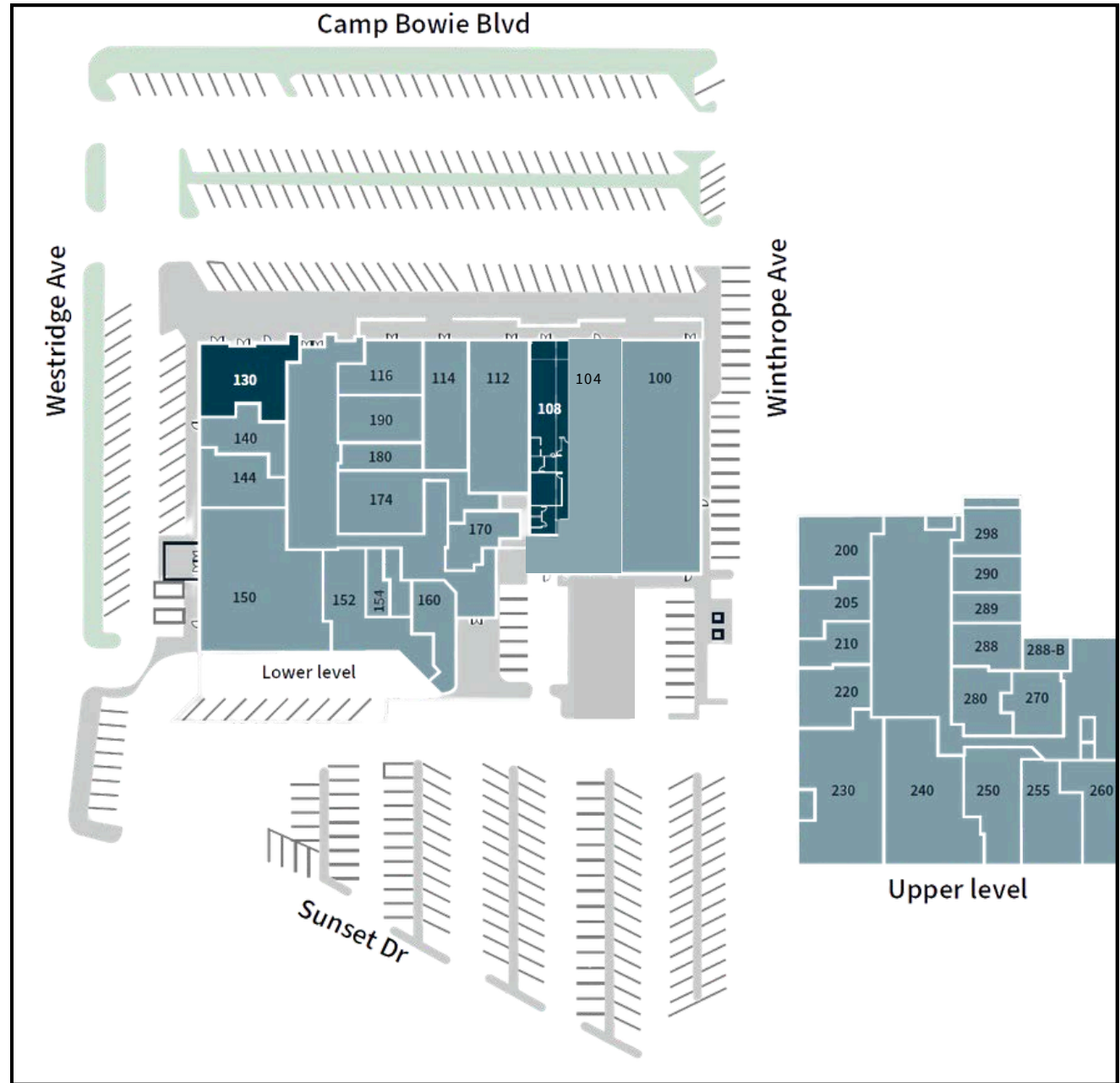
## Current Tenants

### Lower Level

100	Legacy Salons	7,984 SF
104	Bella Italia	5,538 SF
112	Nail Resort & Spa	3,657 SF
114	ATI Physical Therapy	2,575 SF
116	Starbucks	1,739 SF
140	Low Testosterone Men's	1,824 SF
144	Clinic Caliber Home Loans	2,125 SF
150	Frost Bank	7,712 SF
152	Invoke Tax Partners	3,989 SF
154	Lotus Spa & Salon	655 SF
160	State Farm	1,676 SF
170	Captures by Erin	1,449 SF
174	Zen Hot Yoga	3,599 SF

### Upper Level

200	JAW Architects Edward	2,483 SF
205	Jones	1,525 SF
220	Arise Recovery Centers	1,844 SF
230	Triangle TD/Ortiz Law	6,006 SF
240	Hope Brothers/Guardian Mineral MGMT	5,680 SF
250	Medusind Solutions	2,882 SF
255	Nextlink	2,787 SF
260	Nextlink	2,623 SF
270	Captures by Erin	2,897 SF
280	Mayfest	1,840 SF
288	Abigail Mitchell	1,218 SF
289	MLS Computer Services	1,065 SF
290	Thrive	1,056 SF
298	Untanglife Counseling	1,642 SF



# PROPERTY PHOTOS



PHOTOS

SUITE 130 - 2,724 SF



# AERIAL 6115 CAMP BOWIE BLVD





# 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.

11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
  - The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
  - The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
  - The broker does not perform any other act of real estate brokerage for the buyer/tenant.
- Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	John Hill	License No.	0627718	Email	john@barnetthill.com	Phone	325-721-4428
Name of Designated Broker of Licensed Business Entity, if applicable	Tracy Gray	License No.	696889	Email	tgray@levelcommercial.net	Phone	817-629-0176
Name of Licensed Supervisor of Sales Agent/Associate, if applicable		License No.		Email		Phone	

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_