FOR LEASE

PARKS CENTER

2428 Forest Park Blvd Fort Worth, TX 76110

LEVEL COMMERCIAL REALTY

Tracy Gray
Managing Partner
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PROPERTY HIGHLIGHTS

AVAILABLE SPACE:

725 SF - 3,456 SF

PRICING:

Contact Broker

NNN:

Est. $7.82

- Located on the Corner of Forest Park & Park Hill Dr
- Ample Parking
- Close Proximity to TCU and Fort Worth Zoo

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population	15,389	132,080	307,497
Est. Average HH Income	$112,589	$93,348	$83,078
Traffic Counts	Forest Park Blvd **+/- 10,762 VPD**		Park Hill Dr **+/- 8,816 VPD**

LEVEL COMMERCIAL REALTY

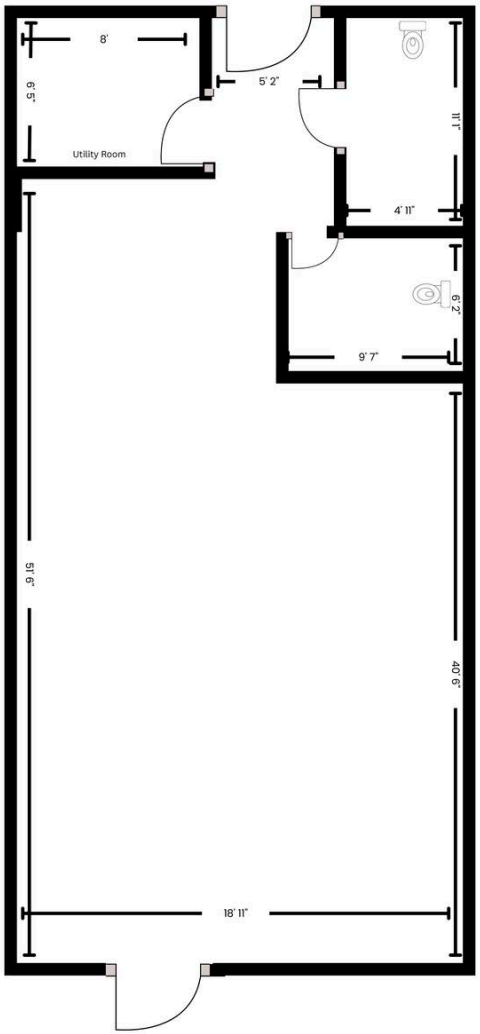
SITE PLAN

LEVEL
COMMERCIAL
REALTY

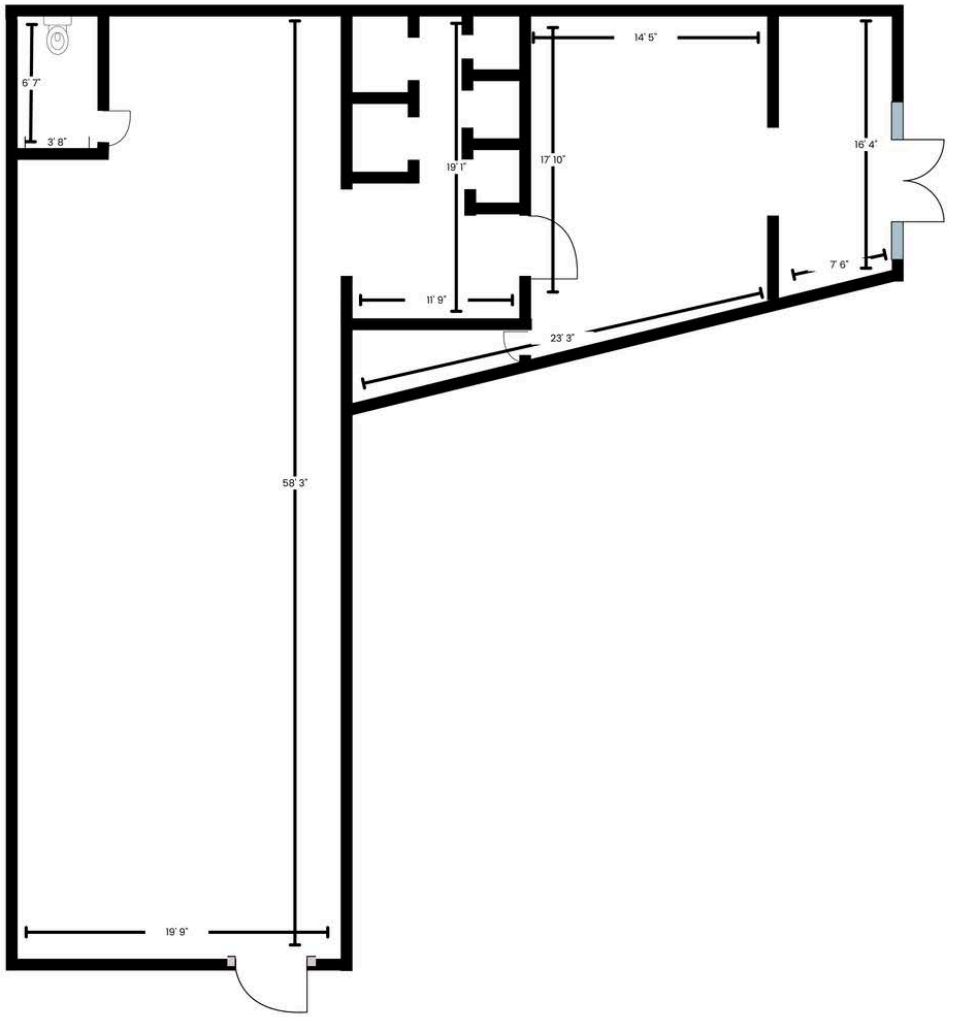
PROPERTY PHOTOS

AVAILABLE FLOORPLANS

SUITE 2424
+/- 1,192 SF



SUITE 2420
+/- 1,961 SF



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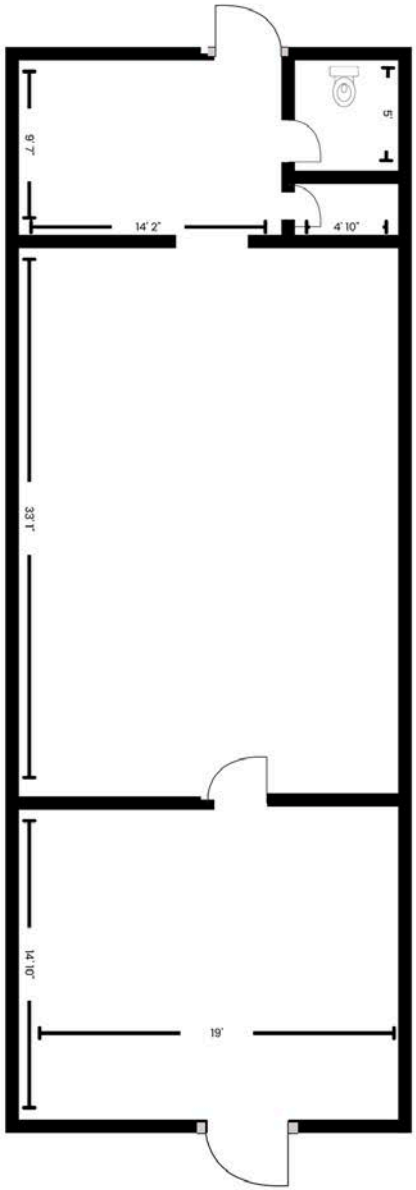
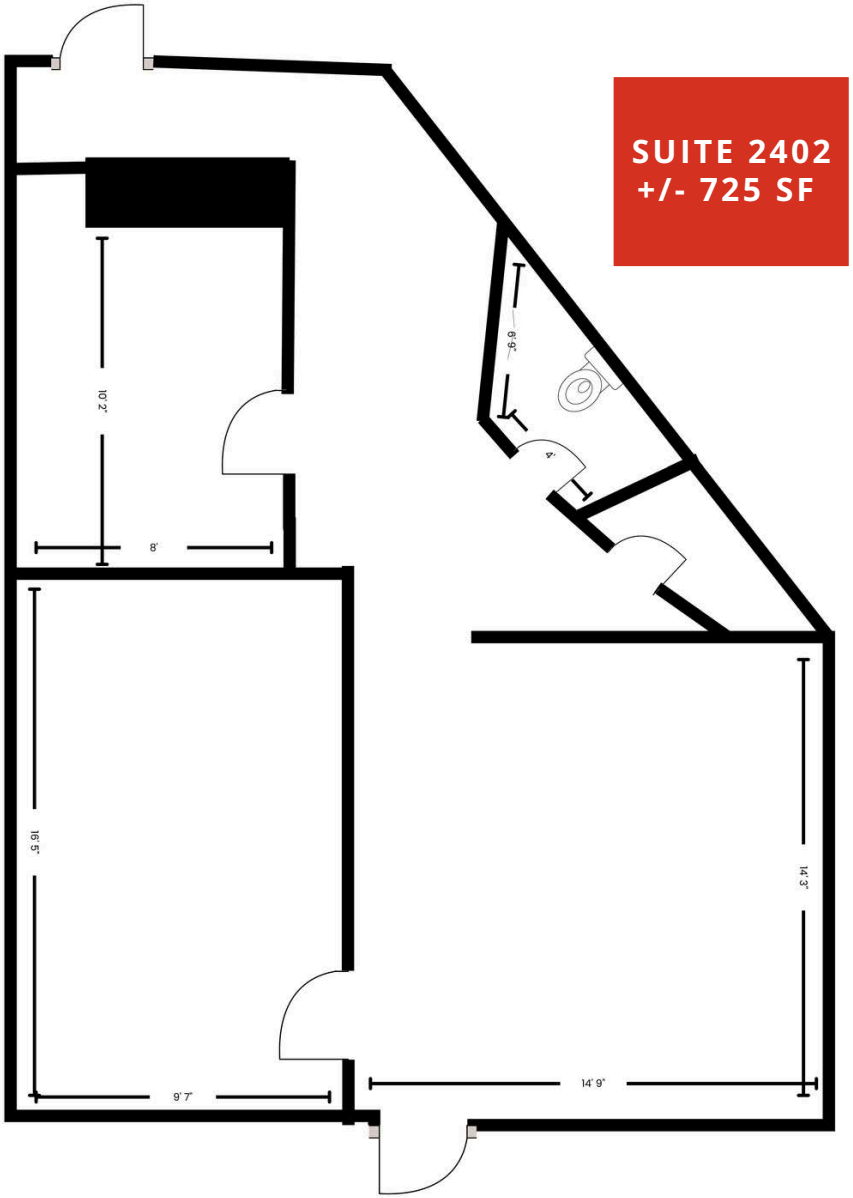
AVAILABLE FLOORPLANS

SUITE 2412
+/- 1,200 SF



SUITE 2402
+/- 725 SF



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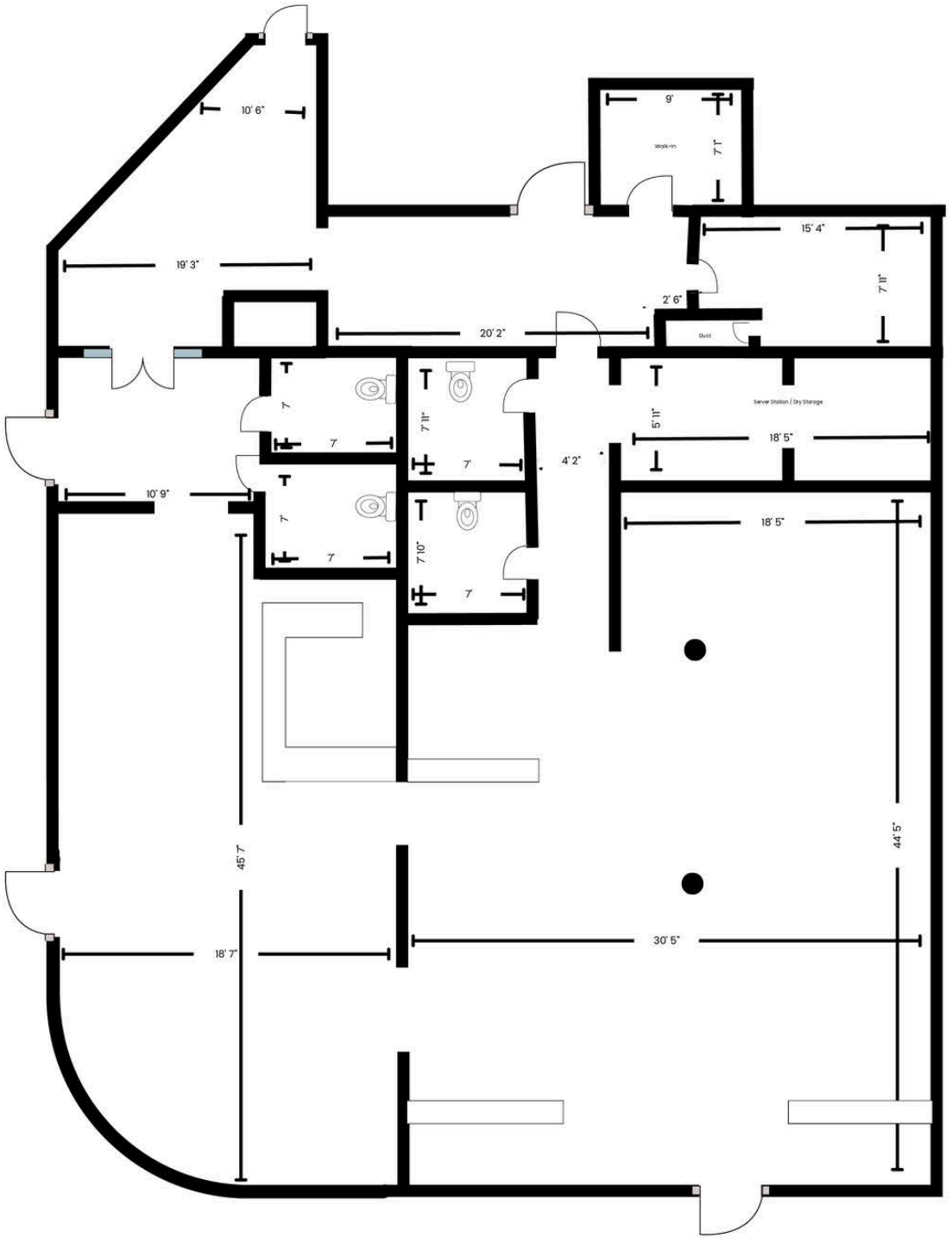
AVAILABLE FLOORPLANS

SUITE 2018
2nd Gen Restaurant
+/- 3,456 SF



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AERIAL

Interstate 30
Arlington Heights HS
1,872
Chapel Hill
Shopping Center
The Container Store
World Market
James Avery Jewelry
Central Market
LOFT
The Shops at Clearfork
BURBERRY
DOC B's
Neiman Marcus
CLEAN JUICE
rise
Mesero
Chisholm Trail Pkwy
Colonial Country Club
Park Hill Dr
SITE
University Park Village
Cane's
Jack
Panera Bread
NIKE
sweetgreen
IHOP
fort worth zoo
11,537 VPD-21
Macaluso's
W Rosedale St
Chipotle
wabi
PIE TAP
GUS'S
Monarch Hwy
8th Ave
Brahms
Fiesta
TCU
Texas Christian University
11,938
S Univeristy Dr
Forest Park Blvd
Paschal HS
2,302
CIDERCADE
SONIC
W Berry St
Dutch Bros
Trader Joe's
SPEC'S
Trinity Commons
drybar
Mesomaya
Tom Thumb Grocery
Charleston's
ULTA
DSW
Bryant Irvin Rd
Whole Foods
REI
CAVA
Chisholm Trail & I-20
Lowe's
Mimi's Cafe
On the Border
at home
Best Buy
PetSmart
sam's club
mellow MUSHROOM
W Biddison St
La Gran Plaza
GameStop
Fiesta
Burlington
ROSS Dress for Less
Foot Locker
Fort Worth Country Day
1,116
Fort Worth Academy of Fine Arts
362
Overton Park Plaza
The Home Depot
Burlington
PetSmart
Original Pancake House
HG HomeGoods
SPROUTS Farmers Market
Granbury Rd
W Seminary Dr
Interstate 20

11-03-2025

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.

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:
  - 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.

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.

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

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____