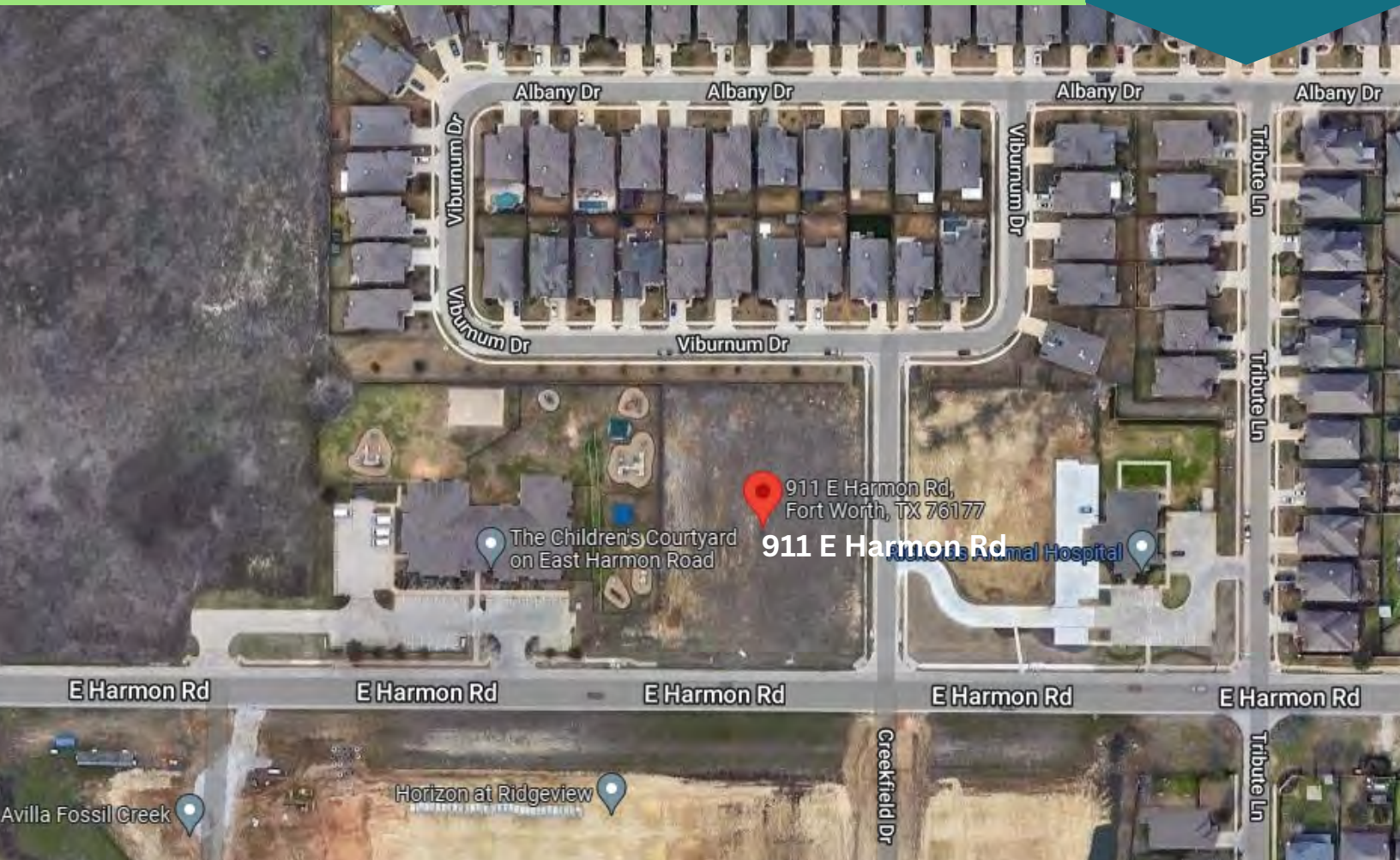


FOR LEASE

**BUILD
TO
SUIT**

911 E Harmon Rd, Fort Worth, TX 76177



Property Details

- Asking- \$35/Sqft + NNN
- 1.54 Acres
- 1,000- 12,600 Sqft
- Ample Parking
- Great Visibility from Harmon Rd
- Neighborhood Commercial E Zoning
- Retail
- Office/Medical
- Religious Facility
- Bank
- ABA Therapy Center



Neal Agrawal

972-804-0742

dfwneal@gmail.com

Crest Real Estate Advisors

www.preschoolexchange.com

MAP & AERIAL

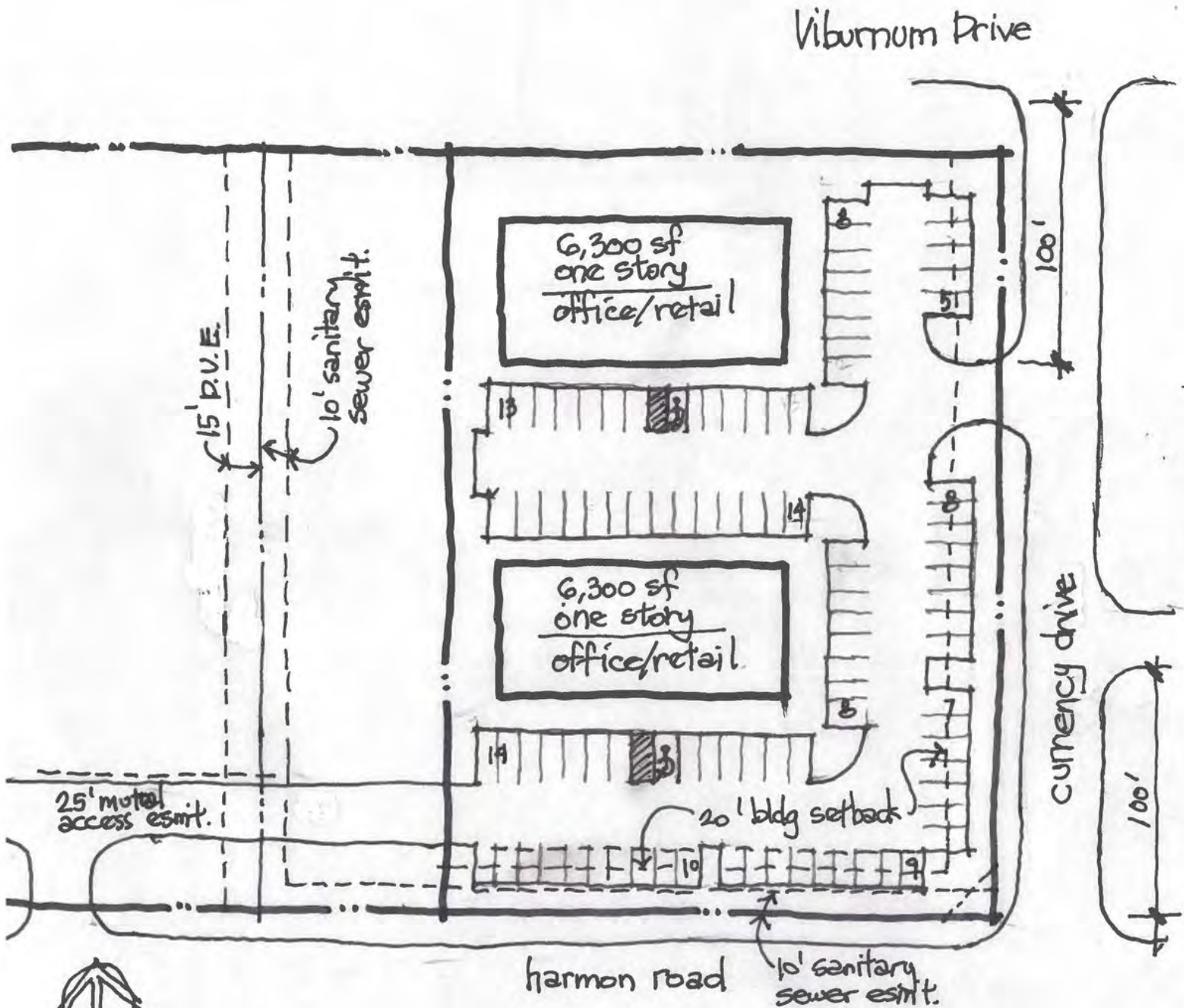


- Fast Developing area
- Surrounded by Residential Developments
- Neighbors with a Childcare Center
- Easy access to Hwy 287 and I-35W



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SITE PLAN



site plan

realtex ventures, lp

22 Jul 22

1" = 60'-0"



ARCHON CORPORATION
Architecture / Planning
210 N. Park Blvd. Suite 100
Grapevine, TX 76051



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COUNTY PARCEL MAP



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Demographic and Income Profile

911 E Harmon Rd, Fort Worth, Texas, 76131
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 32.89444
 Longitude: -97.34610

Summary	Census 2010	Census 2020	2022	2027
Population	51,336	89,928	100,524	106,653
Households	16,691	29,739	33,253	35,394
Families	13,360	-	25,855	27,504
Average Household Size	3.08	3.02	3.02	3.01
Owner Occupied Housing Units	12,922	-	23,136	24,664
Renter Occupied Housing Units	3,777	-	10,116	10,730
Median Age	30.2	-	32.4	31.6

Trends: 2022-2027 Annual Rate	Area	State	National
Population	1.19%	0.88%	0.25%
Households	1.26%	0.92%	0.31%
Families	1.24%	0.96%	0.28%
Owner HHs	1.29%	1.19%	0.53%
Median Household Income	2.11%	2.93%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	774	2.3%	559	1.6%
\$15,000 - \$24,999	1,157	3.5%	849	2.4%
\$25,000 - \$34,999	981	3.0%	790	2.2%
\$35,000 - \$49,999	2,561	7.7%	2,058	5.8%
\$50,000 - \$74,999	5,546	16.7%	4,766	13.5%
\$75,000 - \$99,999	6,121	18.4%	6,048	17.1%
\$100,000 - \$149,999	8,962	27.0%	10,599	30.0%
\$150,000 - \$199,999	4,432	13.3%	6,139	17.3%
\$200,000+	2,711	8.2%	3,579	10.1%
Median Household Income	\$97,215		\$107,898	
Average Household Income	\$117,014		\$134,580	
Per Capita Income	\$38,428		\$44,330	

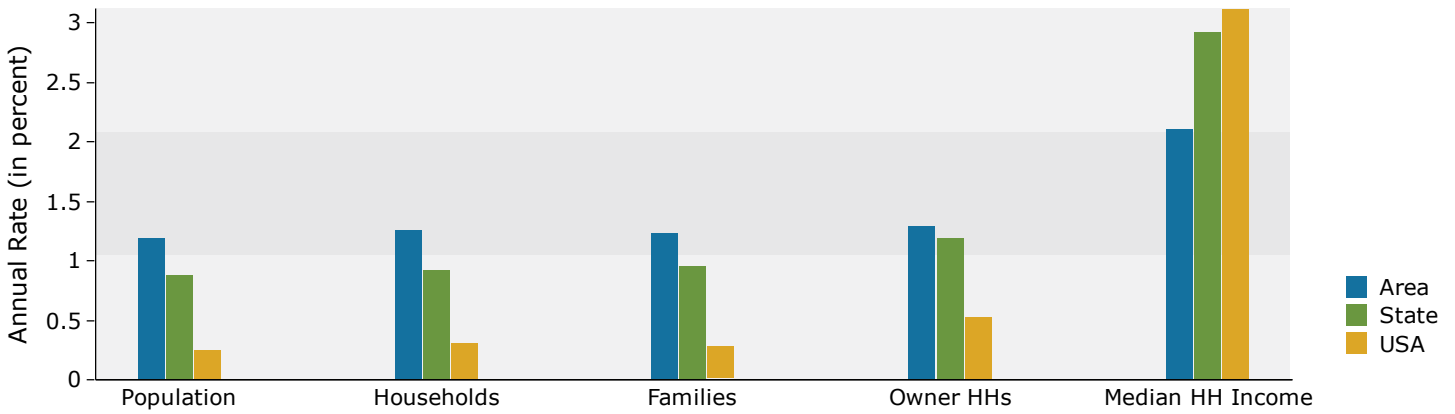
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,867	9.5%	8,413	8.4%	9,240	8.7%
5 - 9	5,100	9.9%	8,623	8.6%	9,214	8.6%
10 - 14	4,738	9.2%	8,119	8.1%	8,822	8.3%
15 - 19	3,768	7.3%	6,881	6.8%	7,093	6.7%
20 - 24	2,683	5.2%	6,246	6.2%	6,394	6.0%
25 - 34	9,226	18.0%	16,167	16.1%	19,927	18.7%
35 - 44	9,387	18.3%	17,267	17.2%	17,254	16.2%
45 - 54	6,081	11.8%	12,876	12.8%	12,562	11.8%
55 - 64	3,456	6.7%	8,579	8.5%	8,392	7.9%
65 - 74	1,428	2.8%	5,143	5.1%	5,139	4.8%
75 - 84	474	0.9%	1,810	1.8%	2,195	2.1%
85+	129	0.3%	404	0.4%	422	0.4%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	37,969	74.0%	48,009	53.4%	52,546	52.3%	52,225	49.0%
Black Alone	4,453	8.7%	11,274	12.5%	13,067	13.0%	14,657	13.7%
American Indian Alone	315	0.6%	672	0.7%	755	0.8%	813	0.8%
Asian Alone	2,687	5.2%	9,393	10.4%	10,444	10.4%	11,609	10.9%
Pacific Islander Alone	64	0.1%	158	0.2%	169	0.2%	191	0.2%
Some Other Race Alone	3,979	7.8%	7,505	8.3%	8,546	8.5%	9,632	9.0%
Two or More Races	1,868	3.6%	12,918	14.4%	14,998	14.9%	17,526	16.4%
Hispanic Origin (Any Race)	12,370	24.1%	22,863	25.4%	26,094	26.0%	28,975	27.2%

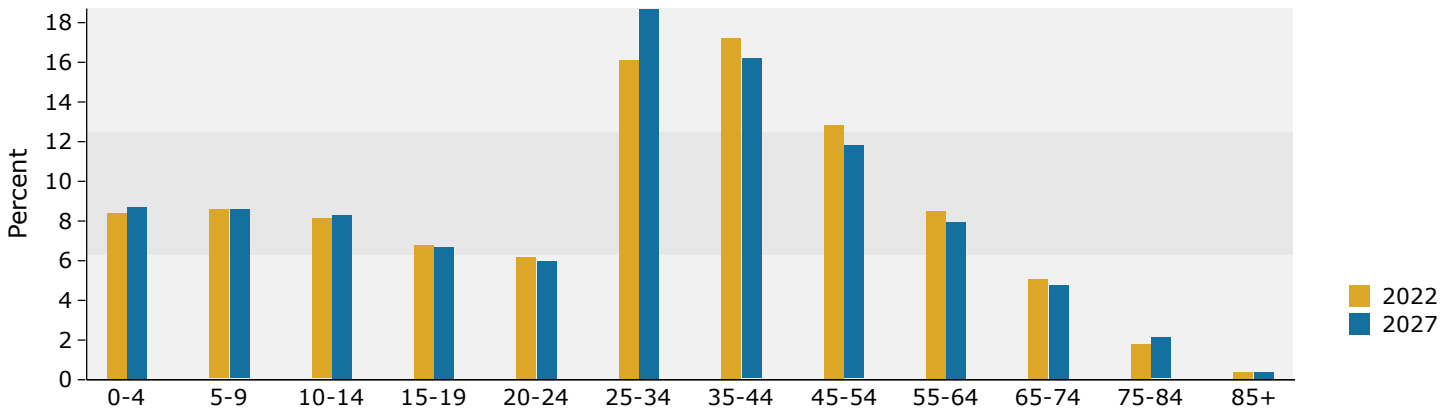
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

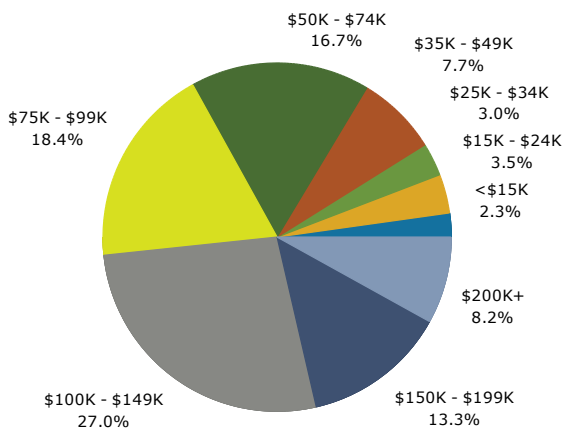
Trends 2022-2027



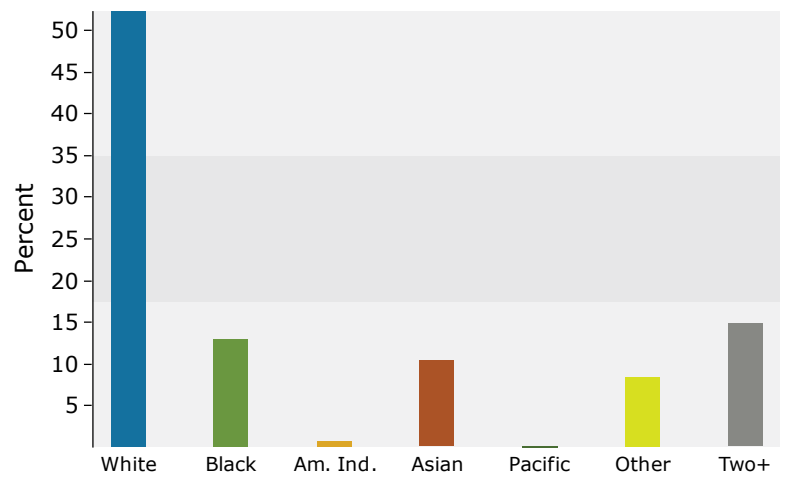
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 26.0%



Demographic and Income Profile

911 E Harmon Rd, Fort Worth, Texas, 76131
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 32.89444
 Longitude: -97.34610

Summary	Census 2010	Census 2020	2022	2027
Population	159,396	226,953	249,097	265,045
Households	53,340	75,512	83,006	88,517
Families	41,362	-	63,140	67,441
Average Household Size	2.98	3.00	3.00	2.99
Owner Occupied Housing Units	39,930	-	58,189	62,764
Renter Occupied Housing Units	13,406	-	24,817	25,753
Median Age	30.8	-	32.9	32.4

Trends: 2022-2027 Annual Rate	Area	State	National
Population	1.25%	0.88%	0.25%
Households	1.29%	0.92%	0.31%
Families	1.33%	0.96%	0.28%
Owner HHs	1.53%	1.19%	0.53%
Median Household Income	2.31%	2.93%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	2,396	2.9%	1,765	2.0%
\$15,000 - \$24,999	2,336	2.8%	1,760	2.0%
\$25,000 - \$34,999	3,155	3.8%	2,626	3.0%
\$35,000 - \$49,999	6,863	8.3%	5,864	6.6%
\$50,000 - \$74,999	14,454	17.4%	12,781	14.4%
\$75,000 - \$99,999	14,511	17.5%	14,212	16.1%
\$100,000 - \$149,999	21,500	25.9%	25,202	28.5%
\$150,000 - \$199,999	10,688	12.9%	14,842	16.8%
\$200,000+	7,092	8.5%	9,453	10.7%
Median Household Income	\$95,099		\$106,589	
Average Household Income	\$116,308		\$133,903	
Per Capita Income	\$38,712		\$44,607	

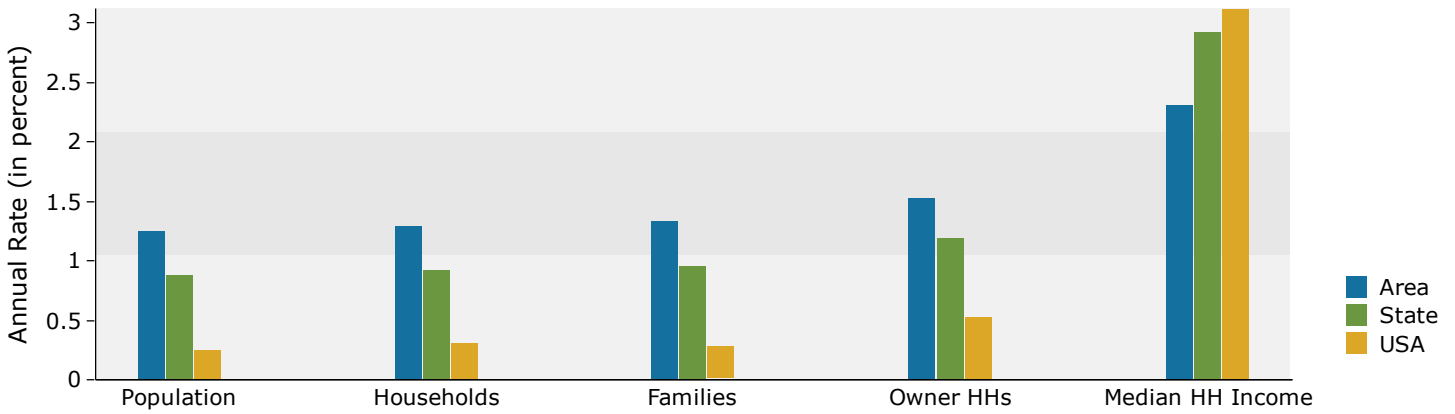
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,646	9.2%	20,418	8.2%	22,289	8.4%
5 - 9	15,155	9.5%	20,863	8.4%	22,053	8.3%
10 - 14	14,212	8.9%	19,745	7.9%	21,257	8.0%
15 - 19	11,300	7.1%	16,852	6.8%	17,346	6.5%
20 - 24	8,746	5.5%	15,223	6.1%	15,497	5.8%
25 - 34	28,014	17.6%	40,173	16.1%	47,262	17.8%
35 - 44	28,288	17.7%	42,036	16.9%	43,496	16.4%
45 - 54	20,168	12.7%	31,515	12.7%	31,162	11.8%
55 - 64	11,887	7.5%	22,601	9.1%	22,402	8.5%
65 - 74	4,805	3.0%	13,708	5.5%	14,650	5.5%
75 - 84	1,733	1.1%	4,786	1.9%	6,297	2.4%
85+	442	0.3%	1,177	0.5%	1,335	0.5%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	118,267	74.2%	125,608	55.3%	134,905	54.2%	135,653	51.2%
Black Alone	12,845	8.1%	26,490	11.7%	30,058	12.1%	33,431	12.6%
American Indian Alone	974	0.6%	1,810	0.8%	1,996	0.8%	2,158	0.8%
Asian Alone	10,734	6.7%	21,202	9.3%	23,284	9.3%	25,893	9.8%
Pacific Islander Alone	234	0.1%	394	0.2%	414	0.2%	461	0.2%
Some Other Race Alone	10,762	6.8%	18,524	8.2%	20,687	8.3%	23,247	8.8%
Two or More Races	5,581	3.5%	32,926	14.5%	37,753	15.2%	44,203	16.7%
Hispanic Origin (Any Race)	34,651	21.7%	56,574	24.9%	63,517	25.5%	70,511	26.6%

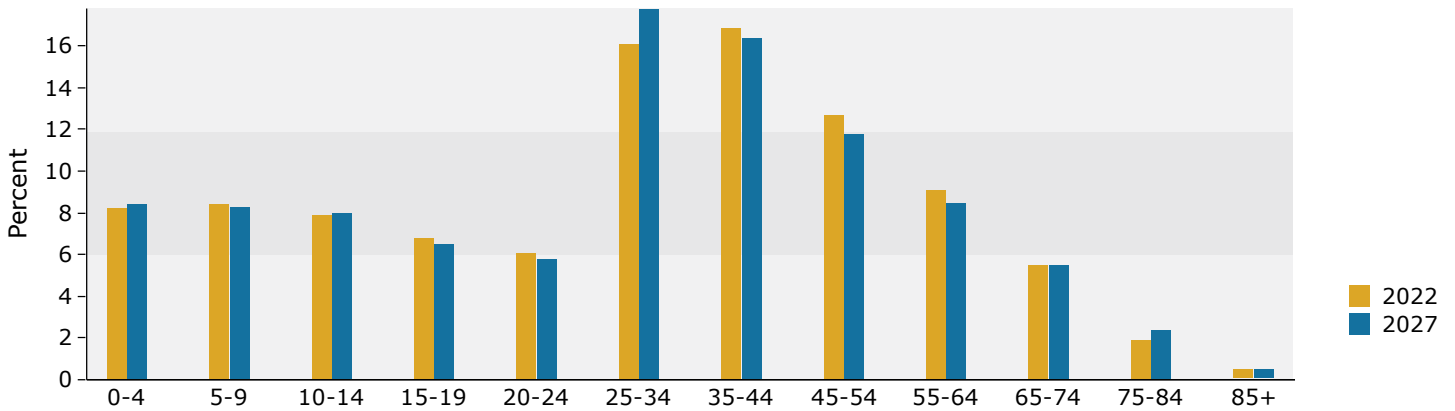
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

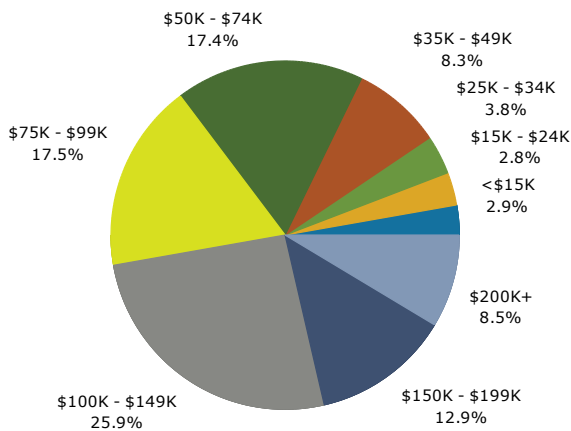
Trends 2022-2027



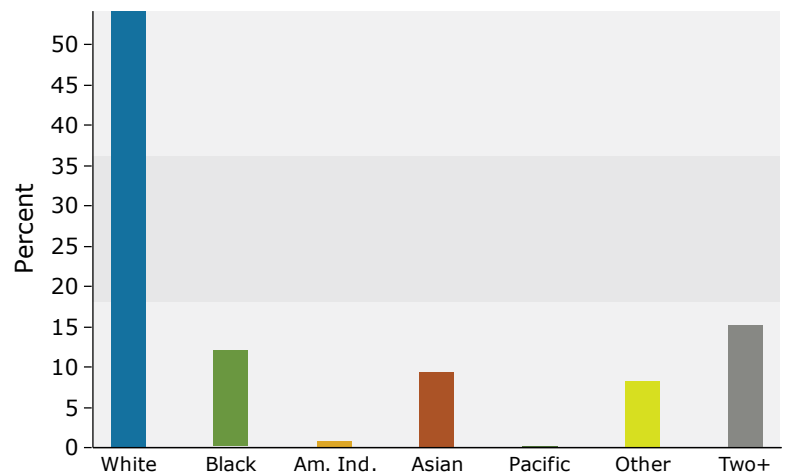
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 25.5%



Information About Brokerage Services

Texas law requires all real estate licensees 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.

Crest Real Estate Advisors LLC	9006236	dfwneal@gmail.com	(972)804-0742
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Neal Agrawal	0589239	dfwneal@gmail.com	(972)804-0742
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Neal Agrawal	0589239	dfwneal@gmail.com	(972)804-0742
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date