

**AVAILABLE FOR LEASE – WESTERN HILLS SHOPPING CENTER****Leasing Information:**

Available Square Footage:	300 – 2,012
Rental Rate:	\$12 - \$18.00 per SF
NNN:	\$2.25 per SF
Lease Terms:	3 – 5 years
TI Allowance:	Negotiable

**Property Information:**

- Anchor Tenants:
  - American Freight
  - Sonic
  - New Cattle Barn Market
- Ample Parking and Convenient Access
- Excellent Visibility and Signage
- Strong Demographics
- Very High Daytime Traffic

**Daily Traffic Counts**

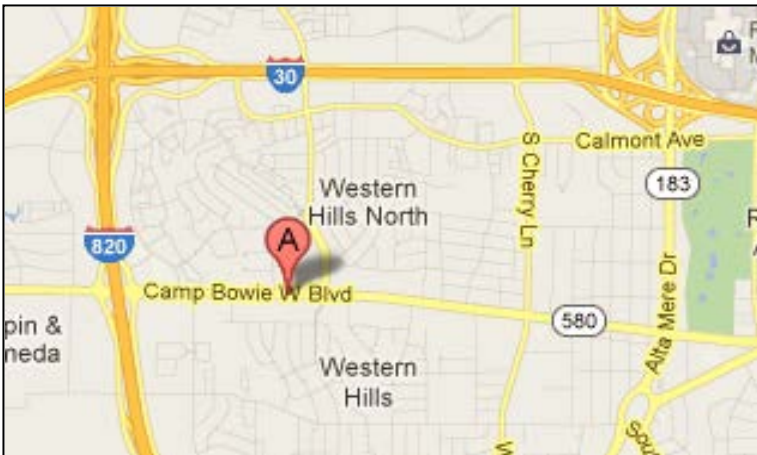
I-820	28,380	
Camp Bowie / Hwy 80	E 21,000	W 12,210
Las Vegas Trail	11,020	

**Demographics**

	<b>1-mi.</b>	<b>3-mi.</b>
2015 Total Population	13,001	53,178
2015 Total Daytime Population	15,631	70,107
2015 Total Daytime Work Population	5,045	30,504
2015 Average Household Income	\$46,042	\$64,583

**Available Suites****Sq. Ft.**

8651	1,185
8655	1,185
8659	1,436
8751-100	300
8751-109	2,012
8751-118	2,000
8751-125	973
8751-128	2,135



The broker makes no guarantees regarding the accuracy or authenticity of the information.

**CONTACT HANK GAINES  
FOR MORE INFORMATION**

**Hank Gaines**

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**Western Hills Shopping Center**

**8751 CAMP BOWIE WEST, FT WORTH, TX 76116**

**Website: [www.gainesrealestate.com](http://www.gainesrealestate.com)**

**Western Hills Shopping Center****Demographics**

**8621-8751 Camp Bowie W Blvd**  
**Fort Worth, TX 76116**  
**Property Type: Retail**  
**Specific Use: Neighborhood Center**  
**Building Size: 82,000 SF**  
**Year Built: 1975**

Population	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
<b>Total Estimated Population</b>	23,114	68,583	140,006	26,155	75,235	153,387
<b>Total Census 2010 Population</b>	18,593	59,282	120,207	18,593	59,282	120,207
<b>Population Change %</b>	8.9%	10.2%	9.5%	16.6%	18.3%	17.4%
<b>Population Density (People/SQ Mile)</b>	7,651	4,856	4,236	8,701	5,297	4,585
<b>Median Age</b>	44	42	43	45	43	44
<b>Total Males</b>	11,320	33,715	68,392	12,870	37,138	75,257
<b>Total Females</b>	11,794	34,868	71,614	13,285	38,097	78,130

Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
<b>4 Years Old and Younger</b>	1,828	5,027	9,836	1,963	5,299	10,362
<b>5 - 9 Years Old</b>	2,031	5,657	10,876	2,216	5,994	11,702
<b>10 - 14 Years Old</b>	1,806	5,196	9,946	2,132	5,791	11,230
<b>15 - 19 Years Old</b>	1,539	4,614	8,950	1,932	5,390	10,394
<b>20 - 24 Years Old</b>	1,633	4,759	9,384	1,880	5,352	10,440
<b>25 - 29 Years Old</b>	1,824	4,950	9,904	1,838	5,121	10,109
<b>30 - 34 Years Old</b>	1,914	5,112	10,326	1,926	5,163	10,334
<b>35 - 39 Years Old</b>	1,725	4,803	9,831	1,868	4,970	10,104
<b>40 - 44 Years Old</b>	1,645	4,929	10,188	1,906	5,285	10,860
<b>45 - 49 Years Old</b>	1,508	4,765	10,021	1,783	5,179	10,755
<b>50 - 54 Years Old</b>	1,264	4,150	8,904	1,549	4,777	10,090
<b>55 - 59 Years Old</b>	1,094	3,703	8,124	1,330	4,272	9,208
<b>60 - 64 Years Old</b>	824	2,768	6,165	1,020	3,328	7,353
<b>65 - 69 Years Old</b>	689	2,232	4,896	818	2,705	6,000
<b>70 - 74 Years Old</b>	577	1,796	3,869	639	2,091	4,627
<b>75 - 79 Years Old</b>	493	1,533	3,201	491	1,576	3,438

Population by Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
80 - 84 Years Old	359	1,188	2,462	383	1,235	2,657
85 Years Old and Older	361	1,401	3,123	481	1,707	3,724

Population By Ethnicity	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	17,894	57,779	117,940	19,626	62,114	126,968
Black	4,144	7,558	15,543	5,344	9,587	19,151
Native American	168	450	836	202	531	1,014
Asian	486	1,533	3,387	611	1,898	4,238
Pacific Islander	10	33	59	7	25	48
2 or More Races	412	1,230	2,241	365	1,080	1,968
Hispanic	5,991	17,670	29,732	7,596	21,793	36,388
White Non-Hispanic	11,877	39,617	86,272	12,094	39,868	88,048

Housing	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	10,256	28,801	60,481	11,600	31,601	66,440
Total Census 2010 Households	8,308	24,877	51,529	8,308	24,877	51,529
Average Household Size	2.3	2.4	2.4	N/A	N/A	N/A
Total Housing Units	10,682	31,446	68,488	11,888	34,667	76,116
Owner	2,675	13,424	30,913	2,836	14,680	34,124
Renter	7,416	16,016	31,894	8,391	17,774	35,642
Vacant Housing Units	591	2,007	5,686	661	2,214	6,351

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	1,302	2,666	5,176	1,521	3,021	5,781
\$10,000 - \$14,999	873	2,250	3,800	1,009	2,526	4,240
\$15,000 - \$19,999	1,178	2,708	4,428	1,371	3,031	4,938
\$20,000 - \$24,999	933	2,377	4,482	1,081	2,642	4,981
\$25,000 - \$29,999	853	2,326	4,671	996	2,599	5,182
\$30,000 - \$34,999	750	1,942	4,055	853	2,126	4,447
\$35,000 - \$39,999	818	2,140	4,087	942	2,389	4,536
\$40,000 - \$44,999	616	1,777	3,822	691	1,940	4,208
\$45,000 - \$49,999	368	1,182	2,868	404	1,276	3,139
\$50,000 - \$59,999	793	2,478	5,456	866	2,674	5,968
\$60,000 - \$74,999	542	2,063	5,176	586	2,215	5,625
\$75,000 - \$99,999	719	2,305	5,135	769	2,467	5,576
\$100,000 - \$124,999	211	916	2,671	207	956	2,871

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
<b>\$125,000 - \$149,999</b>	75	418	1,105	77	440	1,194
<b>\$150,000 - \$199,999</b>	61	445	1,046	65	480	1,137
<b>Over \$200,000</b>	76	476	1,797	83	498	1,932
<b>Median Household Income</b>	\$43,164	\$44,618	\$47,447	\$43,311	\$44,544	\$47,407
<b>Aggregate Household Income</b>	\$408,076,819	\$1,365,448,710	\$3,463,496,060	\$449,437,113	\$1,472,356,161	\$3,751,607,463
<b>Average Household Income</b>	\$51,772	\$54,283	\$61,195	\$51,989	\$54,216	\$61,110
<b>Per Capita Household Income</b>	\$22,251	\$22,775	\$26,370	\$22,373	\$22,771	\$26,376

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
<b>Total Annual Household</b>	\$357,752,843	\$1,107,806,886	\$2,487,484,362	\$400,835,910	\$1,212,494,691	\$2,739,644,777
<b>Average Annual Household</b>	\$40,875	\$41,408	\$42,151	\$41,278	\$41,756	\$42,524
<b>Food</b>	\$5,345	\$5,391	\$5,469	\$5,326	\$5,371	\$5,456
<b>Cereals &amp; Bakery Products</b>	\$403	\$404	\$407	\$400	\$401	\$404
<b>Cereals &amp; Cereal Products</b>	\$145	\$146	\$147	\$145	\$146	\$147
<b>Bakery Products</b>	\$288	\$289	\$292	\$280	\$280	\$283
<b>Meats, Poultry, Fish &amp; Eggs</b>	\$851	\$856	\$865	\$865	\$868	\$878
<b>Dairy Products</b>	\$342	\$344	\$348	\$348	\$351	\$355
<b>Housing</b>	\$13,470	\$13,639	\$13,833	\$13,660	\$13,821	\$14,020
<b>Owned Dwellings</b>	\$5,067	\$5,160	\$5,294	\$5,152	\$5,245	\$5,388
<b>Mortgage Interest &amp; Charges</b>	\$2,570	\$2,617	\$2,695	\$2,454	\$2,489	\$2,563
<b>Property Taxes</b>	\$1,456	\$1,482	\$1,515	\$1,432	\$1,453	\$1,484
<b>Rented Dwellings</b>	\$2,440	\$2,434	\$2,403	\$2,370	\$2,360	\$2,328
<b>Utilities, Fuels &amp; Public Services</b>	\$3,076	\$3,103	\$3,129	\$3,119	\$3,141	\$3,164
<b>Natural Gas</b>	\$460	\$465	\$468	\$443	\$447	\$449
<b>Electricity</b>	\$1,125	\$1,134	\$1,141	\$1,141	\$1,148	\$1,153
<b>Fuel Oil or Other Fuels</b>	\$119	\$119	\$119	\$120	\$120	\$120
<b>Telephone Services</b>	\$1,016	\$1,025	\$1,034	\$1,057	\$1,068	\$1,079
<b>Water &amp; Other Public Services</b>	\$328	\$330	\$333	\$339	\$339	\$343
<b>Household Operations</b>	\$666	\$682	\$696	\$660	\$674	\$688
<b>Personal Services</b>	\$251	\$257	\$262	\$255	\$261	\$266
<b>Other Household Expenses</b>	\$451	\$460	\$469	\$461	\$470	\$482
<b>Housekeeping Supplies</b>	\$570	\$573	\$580	\$555	\$558	\$564
<b>Household Furnishings &amp; Equipment</b>	\$1,397	\$1,418	\$1,451	\$1,349	\$1,365	\$1,395
<b>Furniture</b>	\$365	\$372	\$382	\$357	\$362	\$372
<b>Floor Coverings</b>	\$36	\$37	\$38	\$36	\$37	\$38
<b>Major Appliances</b>	\$206	\$208	\$211	\$205	\$207	\$211

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
<b>Sm. Appliances &amp; Misc Housewares</b>	\$94	\$95	\$97	\$94	\$96	\$97
<b>Apparel &amp; Services</b>	\$1,483	\$1,500	\$1,526	\$1,507	\$1,520	\$1,547
<b>Transportation</b>	\$7,419	\$7,500	\$7,643	\$7,622	\$7,684	\$7,835
<b>Maintenance &amp; Repairs</b>	\$581	\$586	\$593	\$584	\$588	\$594
<b>Vehicle Insurance</b>	\$1,058	\$1,070	\$1,084	\$1,082	\$1,090	\$1,102
<b>Public Transportation</b>	\$361	\$369	\$380	\$360	\$367	\$378
<b>Health Care</b>	\$2,829	\$2,853	\$2,870	\$2,788	\$2,814	\$2,832
<b>Entertainment</b>	\$2,133	\$2,176	\$2,227	\$2,190	\$2,233	\$2,290
<b>Tobacco &amp; Smoking Related</b>	\$275	\$276	\$275	\$285	\$285	\$285
<b>Cash Contributions</b>	\$1,313	\$1,337	\$1,368	\$1,315	\$1,337	\$1,369
<b>Personal Insurance &amp; Pensions</b>	\$4,110	\$4,201	\$4,342	\$4,065	\$4,138	\$4,275
<b>Life &amp; Other Personal Insurance</b>	\$333	\$338	\$346	\$337	\$342	\$349
<b>Pensions &amp; Social Security</b>	\$3,791	\$3,874	\$4,006	\$3,743	\$3,812	\$3,944



## 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.*

**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:
  - 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.

**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.

Gaines Real Estate Company	475170		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andrew Gaines	631345	andrew@gainesrealestate.com	214-637-1515
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials                      Date