



DuWEST

CREATING, ENHANCING & PROTECTING VALUE

TAYLOR CLUFF Partner

tcluff@duwestrealty.com | 214.720.0004

BRANDON BASS Senior Associate

bbass@duwestrealty.com | 469.409.2091

TURNER HOSCH Associate

turner@duwestrealty.com | 214.415.1244

4403 North Central Expressway #200 Dallas Texas 75205

duwestrealty.com

THE SHOPS AT ACADEMY

SEC OF ACADEMY BLVD & WHITE SETTLEMENT RD
FORT WORTH TEXAS

A Development by:

Blazing
HOSPITALITY

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THE SHOPS AT ACADEMY | SEC of Academy Blvd & White Settlement Rd, Fort Worth, TX

OVERVIEW

- End Caps w/ Patios & Inline Spaces Available
- Pad Sites fronting White Settlement Rd Available
- Located at the hard corner of Academy Blvd and White Settlement Rd at the entrance to the future CORE Academy development with 335 Units
- Close proximity to Loop 820
- Nearby national retailers include Walmart, Home Depot, Albertsons, ALDI, Dollar Tree and many more
- Call for Info & Price



TRAFFIC COUNTS

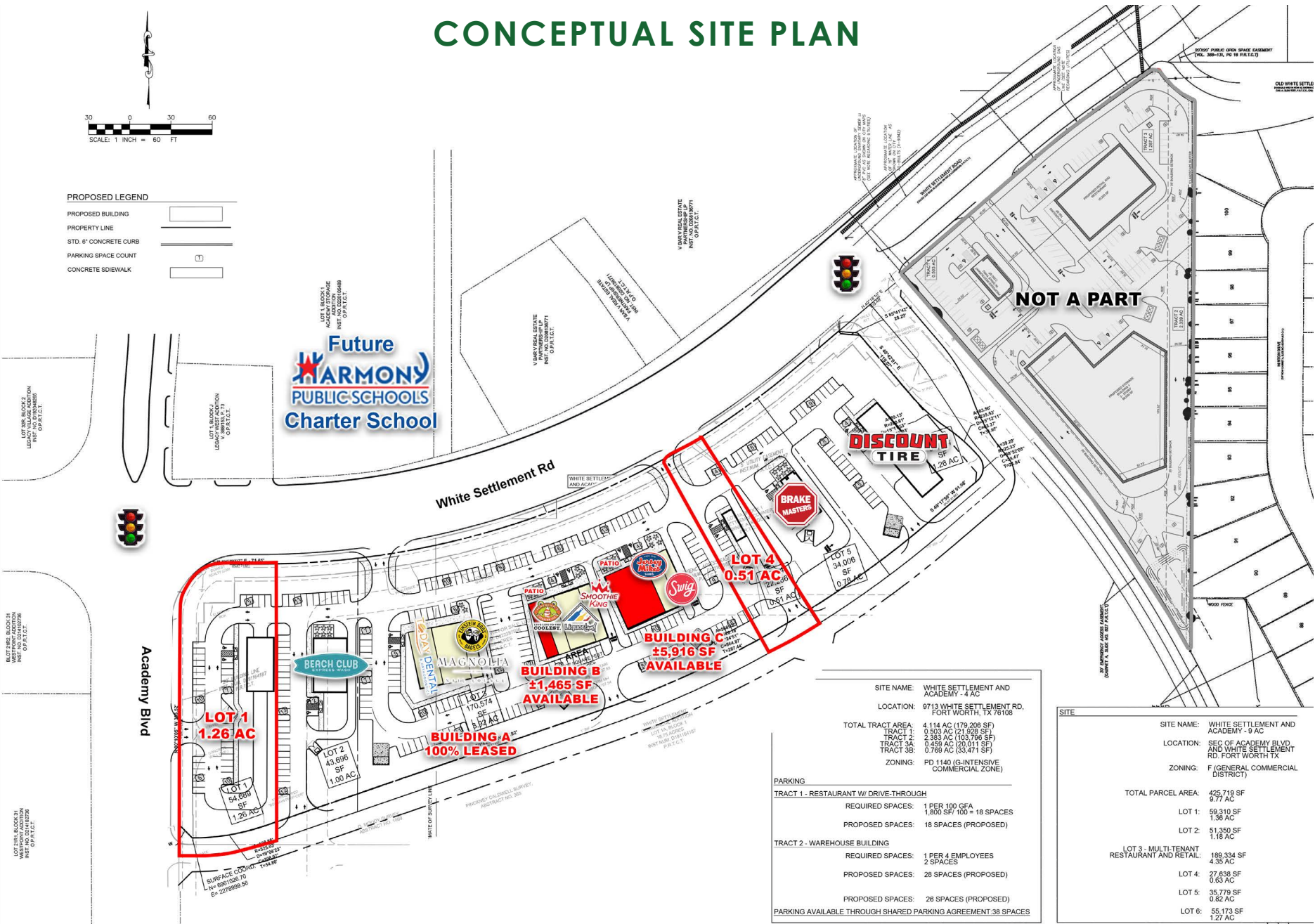
White Settlement Rd: 15,380 VPD (Kalibrate 2023)
Academy Blvd: 6,670 VPD (Kalibrate 2023)
W Loop 820 S: 129,832 VPD (TXDOT 2023)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2024 Population	10,033	61,709	109,318
2029 Projected Pop.	10,721	70,317	118,226
Daytime Pop.	8,845	62,724	115,789
Avg HH Income	\$109,210	\$83,732	\$95,426



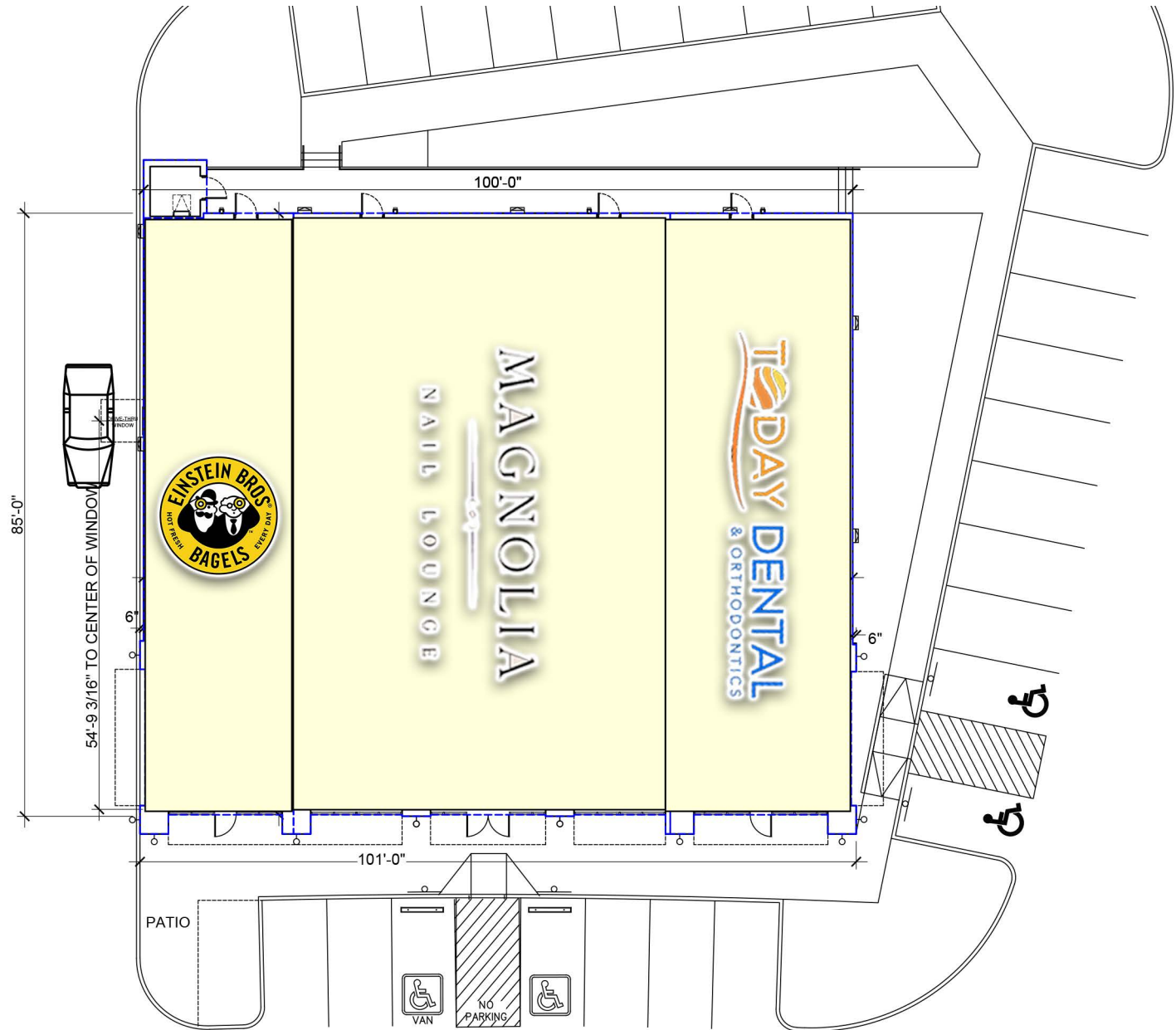
CONCEPTUAL SITE PLAN



SITE NAME: WHITE SETTLEMENT AND ACADEMY - 4 AC	
LOCATION: 0713 WHITE SETTLEMENT RD. FORT WORTH, TX 76108	
TOTAL TRACT AREA: 4.114 AC (179,208 SF)	
TRACT 1: 0.503 AC (21,628 SF)	
TRACT 2: 2.383 AC (103,796 SF)	
TRACT 3A: 0.458 AC (20,011 SF)	
TRACT 3B: 0.768 AC (33,471 SF)	
ZONING: PD 1140 (G-INTENSIVE COMMERCIAL ZONE)	
PARKING	
TRACT 1 - RESTAURANT W/ DRIVE-THROUGH	
REQUIRED SPACES:	1 PER 100 GFA
PROPOSED SPACES:	18 SPACES (PROPOSED)
TRACT 2 - WAREHOUSE BUILDING	
REQUIRED SPACES:	1 PER 4 EMPLOYEES
PROPOSED SPACES:	28 SPACES (PROPOSED)
PROPOSED SPACES:	28 SPACES (PROPOSED)
PARKING AVAILABLE THROUGH SHARED PARKING AGREEMENT: 38 SPACES	

SITE NAME: WHITE SETTLEMENT AND ACADEMY - 9 AC	
LOCATION: SEC OF ACADEMY BLVD AND WHITE SETTLEMENT RD. FORT WORTH, TX	
ZONING: F (GENERAL COMMERCIAL DISTRICT)	
TOTAL PARCEL AREA: 425,718 SF	
LOT 1: 59,310 SF	
LOT 2: 51,350 SF	
LOT 3 - MULTITENANT RESTAURANT AND RETAIL: 189,334 SF	
LOT 4: 27,839 SF	
LOT 5: 35,779 SF	
LOT 6: 55,173 SF	

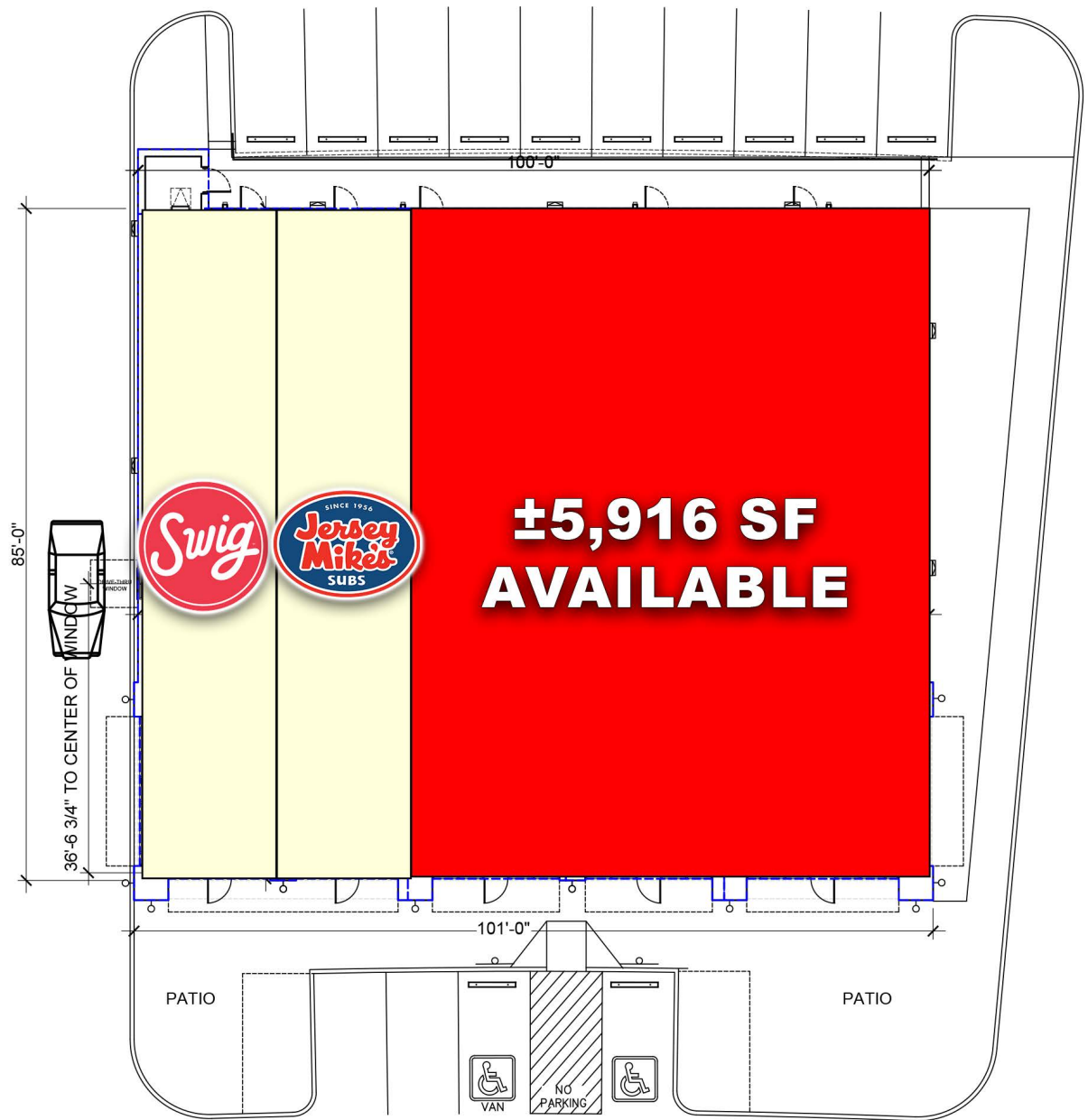
BUILDING A



BUILDING B



BUILDING C



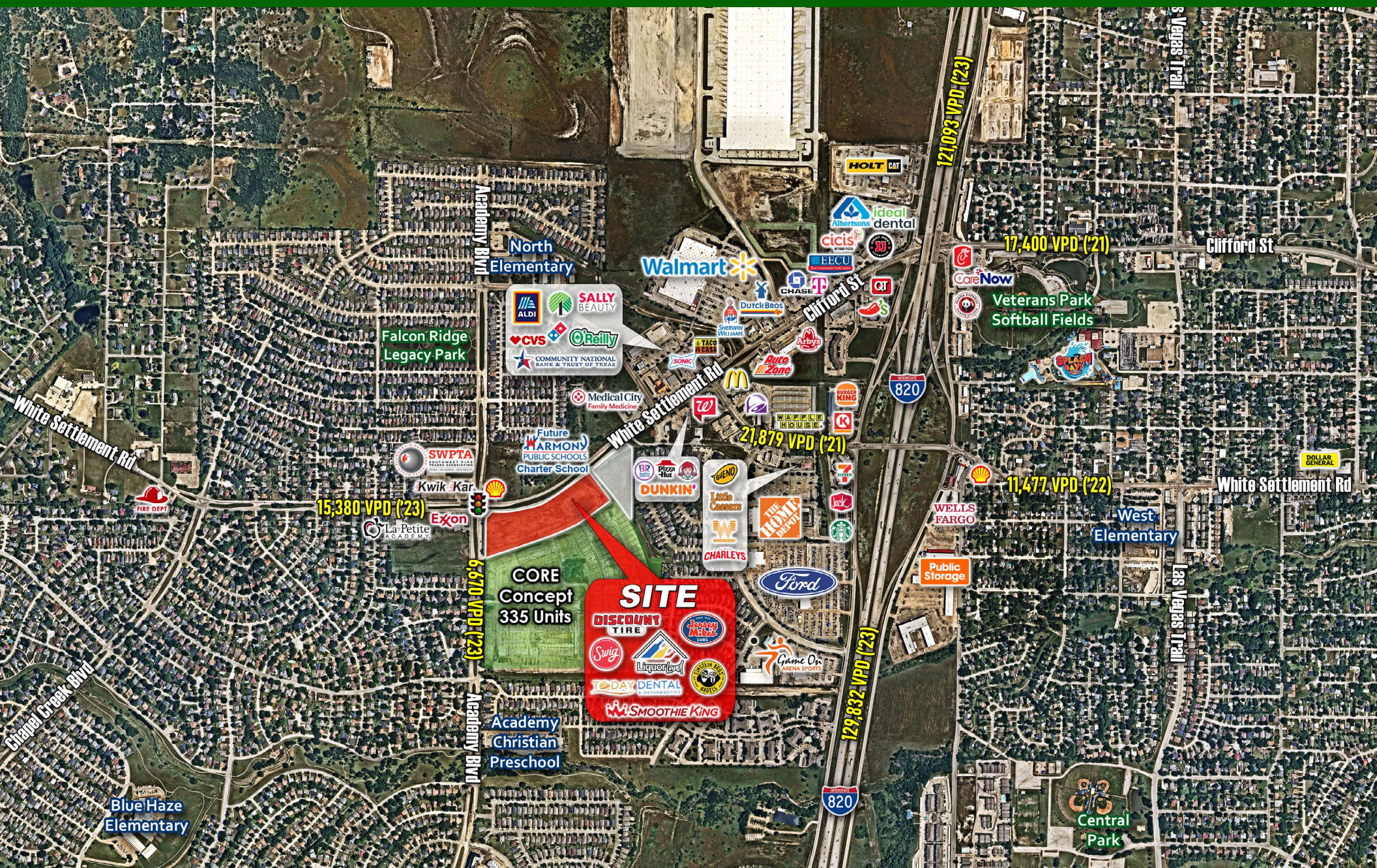
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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.

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. **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.

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.

DuWest Management Inc.	605046		214.720.0004
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
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date