



Center Highlights

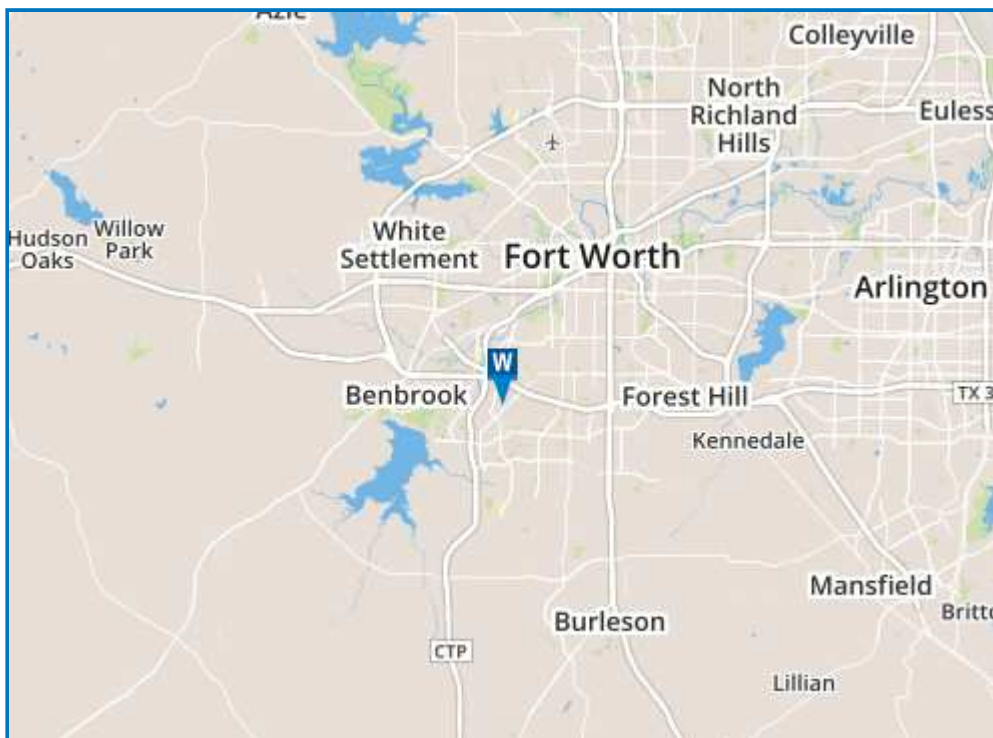
With its proximity to Hulen Mall & Texas Christian University, this center enjoys high customer traffic from the southwest area of Fort Worth and many adjacent counties. Overton Park is recognized as the top power center in the area with excellent tenants, featuring Sprout's, T.J. Maxx, HomeGoods, PetSmart, buybuy Baby, Burlington, Party City, Famous Footwear and Home Depot along with several restaurants and other national retailers.

Center Address: SW Loop 820 at S Hulen St

City/State: Fort Worth, TX

Property Size: 352,800 sq. ft.

Latitude/Longitude: 32.68285 N, -97.39480 W



Demographics



Population:
3-mile radius

111,225



Traffic Counts:
I-20 & S Hulen St

171,601



Average Household Income:

\$83,439

Contact Us

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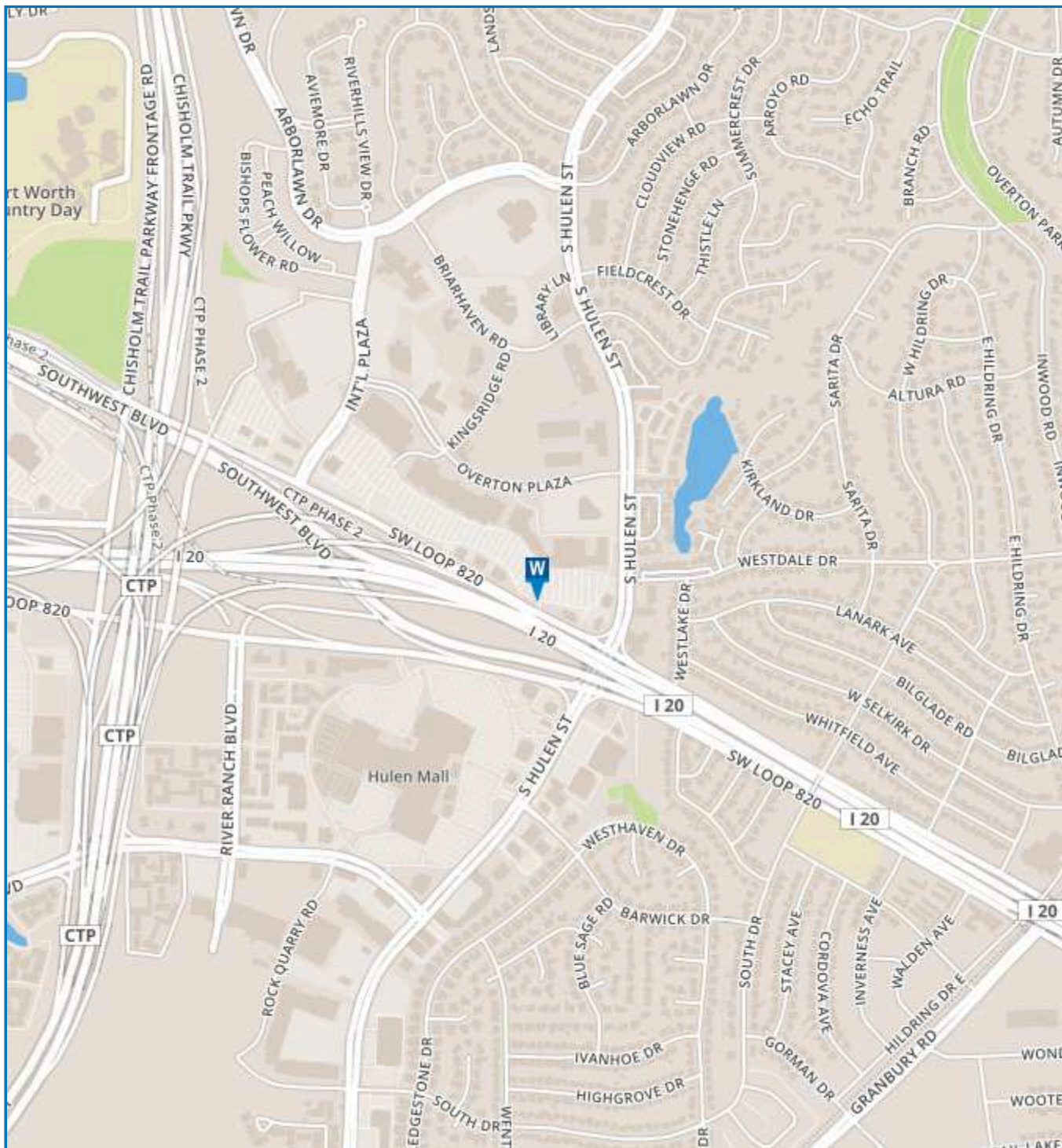
Weingarten Realty Investors

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TENANT LIST

A0A	Cleaners	1,924 SF
A0B	Love Local Coffee & Art Shop	1,219 SF
A0C	Scrubs & Beyond	3,331 SF
A0F	Miracle Ear	1,750 SF
A0G	Tropical Smoothie Cafe	1,400 SF
A0H	La Madeleine	4,628 SF
A0L	Home Care Assistance	1,017 SF
A0M	Thai Select	2,450 SF
A0S	Clothes Mentor	4,665 SF
B0A	buybuy Baby	29,549 SF
B0H	Sprouts Farmers Market	30,000 SF
C0A	Famous Footwear	6,000 SF
C0E	Carter's	4,218 SF
C0F	Troy Vinson Jewelers	2,491 SF
C0H	Weight Watchers	1,855 SF
C0J	Supercuts	1,254 SF
C0K	Hand & Stone Massage	3,050 SF
C0M	Kirkland's	7,777 SF
C0T	T.J. Maxx	25,767 SF
D0A	Available	40,000 SF
D0E	PetSmart	27,266 SF
D0H	HomeGoods	27,436 SF
D0K	Five Below	8,390 SF
D0M	Legacy Salon and Day Spa	9,143 SF
D0N	Party City	12,389 SF
D0R	Burlington	40,515 SF
G0A	Vintage Stock	5,475 SF
G0H	Nail Pro	2,525 SF
H0A	Honey Baked Ham	4,000 SF
H0E	Ninja Sushi & Grill	4,000 SF
R0A	Shell	1,800 SF
R0B	The Original Pancake House	7,316 SF
R0C	Olive Garden	9,100 SF
R0D	Texas Roadhouse	6,930 SF
R0F	Chuck E Cheese's	13,970 SF
1	The Home Depot	



Demographics



Population:

1-Mile **9,442**
 3-Mile **111,225**
 5-Mile **289,729**



Number of Households:

1-Mile **4,212**
 3-Mile **46,753**
 5-Mile **113,368**



Average Household Income:

1-Mile **103,438**
 3-Mile **83,439**
 5-Mile **81,064**



Total Number of Employees:

1-Mile **10,928**
 3-Mile **46,700**
 5-Mile **126,730**



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.

11-2-2015



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date