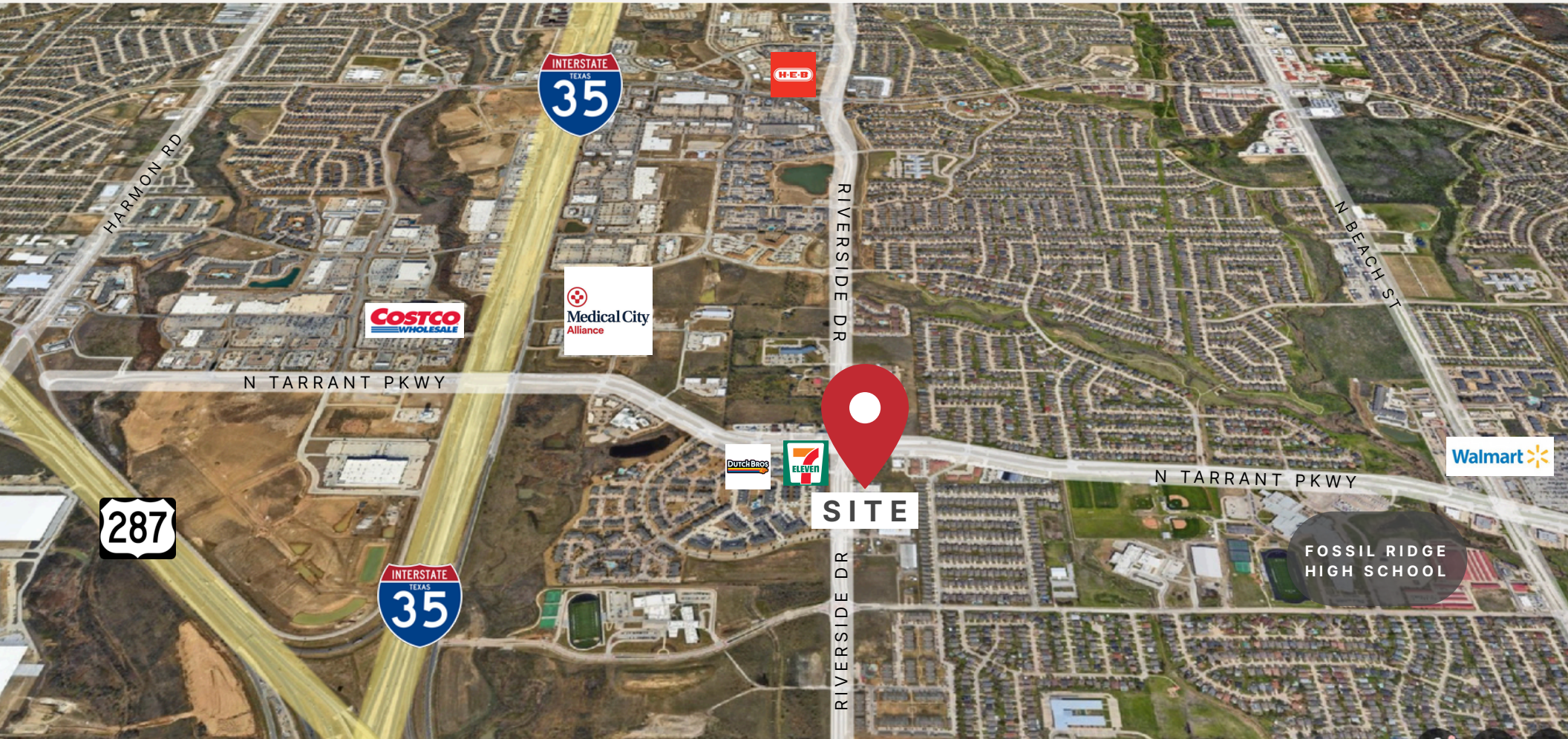


# 8468 N Riverside Dr

Medical Office Space For Sale



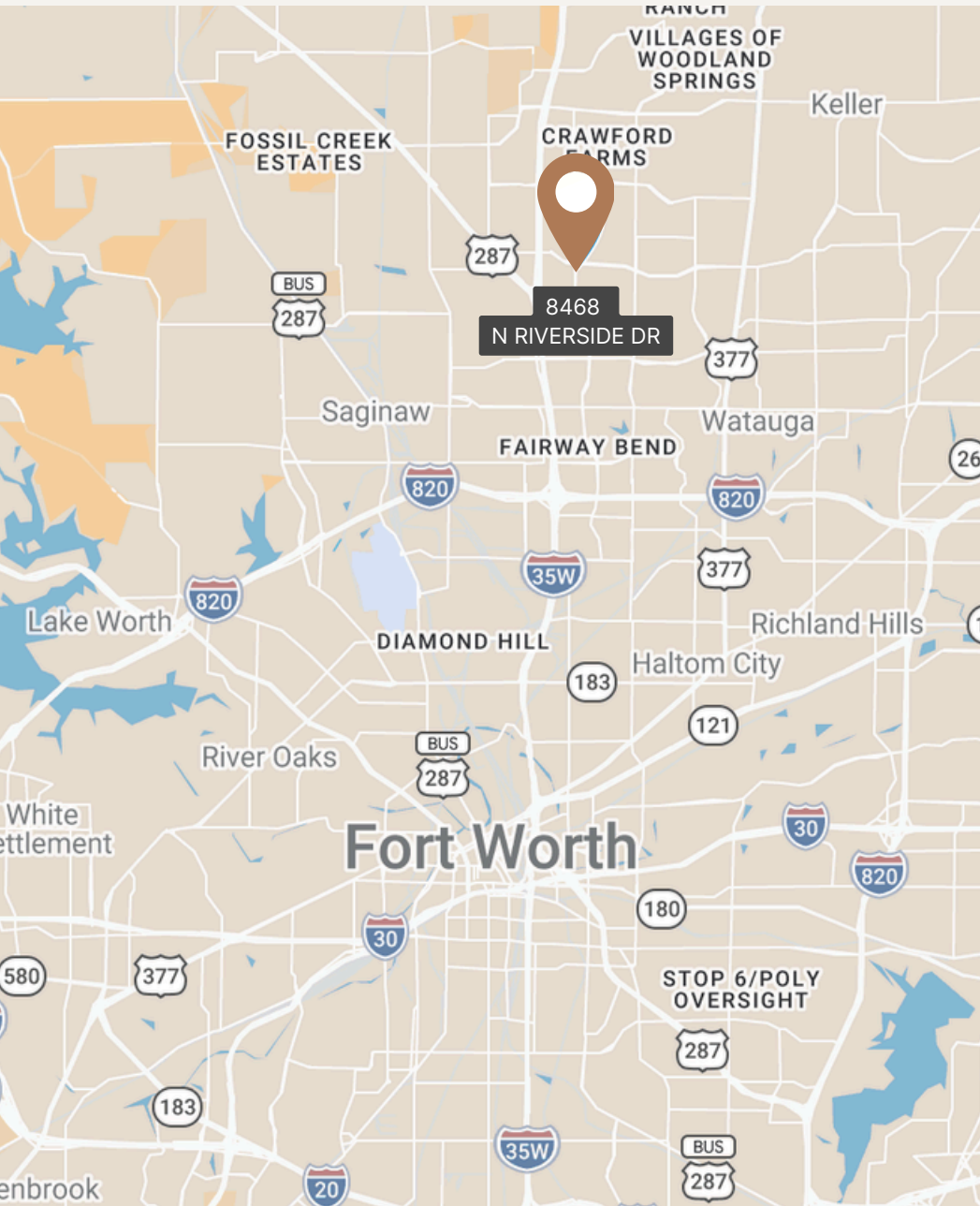
PRACTICE  
REAL ESTATE



SALE	8468 N RIVERSIDE DR // FORT WORTH, TX // 76244	
	MEDICAL OFFICE FOR SALE	Jason Guay JGuay@PracticeRealEstateGroup.com 469/877.5387

# 8468 N Riverside Dr

Medical Office Space For Sale



## Property Highlights

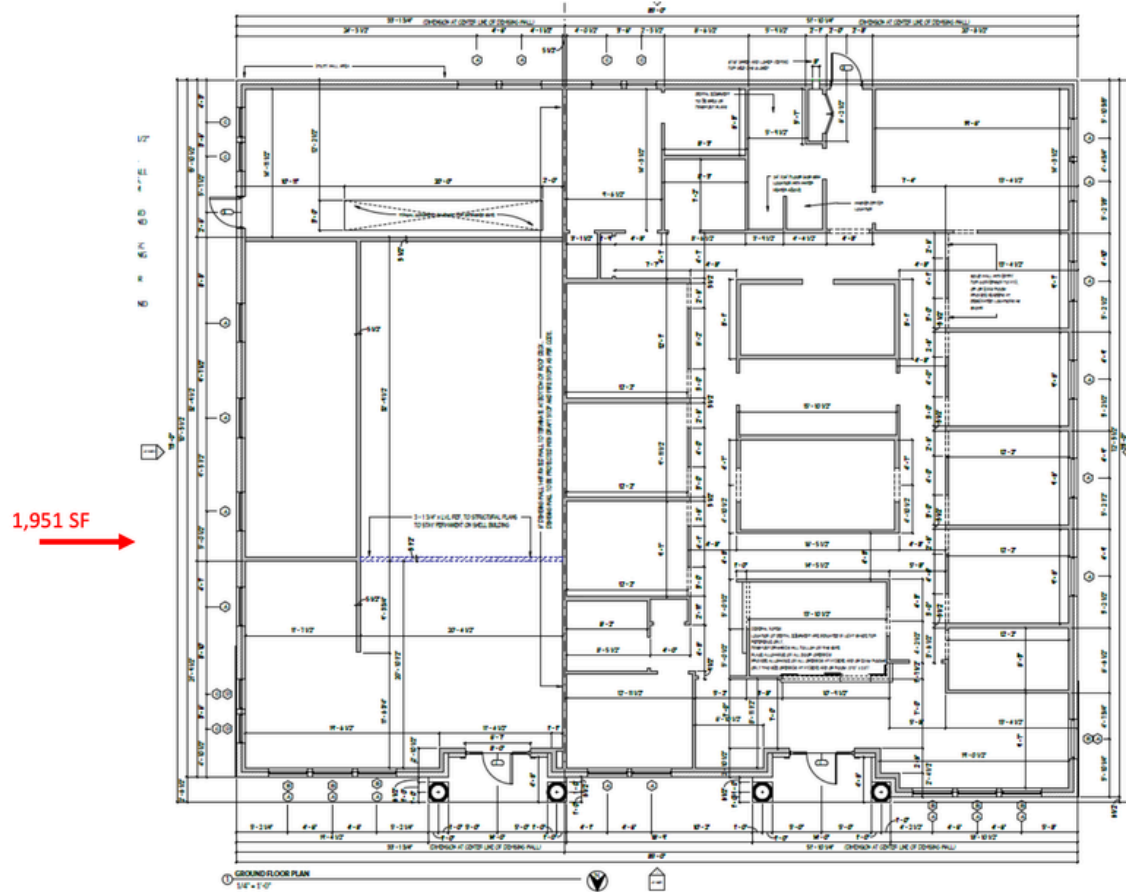
- Space Availability: 1,951 SF (Shell)
- Location: East Endcap of Building 1 – shell available now
- Tenants: General Dentist, Autism Behavior Center, and Psychiatrist
- Use Allowed: Medical or Professional use only
- Sale Price: \$400/SF | \$780K
- Traffic Counts
  - N Tarrant Pkwy: 23,812 VPD east of site (TXDOT, 2022)
  - Riverside Dr: 11,575 VPD north of site (TXDOT, 2022)
  - I-35W: 116,378 VPD north of N Tarrant Pkwy (TXDOT, 2022)
- Adjacent to the 18,000 acre Alliance Texas
- Master Development – home to +/- 43.4 million SF of retail and office, 6+ residential communities, and +/- 1,443 multifamily units
- Nearby power centers include The Citadel, Alliance Town Center, Presidio Junction and Hillwood Commons

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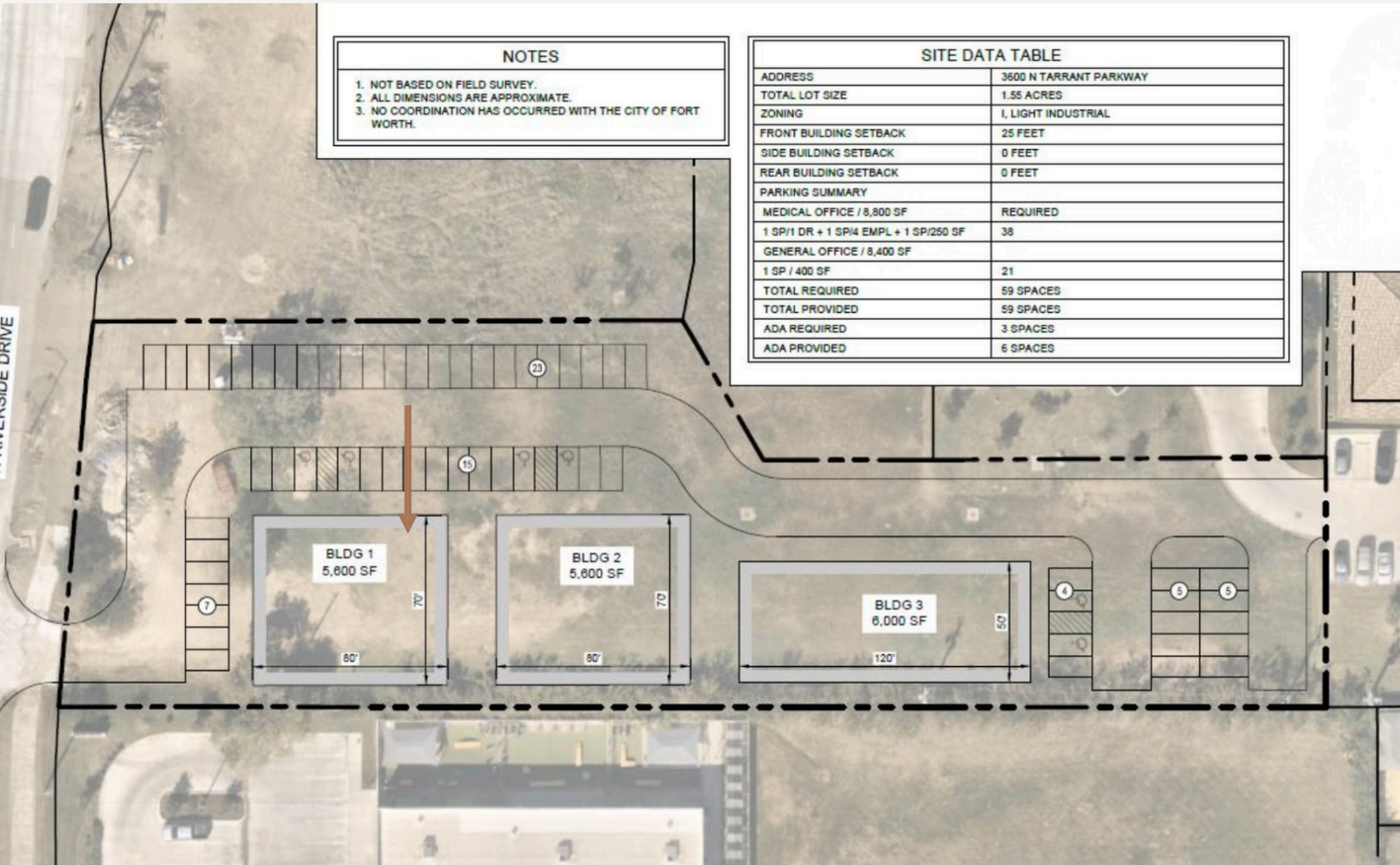
The information contained herein was obtained from sources deemed to be reliable; however we make no guarantees, warranties or representations as to the completeness or accuracy thereof.

# 8468 N Riverside Dr

Medical Office Space For Sale



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# 8468 N Riverside Dr

Medical Office Space For Sale



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8468 N Riverside Dr.  
Fort Worth, TX 76244

For more information,  
contact:

Jason Guay

JGuay@PracticeRealEstateGroup.com

469/877.5387



## 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 interest 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 say 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 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 interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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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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
Jason Guay	768179	JGuay@PracticeRealEstateGroup.com	469/877.5387
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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