




- 143' of frontage on W Cleburne Rd.
  - Zoned F- Desirable F zoning allows most non-industrial commercial uses.
  - Alcohol sales permitted.
  - Approx 2 miles to either Chisholm Trail Parkway (Hwy 121) or I-35W. 3 miles south of I-20
  - Easy access, no medians
  - Level, not in flood plain
  - Strong one mile radius demographics: over 18,000 people with average income over \$81,000
- 
- A map of the area around the property. It shows the intersection of I-35W and I-121. I-20 is shown to the south. State Route 114 is shown running east-west. The property is located near the intersection of I-35W and I-121, south of I-20.

Traffic counts	8,095 vpd on W Cleburne Rd.		
Demographics	1 mile	3 miles	5 miles
Total Population	18,479	103,132	213,573
Median HH Income	\$63,654	\$66,669	\$62,661
<b>Asking Price</b>	<b>\$250,000 (\$3.30 per square foot)</b>		
	<b>Lease price negotiable</b>		



## Brian Scott, CCIM

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# 1.74 +/- acres retail site

W Cleburne Rd | Fort Worth



Aerial

Tract includes paved entry with curb cut which serves as easement access for offsite cell tower.

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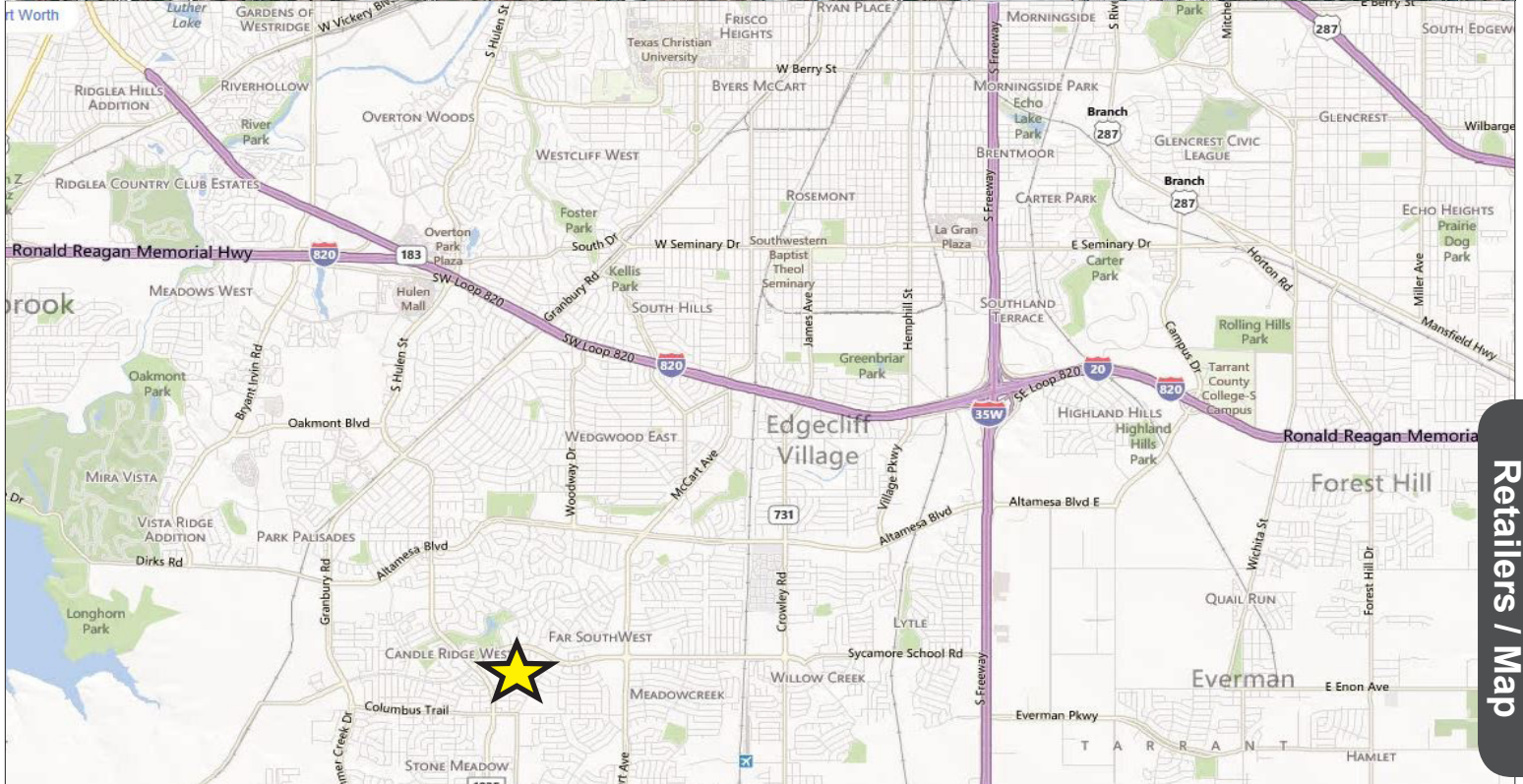
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Retailers / Map

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# 1.74 +/- acres retail site W Cleburne Rd | Fort Worth

## Fort Worth Zoning Ordinance

### Commercial

#### Low Intensity

“ER” Neighborhood  
Commercial Restricted

Beauty/barber shops, bookstores, drug stores, studios and offices, public and civic uses, nursing homes, and health care. **Alcohol sales prohibited.**

“E” Neighborhood  
Commercial

All uses permitted in “ER”, plus retail sales, banks, restaurants, gasoline sales, offices, bakeries, and alcohol sales for off premise consumption and as part of food service.

#### Moderate Intensity

“FR” General Commercial  
Restricted

All uses permitted in “E”, plus theaters, auto sales & repair, hotels, health care facilities, commercial and business clubs, bowling alleys, large retail stores, home improvement centers with outside storage and display. **Alcohol sales prohibited**

“F” General Commercial

All uses permitted in “FR”, plus amusement e.g. nightclubs, pool halls, taverns, skating rinks, used furniture, etc. **Alcohol sales and on-premises consumption permitted** in “F” thru “K” districts.



ZONING

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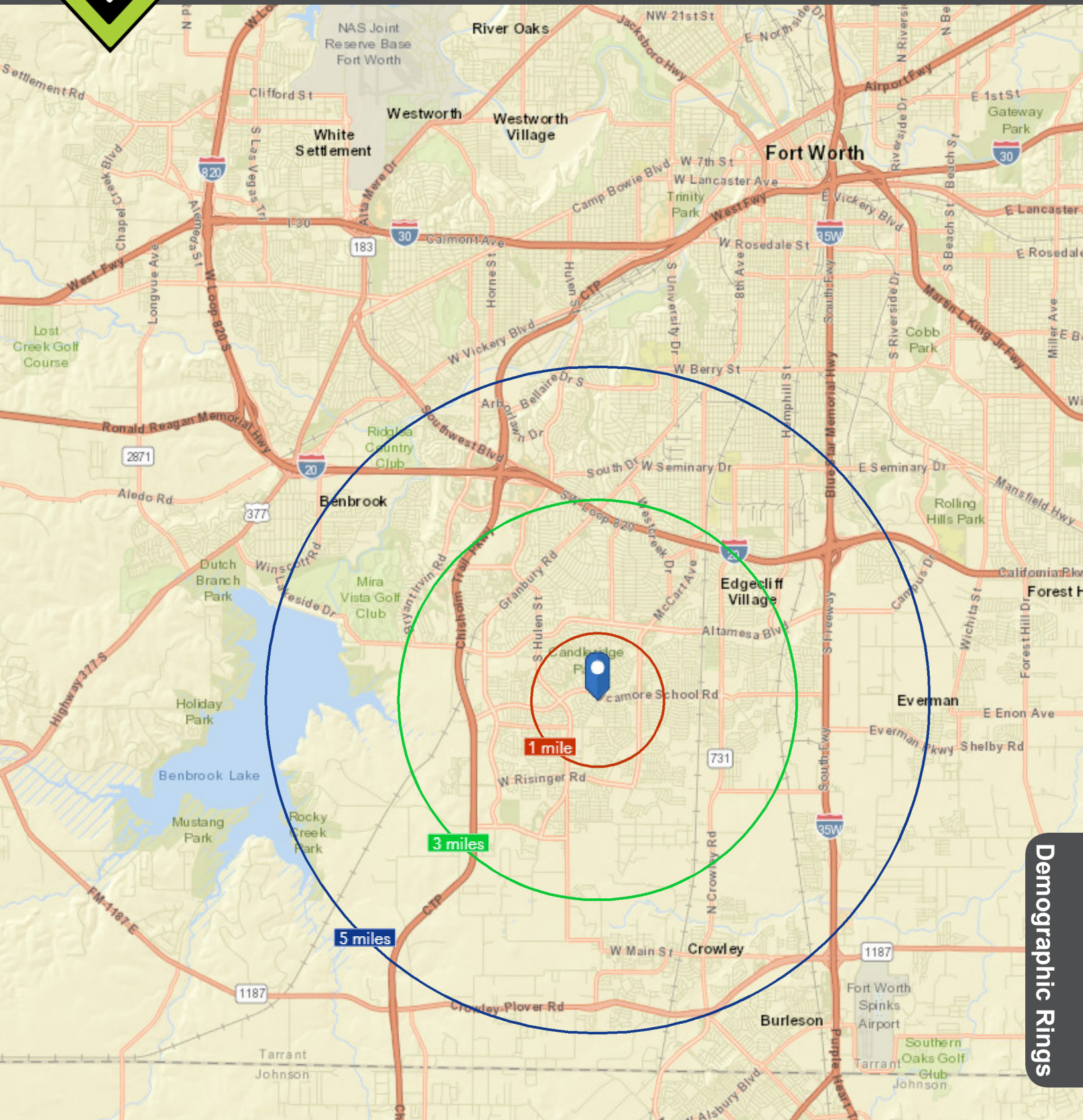
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# 1.74 +/- acres retail site

W Cleburne Rd | Fort Worth



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# 1.74 +/- acres retail site W Cleburne Rd | Fort Worth

## Executive Summary

1.74 Acres W Cleburne Rd  
4000 Seven Gables St, Fort Worth, Texas, 76133  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.63383  
Longitude: -97.38053

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	14,369	75,197	149,697
2010 Population	17,551	103,132	192,512
2017 Population	18,479	114,017	213,573
2022 Population	19,328	123,433	230,342
2000-2010 Annual Rate	2.02%	3.21%	2.55%
2010-2017 Annual Rate	0.71%	1.39%	1.44%
2017-2022 Annual Rate	0.90%	1.60%	1.52%
2017 Male Population	47.0%	47.4%	48.1%
2017 Female Population	53.0%	52.6%	51.9%
2017 Median Age	36.9	34.7	33.6

In the identified area, the current year population is 213,573. In 2010, the Census count in the area was 192,512. The rate of change since 2010 was 1.44% annually. The five-year projection for the population in the area is 230,342 representing a change of 1.52% annually from 2017 to 2022. Currently, the population is 48.1% male and 51.9% female.

### Median Age

The median age in this area is 36.9, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	47.1%	50.6%	56.2%
2017 Black Alone	34.4%	30.6%	23.6%
2017 American Indian/Alaska Native Alone	0.4%	0.5%	0.6%
2017 Asian Alone	4.8%	4.9%	4.1%
2017 Pacific Islander Alone	0.0%	0.1%	0.1%
2017 Other Race	9.5%	9.7%	12.1%
2017 Two or More Races	3.7%	3.5%	3.3%
2017 Hispanic Origin (Any Race)	24.3%	27.1%	32.4%

Persons of Hispanic origin represent 32.4% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 79.0 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	5,176	28,813	57,129
2010 Households	6,468	37,990	70,584
2017 Total Households	6,767	41,481	77,182
2022 Total Households	7,061	44,580	82,692
2000-2010 Annual Rate	2.25%	2.80%	2.14%
2010-2017 Annual Rate	0.63%	1.22%	1.24%
2017-2022 Annual Rate	0.85%	1.45%	1.39%
2017 Average Household Size	2.70	2.73	2.74

The household count in this area has changed from 70,584 in 2010 to 77,182 in the current year, a change of 1.24% annually. The five-year projection of households is 82,692, a change of 1.39% annually from the current year total. Average household size is currently 2.74, compared to 2.71 in the year 2010. The number of families in the current year is 52,720 in the specified area.





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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$63,654	\$59,879	\$56,737
2022 Median Household Income	\$69,725	\$66,669	\$62,661
2017-2022 Annual Rate	1.84%	2.17%	2.01%
<b>Average Household Income</b>			
2017 Average Household Income	\$81,624	\$76,987	\$78,599
2022 Average Household Income	\$91,254	\$87,021	\$88,031
2017-2022 Annual Rate	2.26%	2.48%	2.29%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$29,868	\$28,327	\$28,747
2022 Per Capita Income	\$33,263	\$31,748	\$31,921
2017-2022 Annual Rate	2.18%	2.31%	2.12%

### Households by Income

Current median household income is \$56,737 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$62,661 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$78,599 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$88,031 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$28,747 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$31,921 in five years, compared to \$34,828 for all U.S. households

### Housing

2000 Total Housing Units	5,337	29,933	60,195
2000 Owner Occupied Housing Units	3,785	18,566	34,718
2000 Renter Occupied Housing Units	1,391	10,248	22,411
2000 Vacant Housing Units	161	1,119	3,066
2010 Total Housing Units	6,838	40,767	76,008
2010 Owner Occupied Housing Units	4,482	24,263	43,321
2010 Renter Occupied Housing Units	1,986	13,727	27,263
2010 Vacant Housing Units	370	2,777	5,424
2017 Total Housing Units	7,017	43,204	81,082
2017 Owner Occupied Housing Units	4,480	25,423	45,337
2017 Renter Occupied Housing Units	2,287	16,058	31,845
2017 Vacant Housing Units	250	1,723	3,900
2022 Total Housing Units	7,322	46,351	86,735
2022 Owner Occupied Housing Units	4,670	27,379	48,528
2022 Renter Occupied Housing Units	2,391	17,201	34,164
2022 Vacant Housing Units	261	1,771	4,043

Currently, 55.9% of the 81,082 housing units in the area are owner occupied; 39.3%, renter occupied; and 4.8% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 76,008 housing units in the area - 57.0% owner occupied, 35.9% renter occupied, and 7.1% vacant. The annual rate of change in housing units since 2010 is 2.91%. Median home value in the area is \$141,328, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.89% annually to \$162,993.





## 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:
  - 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.

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Brian Scott	0407332	bscott@landmk.com	817-721-6009
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

Regulated by the Texas Real Estate Commission

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

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