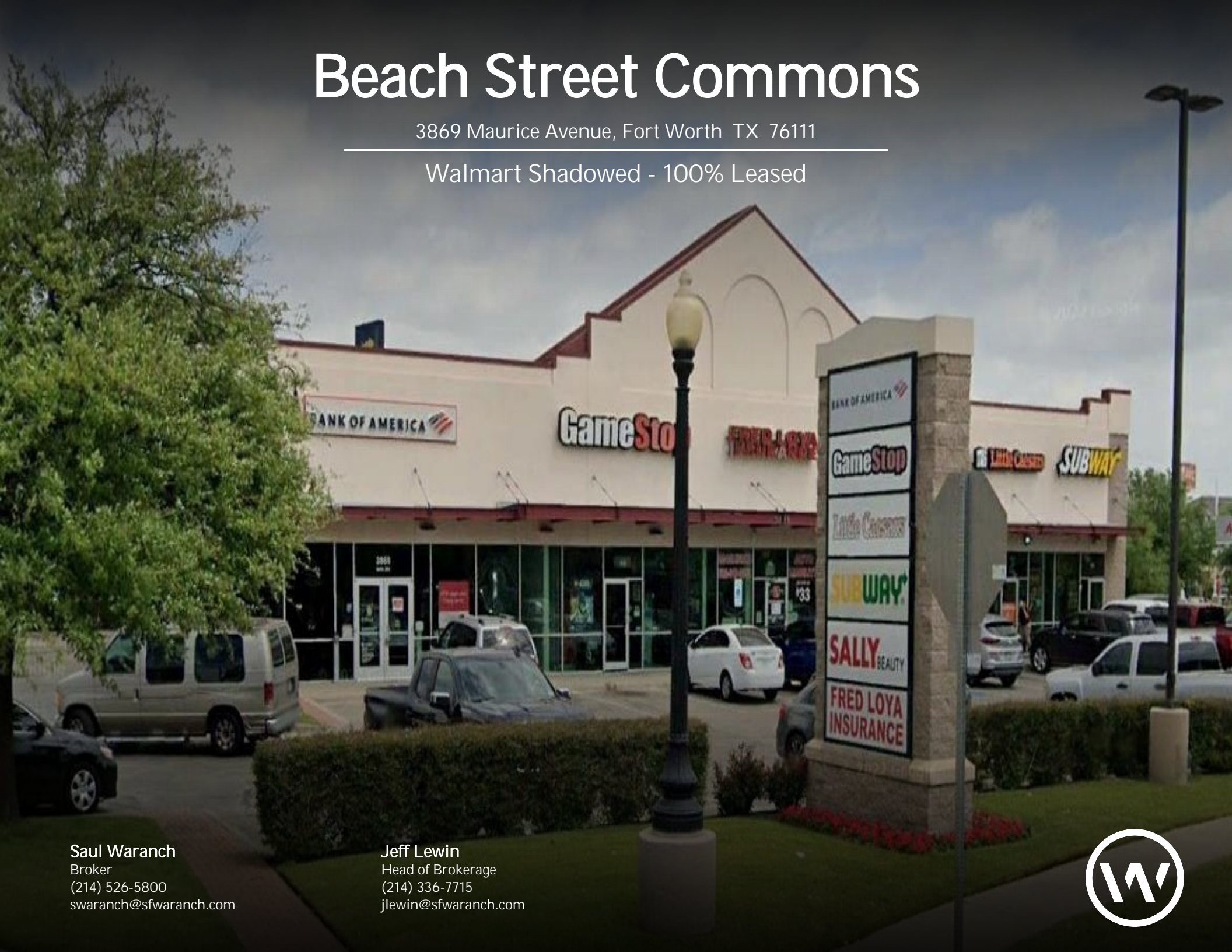


Beach Street Commons

3869 Maurice Avenue, Fort Worth TX 76111

Walmart Shadowed - 100% Leased



Saul Waranch
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Jeff Lewin
Head of Brokerage
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HIGHLIGHTS

- Dedicated turn lane
- Excellent visibility and access
- Walmart shadowed center



Tenant	Floor	Square Feet	Lease Type
Bank of America	Ground	2800	NNN
GameStop	Ground	1500	NNN
Fred Loya Insurance	Ground	1400	NNN
Sally Beauty Supply	Ground	1500	NNN
Little Caesar's Pizza	Ground	1200	NNN
Subway	Ground	1200	NNN



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
12,368	70,535	240,646



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$70,197	\$75,444	\$76,058



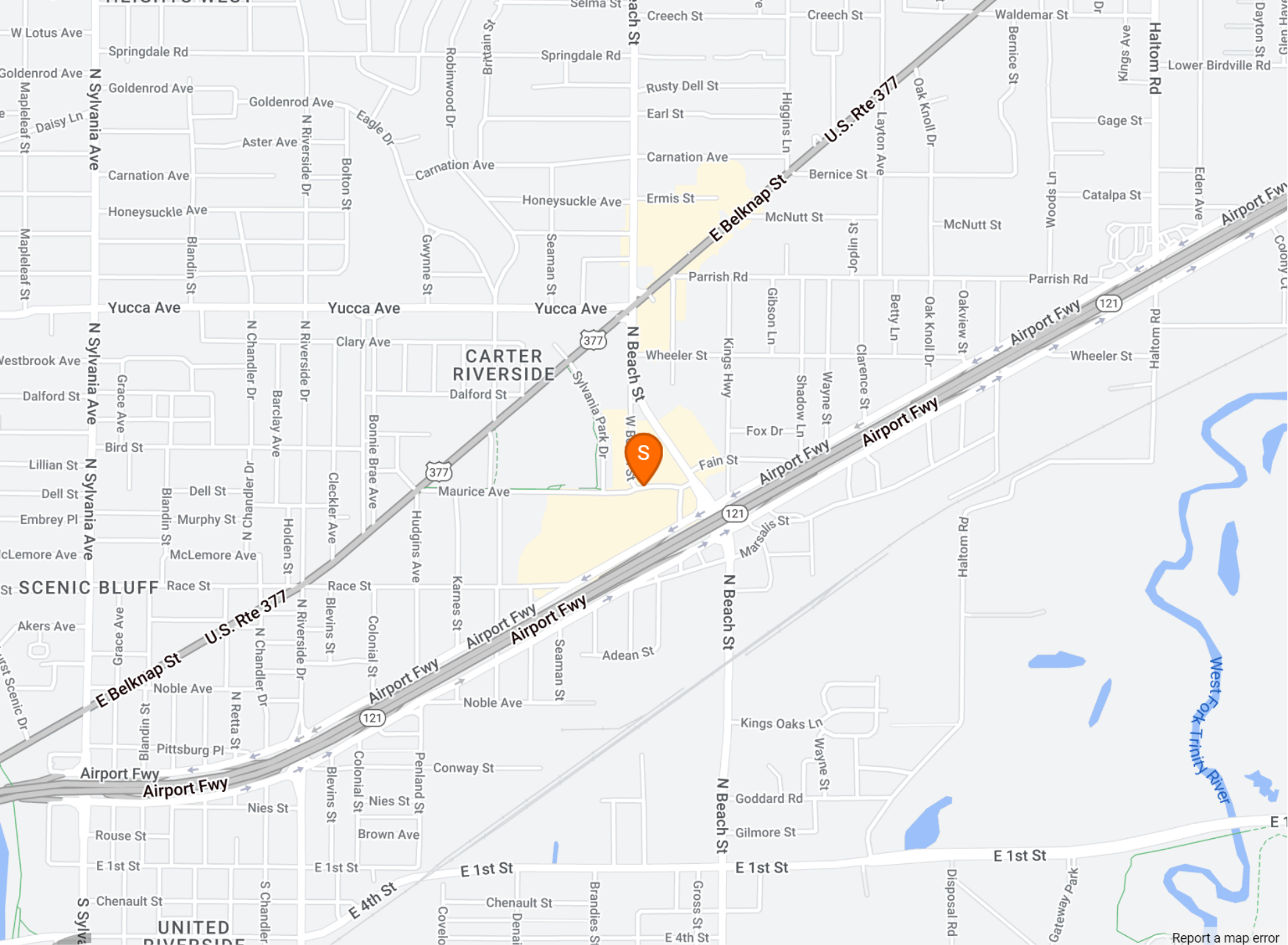
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,919	23,457	85,260

PROPERTY FEATURES

CURRENT OCCUPANCY	100.00 %
TOTAL TENANTS	6
BUILDING SF	9,600
LAND SF	39,640
LAND ACRES	.91
YEAR BUILT	2005
ZONING TYPE	PD-G
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	36
PARKING RATIO	3.75 per 1000





[Report a map error](#)



Site Plan
3869 Maurice Avenue, Fort Worth Texas 76111



MAURICE AVE

W BEACH ST

MAURICE AVE



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,590	62,399	208,195
2010 Population	11,459	63,308	209,952
2022 Population	12,368	70,535	240,646
2027 Population	12,564	72,659	245,474
2022 African American	487	6,817	44,417
2022 American Indian	186	961	2,580
2022 Asian	447	2,978	7,355
2022 Hispanic	8,724	41,236	122,399
2022 Other Race	4,075	18,830	55,176
2022 White	4,263	26,776	87,643
2022 Multiracial	2,908	14,098	43,209
2022-2027: Population: Growth Rate	1.55 %	3.00 %	2.00 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	302	2,184	10,427
\$15,000-\$24,999	394	2,081	8,043
\$25,000-\$34,999	483	2,550	8,629
\$35,000-\$49,999	686	3,509	12,169
\$50,000-\$74,999	982	5,326	17,380
\$75,000-\$99,999	483	3,422	11,072
\$100,000-\$149,999	380	2,541	9,731
\$150,000-\$199,999	46	844	3,901
\$200,000 or greater	164	999	3,899
Median HH Income	\$51,499	\$54,607	\$53,345
Average HH Income	\$70,197	\$75,444	\$76,058

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,878	22,131	77,847
2010 Total Households	3,494	20,341	71,781
2022 Total Households	3,919	23,457	85,260
2027 Total Households	3,988	24,498	87,582
2022 Average Household Size	3.16	2.90	2.73
2000 Owner Occupied Housing	2,241	12,381	39,263
2000 Renter Occupied Housing	1,393	8,298	32,102
2022 Owner Occupied Housing	2,110	12,582	41,327
2022 Renter Occupied Housing	1,808	10,875	43,933
2022 Vacant Housing	405	2,995	9,615
2022 Total Housing	4,324	26,452	94,875
2027 Owner Occupied Housing	2,149	12,889	42,507
2027 Renter Occupied Housing	1,838	11,609	45,076
2027 Vacant Housing	451	3,213	10,545
2027 Total Housing	4,439	27,711	98,127
2022-2027: Households: Growth Rate	1.75 %	4.35 %	2.70 %

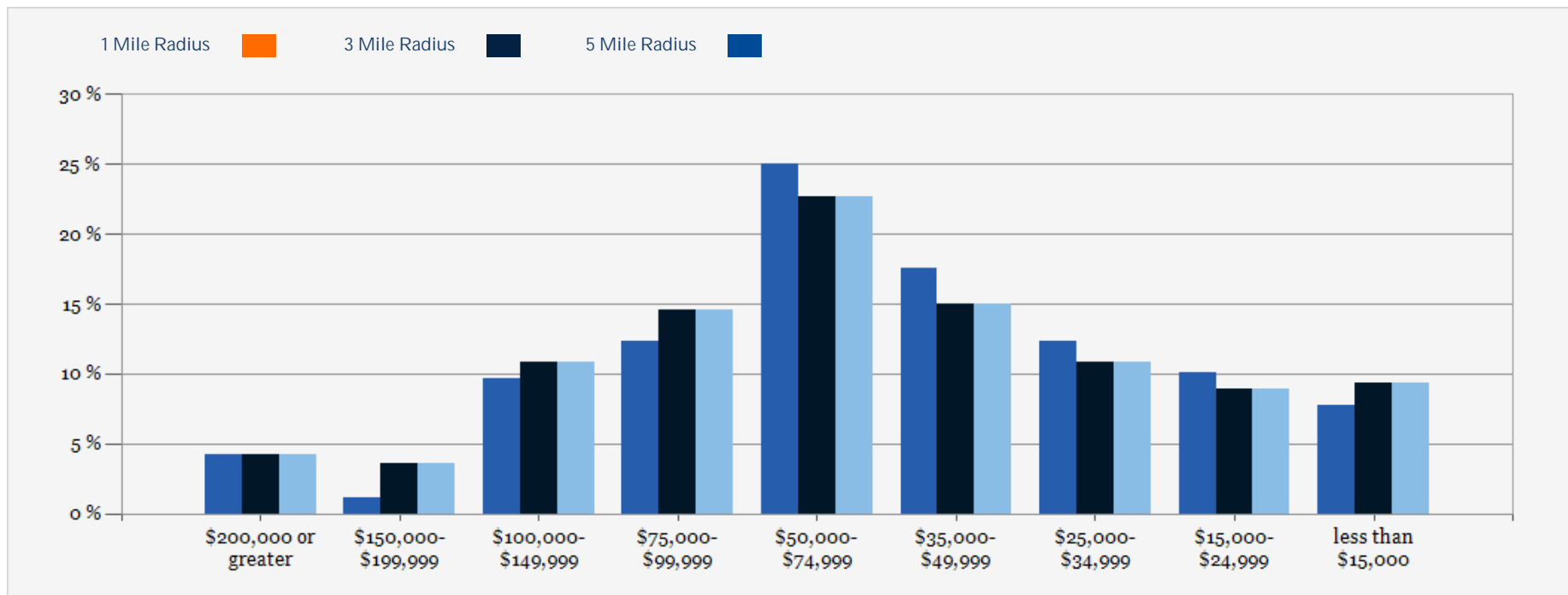
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	938	5,270	18,720
2022 Population Age 35-39	873	4,935	16,802
2022 Population Age 40-44	774	4,388	14,601
2022 Population Age 45-49	712	4,099	13,499
2022 Population Age 50-54	629	3,830	13,225
2022 Population Age 55-59	650	3,836	12,937
2022 Population Age 60-64	593	3,562	12,109
2022 Population Age 65-69	450	2,834	10,114
2022 Population Age 70-74	342	2,166	7,820
2022 Population Age 75-79	213	1,503	5,392
2022 Population Age 80-84	109	946	3,422
2022 Population Age 85+	99	1,077	3,761
2022 Population Age 18+	8,526	50,813	175,506
2022 Median Age	31	33	33

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,547	\$59,159	\$59,359
Average Household Income 25-34	\$70,488	\$77,361	\$78,740
Median Household Income 35-44	\$54,490	\$59,449	\$58,359
Average Household Income 35-44	\$73,039	\$83,063	\$83,462
Median Household Income 45-54	\$56,431	\$59,782	\$59,329
Average Household Income 45-54	\$79,020	\$82,080	\$84,279
Median Household Income 55-64	\$51,734	\$56,228	\$54,346
Average Household Income 55-64	\$73,716	\$78,285	\$79,176
Median Household Income 65-74	\$43,784	\$46,707	\$43,868
Average Household Income 65-74	\$63,870	\$70,969	\$69,777
Average Household Income 75+	\$52,059	\$56,633	\$59,005

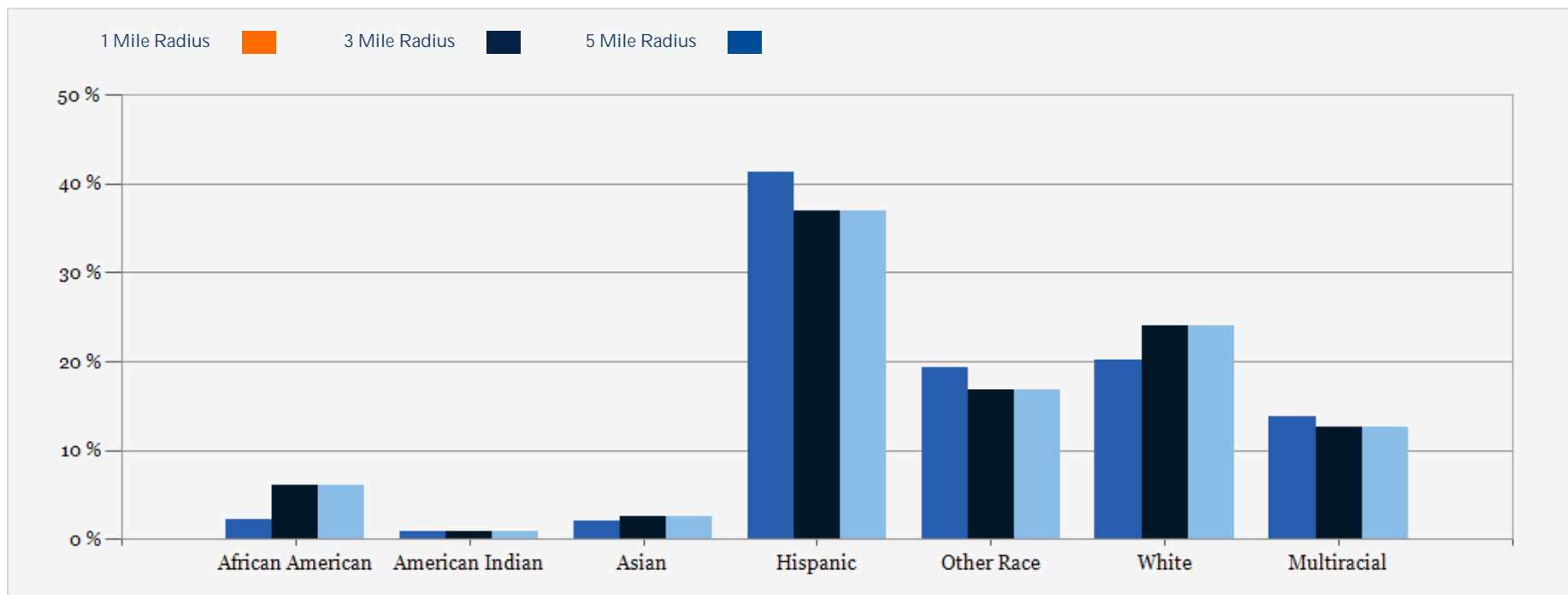
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	842	5,079	17,761
2027 Population Age 35-39	907	5,146	17,431
2027 Population Age 40-44	847	4,860	16,026
2027 Population Age 45-49	743	4,336	14,215
2027 Population Age 50-54	645	3,869	12,795
2027 Population Age 55-59	568	3,568	12,278
2027 Population Age 60-64	558	3,428	11,689
2027 Population Age 65-69	483	3,062	10,581
2027 Population Age 70-74	346	2,378	8,663
2027 Population Age 75-79	250	1,742	6,413
2027 Population Age 80-84	140	1,116	4,123
2027 Population Age 85+	93	1,068	3,846
2027 Population Age 18+	8,560	52,144	178,842
2027 Median Age	31	33	34

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,730	\$66,858	\$68,682
Average Household Income 25-34	\$80,191	\$89,163	\$90,596
Median Household Income 35-44	\$60,126	\$66,838	\$67,190
Average Household Income 35-44	\$83,684	\$95,702	\$95,991
Median Household Income 45-54	\$62,299	\$66,800	\$67,083
Average Household Income 45-54	\$90,686	\$95,163	\$96,873
Median Household Income 55-64	\$56,602	\$63,133	\$61,401
Average Household Income 55-64	\$83,334	\$90,143	\$90,082
Median Household Income 65-74	\$50,485	\$54,158	\$52,366
Average Household Income 65-74	\$72,634	\$82,893	\$81,464
Average Household Income 75+	\$60,722	\$67,826	\$72,365

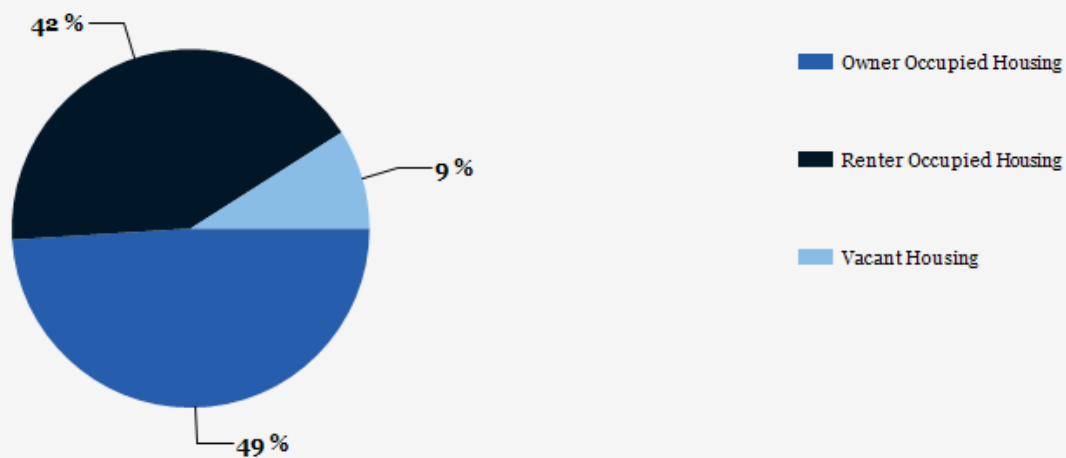
2022 Household Income



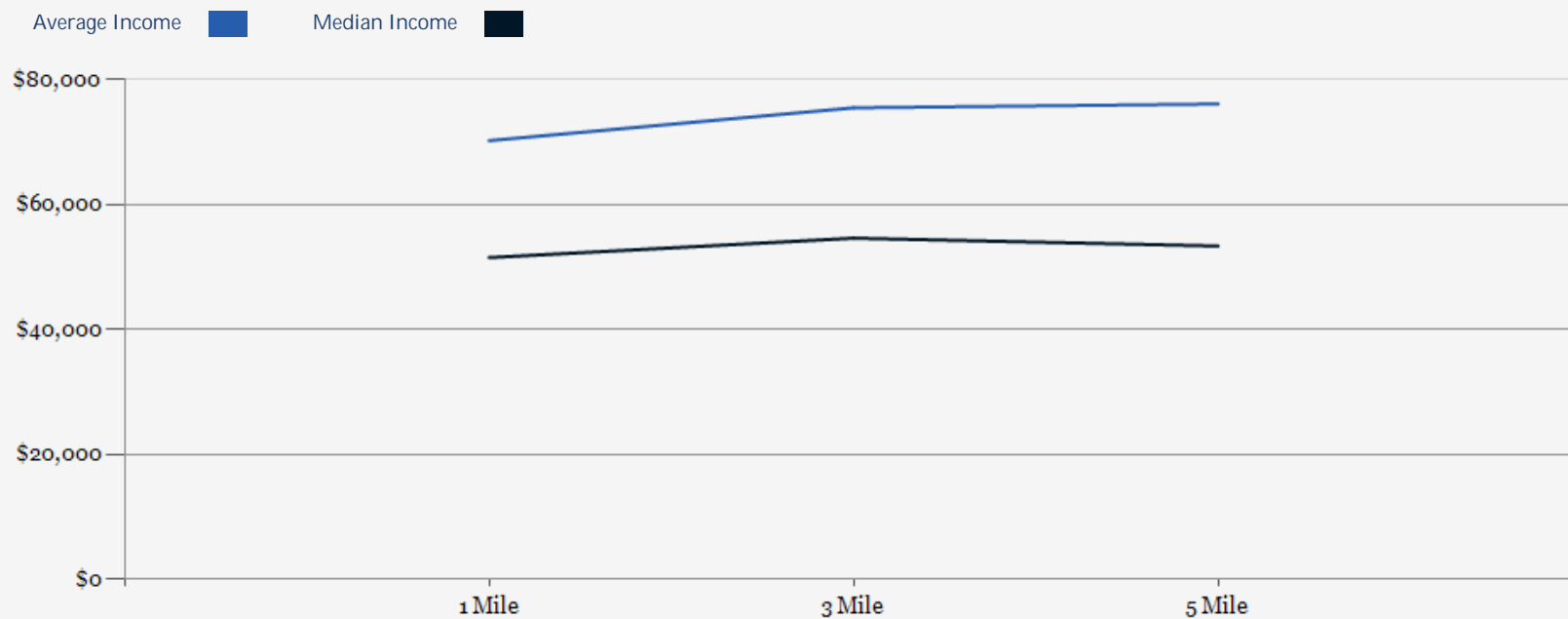
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



Beach Street Commons

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to The S.F. Waranch Company. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. The S.F. Waranch Company has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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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.

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Saul F. Waranch	0395950	swaranch@sfwaranch.com	214-893-4788
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