

Beach Street Shopping Center

5201 N Beach St., Fort Worth TX 76137



Saul Waranch
Broker
(214) 526-5800
swaranch@swwaranch.com

Jeff Lewin
Head of Brokerage
(214) 336-7715
jlewin@swwaranch.com



THE SPACE

Location 5201 N Beach St., Fort Worth , TX, 76137

HIGHLIGHTS

- +/- 1,380 SF Space Available for Lease
- Highly visible location with good frontage and access to HWY 820
- Join Overtime Sports Bar, Legacy Nails and several other CoTenants
- High residential density in the area, including 5 motels within 1/2 Mile
- Dedicated turn lane



Tenant	Floor	Square Feet	Lease Type
Legacy Nail Bar	1	1,800	Retail
Overtime Sports Bar	1	8,000	Retail
US Liquor and Wine	1	2,500	Retail
Tattoo Shop	1	1,380	Retail
Vape/Smoke Shop	1	2,500	Retail

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,091	101,728	282,645

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$73,941	\$78,220	\$82,722

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,279	37,149	96,960

PROPERTY FEATURES

CURRENT OCCUPANCY	87.00 %
TOTAL TENANTS	5
GLA (SF)	16,000
LAND ACRES	1.38
YEAR BUILT	2007
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	One
PARKING RATIO	Ample
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

TENANT INFORMATION

MAJOR TENANT/S	Overtime Bar & Grill
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Concentra Urgent Care

QuikTrip

Belmond Apartments

Panda Express

Ranch at Fossil Creek

Whataburger

NE Loop 820

NE Loop 820

820

Texas Roadhouse

IHOP

820

820

Overtime Bar & Grill

Mercantile Square

Waffle House

Anderson Blvd

Colonial Park Dr

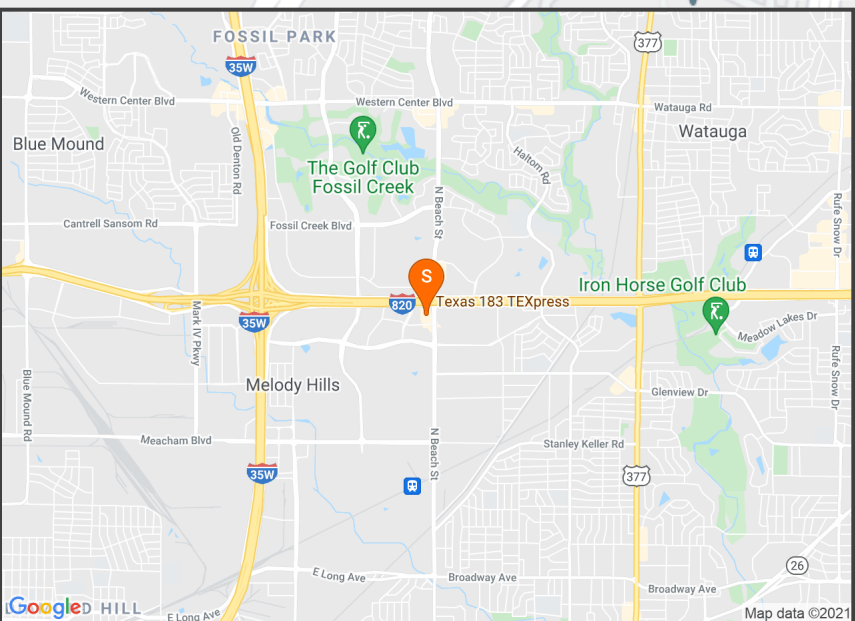
Wisdom Way

Northern Cross Apartments

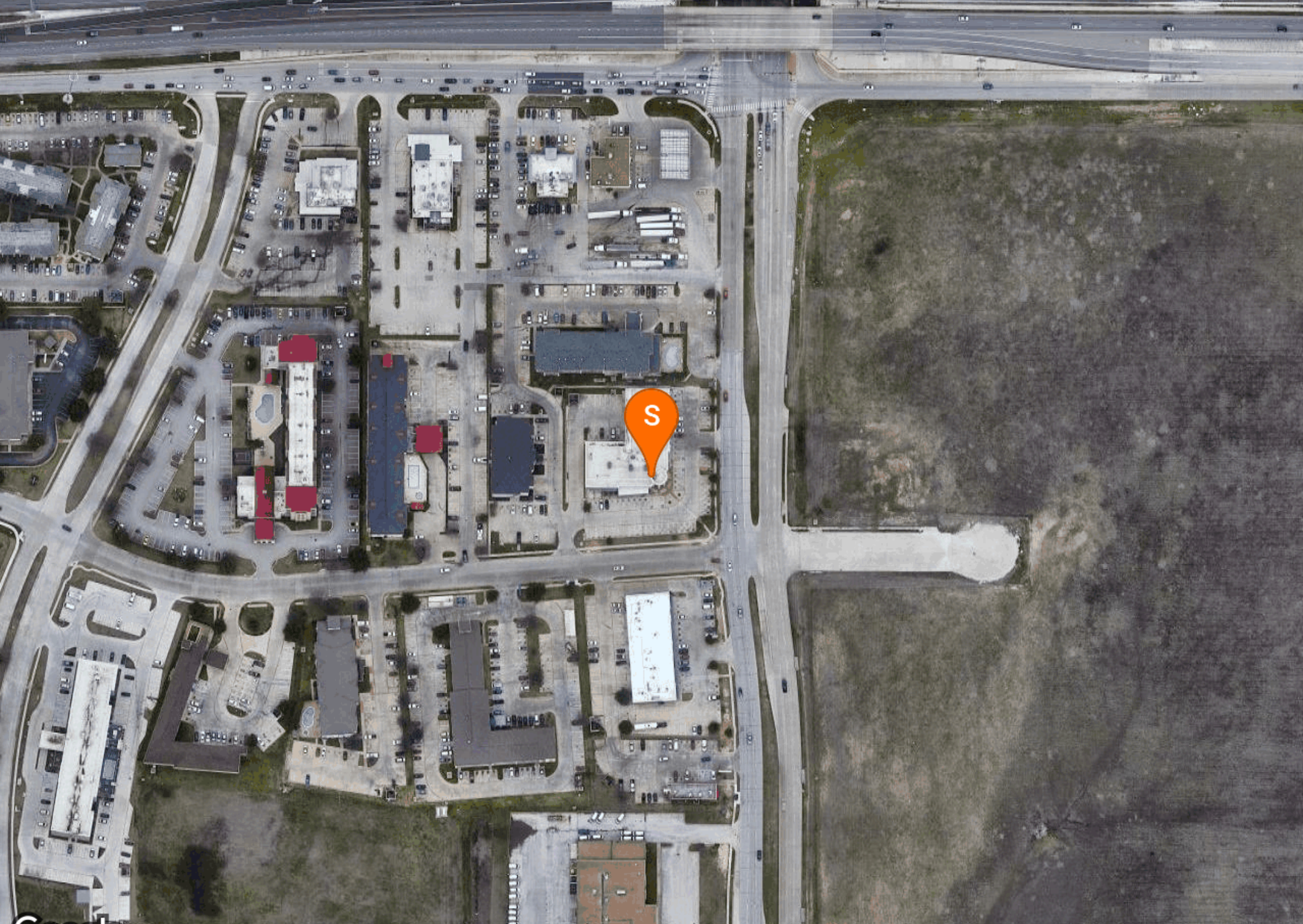
North Oaks Middle School

Christian School

Garland Dr



Map data ©2021



Google

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,291	72,875	188,810
2010 Population	4,769	91,707	244,640
2021 Population	7,091	101,728	282,645
2026 Population	7,805	107,504	302,177
2021 African American	1,016	9,499	23,683
2021 American Indian	44	706	1,978
2021 Asian	703	9,452	19,404
2021 Hispanic	2,310	37,957	107,909
2021 Other Race	945	14,729	39,645
2021 White	4,036	62,970	185,420
2021 Multiracial	338	4,187	11,982
2021-2026: Population: Growth Rate	9.70 %	5.55 %	6.75 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	197	2,105	5,534
\$15,000-\$24,999	175	2,530	5,933
\$25,000-\$34,999	226	3,529	8,093
\$35,000-\$49,999	518	5,387	12,781
\$50,000-\$74,999	785	8,326	21,146
\$75,000-\$99,999	595	6,226	16,209
\$100,000-\$149,999	550	5,355	16,484
\$150,000-\$199,999	198	2,428	6,843
\$200,000 or greater	35	1,264	3,937
Median HH Income	\$64,150	\$62,496	\$67,086
Average HH Income	\$73,941	\$78,220	\$82,722

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,529	27,701	68,264
2010 Total Households	2,259	33,450	84,341
2021 Total Households	3,279	37,149	96,960
2026 Total Households	3,595	39,289	103,318
2021 Average Household Size	2.16	2.72	2.90
2000 Owner Occupied Housing	810	17,928	45,573
2000 Renter Occupied Housing	631	8,579	19,828
2021 Owner Occupied Housing	783	20,941	62,026
2021 Renter Occupied Housing	2,496	16,208	34,934
2021 Vacant Housing	175	1,791	5,220
2021 Total Housing	3,454	38,940	102,180
2026 Owner Occupied Housing	920	22,131	66,149
2026 Renter Occupied Housing	2,676	17,158	37,169
2026 Vacant Housing	184	1,794	5,255
2026 Total Housing	3,779	41,083	108,573
2021-2026: Households: Growth Rate	9.30 %	5.65 %	6.40 %

Source: esri

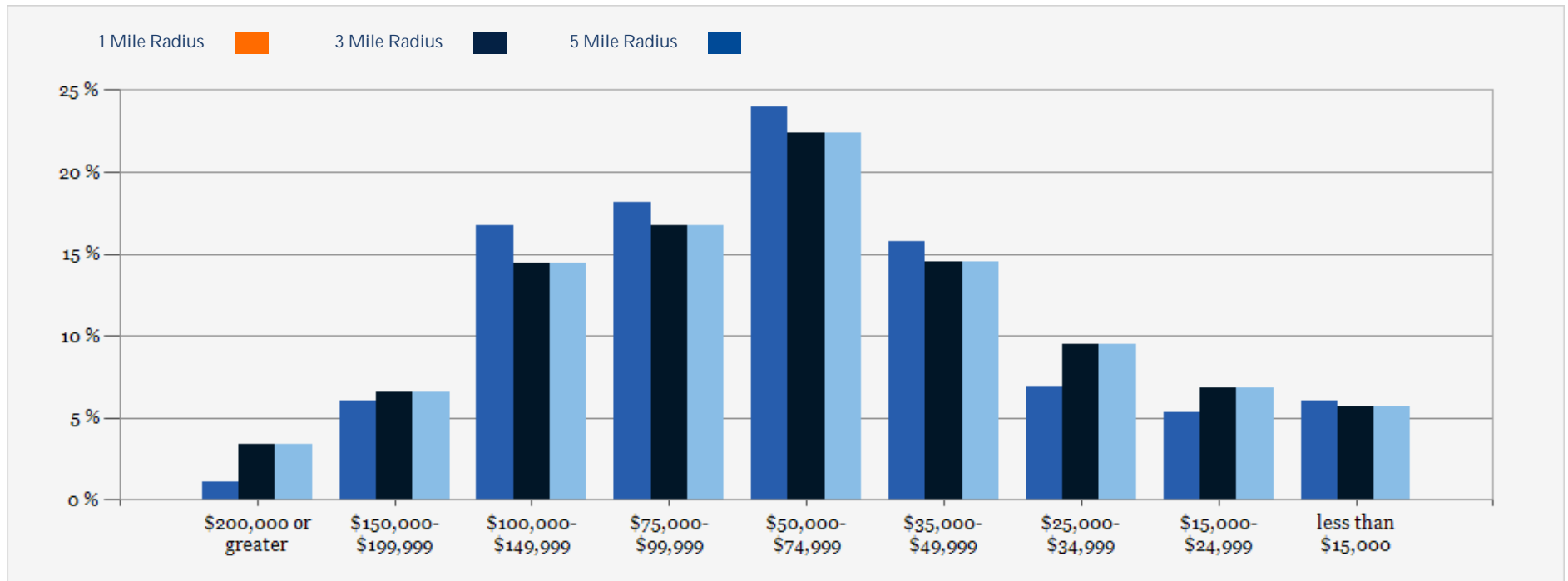
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	754	8,426	22,095
2021 Population Age 35-39	656	8,001	21,836
2021 Population Age 40-44	444	6,692	19,207
2021 Population Age 45-49	373	5,974	17,615
2021 Population Age 50-54	337	5,682	16,379
2021 Population Age 55-59	316	5,552	15,811
2021 Population Age 60-64	232	4,956	13,811
2021 Population Age 65-69	193	4,056	10,952
2021 Population Age 70-74	174	3,326	8,598
2021 Population Age 75-79	107	2,037	5,280
2021 Population Age 80-84	73	1,251	3,223
2021 Population Age 85+	53	1,073	2,984
2021 Population Age 18+	5,488	75,777	207,177
2021 Median Age	31	34	34

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,365	\$64,511	\$67,329
Average Household Income 25-34	\$77,460	\$77,532	\$80,986
Median Household Income 35-44	\$70,339	\$70,270	\$78,687
Average Household Income 35-44	\$80,886	\$84,961	\$91,827
Median Household Income 45-54	\$74,108	\$74,354	\$79,073
Average Household Income 45-54	\$80,834	\$88,437	\$94,598
Median Household Income 55-64	\$67,220	\$66,980	\$71,235
Average Household Income 55-64	\$75,009	\$83,437	\$86,385
Median Household Income 65-74	\$54,641	\$55,217	\$55,984
Average Household Income 65-74	\$64,345	\$71,571	\$72,143
Average Household Income 75+	\$60,566	\$58,027	\$55,695

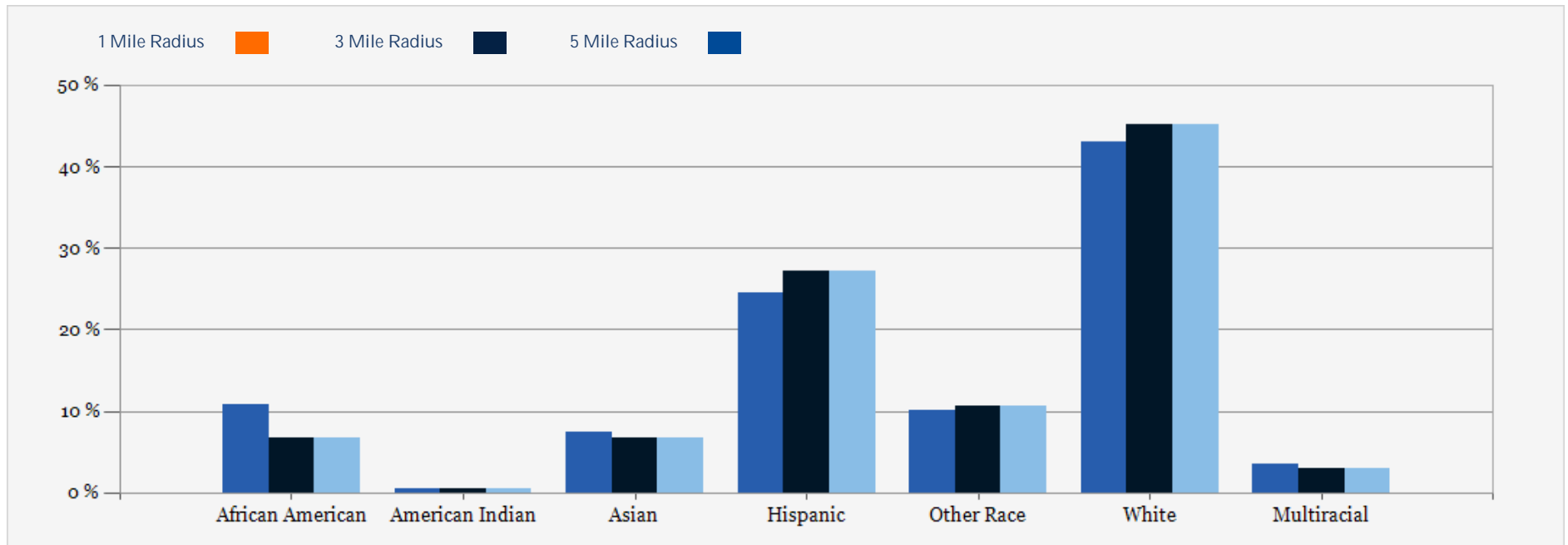
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	658	8,800	26,315
2026 Population Age 35-39	624	8,318	23,150
2026 Population Age 40-44	557	7,558	21,170
2026 Population Age 45-49	416	6,248	17,979
2026 Population Age 50-54	349	5,495	16,071
2026 Population Age 55-59	324	5,296	15,129
2026 Population Age 60-64	306	4,984	14,198
2026 Population Age 65-69	214	4,428	12,189
2026 Population Age 70-74	165	3,472	9,365
2026 Population Age 75-79	138	2,713	7,023
2026 Population Age 80-84	80	1,510	3,944
2026 Population Age 85+	70	1,202	3,236
2026 Population Age 18+	6,027	80,011	220,871
2026 Median Age	30	34	34

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$74,807	\$71,956	\$75,826
Average Household Income 25-34	\$83,907	\$86,277	\$91,175
Median Household Income 35-44	\$75,841	\$77,316	\$84,918
Average Household Income 35-44	\$88,184	\$94,308	\$101,191
Median Household Income 45-54	\$77,001	\$78,257	\$83,922
Average Household Income 45-54	\$88,111	\$97,251	\$104,344
Median Household Income 55-64	\$72,299	\$73,513	\$77,509
Average Household Income 55-64	\$82,149	\$92,493	\$96,410
Median Household Income 65-74	\$57,791	\$60,261	\$60,804
Average Household Income 65-74	\$69,439	\$80,615	\$81,277
Average Household Income 75+	\$68,214	\$66,534	\$63,280

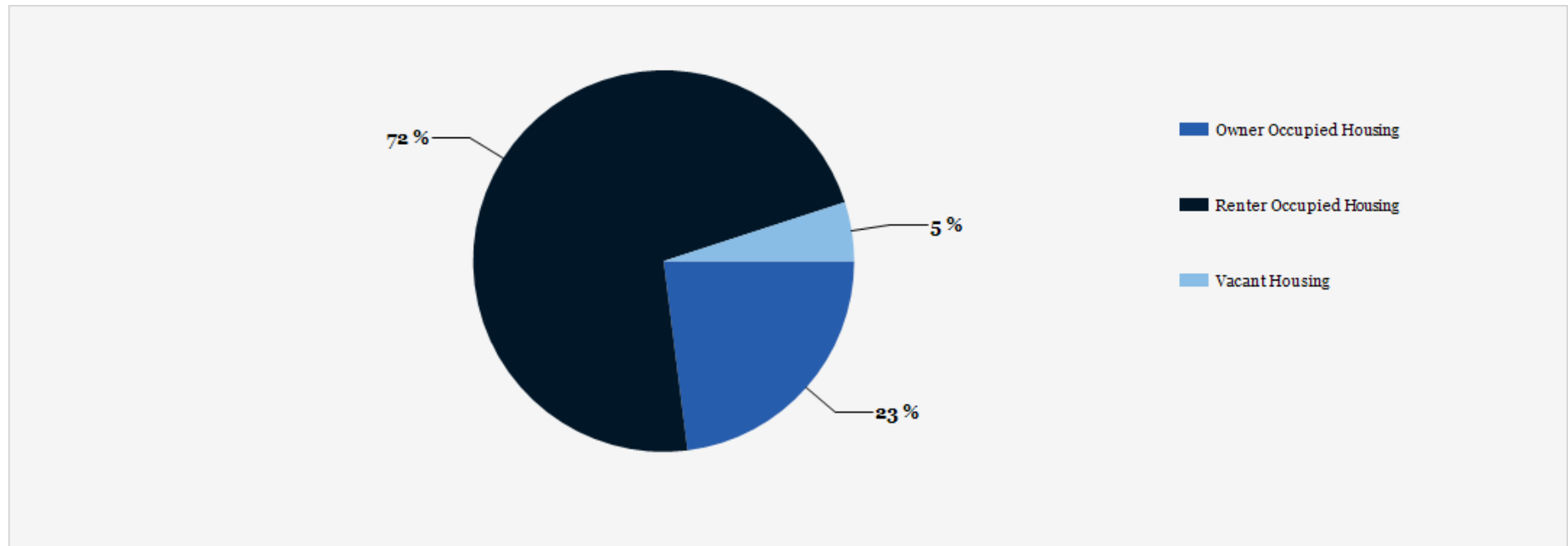
2021 Household Income



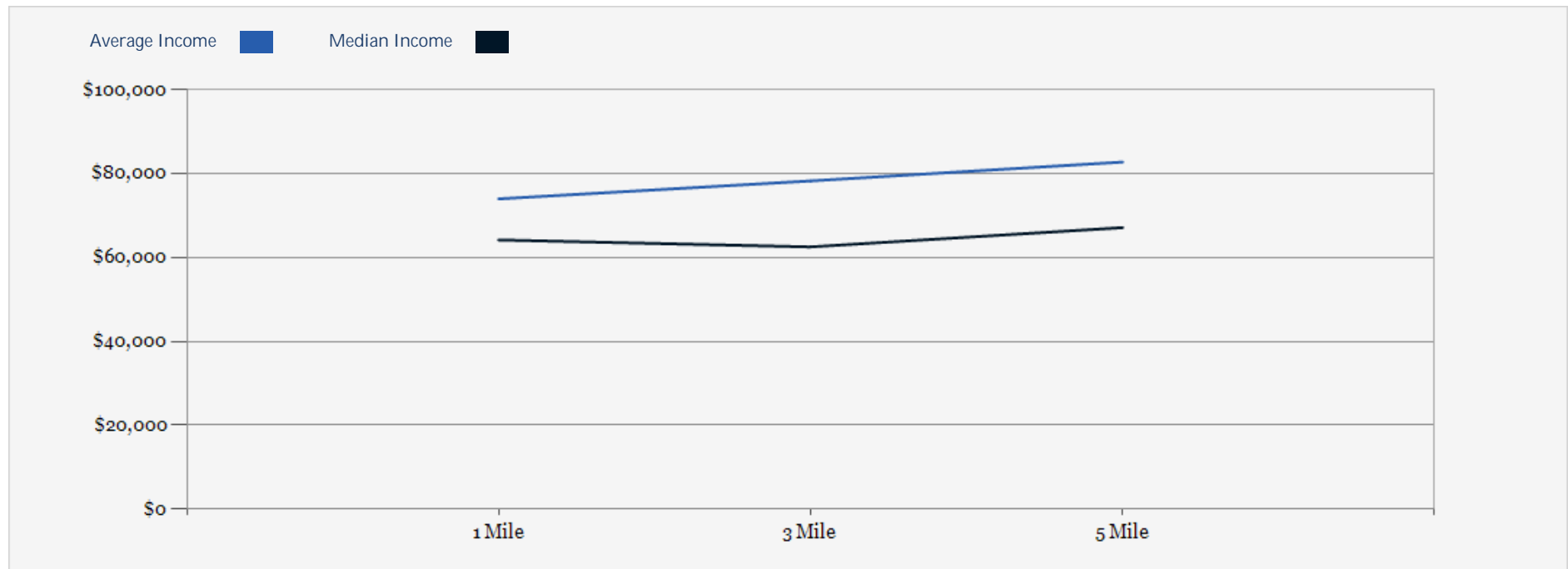
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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Exclusively Marketed by:

Saul Waranch
Broker
(214) 526-5800
swaranch@sflower.com

Jeff Lewin
Head of Brokerage
(214) 336-7715
jlewin@sflower.com





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.

Saul F. Waranch	9003270	sfwaranch@sfwaranch.com	214-526-5800
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