

Second Generation Restaurant

4335 River Oaks Blvd, Fort Worth TX 76114

Fully Equipped



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THE SPACE

Location 4335 River Oaks Blvd, Fort Worth, TX, 76114

Square Feet 4500

Lease Type NNN

Notes Call for pricing

HIGHLIGHTS

- Second generation restaurant space in developed area
- Great visibility from road
- Multiple freestanding and walk-in coolers



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
13,808	92,517	219,582



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$57,262	\$75,866	\$81,950



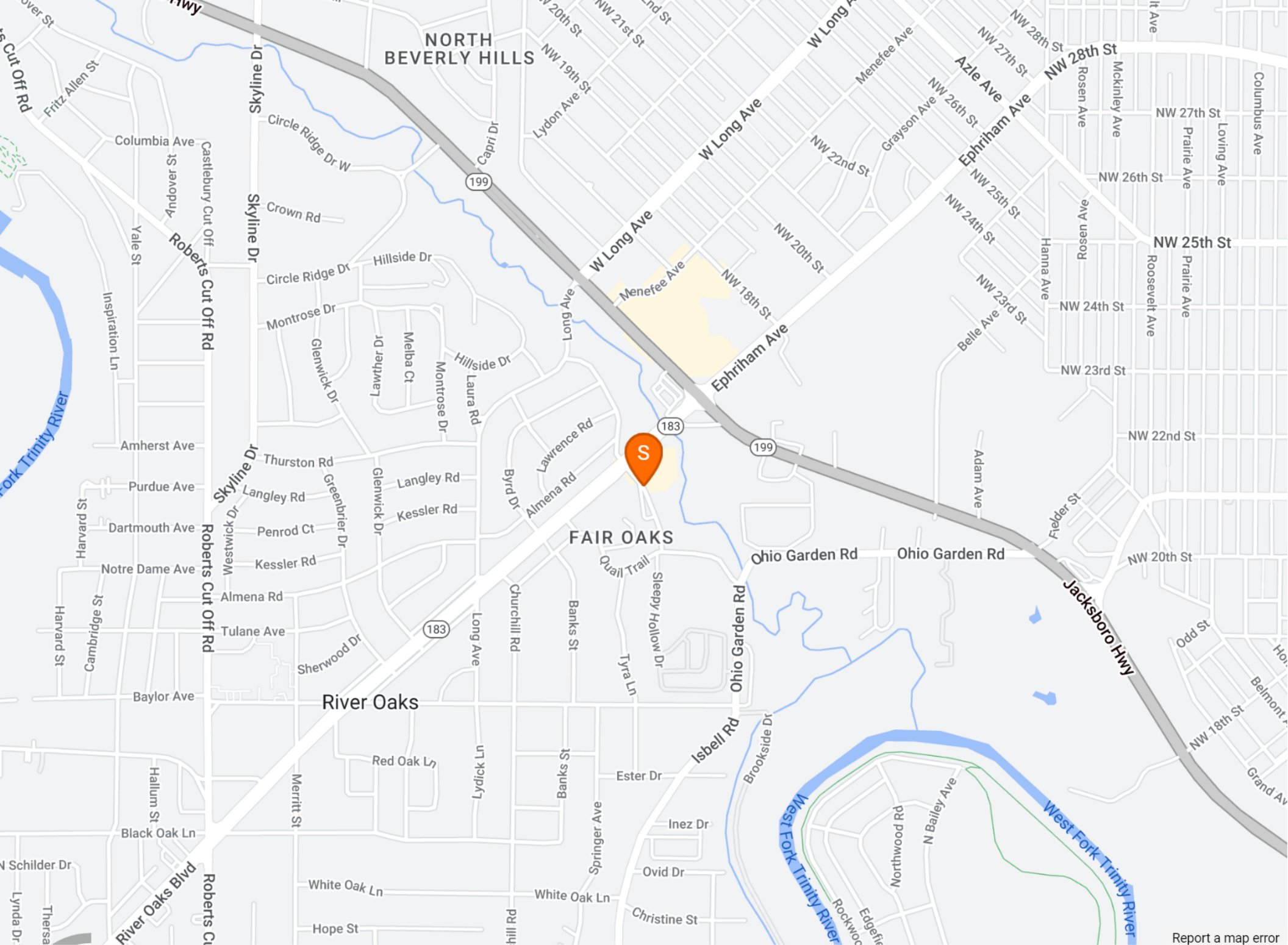
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,254	31,366	79,590

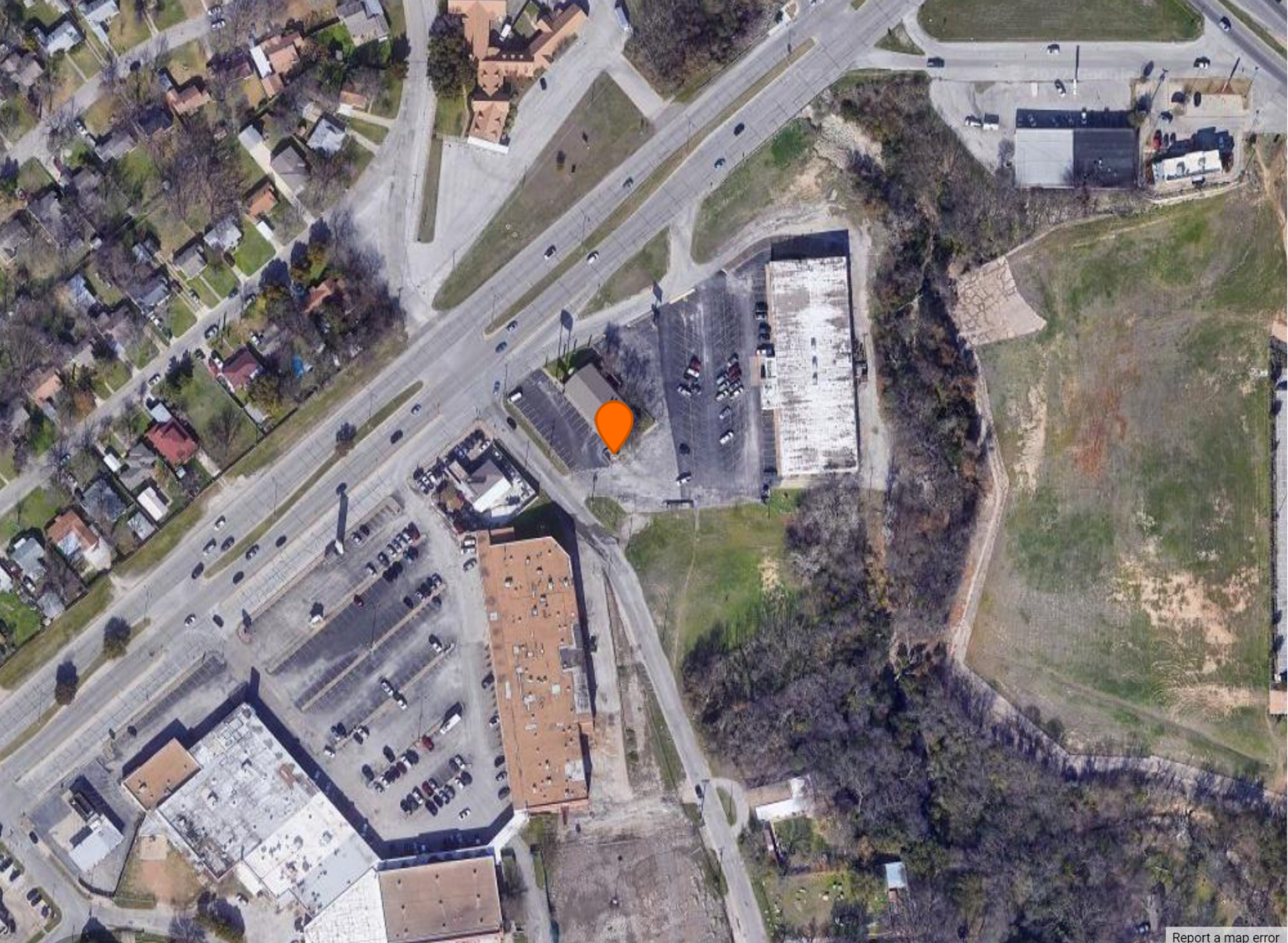
PROPERTY FEATURES

BUILDING SF	4,274
GLA (SF)	35,143
LAND ACRES	.8067
YEAR RENOVATED	2016
ZONING TYPE	Retail
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	Ample





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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,614	75,915	168,355
2010 Population	12,936	79,388	184,240
2021 Population	13,808	92,517	219,582
2026 Population	14,225	98,878	238,109
2021 African American	348	5,053	21,280
2021 American Indian	115	736	1,616
2021 Asian	67	859	4,031
2021 Hispanic	10,183	60,713	113,168
2021 Other Race	3,746	20,724	39,522
2021 White	9,115	62,226	145,514
2021 Multiracial	416	2,882	7,484
2021-2026: Population: Growth Rate	3.00 %	6.70 %	8.15 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	389	3,497	8,877
\$15,000-\$24,999	394	3,035	6,511
\$25,000-\$34,999	854	4,138	8,090
\$35,000-\$49,999	673	4,057	10,013
\$50,000-\$74,999	1,193	6,727	15,883
\$75,000-\$99,999	392	3,768	10,532
\$100,000-\$149,999	153	2,806	9,923
\$150,000-\$199,999	100	1,397	4,527
\$200,000 or greater	105	1,941	5,234
Median HH Income	\$44,871	\$52,370	\$57,580
Average HH Income	\$57,262	\$75,866	\$81,950

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,353	26,785	63,678
2010 Total Households	4,042	26,502	66,183
2021 Total Households	4,254	31,366	79,590
2026 Total Households	4,365	33,752	87,092
2021 Average Household Size	3.22	2.87	2.66
2000 Owner Occupied Housing	2,604	14,394	33,251
2000 Renter Occupied Housing	1,516	10,570	25,618
2021 Owner Occupied Housing	2,488	15,633	40,800
2021 Renter Occupied Housing	1,766	15,734	38,790
2021 Vacant Housing	279	2,944	7,324
2021 Total Housing	4,533	34,310	86,914
2026 Owner Occupied Housing	2,614	16,698	43,769
2026 Renter Occupied Housing	1,750	17,055	43,323
2026 Vacant Housing	274	2,970	7,372
2026 Total Housing	4,639	36,722	94,464
2021-2026: Households: Growth Rate	2.60 %	7.40 %	9.10 %

Source: esri

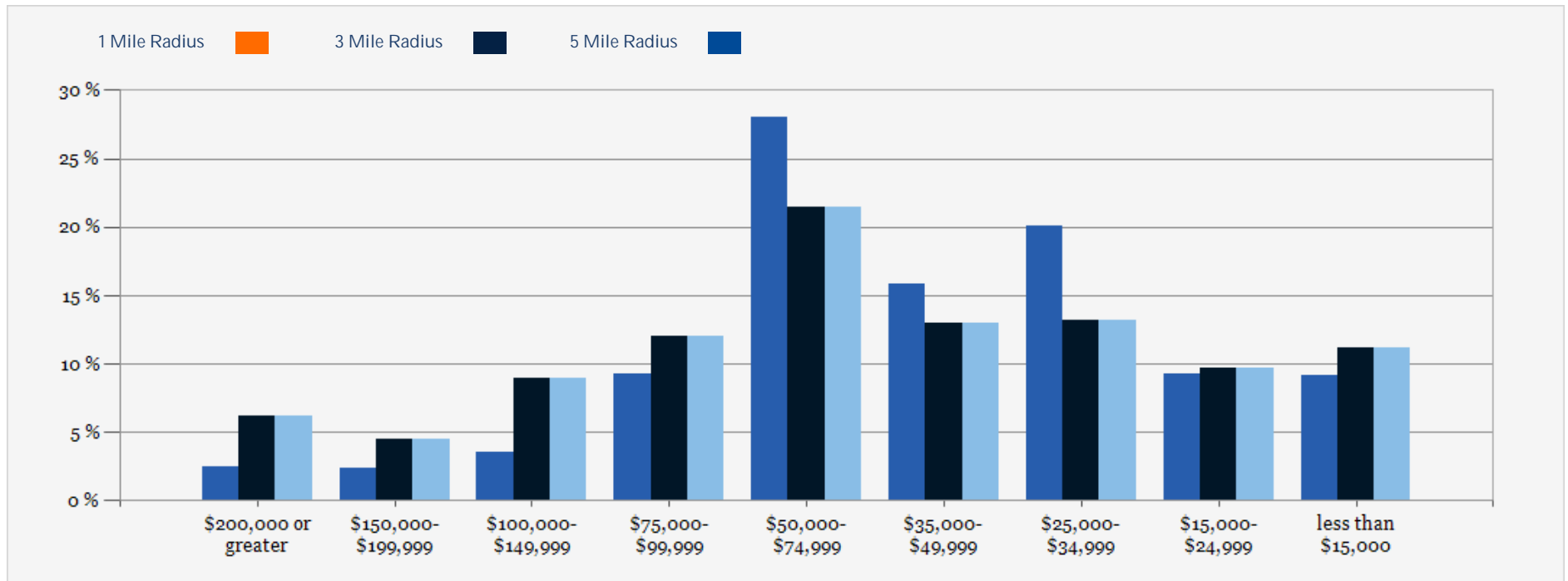
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,055	7,435	17,703
2021 Population Age 35-39	942	6,701	16,576
2021 Population Age 40-44	812	5,462	13,938
2021 Population Age 45-49	757	5,109	12,939
2021 Population Age 50-54	715	4,897	12,101
2021 Population Age 55-59	691	4,733	12,023
2021 Population Age 60-64	651	4,516	11,120
2021 Population Age 65-69	542	3,679	9,244
2021 Population Age 70-74	425	3,093	7,327
2021 Population Age 75-79	300	2,148	4,992
2021 Population Age 80-84	183	1,256	3,043
2021 Population Age 85+	167	1,247	3,341
2021 Population Age 18+	9,683	66,877	162,949
2021 Median Age	32	33	34

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$47,712	\$55,094	\$60,909
Average Household Income 25-34	\$54,961	\$71,932	\$79,393
Median Household Income 35-44	\$49,746	\$57,158	\$66,728
Average Household Income 35-44	\$58,603	\$83,567	\$91,712
Median Household Income 45-54	\$52,135	\$60,734	\$67,172
Average Household Income 45-54	\$66,907	\$91,507	\$95,978
Median Household Income 55-64	\$50,203	\$55,077	\$58,958
Average Household Income 55-64	\$62,450	\$83,864	\$87,981
Median Household Income 65-74	\$38,212	\$42,125	\$47,910
Average Household Income 65-74	\$51,230	\$67,189	\$73,294
Average Household Income 75+	\$47,012	\$57,362	\$61,977

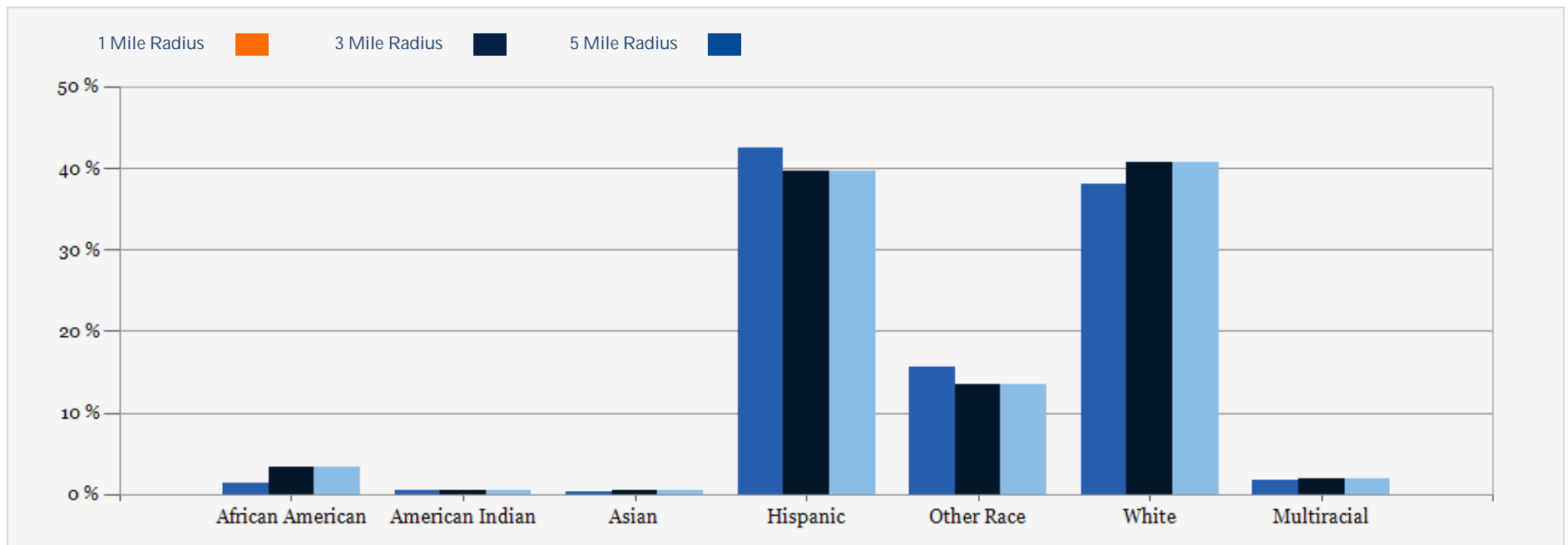
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	978	7,186	18,291
2026 Population Age 35-39	1,050	7,272	17,632
2026 Population Age 40-44	914	6,615	16,448
2026 Population Age 45-49	768	5,510	14,097
2026 Population Age 50-54	716	4,982	12,690
2026 Population Age 55-59	650	4,733	11,760
2026 Population Age 60-64	669	4,575	11,508
2026 Population Age 65-69	545	4,238	10,411
2026 Population Age 70-74	470	3,359	8,352
2026 Population Age 75-79	368	2,732	6,455
2026 Population Age 80-84	213	1,667	3,884
2026 Population Age 85+	165	1,350	3,550
2026 Population Age 18+	9,948	71,344	176,435
2026 Median Age	32	33	34

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,977	\$59,293	\$67,727
Average Household Income 25-34	\$59,931	\$79,564	\$88,666
Median Household Income 35-44	\$51,760	\$60,966	\$72,230
Average Household Income 35-44	\$63,904	\$91,427	\$100,536
Median Household Income 45-54	\$53,692	\$65,801	\$74,947
Average Household Income 45-54	\$73,070	\$102,720	\$107,125
Median Household Income 55-64	\$52,006	\$58,920	\$63,690
Average Household Income 55-64	\$69,020	\$91,906	\$96,031
Median Household Income 65-74	\$40,737	\$47,019	\$52,529
Average Household Income 65-74	\$56,268	\$75,273	\$81,114
Average Household Income 75+	\$52,607	\$66,457	\$70,102

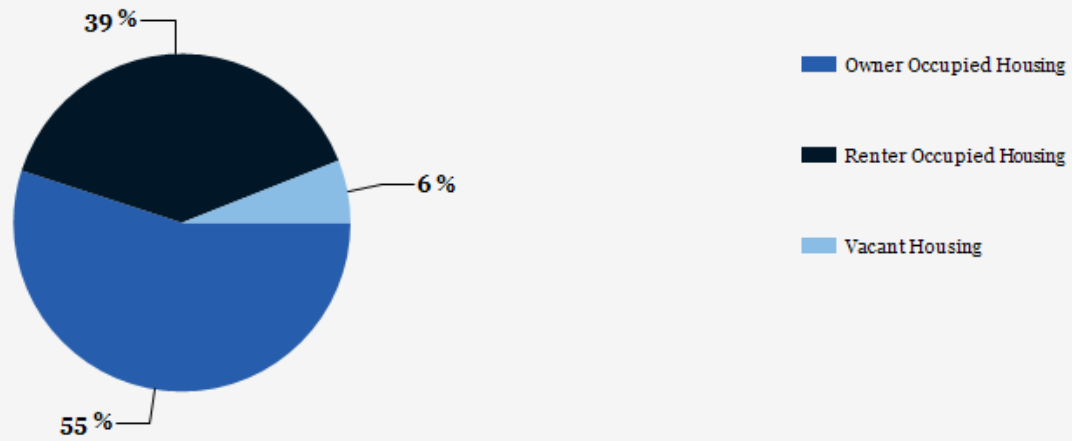
2021 Household Income



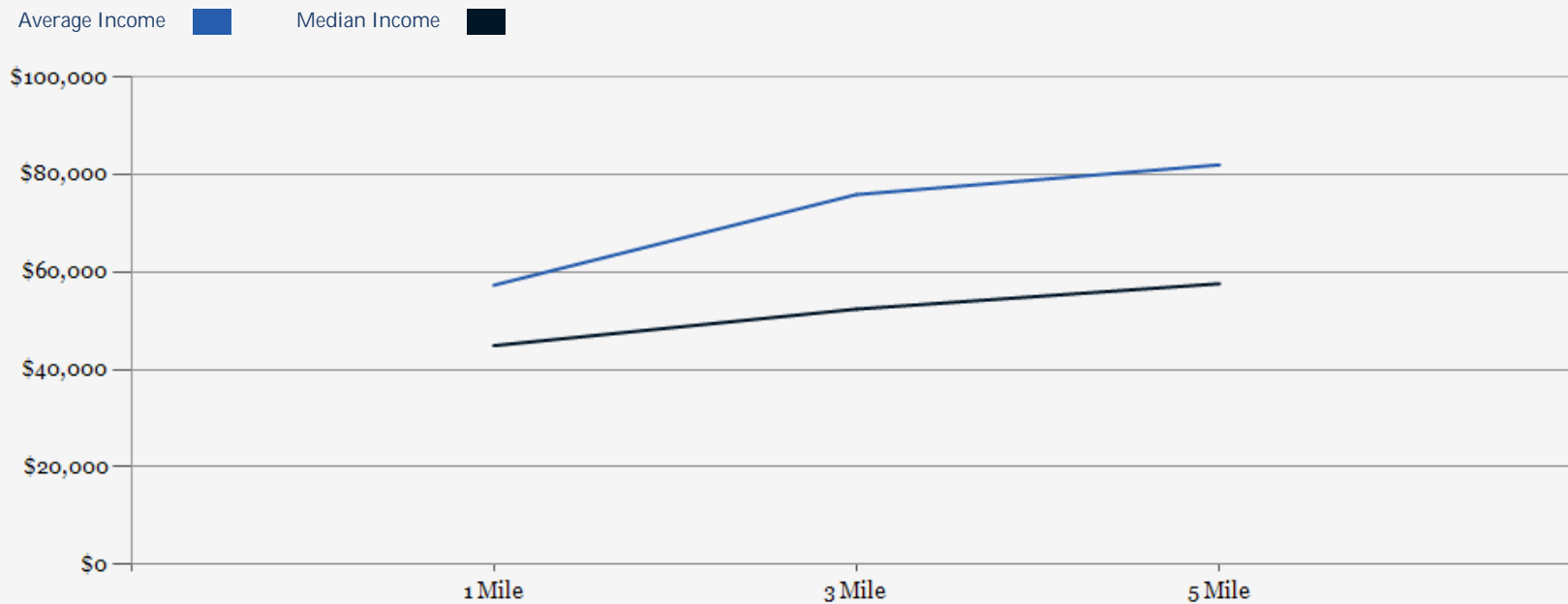
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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

Buyer/Tenant/Seller/Landlord Initials

Date