

# Restaurant Site

4335 River Oaks Blvd., Fort Worth TX 76114

OFFERING MEMORANDUM  
FOR SALE



Prepared By:

**Saul Waranch**

The S.F. Waranch Company

Broker

(214) 526-5800

swaranch@sffwaranch.com

**Jeff Lewin**

The S.F. Waranch Company

Head of Brokerage

(214) 336-7715

jlewin@sffwaranch.com





# Restaurant Site

## CONTENTS

### 01 Executive Summary

Investment Summary

### 02 Property Description

Property Features

Aerial Map

### 03 Demographics

Demographics

Demographic Charts

### 04 Additional Information

IABS

*Exclusively Marketed by:*

#### **Saul Waranch**

The S.F. Waranch Company

Broker

(214) 526-5800

swaranch@sfwaranch.com

#### **Jeff Lewin**

The S.F. Waranch Company

Head of Brokerage

(214) 336-7715

jlewin@sfwaranch.com



# RESTAURANT SITE

Executive Summary  
Investment Summary

01

OFFERING SUMMARY

|                |  |
|----------------|--|
| ADDRESS        | 4335 River Oaks Blvd.<br>Fort Worth TX 76114 |
| BUILDING SF    | 4,275 SF                                     |
| LAND ACRES     | .8067  |
| LAND SF        | 35,143 SF                                    |
| YEAR RENOVATED | 2016   |

FINANCIAL SUMMARY

|                |             |
|----------------|-------------|
| OFFERING PRICE | \$1,200,000 |
| PRICE PSF      | \$280.70    |

| DEMOGRAPHICS           | 1 MILE   | 3 MILE   | 5 MILE   |
|------------------------|----------|----------|----------|
| 2023 Population        | 12,737   | 86,840   | 216,580  |
| 2023 Median HH Income  | \$58,417 | \$61,442 | \$66,956 |
| 2023 Average HH Income | \$82,242 | \$93,181 | \$98,913 |



# RESTAURANT SITE

## Property Description

Property Features

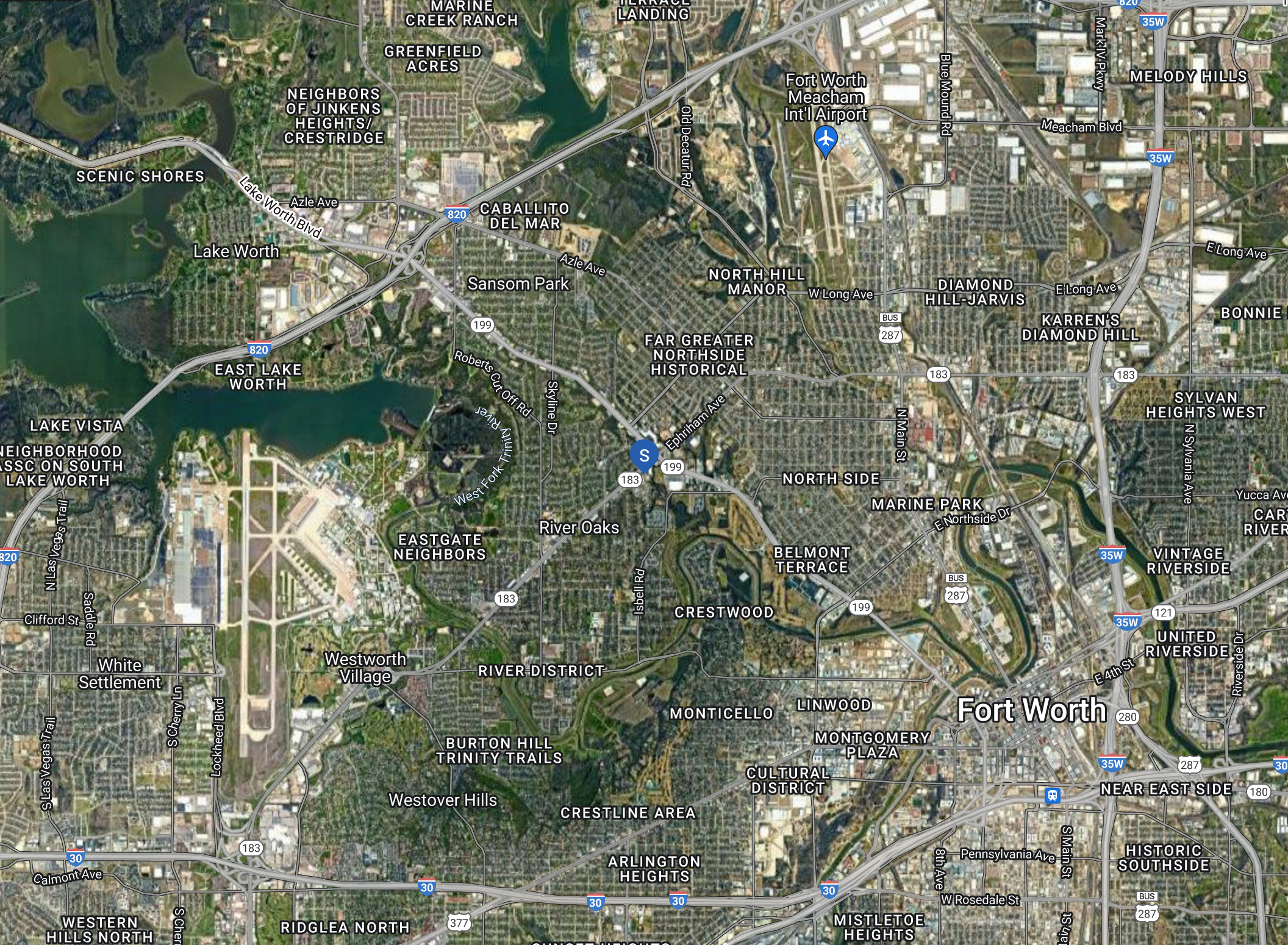
Aerial Map

02

## PROPERTY FEATURES

|                          |        |
|--------------------------|--------|
| BUILDING SF              | 4,275  |
| LAND SF                  | 35,143 |
| LAND ACRES               | .8067  |
| YEAR RENOVATED           | 2016   |
| ZONING TYPE              | Retail |
| NUMBER OF STORIES        | One    |
| NUMBER OF BUILDINGS      | One    |
| NUMBER OF PARKING SPACES | Ample  |







# RESTAURANT SITE

## Demographics

Demographics

Demographic Charts

03

| POPULATION                         | 1 MILE   | 3 MILE   | 5 MILE   |
|------------------------------------|----------|----------|----------|
| 2000 Population                    | 12,709   | 75,856   | 168,958  |
| 2010 Population                    | 12,992   | 78,544   | 183,667  |
| 2023 Population                    | 12,737   | 86,840   | 216,580  |
| 2028 Population                    | 12,376   | 90,840   | 230,758  |
| 2023 African American              | 259      | 5,843    | 21,992   |
| 2023 American Indian               | 156      | 992      | 2,237    |
| 2023 Asian                         | 62       | 1,298    | 5,162    |
| 2023 Hispanic                      | 9,437    | 52,701   | 103,252  |
| 2023 Other Race                    | 4,344    | 22,926   | 42,715   |
| 2023 White                         | 5,248    | 38,638   | 105,969  |
| 2023 Multiracial                   | 2,660    | 17,058   | 38,280   |
| 2023-2028: Population: Growth Rate | -2.85 %  | 4.50 %   | 6.40 %   |
| 2023 HOUSEHOLD INCOME              | 1 MILE   | 3 MILE   | 5 MILE   |
| less than \$15,000                 | 449      | 3,304    | 7,972    |
| \$15,000-\$24,999                  | 209      | 1,933    | 4,706    |
| \$25,000-\$34,999                  | 413      | 2,976    | 6,317    |
| \$35,000-\$49,999                  | 517      | 3,820    | 9,866    |
| \$50,000-\$74,999                  | 1,056    | 6,766    | 15,999   |
| \$75,000-\$99,999                  | 593      | 4,137    | 10,547   |
| \$100,000-\$149,999                | 415      | 4,249    | 12,705   |
| \$150,000-\$199,999                | 210      | 1,679    | 5,990    |
| \$200,000 or greater               | 261      | 2,791    | 7,790    |
| Median HH Income                   | \$58,417 | \$61,442 | \$66,956 |
| Average HH Income                  | \$82,242 | \$93,181 | \$98,913 |

| HOUSEHOLDS                         | 1 MILE  | 3 MILE | 5 MILE |
|------------------------------------|---------|--------|--------|
| 2000 Total Housing                 | 4,382   | 26,372 | 64,082 |
| 2010 Total Households              | 4,088   | 26,125 | 66,051 |
| 2023 Total Households              | 4,123   | 31,656 | 81,897 |
| 2028 Total Households              | 4,044   | 34,027 | 89,023 |
| 2023 Average Household Size        | 3.07    | 2.69   | 2.54   |
| 2000 Owner Occupied Housing        | 2,665   | 14,257 | 33,452 |
| 2000 Renter Occupied Housing       | 1,515   | 10,336 | 25,650 |
| 2023 Owner Occupied Housing        | 2,498   | 15,491 | 40,245 |
| 2023 Renter Occupied Housing       | 1,625   | 16,165 | 41,653 |
| 2023 Vacant Housing                | 246     | 3,352  | 8,505  |
| 2023 Total Housing                 | 4,369   | 35,008 | 90,402 |
| 2028 Owner Occupied Housing        | 2,576   | 16,234 | 42,371 |
| 2028 Renter Occupied Housing       | 1,468   | 17,794 | 46,652 |
| 2028 Vacant Housing                | 326     | 3,286  | 8,312  |
| 2028 Total Housing                 | 4,370   | 37,313 | 97,335 |
| 2023-2028: Households: Growth Rate | -1.95 % | 7.30 % | 8.40 % |



Source: esri

| 2023 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE  |
|---------------------------|--------|--------|---------|
| 2023 Population Age 30-34 | 879    | 7,216  | 19,359  |
| 2023 Population Age 35-39 | 920    | 6,145  | 16,383  |
| 2023 Population Age 40-44 | 918    | 5,577  | 14,736  |
| 2023 Population Age 45-49 | 732    | 4,743  | 12,291  |
| 2023 Population Age 50-54 | 790    | 4,809  | 12,450  |
| 2023 Population Age 55-59 | 705    | 4,691  | 11,653  |
| 2023 Population Age 60-64 | 679    | 4,692  | 11,472  |
| 2023 Population Age 65-69 | 539    | 4,006  | 9,629   |
| 2023 Population Age 70-74 | 395    | 2,953  | 7,190   |
| 2023 Population Age 75-79 | 252    | 2,101  | 5,065   |
| 2023 Population Age 80-84 | 160    | 1,337  | 3,238   |
| 2023 Population Age 85+   | 162    | 1,223  | 3,250   |
| 2023 Population Age 18+   | 9,333  | 66,498 | 168,704 |
| 2023 Median Age           | 34     | 34     | 35      |

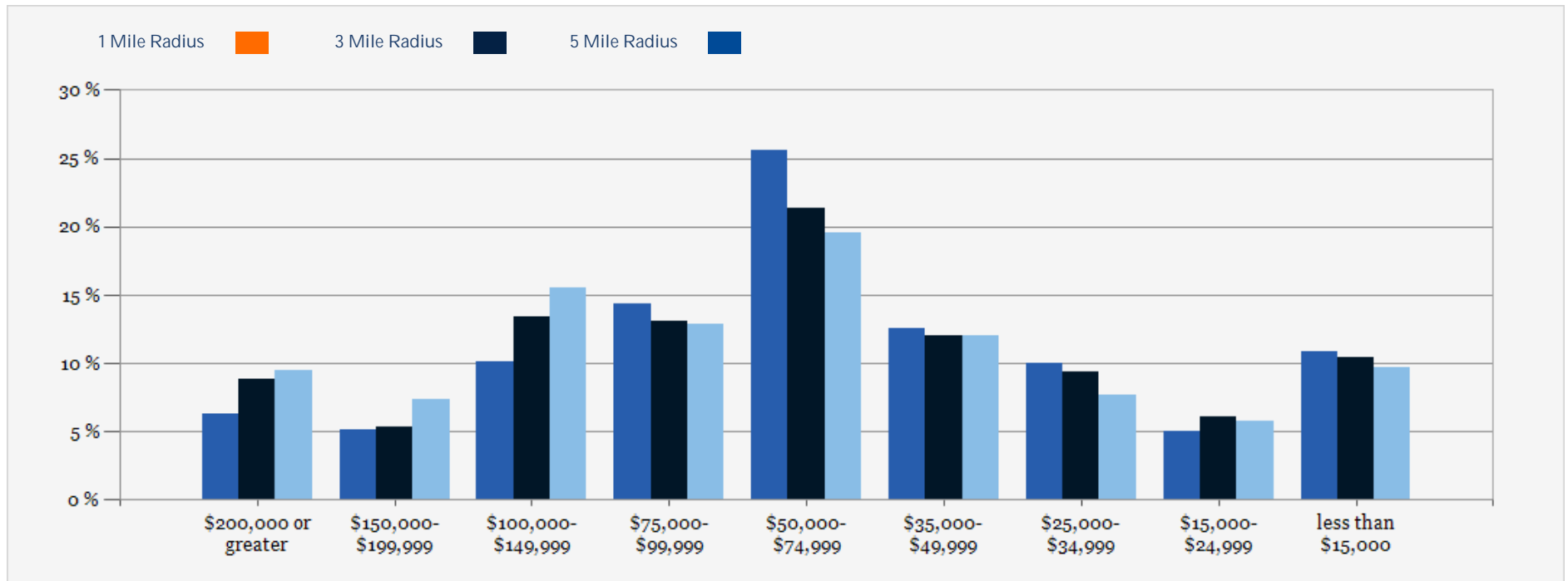
| 2023 INCOME BY AGE             | 1 MILE   | 3 MILE    | 5 MILE    |
|--------------------------------|----------|-----------|-----------|
| Median Household Income 25-34  | \$65,480 | \$70,010  | \$73,880  |
| Average Household Income 25-34 | \$88,050 | \$97,717  | \$99,969  |
| Median Household Income 35-44  | \$63,351 | \$68,398  | \$78,666  |
| Average Household Income 35-44 | \$92,304 | \$103,332 | \$113,184 |
| Median Household Income 45-54  | \$60,665 | \$66,906  | \$76,009  |
| Average Household Income 45-54 | \$83,117 | \$97,836  | \$108,975 |
| Median Household Income 55-64  | \$58,603 | \$62,655  | \$67,513  |
| Average Household Income 55-64 | \$81,084 | \$99,223  | \$102,517 |
| Median Household Income 65-74  | \$50,520 | \$52,381  | \$55,872  |
| Average Household Income 65-74 | \$72,271 | \$83,863  | \$87,574  |
| Average Household Income 75+   | \$74,925 | \$76,673  | \$80,173  |

| 2028 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE  |
|---------------------------|--------|--------|---------|
| 2028 Population Age 30-34 | 829    | 7,358  | 19,390  |
| 2028 Population Age 35-39 | 884    | 6,733  | 18,619  |
| 2028 Population Age 40-44 | 886    | 5,763  | 15,821  |
| 2028 Population Age 45-49 | 779    | 5,381  | 14,371  |
| 2028 Population Age 50-54 | 705    | 4,600  | 12,350  |
| 2028 Population Age 55-59 | 658    | 4,648  | 12,285  |
| 2028 Population Age 60-64 | 622    | 4,501  | 11,175  |
| 2028 Population Age 65-69 | 576    | 4,367  | 10,757  |
| 2028 Population Age 70-74 | 439    | 3,581  | 8,755   |
| 2028 Population Age 75-79 | 304    | 2,547  | 6,374   |
| 2028 Population Age 80-84 | 211    | 1,752  | 4,383   |
| 2028 Population Age 85+   | 161    | 1,447  | 3,898   |
| 2028 Population Age 18+   | 9,272  | 71,051 | 182,723 |
| 2028 Median Age           | 35     | 35     | 36      |

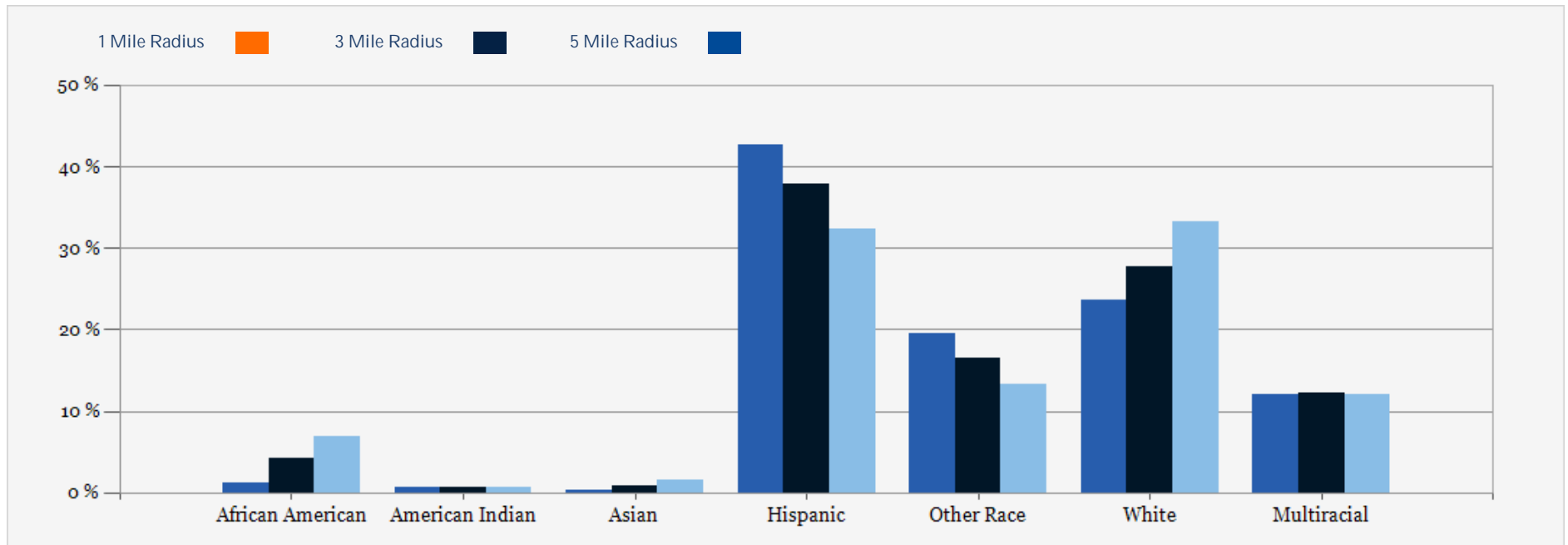
| 2028 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$75,227  | \$78,803  | \$81,130  |
| Average Household Income 25-34 | \$101,506 | \$111,128 | \$112,748 |
| Median Household Income 35-44  | \$72,556  | \$79,969  | \$89,953  |
| Average Household Income 35-44 | \$110,082 | \$121,981 | \$128,948 |
| Median Household Income 45-54  | \$68,692  | \$77,966  | \$87,851  |
| Average Household Income 45-54 | \$99,866  | \$115,005 | \$126,264 |
| Median Household Income 55-64  | \$67,484  | \$73,684  | \$80,028  |
| Average Household Income 55-64 | \$98,015  | \$115,248 | \$119,254 |
| Median Household Income 65-74  | \$58,718  | \$60,800  | \$64,944  |
| Average Household Income 65-74 | \$89,763  | \$98,946  | \$101,475 |
| Average Household Income 75+   | \$94,427  | \$95,616  | \$95,770  |



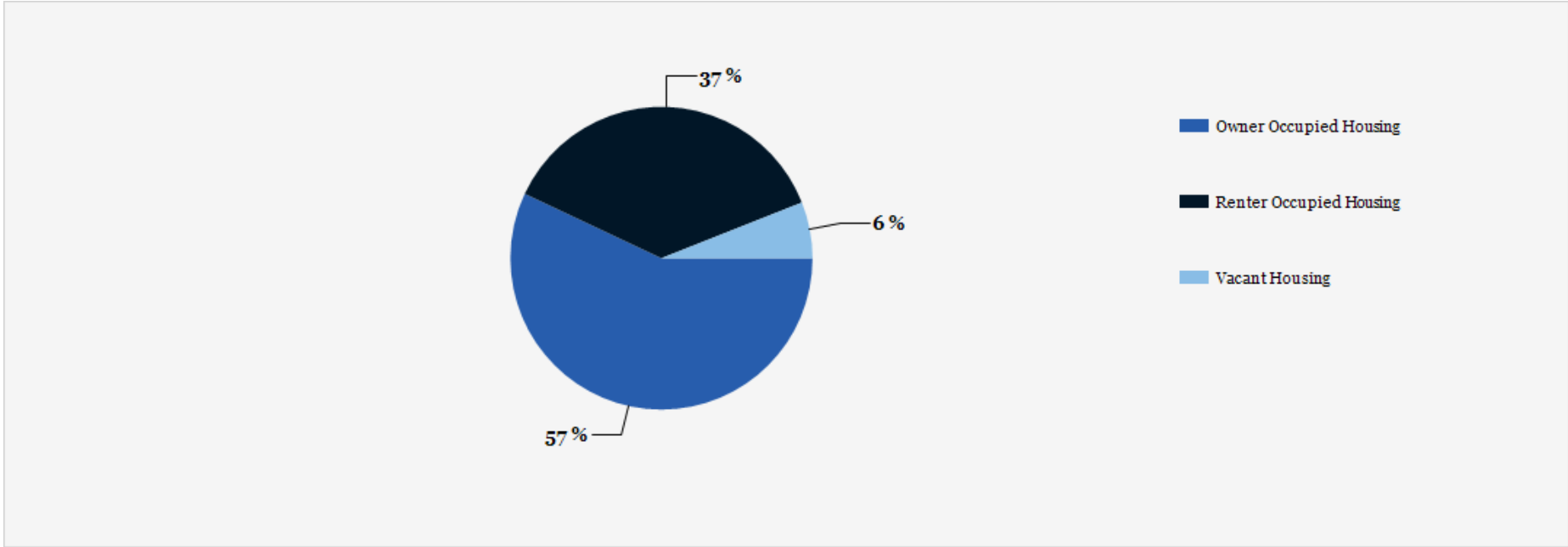
## 2023 Household Income



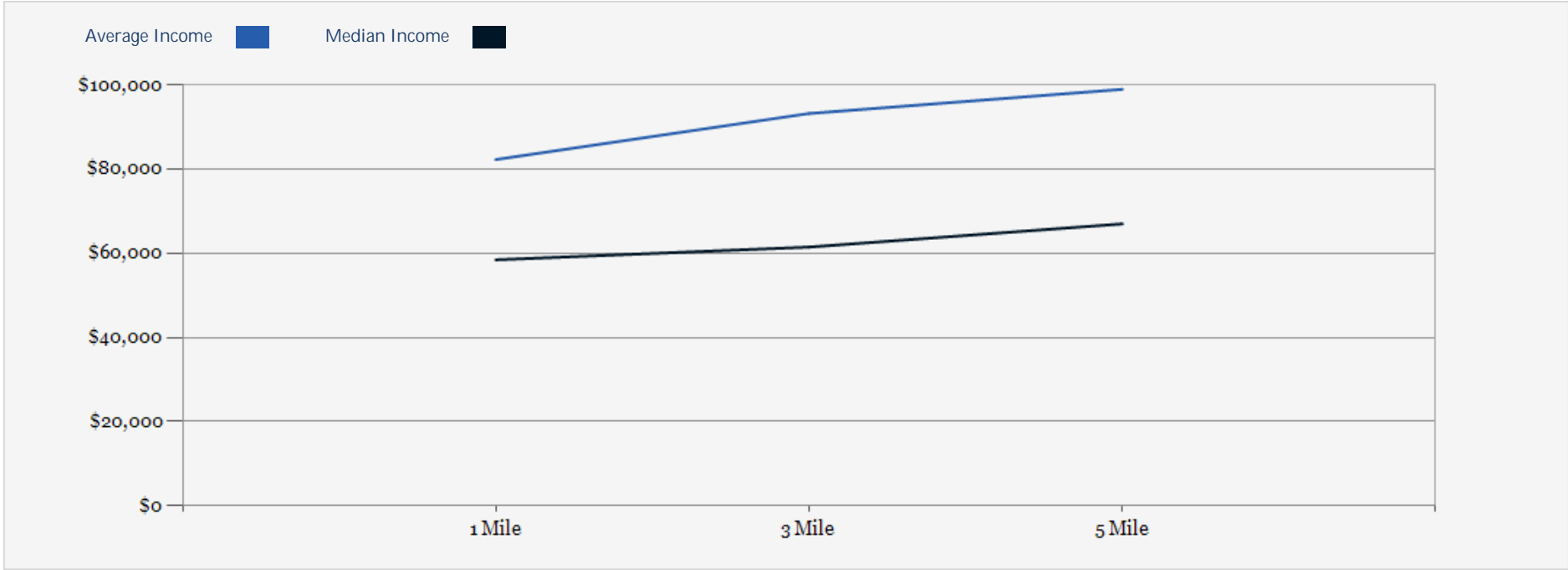
## 2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



# RESTAURANT SITE

Additional Information

IABS

04







## 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.

|   |                      |                                |                     |
|---|----------------------|--------------------------------|---------------------|
| <b>Saul F. Waranch</b>  | <b>9003270</b>       | <b>sfwaranch@sfwaranch.com</b> | <b>214-526-5800</b> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.          | Email                          | Phone               |
| <b>Saul F. Waranch</b>  | <b>0395950</b>       | <b>swaranch@sfwaranch.com</b>  | <b>214-893-4788</b> |
| Designated Broker of Firm   | License No.          | Email                          | Phone               |
| _____<br>Licensed Supervisor of Sales Agent/<br>Associate             | _____<br>License No. | _____<br>Email                 | _____<br>Phone      |
| _____<br>Sales Agent/Associate's Name                                 | _____<br>License No. | _____<br>Email                 | _____<br>Phone      |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



# Restaurant Site

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The S.F. Waranch Company and it should not be made available to any other person or entity without the written consent of The S.F. Waranch Company.

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.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, The S.F. Waranch Company has not verified, and will not verify, any of the information contained herein, nor has The S.F. Waranch Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*

### **Saul Waranch**

The S.F. Waranch Company  
Broker  
(214) 526-5800  
swaranch@sfloweranch.com

### **Jeff Lewin**

The S.F. Waranch Company  
Head of Brokerage  
(214) 336-7715  
jlewin@sfloweranch.com

