

Restaurant Site

4356 River Oaks, Fort Worth TX 76114

FOR SALE

OFFERING MEMORANDUM



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Restaurant Site

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Exclusively Marketed by:

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RESTAURANT SITE

01 Executive Summary

Investment Summary

01

OFFERING SUMMARY

ADDRESS	4356 River Oaks 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
2021 Population	14,082	90,330	218,165
2021 Median HH Income	\$44,832	\$51,684	\$57,652
2021 Average HH Income	\$57,442	\$73,525	\$81,710

RESTAURANT SITE

Property Description

Property Features

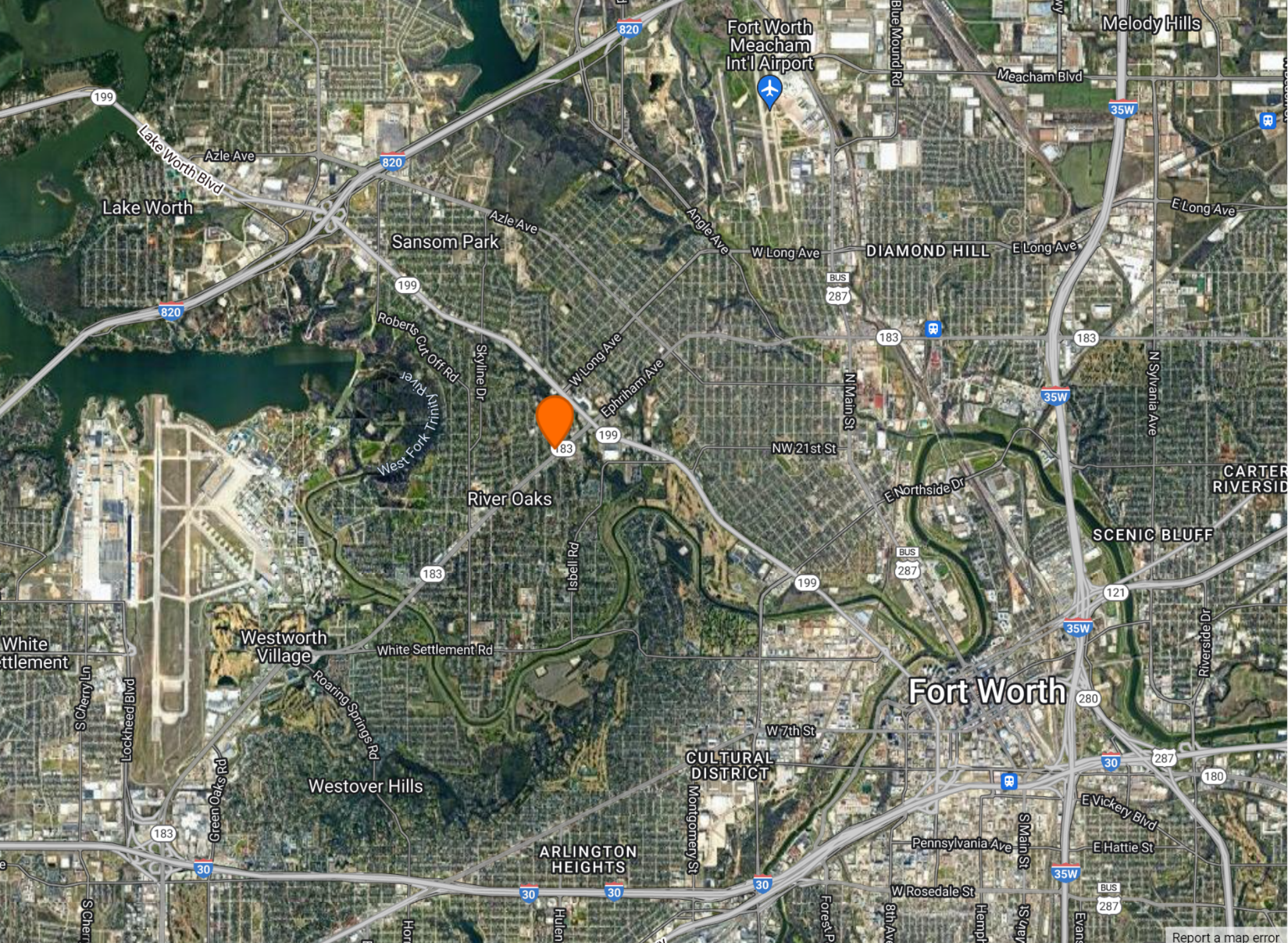
Aerial Map

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



Report a map error

RESTAURANT SITE

Demographics

Demographics

Demographic Charts

03



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,877	74,888	166,703
2010 Population	13,185	78,264	183,191
2021 Population	14,082	90,330	218,165
2026 Population	14,527	96,391	236,411
2021 African American	352	4,948	20,951
2021 American Indian	120	725	1,601
2021 Asian	67	821	3,958
2021 Hispanic	10,502	59,794	112,483
2021 Other Race	3,926	20,373	39,241
2021 White	9,190	60,572	144,822
2021 Multiracial	425	2,853	7,457
2021-2026: Population: Growth Rate	3.10 %	6.55 %	8.10 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	388	3,442	8,732
\$15,000-\$24,999	411	2,963	6,463
\$25,000-\$34,999	861	4,096	8,033
\$35,000-\$49,999	684	4,017	9,928
\$50,000-\$74,999	1,208	6,587	15,858
\$75,000-\$99,999	399	3,628	10,519
\$100,000-\$149,999	138	2,670	9,883
\$150,000-\$199,999	116	1,274	4,482
\$200,000 or greater	107	1,719	5,113
Median HH Income	\$44,832	\$51,684	\$57,652
Average HH Income	\$57,442	\$73,525	\$81,710

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,396	26,297	62,922
2010 Total Households	4,093	25,963	65,713
2021 Total Households	4,314	30,396	79,011
2026 Total Households	4,433	32,713	86,418
2021 Average Household Size	3.23	2.89	2.66
2000 Owner Occupied Housing	2,643	14,148	32,975
2000 Renter Occupied Housing	1,523	10,382	25,243
2021 Owner Occupied Housing	2,522	15,333	40,750
2021 Renter Occupied Housing	1,792	15,063	38,261
2021 Vacant Housing	275	2,769	7,203
2021 Total Housing	4,589	33,165	86,214
2026 Owner Occupied Housing	2,656	16,396	43,730
2026 Renter Occupied Housing	1,778	16,317	42,688
2026 Vacant Housing	270	2,797	7,245
2026 Total Housing	4,703	35,510	93,663
2021-2026: Households: Growth Rate	2.75 %	7.40 %	9.05 %



Source: esri

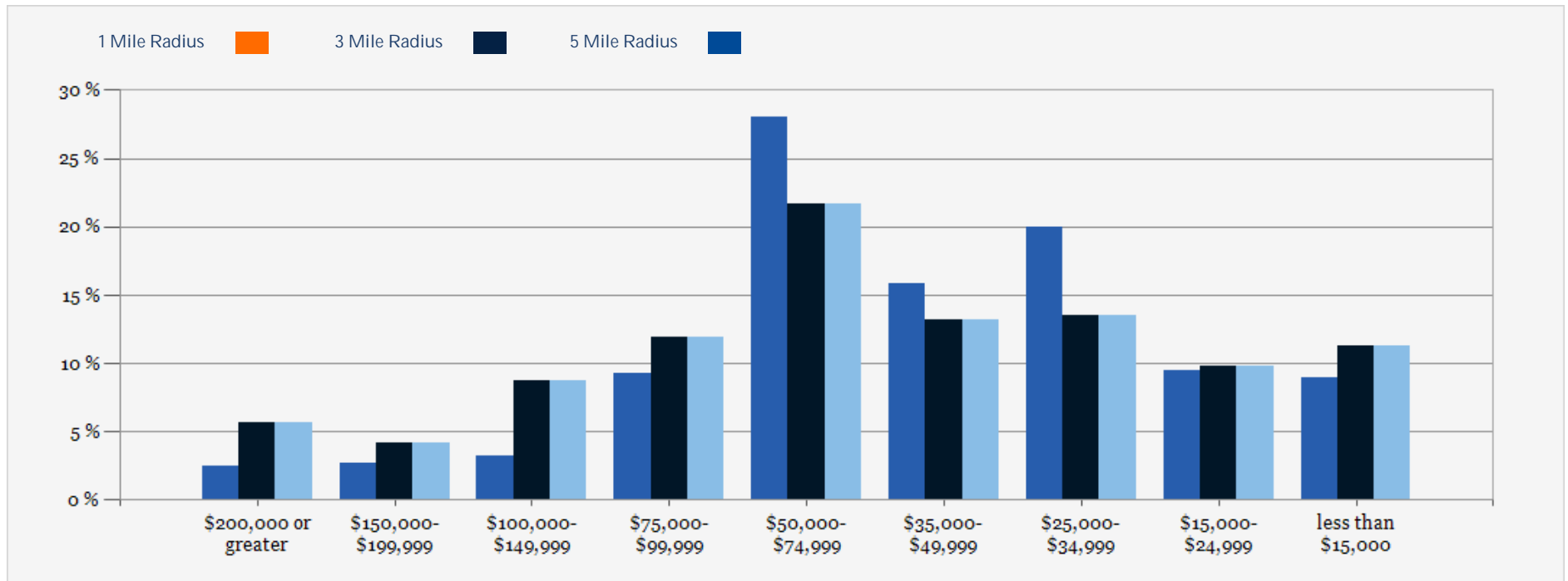
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,076	7,223	17,552
2021 Population Age 35-39	959	6,534	16,515
2021 Population Age 40-44	827	5,340	13,894
2021 Population Age 45-49	772	4,984	12,868
2021 Population Age 50-54	728	4,776	12,026
2021 Population Age 55-59	702	4,600	11,939
2021 Population Age 60-64	663	4,386	11,045
2021 Population Age 65-69	548	3,560	9,176
2021 Population Age 70-74	430	2,992	7,265
2021 Population Age 75-79	305	2,080	4,956
2021 Population Age 80-84	184	1,211	3,023
2021 Population Age 85+	167	1,206	3,314
2021 Population Age 18+	9,859	65,077	161,789
2021 Median Age	32	33	34

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$48,249	\$54,269	\$60,776
Average Household Income 25-34	\$55,915	\$69,789	\$78,879
Median Household Income 35-44	\$49,333	\$56,306	\$66,801
Average Household Income 35-44	\$58,162	\$81,140	\$91,515
Median Household Income 45-54	\$52,314	\$59,897	\$67,298
Average Household Income 45-54	\$67,379	\$88,880	\$95,683
Median Household Income 55-64	\$50,140	\$54,428	\$59,071
Average Household Income 55-64	\$62,712	\$81,199	\$87,722
Median Household Income 65-74	\$37,711	\$41,377	\$48,085
Average Household Income 65-74	\$50,858	\$64,468	\$73,228
Average Household Income 75+	\$46,539	\$55,070	\$61,888

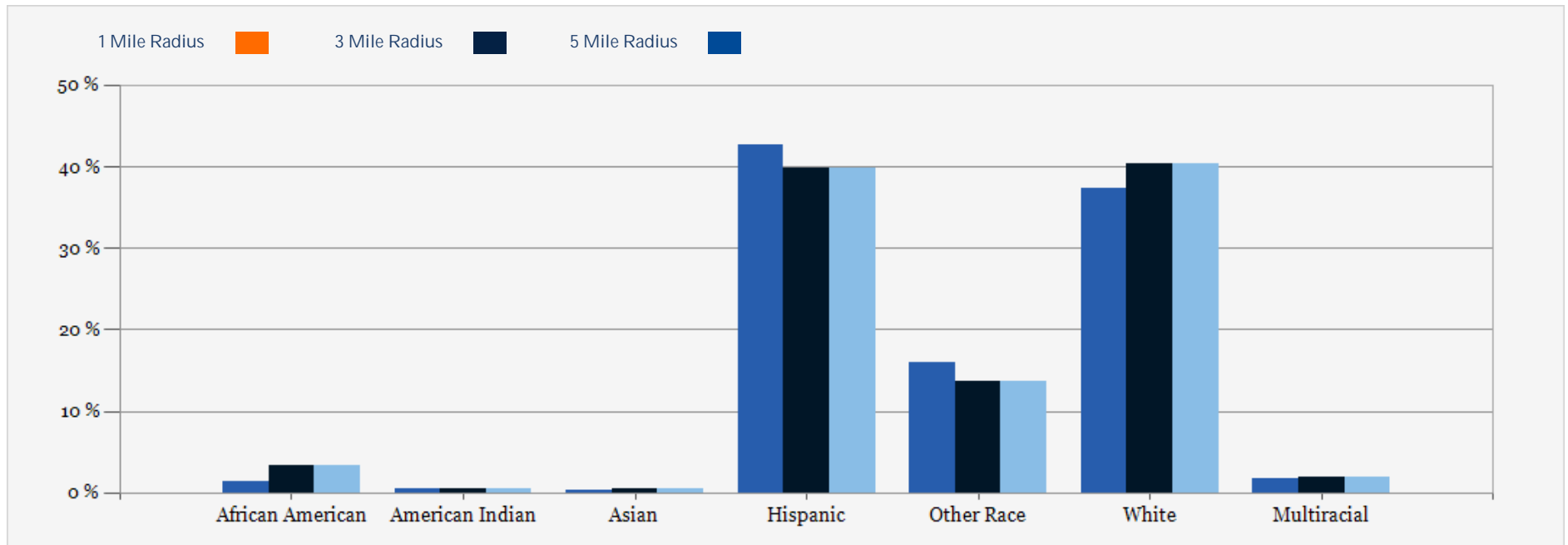
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	993	6,940	18,197
2026 Population Age 35-39	1,073	7,075	17,538
2026 Population Age 40-44	931	6,441	16,377
2026 Population Age 45-49	783	5,367	14,027
2026 Population Age 50-54	731	4,846	12,602
2026 Population Age 55-59	662	4,604	11,670
2026 Population Age 60-64	681	4,437	11,414
2026 Population Age 65-69	552	4,104	10,327
2026 Population Age 70-74	476	3,249	8,281
2026 Population Age 75-79	375	2,641	6,399
2026 Population Age 80-84	217	1,612	3,851
2026 Population Age 85+	165	1,299	3,519
2026 Population Age 18+	10,144	69,303	175,030
2026 Median Age	32	33	34

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,227	\$58,260	\$67,529
Average Household Income 25-34	\$61,194	\$77,263	\$88,069
Median Household Income 35-44	\$51,590	\$59,971	\$72,405
Average Household Income 35-44	\$63,426	\$88,718	\$100,409
Median Household Income 45-54	\$53,888	\$64,842	\$75,116
Average Household Income 45-54	\$73,735	\$100,029	\$106,999
Median Household Income 55-64	\$51,945	\$58,204	\$63,870
Average Household Income 55-64	\$69,388	\$89,333	\$95,899
Median Household Income 65-74	\$40,170	\$46,119	\$52,705
Average Household Income 65-74	\$56,083	\$72,606	\$81,218
Average Household Income 75+	\$52,169	\$64,293	\$70,072

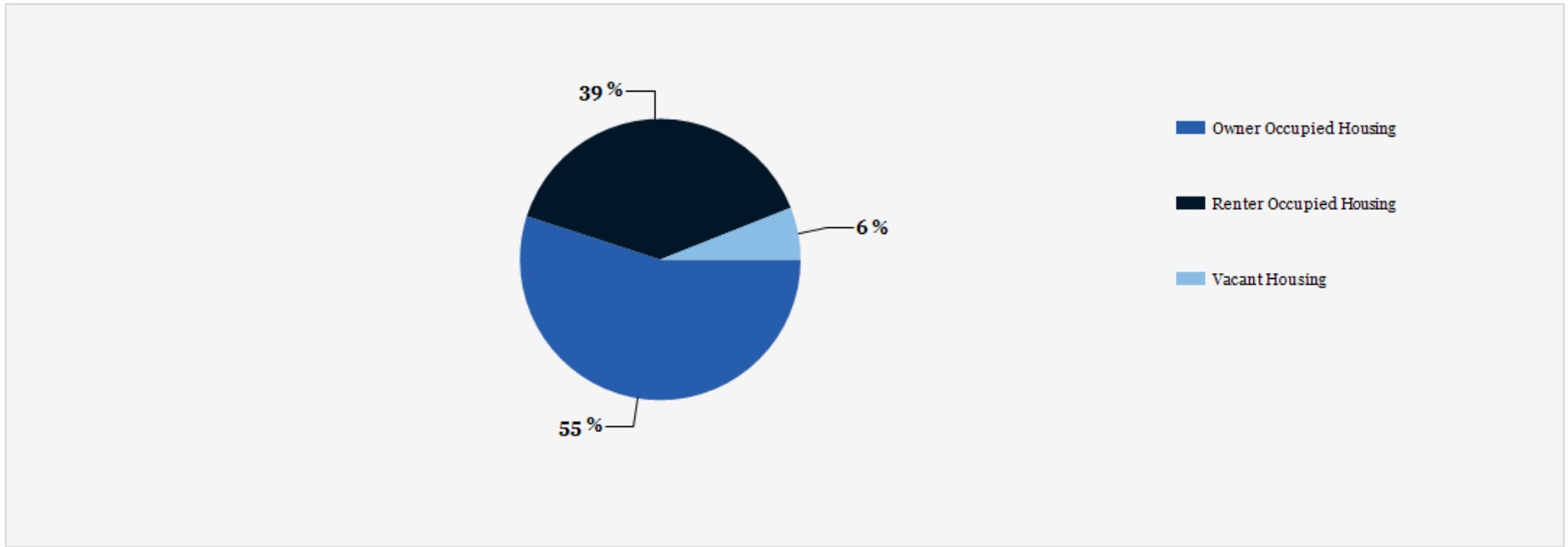
2021 Household Income



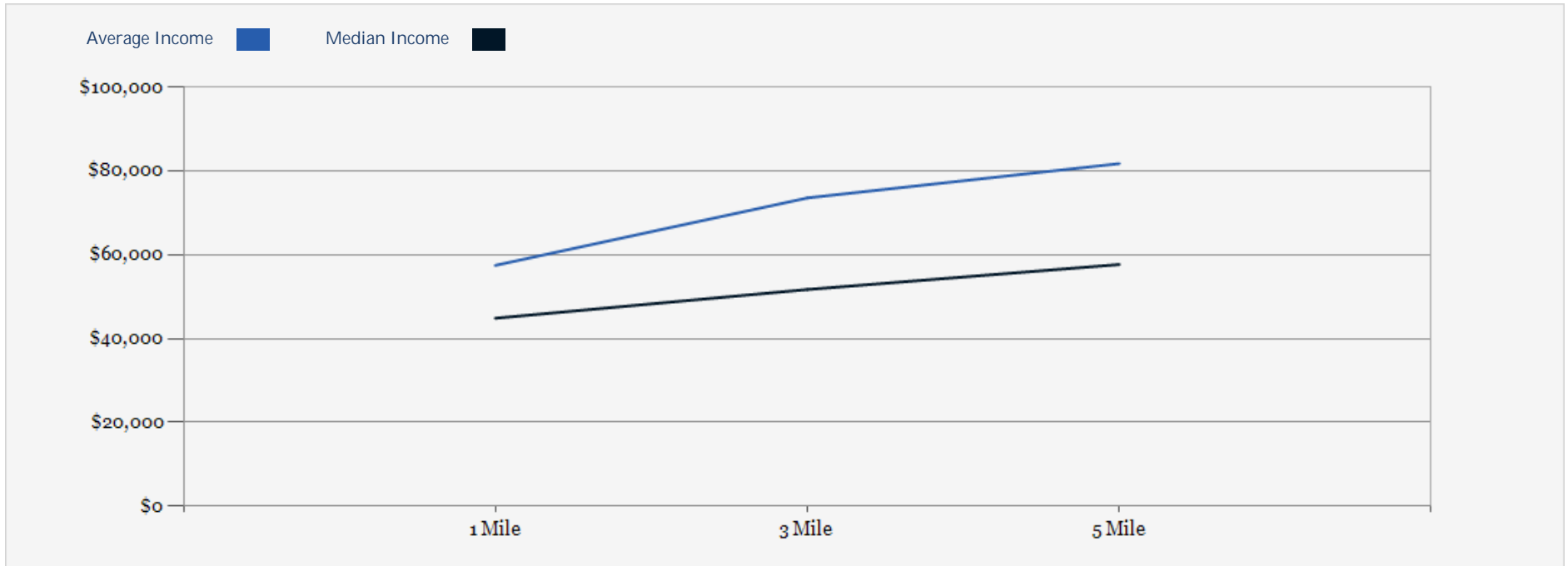
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



RESTAURANT SITE

Additional Information

IABS

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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.

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

Restaurant Site

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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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