

FOR SUBLEASE

SECOND GENERATION RESTAURANT

Oldham
Goodwin **OG**

4714 SW LOOP 820
FORT WORTH 76109



AVAILABLE



AVAILABILITY
4,000 SF



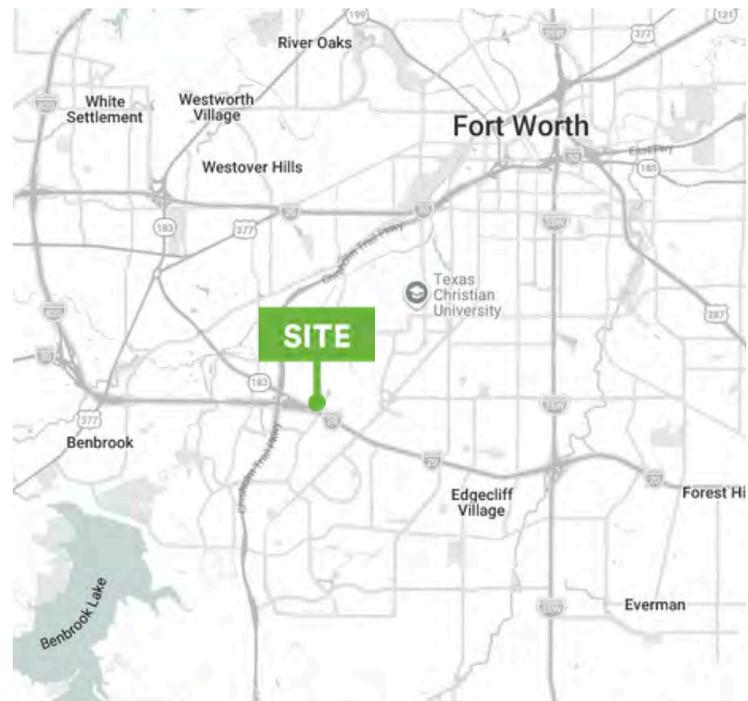
EQUIPMENT
FF&E INCLUDED IN
SUBLEASE



RENTAL RATE
CALL BROKER

PROPERTY HIGHLIGHTS

- Second Generation Restaurant in Overton Park Plaza, one of Fort Worth's busiest retail centers. Located near established neighborhoods, TCU, the Hulen Mall, office buildings, and inside of southwest Fort Worth's retail hub.
- Furniture, fixtures, and equipment are included in the lease to a well-qualified Tenant.
- The center is Anchored by Dick's Sporting Goods, Sprouts, TJ Max, HomeGoods, Five Below, PetSmart, and shadow anchored by Home Depot.
- The proximity to major throughfares I-20, Chisholm Trail Parkway, S Hulen Street, and Hwy 183 push high traffic counts and visibility to the space.
- The Premises features a sushi service station, open dining area with natural light, ample parking, full-service bar, separate dry storage, large kitchen and prep area that includes ventilation, and grease trap.



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	7,682	114,500	292,968
2029 Total Population	8,077	120,918	309,905
2024 - 2029 Growth Rate	5.14%	5.61%	5.78%
2024 Households	3,153	47,562	114,055
2029 Households	3,316	50,368	120,866
2024 Median Home Value	\$522,139	\$281,199	\$265,734
2024 Average Household Income	\$128,060	\$92,579	\$90,906
2024 Total Consumer Spending	\$690,035,643	\$3,409,967,458	\$7,679,550,640
2029 Total Consumer Spending	\$793,192,915	\$3,917,746,695	\$8,869,112,885



150,989 VPD
I-20
27,002 VPD
South Hulen St.



12,261
Employees

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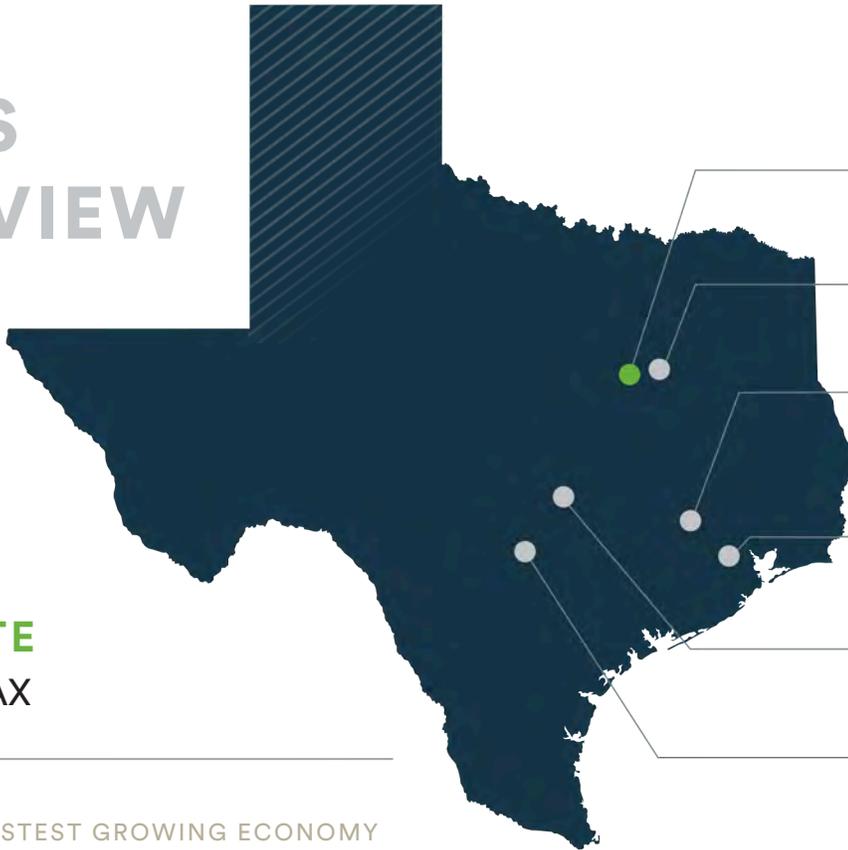


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TEXAS OVERVIEW



Fort Worth
TOP CITY FOR SALES GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION GROWTH IN 2020

Bryan/College Station
#1 BEST SMALL PLACES FOR BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION IN THE U.S.

Austin
NAMED BEST CITY TO START A BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY IN THE NATION



NO STATE INCOME TAX

2ND FASTEST GROWING ECONOMY IN THE UNITED STATES

#1 STATE IN AMERICA TO START A BUSINESS



POPULATION
28,995,881

2ND LARGEST LABOR WORKFORCE: 14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



BEST STATE FOR BUSINESS



TOP STATE FOR JOB GROWTH



LARGEST MEDICAL CENTER

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FORTH WORTH, TEXAS



POPULATION
935,508

7TH BEST IN REIDENTIAL REAL ESTATE FOR NEW HOMES

4TH IN THE COUNTRY MOST PROSPEROUS CITY



INDUSTRIES & TALENT
FORT WORTH IS THE PERFECT LOCATION THAT GIVES COMPANIES A REAL COMPETITIVE ADVANTAGE



TRANSPORTATION HUB
FOUR AIRPORTS
OVER 9.4 MILLION ANNUAL VISITORS TO THE CITY OF FORT WORTH RESULTING IN 2.4 BILLION IN ANNUAL ECONOMIC IMPACT



4 MAJOR COLLEGES
WITHIN THE SURROUNDING AREA
INCLUDING TEXAS CHRISTIAN UNIVERSITY, TEXAS A&M - LAW, UNIVERSITY OF NORTH TEXAS, AND TEXAS WOMAN'S UNIVERSITY

2ND FASTEST GROWING CITY IN THE UNITED STATES



FORTH WORTH ENTERTAINMENT
INCLUDES 5 MUSEUMS, BOTANICAL GARDENS, THE FORT WORTH ZOO, RANKED TOP 5 IN THE NATION, AND AT&T STADIUM, HOME OF THE DALLAS COWBOYS



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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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Brett Boatner

Senior Associate | Retail Services

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Chase Johnson

Associate | Retail Services

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Fort Worth

2245 North Main Street | Fort Worth, Texas 76164