

## OFFERING MEMORANDUM



## SUGARY BLISS N BREW

694 ALTA MERE DR  
FORT WORTH, TX 76116



**Prime Capital Real  
Estate Group LLC**  
2741 E Belt Line Rd  
Carrollton, TX 75006  
Office: 903-216-7367  
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**Tolu Jubreel**  
Commercial Realtor  
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## PROPERTY SUMMARY

Offering Price	\$4,250.00
Building SqFt	1,200 SqFt
Year Built	2006
Lot Size (acres)	0.44
Parcel ID	24365G-1-4
Zoning Type	Commercial
County	Tarrant
Frontage	0.00 Ft
Coordinates	32.750729, -97.434351

## INVESTMENT SUMMARY

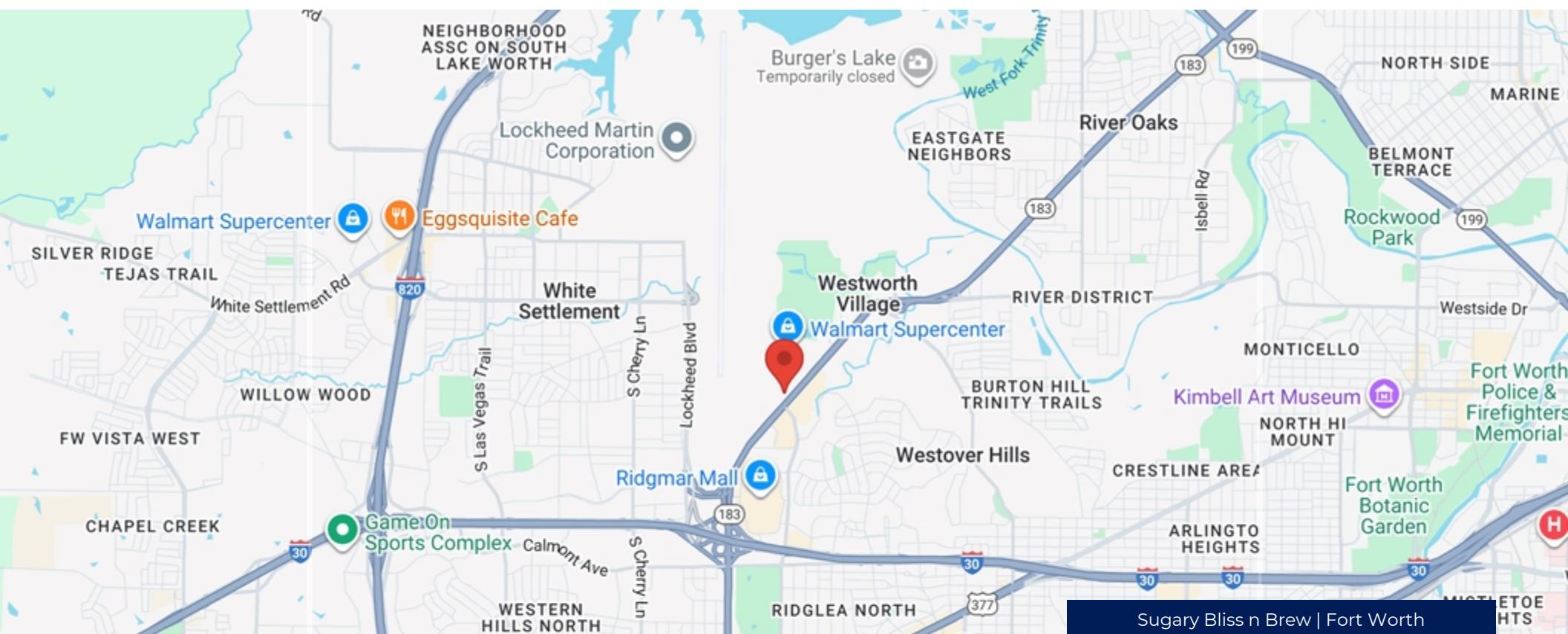
Prime Capital is pleased to offer Sugary Bliss n Brew in Fort Worth, TX. This is a 1,200SF in line retail suite located within a well-positioned neighborhood shopping center on Alta Mere Drive. One of Fort Worth's most active commercial corridors connecting I-30 to Camp Bowie Boulevard. This space is currently built out as a boutique dessert/coffee shop with an existing QSR food service layout, making it ideal for grab and go concepts, beverage, operators, bakery/dessert brands, or other retail uses seeking immediate entry into the market.

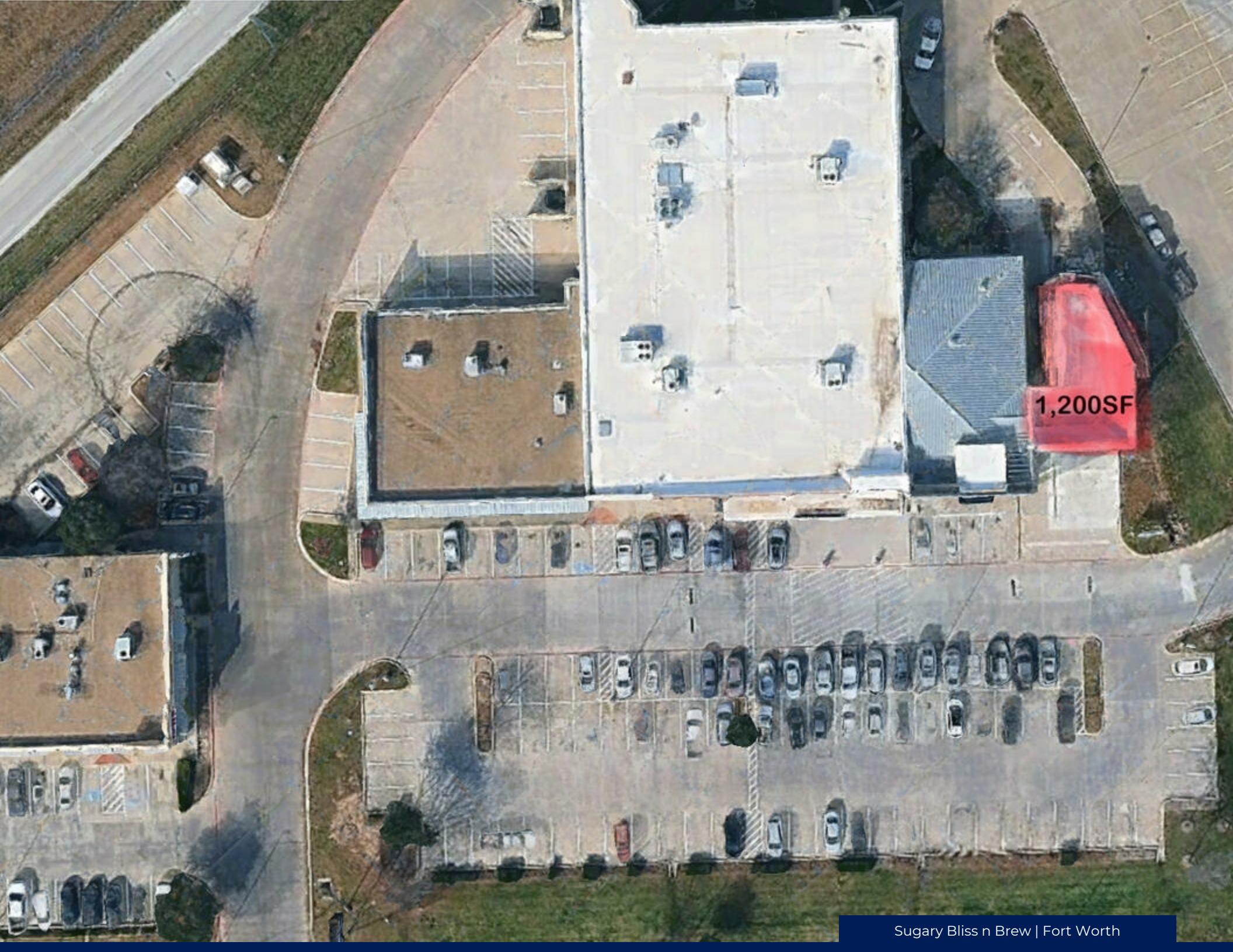




## INVESTMENT HIGHLIGHTS

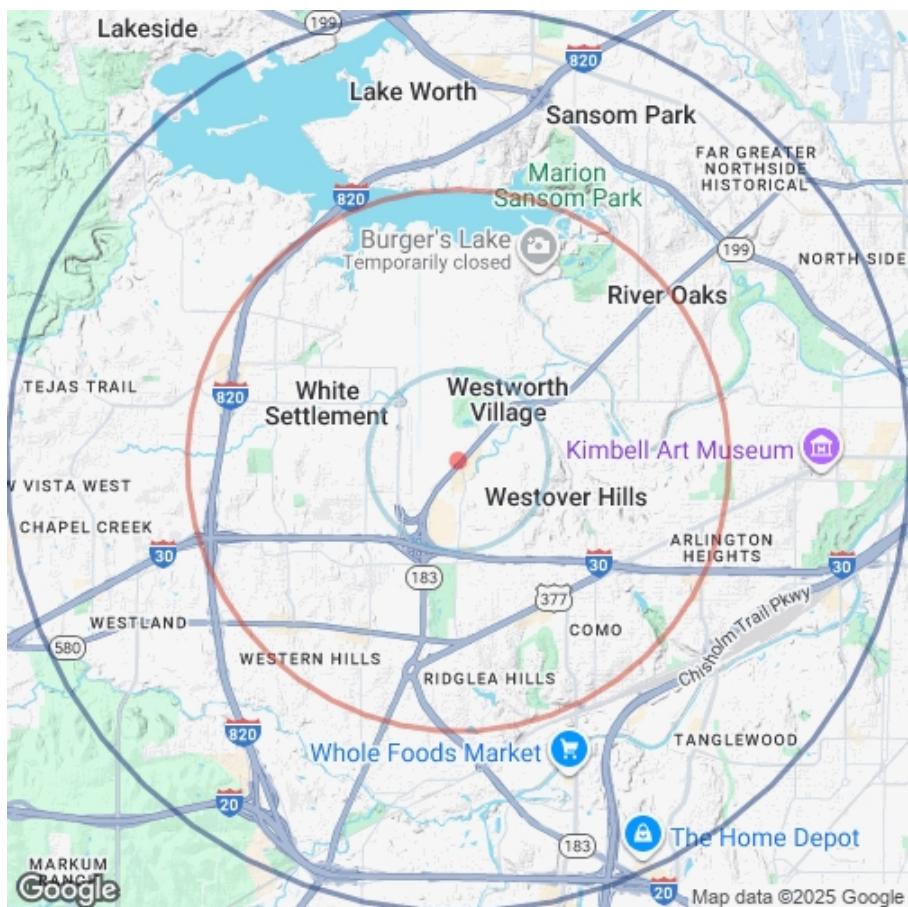
- Size: 1,200 SF fully built-out-as a Restaurant
- Lease rate: 4,250/month + NNN ~\$7.000/SF(\$700/mo)
- Visibility: Excellent storefront exposure on Alta Mere Dr
- Demographics: 68,000 residents within 3 miles, Avg Household Income





## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,799	73,281	165,628
2010 Population	4,468	74,637	178,574
2025 Population	4,459	85,517	207,876
2030 Population	4,378	87,124	213,618
2025-2030 Growth Rate	-0.37 %	0.37 %	0.55 %
2025 Daytime Population	10,532	101,711	239,795

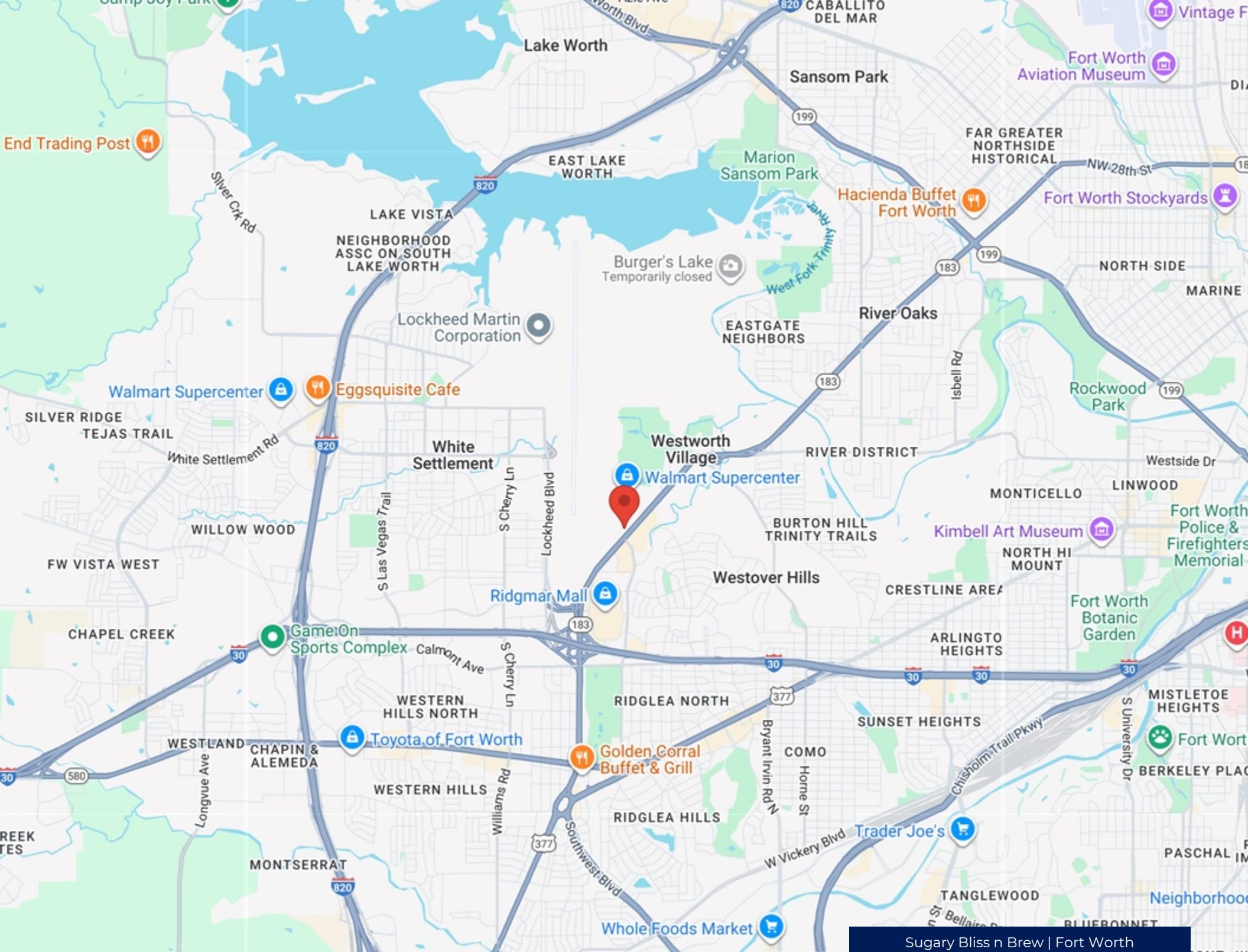


2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	281	3,852	8,417
\$15000-24999	156	2,996	5,332
\$25000-34999	133	3,326	6,440
\$35000-49999	197	4,691	9,677
\$50000-74999	540	6,319	16,217
\$75000-99999	160	4,486	11,440
\$100000-149999	176	4,678	13,726
\$150000-199999	92	2,098	6,060
\$200000 or greater	217	3,065	9,816
Median HH Income	\$ 62,036	\$ 61,673	\$ 70,405
Average HH Income	\$ 91,673	\$ 90,573	\$ 104,593

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,591	30,192	66,295
2010 Total Households	1,881	30,549	71,534
2025 Total Households	1,951	35,511	87,126
2030 Total Households	1,939	36,813	91,417
2025 Average Household Size	2.11	2.32	2.34
2025 Owner Occupied Housing	863	15,425	41,709
2030 Owner Occupied Housing	911	16,311	44,230
2025 Renter Occupied Housing	1,088	20,086	45,417
2030 Renter Occupied Housing	1,028	20,501	47,187
2025 Vacant Housing	172	3,525	8,108
2025 Total Housing	2,123	39,036	95,234

# Snug

# Shoal



## ABOUT FORT WORTH

Fort Worth is one of the fastest-growing major cities in the United States and a key economic driver within the Dallas-Fort Worth Metroplex. Known for its business-friendly environment, diverse economy, and strong population growth, Fort Worth continues to attract companies, residents, and investment capital across multiple sectors.

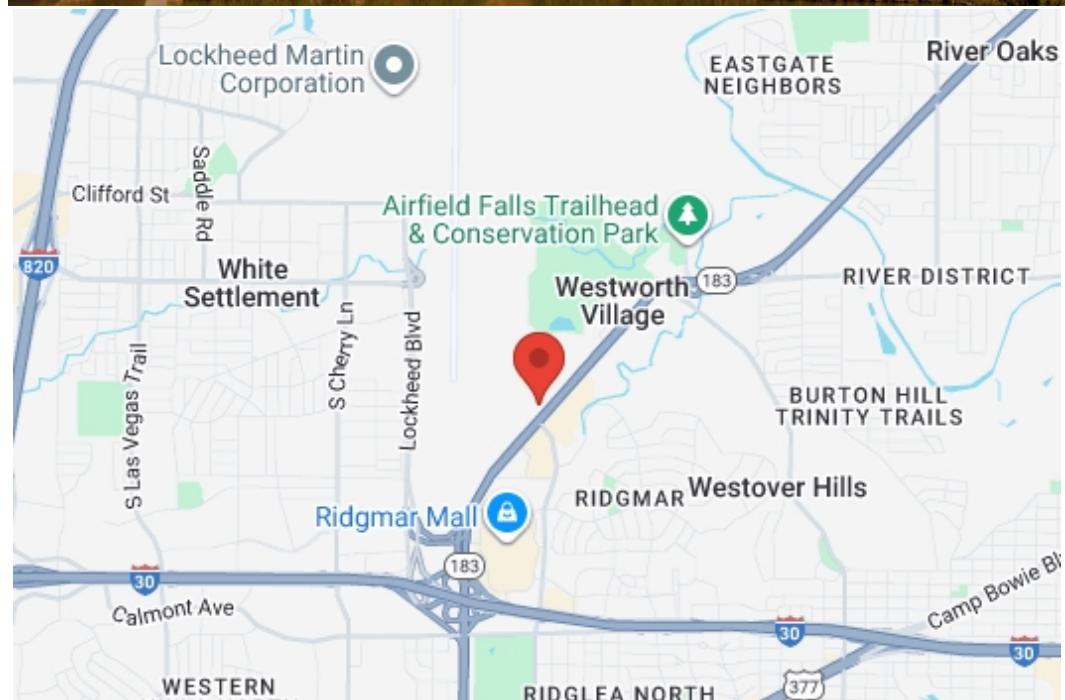


## CITY OF FORT WORTH

### AREA

### POPULATION

CITY	355.6 SQ MI
LAND	347.3 SQ MI
WATER	8.3 SQ MI
ELEVATION	541 FT



## CONFIDENTIALITY STATEMENT

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 PRIME CAPITAL REAL ESTATE GROUP LLC and it should not be made available to any other person or entity without the written consent of PRIME CAPITAL REAL ESTATE GROUP LLC.

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE PRIME CAPITAL REAL ESTATE GROUP LLC ADVISOR FOR MORE DETAILS.

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