



SUGARY BLISS N BREW

694 ALTA MERE DR
FORT WORTH, TX 76116



PRIME CAPITAL
REAL ESTATE GROUP

**Prime Capital Real
Estate Group LLC**

2741 E Belt Line Rd
Carrollton, TX 75006
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Tolu Jubreel

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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

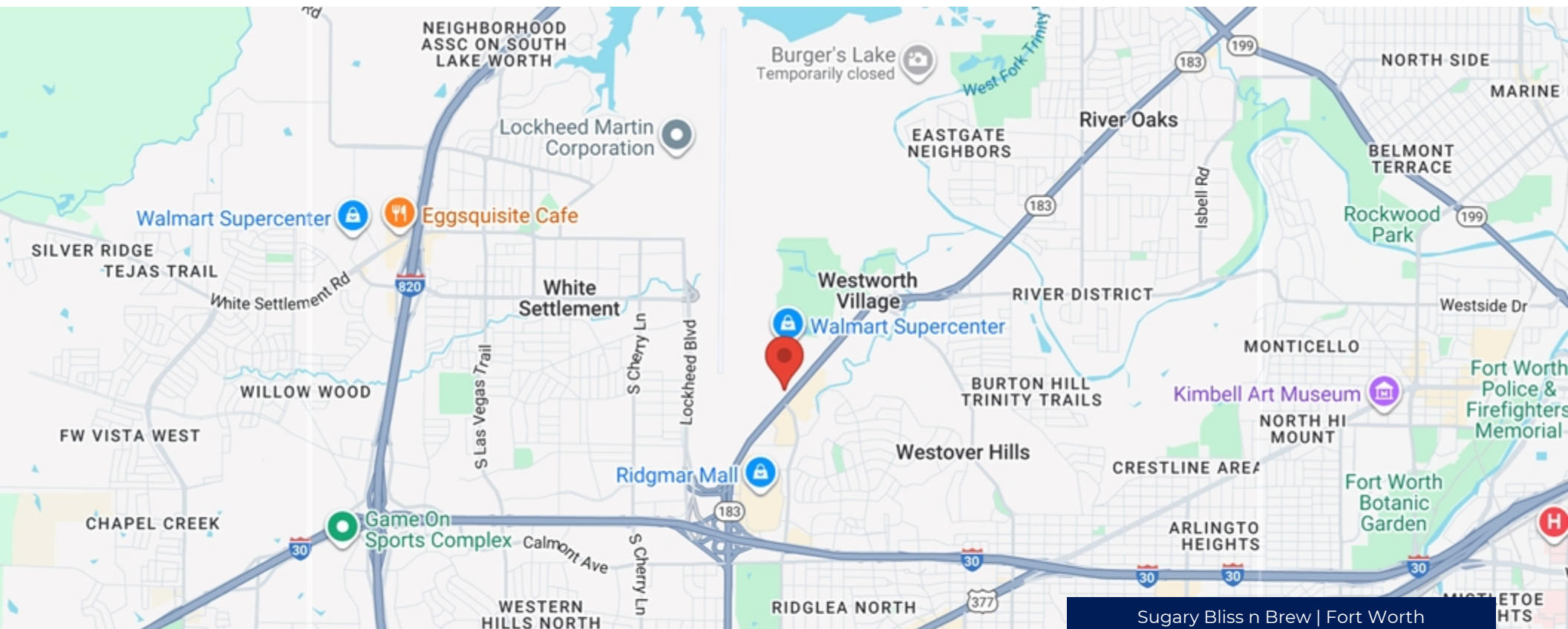
Prime Capital is pleased to offer Sugary Bliss n Brew in Fort Worth, TX. This is a 1,200SF in line retail suite located within a well-positioned neighborhood shopping center on Alta Mere Drive. One of Fort Worth's most active commercial corridors connecting I-30 to Camp Bowie Boulevard. This space is 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.

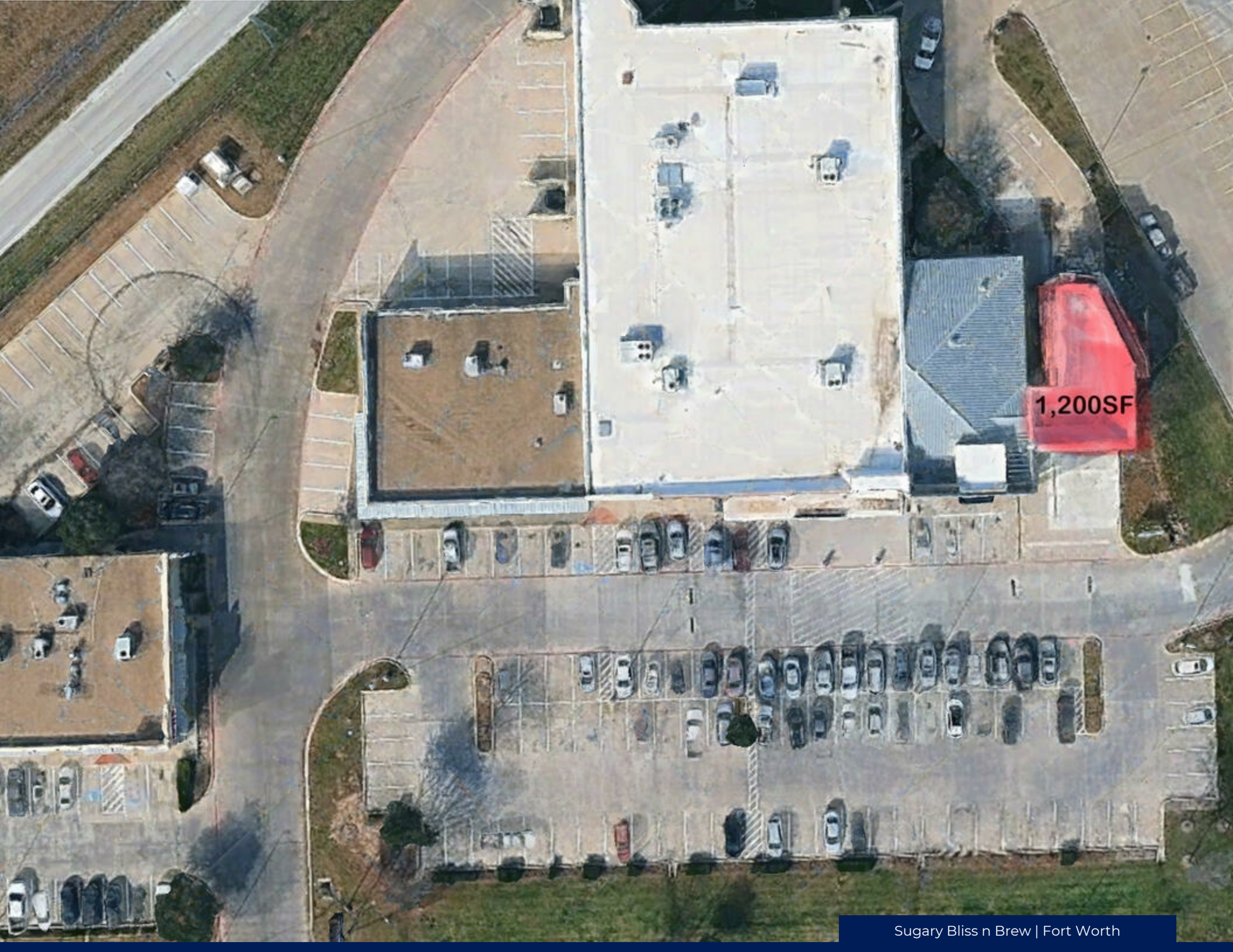


Sugary Bliss n Brew | Fort Worth

INVESTMENT HIGHLIGHTS

- Size: 1,200 SF fully built-out-as a Resturant
- 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





1,200SF

DEMOGRAPHICS

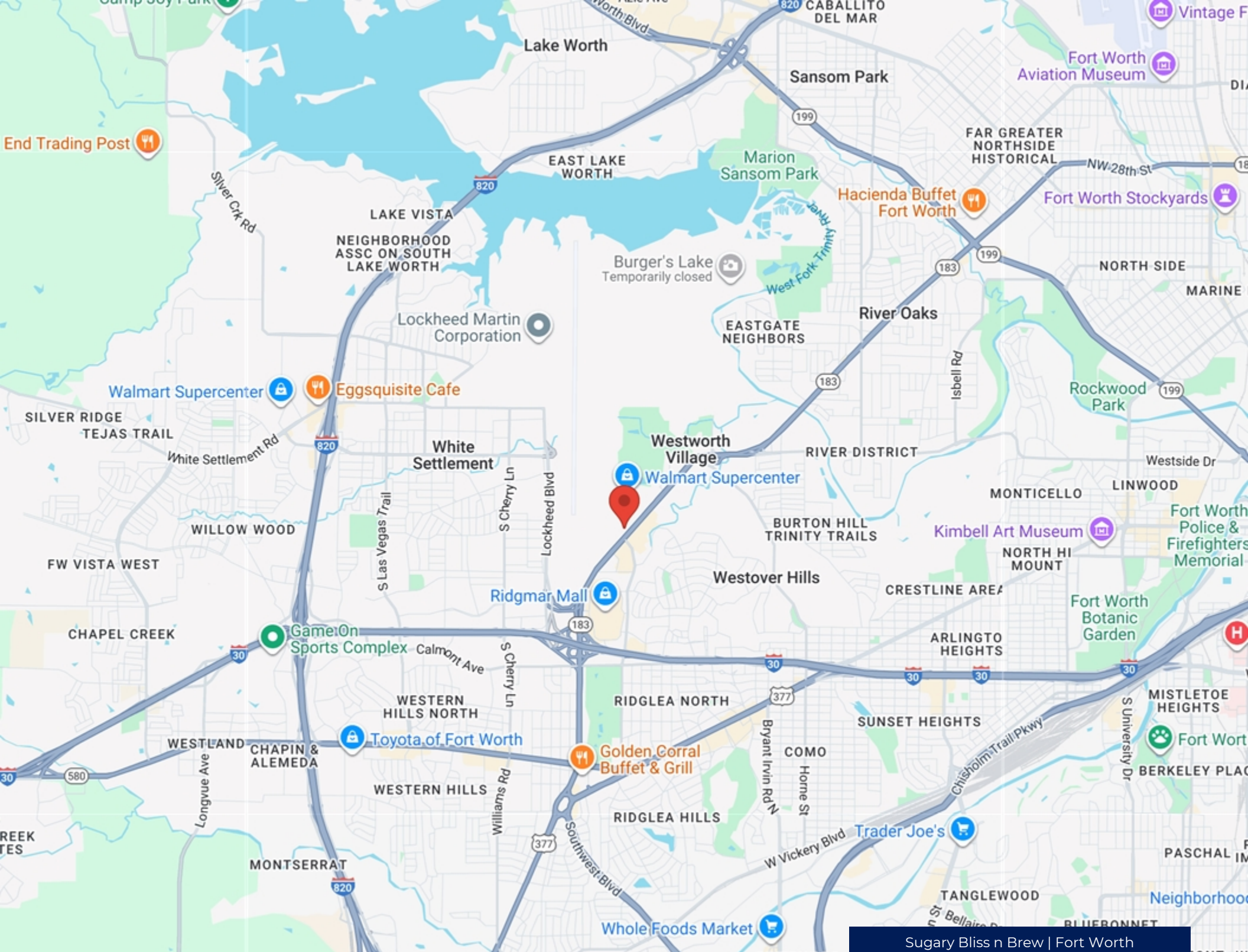
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,799	73,281	165,628
2010 Population	4,468	74,637	178,574
2025 Population	4,459	85,517	207,876
2030 Population	4,378	87,124	213,618
2025-2030 Growth Rate	-0.37 %	0.37 %	0.55 %
2025 Daytime Population	10,532	101,711	239,795

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







ABOUT FORT WORTH

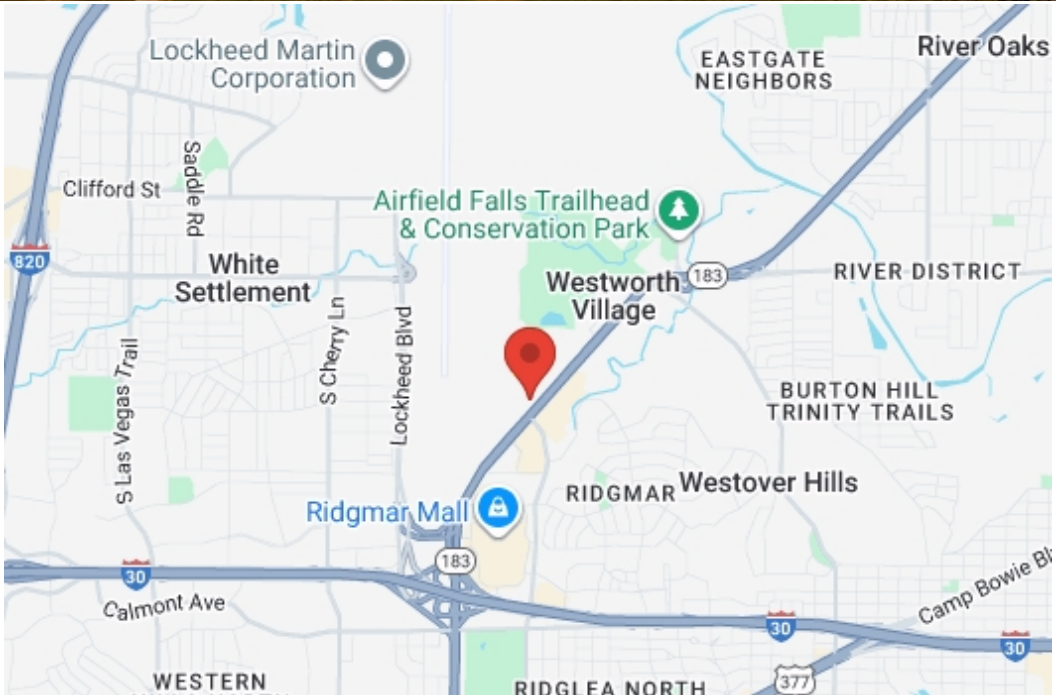
Fort Worth is one of the fastest-growing major cities in the United States and a key economic driver within the Dallas–Fort Worth Metroplex. Known for its business-friendly environment, diverse economy, and strong population growth, Fort Worth continues to attract companies, residents, and investment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



CITY OF FORT WORTH

AREAPOPULATION

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.

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 PRIME CAPITAL REAL ESTATE GROUP LLC. 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. PRIME CAPITAL REAL ESTATE GROUP LLC 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 of 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, PRIME CAPITAL REAL ESTATE GROUP LLC has not verified, and will not verify, any of the information contained herein, nor has PRIME CAPITAL REAL ESTATE GROUP LLC 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.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE PRIME CAPITAL REAL ESTATE GROUP LLC ADVISOR FOR MORE DETAILS.**

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