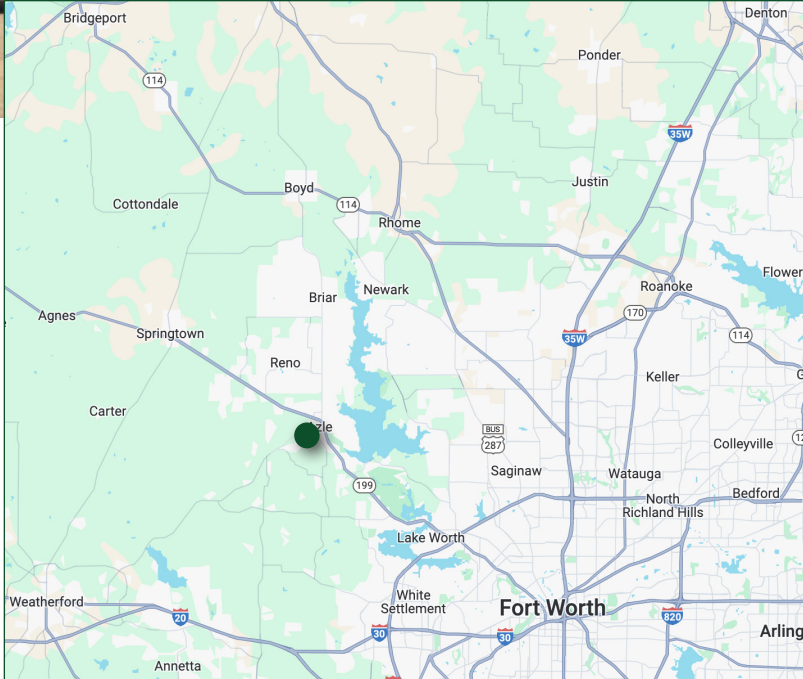


FOR SALE | 404 W MAIN, AZLE, TX 76020



- Restaurant
- Fully Sprinklered
- 100 % HVAC (except fitness center)
- Azle Event Center
- Azle Office Chamber of Commerce
- Across the street from the new City Hall and Police Department
- Appraised for \$3.1M
- Estimated Replacement Cost minimum \$4.5M



CHUCK GREEN
& ASSOCIATES

4099 McEwen Rd, Suite 770 | Dallas, TX 75244
www.cgreen.com

CHUCK GREEN
214 796 3799 | chuck@cgreen.com

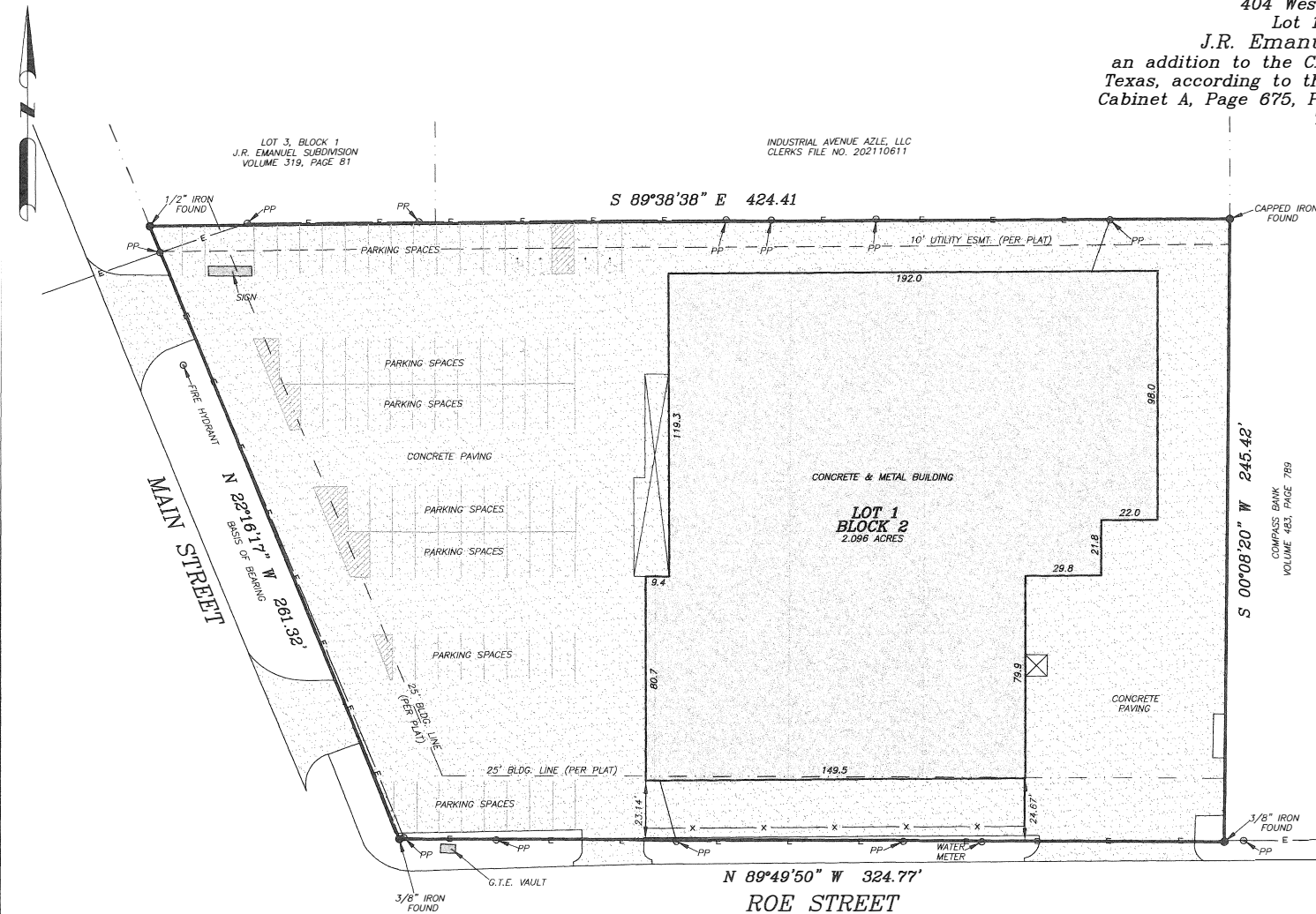


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SCALE 1" = 40'

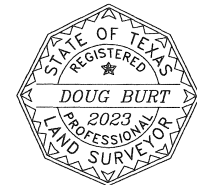
Survey Plat
 404 West Main Street
 Lot 1, Block 2,
 J.R. Emanuel Subdivision,
 an addition to the City of Azle, Parker County,
 Texas, according to the plat thereof recorded in
 Cabinet A, Page 675, Plat Records, Parker County,
 Texas.



SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. EASEMENTS SHOWN HEREON WERE FURNISHED BY FIDELITY NATIONAL TITLE CO., IN TITLE COMMITMENT G.F. NO. FT-2RE-9000382101057-RC, DATED DECEMBER 14, 2021.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0200-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.



I, DOUG BURT, CERTIFY TO FIDELITY NATIONAL TITLE CO., THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON, AND THAT THIS SURVEY IS TRUE AND CORRECT AND THAT THERE ARE NO ENCROACHMENTS, CONFLICTS, PROTRUSIONS, OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN ON THE PLAT AND THAT SUBJECT PROPERTY DOES HAVE ACCESS TO A PUBLIC ROAD.

Doug Burt
 DOUG BURT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 2023

DECEMBER 27, 2021 2021907 R5B

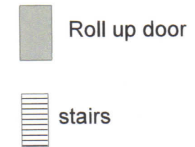
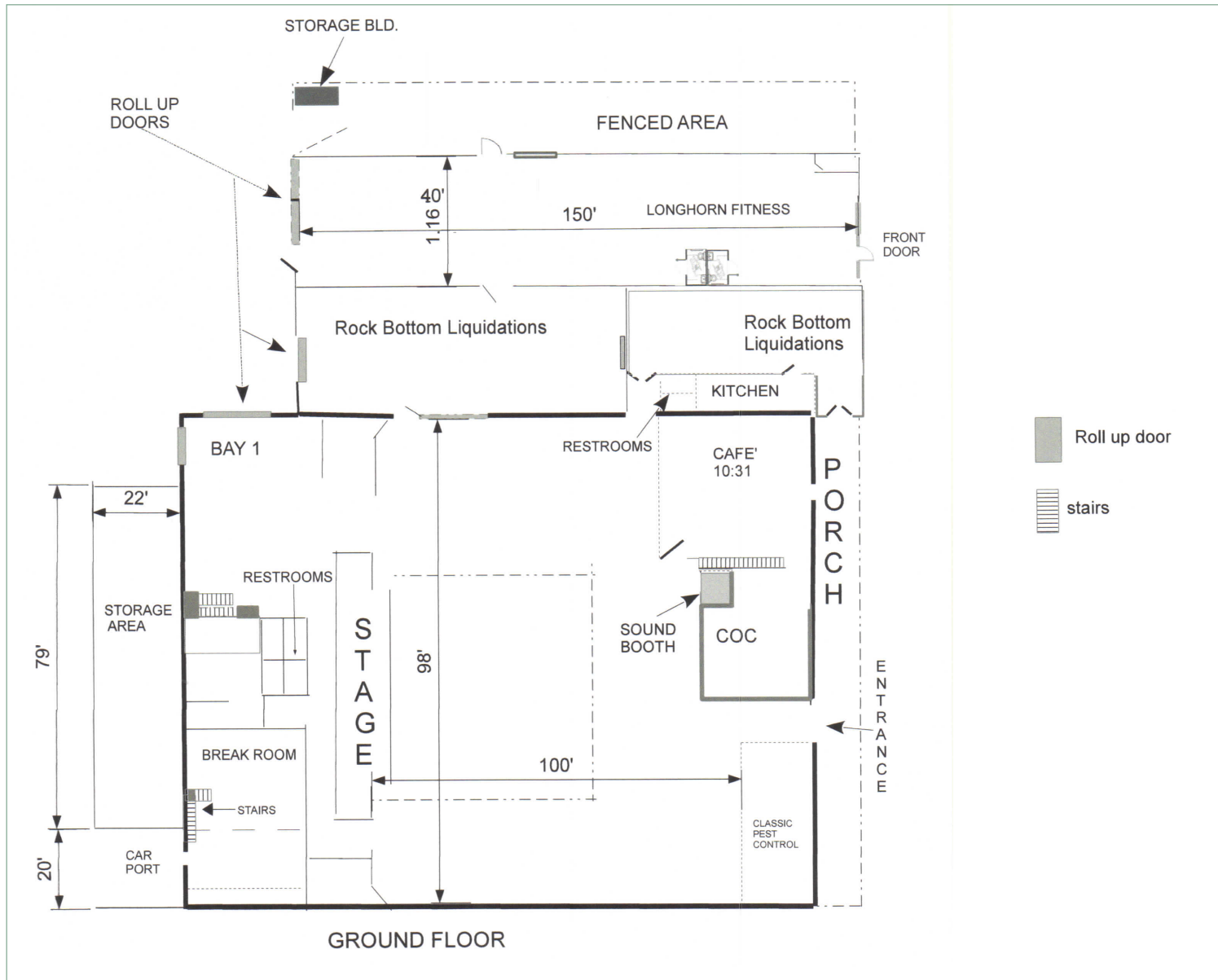
HORIZON LAND SURVEYING

582 Balboa Trail
 Azle, Texas 76020
 817-584-9027
 horizonlandtx@gmail.com
 FIRM NO. 10194616

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404 W Main St, Azle, TX 76020

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **36,279 SF**
 Year Built: **2004**

Total Available: **36,279 SF**
 % Leased: **0%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	6,137	26,901	47,866
2024 Estimate	5,453	23,629	41,160
2010 Census	5,404	21,423	36,434
Growth 2024 - 2029	12.54%	13.85%	16.29%
Growth 2010 - 2024	0.91%	10.30%	12.97%
2024 Population by Age	5,453	23,629	41,160
Age 0 - 4	317 5.81%	1,316 5.57%	2,113 5.13%
Age 5 - 9	357 6.55%	1,450 6.14%	2,376 5.77%
Age 10 - 14	386 7.08%	1,585 6.71%	2,696 6.55%
Age 15 - 19	373 6.84%	1,585 6.71%	2,769 6.73%
Age 20 - 24	346 6.35%	1,423 6.02%	2,482 6.03%
Age 25 - 29	335 6.14%	1,349 5.71%	2,198 5.34%
Age 30 - 34	384 7.04%	1,500 6.35%	2,350 5.71%
Age 35 - 39	395 7.24%	1,582 6.70%	2,564 6.23%
Age 40 - 44	366 6.71%	1,513 6.40%	2,636 6.40%
Age 45 - 49	333 6.11%	1,400 5.92%	2,547 6.19%
Age 50 - 54	321 5.89%	1,435 6.07%	2,689 6.53%
Age 55 - 59	309 5.67%	1,503 6.36%	2,855 6.94%
Age 60 - 64	319 5.85%	1,560 6.60%	2,989 7.26%
Age 65 - 69	294 5.39%	1,408 5.96%	2,655 6.45%
Age 70 - 74	243 4.46%	1,150 4.87%	2,104 5.11%
Age 75 - 79	185 3.39%	882 3.73%	1,550 3.77%
Age 80 - 84	110 2.02%	556 2.35%	935 2.27%
Age 85+	80 1.47%	434 1.84%	652 1.58%
Age 65+	912 16.72%	4,430 18.75%	7,896 19.18%
Median Age	37.90	40.10	42.00
Average Age	38.60	40.20	41.00

CG&A, LLC, has sourced the information in this report from third party data companies, deemed to be accurate. However, CG&A, LLC makes no representations or guarantees to the accuracy of this information.
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8/29/2024



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

CG&A, LLC d/b/a Chuck Green & Associates	9003271	Chuck@cgreen.com	(214)358-4240
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles R. Green	0359145	chuck@cgreen.com	(214)796-3799
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date

CG&A Corporate Services, 12200 Ford Rd., Suite 360 Dallas TX 75234
Chuck Green

Phone: 214.358.4240 Fax: 469.206.6643
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48028 www.zipLogix.com

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4099 McEwen Rd, Suite 770
Dallas, TX 75244
www.cgreen.com

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