

# For Sale or Lease

NEW MEDICAL/ DENTAL OFFICE  
3004 Burton Ave. Fort Worth, TX 76105



## Size

Building Area 6,000 SQ FT

## Price

FOR SALE - \$2,200,000  
FOR LEASE - \$28 + NNN

## Features

This is newly constructed medical/dental office located along US Hwy 287 with easy access and great visibility. The building is shell condition and can be finished out to accommodate most any medical/dental or other commercial uses. The property is part of the Renaissance Square development.

## Highlights

- Plumbing stub outs in place for Dental Office
- TI Allowance available

## Demographics

|              | 2 Mile   | 5 Mile   | 10 Mile  |
|--------------|----------|----------|----------|
| Population   | 56,789   | 273,272  | 825,798  |
| Avg. HH Inc. | \$49,255 | \$65,098 | \$81,695 |

## Contact

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COMMERCIAL AND INVESTMENT REAL ESTATE

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## EXTERIOR VIEWS

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# Site Plan

11.07.2017

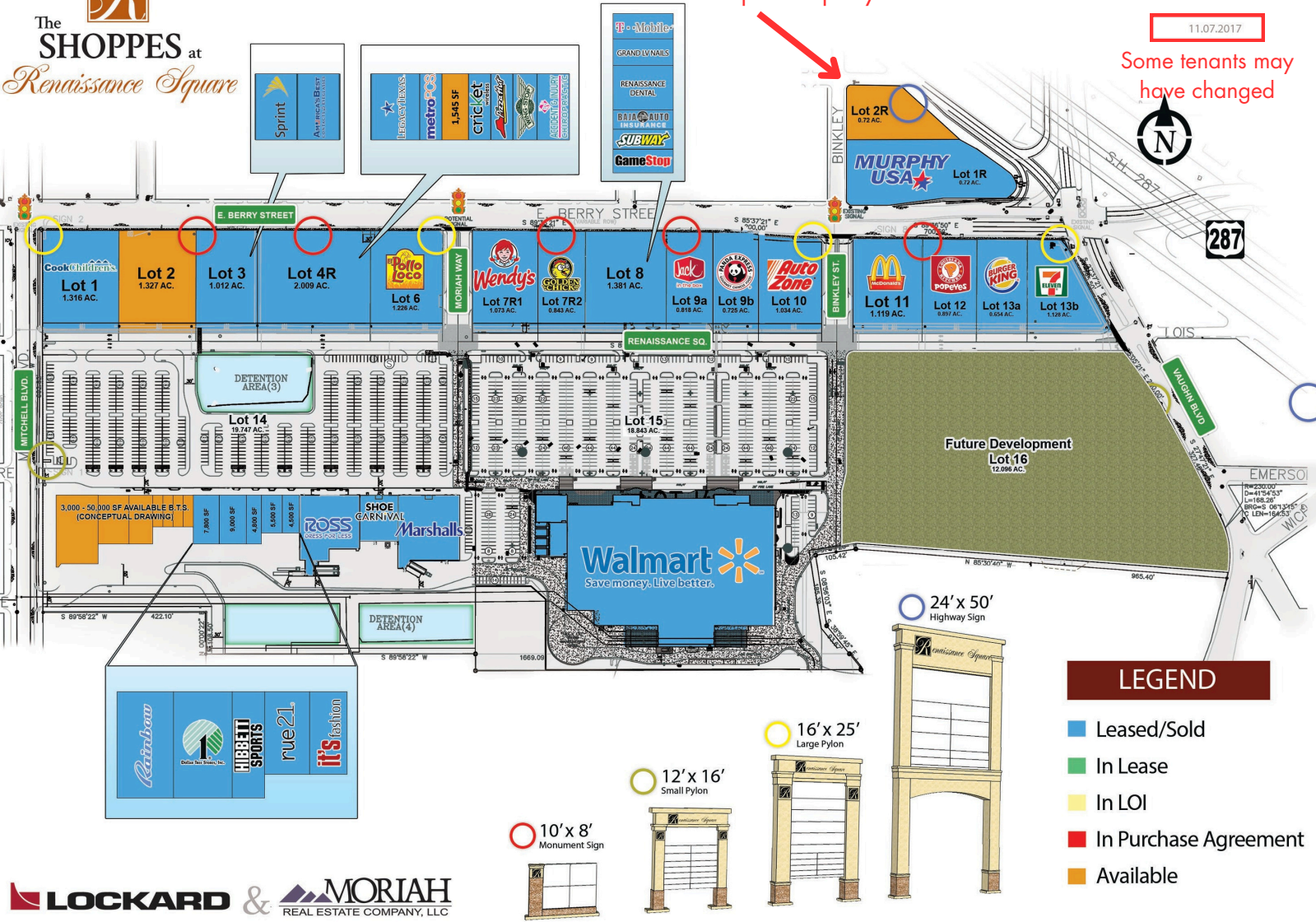
Some tenants may have changed



Subject Property



**The SHOPPES** at Renaissance Square

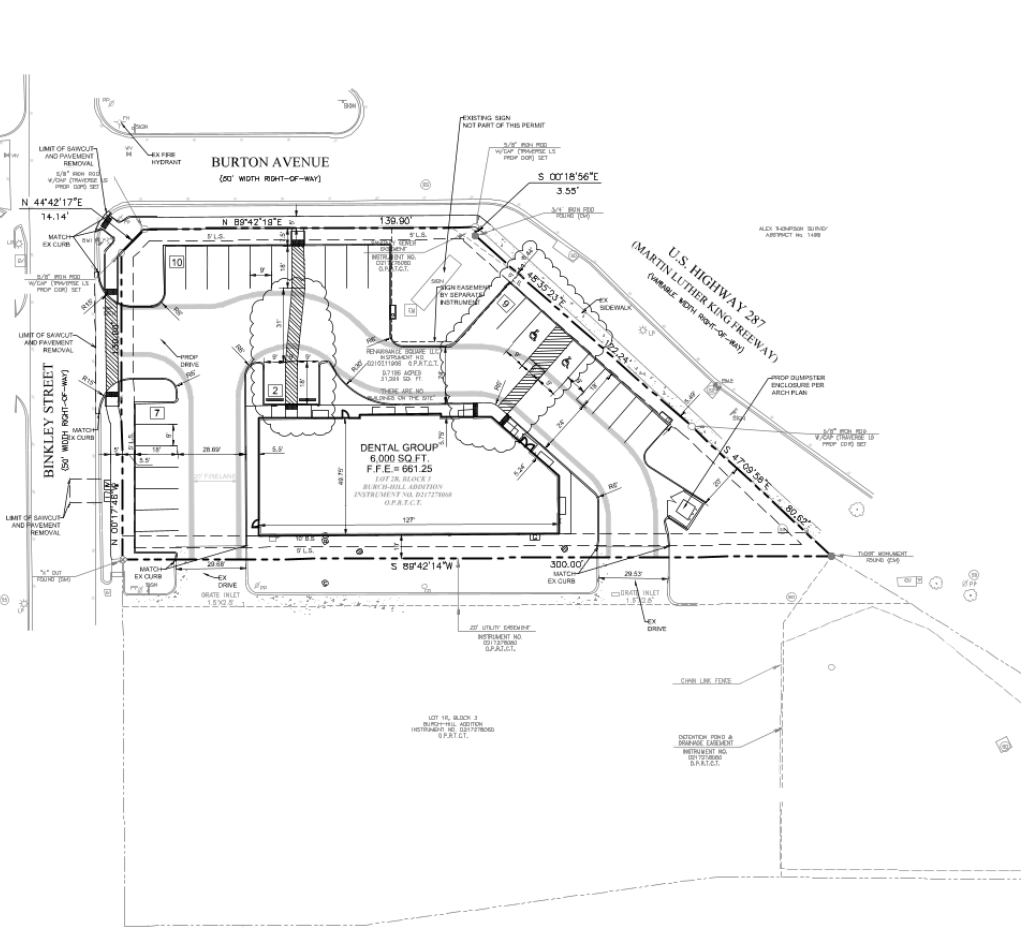


**LOCKARD & MORIAH** REAL ESTATE COMPANY, LLC

www.rsFortWorth.com

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| EX LEGEND |                             |
|-----------|-----------------------------|
| ---       | BOUNDARY LINE               |
| ---       | ADJOINER BOUNDARY LINE      |
| ---       | EXISTING LINE (AS NOTED)    |
| ---       | WATER LINE                  |
| ---       | SANITARY SEWER LINE         |
| ---       | STORM DRAIN LINE (AS NOTED) |
| ---       | OVERHEAD ELECTRIC LINE      |
| ---       | SET FROM ROAD (AS NOTED)    |
| ---       | FOUND FROM ROAD (AS NOTED)  |
| ---       | "X" CUT FOUND               |
| ---       | "X" CUT SET                 |
| ---       | WATER TABLE                 |
| ---       | FIRE HYDRANT                |
| ---       | SANITARY SEWER MAN HOLE     |
| ---       | ELECTRIC VALVE              |
| ---       | ELECTRIC METER              |
| ---       | TELEPHONE PEDISTAL          |
| ---       | TRAFFIC SIGN                |
| ---       | STORM MAN HOLE              |
| ---       | LIGHT POLE                  |
| ---       | POWERS POLE                 |
| ---       | BENCH MARK                  |
| ---       | PROPOSED, BOUNDARY          |
| ---       | OFFICIAL PUBLIC RECORDS     |
| ---       | TARRANT COUNTY, TEXAS       |

| SITE DATA SUMMARY TABLE       |                              |
|-------------------------------|------------------------------|
| CITY ACRES                    | 0.7185 ACRES (31,289 S.F.)   |
| SCHEME                        | TYPE: COMMERCIAL/RESIDENTIAL |
| PROPOSED USE                  | SINGLE TENANT DENTAL OFFICE  |
| BUILDING AREA                 | 6,000 S.F.                   |
| NUMBER OF STORES              | 1                            |
| BUILDING HEIGHT               | 22'-0"                       |
| BUILDING COVERAGE             | 19.37%                       |
| FLOOR AREA RATIO              | 0.19                         |
| IMPERVIOUS AREA               | 22,309 S.F. (79.28%)         |
| PERVIOUS/IMPERVIOUS AREA      | 5,721 S.F. (20.72%)          |
| REGULAR PARKING REQUIRED      | 28 SPACES                    |
| PER 1,000 S.F. PER 1,000 S.F. | 28 SPACES                    |
| REGULAR PARKING PROVIDED      | 28 SPACES                    |
| HANDICAP PARKING REQUIRED     | 1 SPACE (1 VAN ACCESSIBLE)   |
| HANDICAP PARKING PROVIDED     | 1 SPACE (1 VAN ACCESSIBLE)   |
| TOTAL PARKING PROVIDED        | 29 SPACES                    |



- SITE GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
  - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILT UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITIES.
  - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION. CONSTRUCTION OF OTHER THAN THOSE SHOWN ON THE PLANS, AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENGINEER AT THE TIME OF ANY CONFLICTS WITH UTILITIES.
  - ALL EXCAVATIONS, TRENCHING AND SHOWING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERE TO.
  - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS SHALL BE REVEGETATED WITH THE SAME TYPE OF PLANTS AND TREES AS WERE PRESENT. DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS SHALL BE REVEGETATED AFTER CONSTRUCTION HAS COMPLETED.
  - ALL CHANGES MUST BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECORDED IN WRITING.
  - THE CONTRACTOR SHALL PROVIDE TWO (2) SETS OF MARKED POINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION THAT DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ACCORDANCE TO THAT INDICATED ON THE PLANS.
  - ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

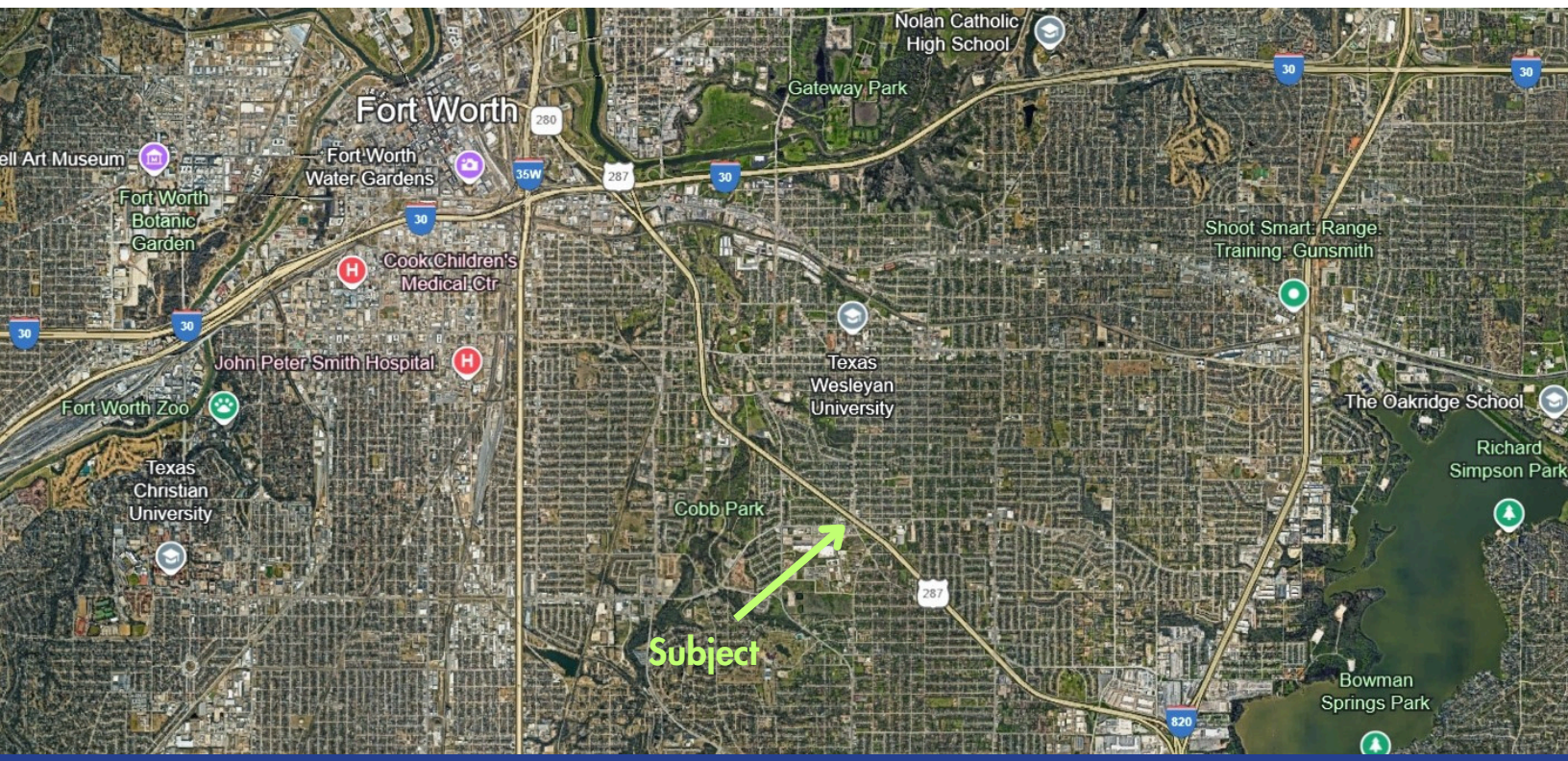
| SITE LEGEND |   |
|-------------|---|
| ---         | CONCRETE CURB                           |
| ---         | SAW-CUT LINE                            |
| ---         | FENCE                                   |
| ---         | PIPE LINE                               |
| ---         | STAMPING                                |
| ---         | PARKING SPACES                          |
| ---         | MONUMENT/PIYLON SIGN                    |
| ---         | WHEEL STOP                              |
| ---         | HANDICAP LOGO                           |
| ---         | HANDICAP SIGN                           |
| ---         | RAMP                                    |
| ---         | BOLLARD                                 |
| ---         | TRAFFIC ARROW                           |
| ---         | FIRE HYDRANT                            |
| ---         | DUMPSTER                                |
| ---         | SANITARY SEWER MANHOLE                  |
| ---         | SANITARY SEWER DOUBLE CLEANOUT          |
| ---         | NYLON/AST DRAIN BASIN W/ GRATE ASSEMBLY |
| ---         | CURB BULLET                             |
| ---         | DOMESTIC WATER METER                    |
| ---         | RIGATION METER                          |
| ---         | GAS METER                               |
| ---         | LIGHT POLE                              |

| SITE PLAN                           |  |
|-------------------------------------|--|
| DENTAL OFFICE                       |  |
| 3884 BURTON AVENUE                  |  |
| CITY OF FORT WORTH                  |  |
| TARRANT COUNTY, TEXAS 76165         |  |
| BURCH-HILL ADDITION LOT 2R, BLOCK 3 |  |



| NO. | DATE     | DESCRIPTION                        | BY |
|-----|----------|------------------------------------|----|
| 1   | 05-17-21 | 1st CITY SUBMITTAL                 | KK |
| 2   | 08-15-21 | REVISED PER CLIENT COMMENTS        | KK |
| 3   | 08-09-21 | 1st CITY COMMENTS                  | KK |
| 4   | 08-07-21 | 1st CITY COMMENT                   | KK |
| 5   | 10-08-21 | GRADING PERMIT COMMENT             | KK |
| 6   | 01-05-22 | BUILDING FOOTPRINT - DOOR LOCATION | KK |
| 7   | 01-17-22 | HANDICAP PARKING                   | KK |

Triangle Engineering LLC  
 1001 S. W. 10th Street, Suite 100, Fort Worth, TX 76104  
 Planning | Civil Engineering | Construction Management  
 P.E. BEL | DATE | SCALE | PROJECT NO. | SHEET NO.  
 KK | 08-15-21 | 1/8" = 1'-0" | 042-21 | C-3.0  
 TX, P.E. #19814120



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