

416 E. Kennedale

FOR SALE

\$1,050,000

This property offers a unique opportunity, grandfathered for use as an auto body shop. Lease agreements are secured through June and August 2026, ensuring stable income. Notable upgrades completed in 2016 include remodeled bathrooms, an updated office, a modernized electrical system designed for the auto body shop's requirements, fresh exterior paint, and roof repairs. This well-maintained property is positioned for continued success.



416 E. Kennedale Pkwy.
Kennedale, TX 76060



PROPERTY FEATURES:

Sale Price: \$1,050,000

Price Per SF: \$290.70

Lot Size: .445

Building Size: 3,612

Year Built: 1981

Parking: Front and Back Parking

Opportunity Zone: Auto Repair,

Body Shop, Restaurant, Retail

Tenancy: Occupied

7 Bays with roll-up doors

2016 Renovations- \$200,000

0.5 miles from Kennedale Town Center



Starria McLaughlin

REALTOR®

(817) 721 - 4589

homesbystarria@gmail.com



ON Demand
REALTY

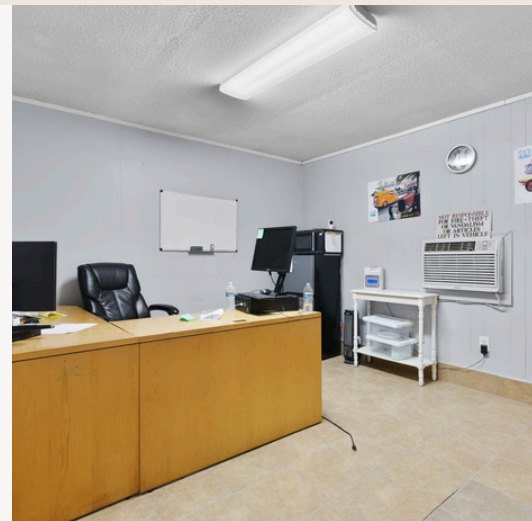
416 E. Kennedale FOR SALE



Window Tinting Bay



Auto Repair Center with Paint Booth



Office Space

Highlights

Great Opportunity for Development

- Growing residential and commercial development in the area

Close Proximity to I-20 and I-820

- Great Visibility

Consistent daily traffic and proximity to Arlington, Fort Worth, and Dallas

- Perfect location for auto body, retail, offices



AMENITIES:

- Highway Visibility
- Daily Traffic Count- 10,483 vehicles
- 7.75% Annual Population Growth
- Median Income- \$117,293
- New Commercial Development
- New Residential Development
- Front and Rear Parking Available

BUSINESSES NEARBY:

- Post Office- Across Street
- Advance Auto Parts- 0.3 miles away
- Texaco- 0.3 miles away
- Town Center- 0.5 miles away
- I-820- 2 miles away

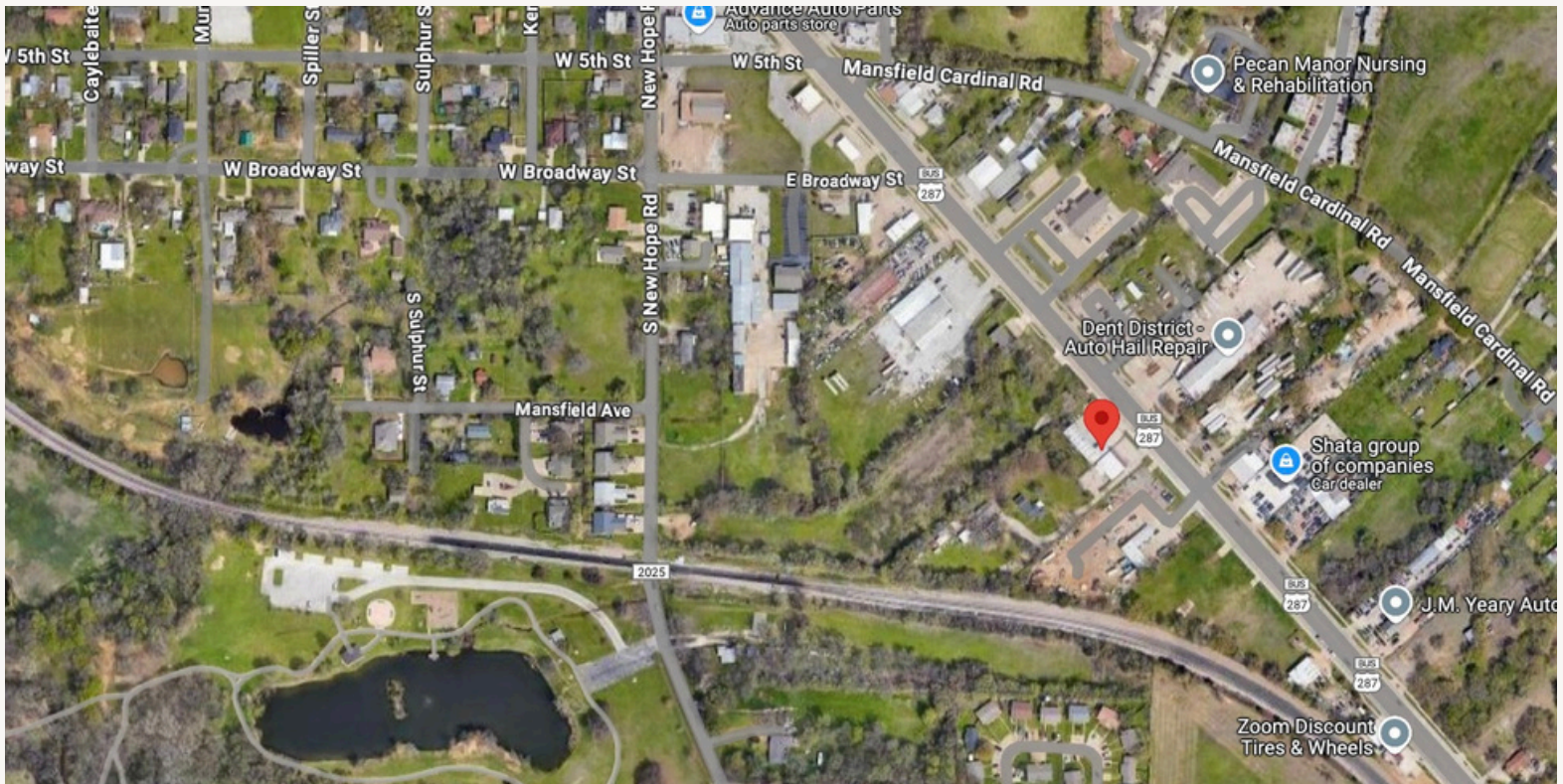


Starria McLaughlin
REALTOR®
(817) 721 - 4589
homesbystarria@gmail.com





Aerial View of Property



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information.



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.

11-2-2015



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.

OnDemand Realty	0674395	tyler@ondemanddfw.com	(214)766-5833
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tyler DeMando	0674395	tyler@ondemanddfw.com	(214)766-5833
Designated Broker of Firm	License No.	Email	Phone
Tyler DeMando	0674395	tyler@ondemanddfw.com	(214)766-5833
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Starria McLaughlin	0685236	homesbystarria@gmail.com	(817)721-4589
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date