

High Visibility Auto Shop/Warehouse | For Sale TVCRE.com
or Lease

700 Missouri Avenue
Fort Worth, Texas 76104



Versatile auto/industrial property in the heart of Fort Worth, just off I-35. This former auto shop features generous warehouse space, office area, multiple drive-in doors and a fenced yard, making it ideal for owner-users, growing service businesses, or investors seeking flexible income potential. Buyers and tenants alike will appreciate the strong visibility, convenient access and functional layout that supports a wide range of automotive or light industrial uses.

Prepared by:



Philip Samples
Cell: 214-586-8584
psamples@tvcre.com

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TEAM & VASSEUR
COMMERCIAL REAL ESTATE

4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107
817.335.7575 | info@TVCRE.com
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PROPERTY INFORMATION



Property Overview

- Building Size: 12,280 SF (+/-) - Building 2
- Property sits on .71 Acres (+/-) or 30,797 SF (+/-)
- Zoning: "NS" Near Southside
- Ceiling Height: 14' - 22'
- Electric: 3-phase/240V
- Minimal office space

Property Features

- I-35 Frontage
- Fenced and paved outside storage
- 10 grade loading doors
- Wash bay

Sales Price

\$1,900,000

Lease Price

\$9.00 PSF + NNN
NNN estimated at \$2.50 PSF

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Demographic Summary Report

Building 2 700 Missouri Ave, Fort Worth, TX 76104

Building Type: **Industrial** Warehouse Avail: **12,280 SF**
 RBA: **12,280 SF** Office Avail: **-**
 Land Area: **.71 AC** % Leased: **0%**
 Total Available: **12,280 SF** Rent/SF/Yr: **\$9.00**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	16,343	118,403	317,176
2024 Estimate	15,028	110,025	298,029
2020 Census	12,047	94,820	275,000
Growth 2024 - 2029	8.75%	7.61%	6.42%
Growth 2020 - 2024	24.74%	16.04%	8.37%
2024 Population by Hispanic Origin	5,529	50,253	155,626
2024 Population	15,028	110,025	298,029
White	5,561 37.00%	43,914 39.91%	110,619 37.12%
Black	4,601 30.62%	21,207 19.27%	49,488 16.61%
Am. Indian & Alaskan	93 0.62%	765 0.70%	2,227 0.75%
Asian	321 2.14%	2,532 2.30%	8,703 2.92%
Hawaiian & Pacific Island	7 0.05%	84 0.08%	211 0.07%
Other	4,444 29.57%	41,522 37.74%	126,782 42.54%
U.S. Armed Forces	2	113	195
Households			
2029 Projection	5,905	44,716	110,393
2024 Estimate	5,387	41,361	103,301
2020 Census	4,111	34,715	93,610
Growth 2024 - 2029	9.62%	8.11%	6.87%
Growth 2020 - 2024	31.04%	19.14%	10.35%
Owner Occupied	1,555 28.87%	16,441 39.75%	50,531 48.92%
Renter Occupied	3,832 71.13%	24,920 60.25%	52,770 51.08%
2024 Households by HH Income	5,388	41,363	103,299
Income: <\$25,000	1,597 29.64%	9,870 23.86%	23,422 22.67%
Income: \$25,000 - \$50,000	1,376 25.54%	9,691 23.43%	25,568 24.75%
Income: \$50,000 - \$75,000	943 17.50%	6,971 16.85%	19,084 18.47%
Income: \$75,000 - \$100,000	632 11.73%	5,045 12.20%	12,050 11.67%
Income: \$100,000 - \$125,000	285 5.29%	3,215 7.77%	7,676 7.43%
Income: \$125,000 - \$150,000	157 2.91%	1,430 3.46%	4,135 4.00%
Income: \$150,000 - \$200,000	228 4.23%	2,161 5.22%	4,487 4.34%
Income: \$200,000+	170 3.16%	2,980 7.20%	6,877 6.66%
2024 Avg Household Income	\$61,234	\$77,827	\$75,995
2024 Med Household Income	\$44,169	\$53,669	\$53,292

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Team & Vasseur Commercial Real Estate	9015393	info@tvcre.com	817-335-7575
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Philip Samples	553590	psamples@tvcre.com	817-335-7575
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date