



Rendon Realty Presents

# 7621 CAMP BOWIE WEST BLVD, FORT WORTH, TX 76116

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# ***PROPERTY FACTS***

- **Price: \$1,200,000**
- **Total Building Sqft: 6,752**
- **Property Zoning: Commercial**
- **Proposed Use: Commercial Retail**
- **Sale Type: Investment or Owner Use**
- **Tenant occupied and one unit vacant at sale**



**7621 CAMP BOWIE W BLVD**



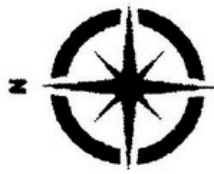
**Prime Investment opportunity HARD TO FIND FREESTANDING RETAIL includes all fixtures/equipment, Large Walk-in Beverage Cooler. Nestled in the heart of Fort Worth, this prime commercial property offers an exceptional opportunity for business development and investment. With high visibility on a well-traveled thoroughfare, the site benefits from excellent traffic flow and easy access to major highways. 7621 Camp Bowie West Blvd offers several advantages for retail and service businesses, including a growing population, strategic location, tourist attractions, diverse demographics, and a business-friendly environment. Over 3,500sqft space will be vacant at closing.**



# Property Highlights

- Over 3,500sqft space ready for owner user or new tenant
- Heavy Daytime traffic
- Corner Lot
- Ample on-site parking available, ensuring convenience for both customers and employees.
- All fixtures/equipment and Large Walk-in Beverage Cooler included
- Wide open layout offers maximum flexibility
- Near downtown, it is home to many legendary spots in Fort Worth including bakeries, boutiques, eateries and shops.

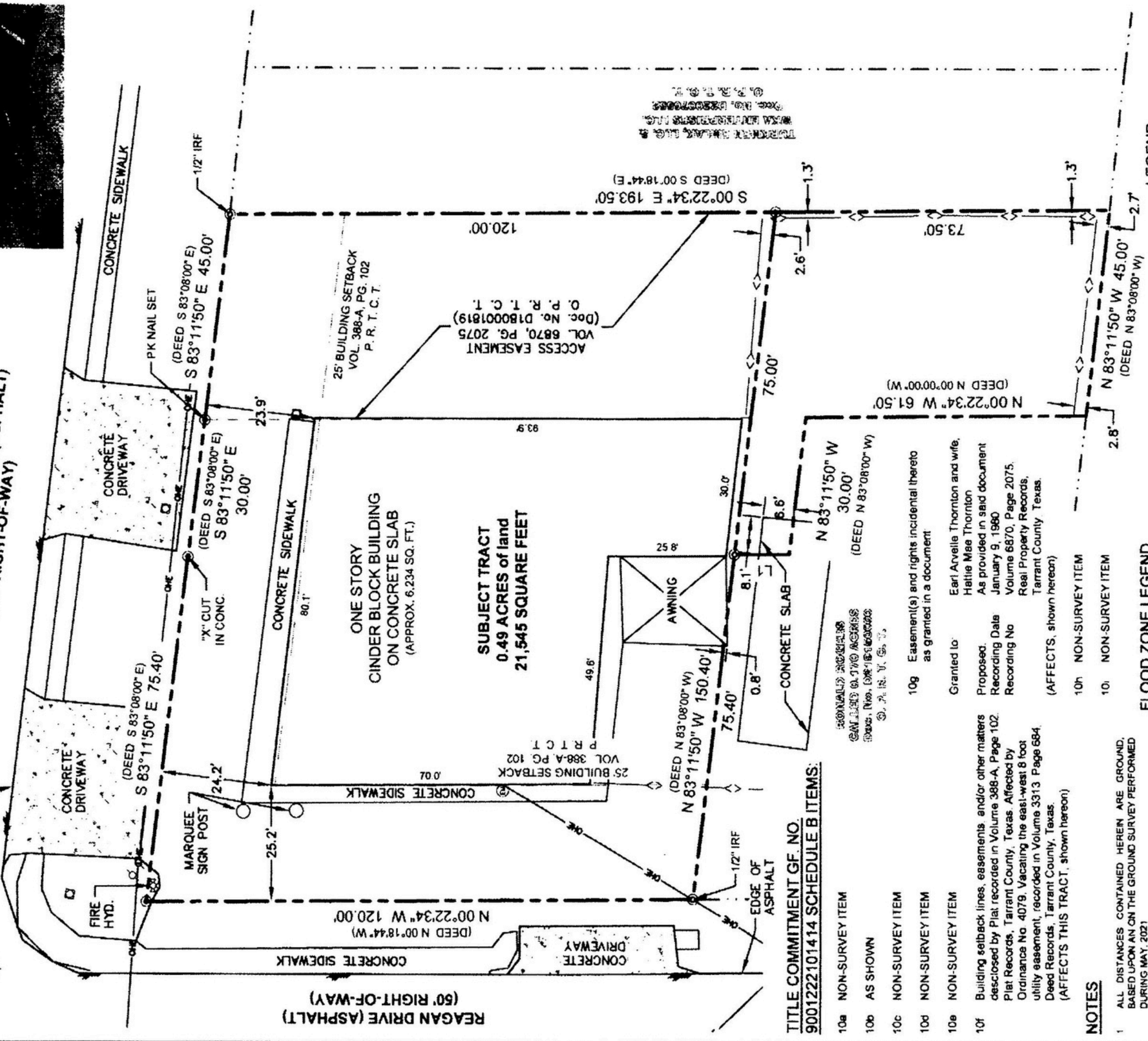




LINE BEARING	DISTANCE
L1	N 00°22'34" W 120.00'



CAMP BOWIE WEST BOULEVARD (ASPHALT)  
(150' RIGHT-OF-WAY)



**TITLE COMMITMENT GF. NO. 9001222101414 SCHEDULE B ITEMS:**

- 10a NON-SURVEY ITEM
- 10b AS SHOWN
- 10c NON-SURVEY ITEM
- 10d NON-SURVEY ITEM
- 10e NON-SURVEY ITEM
- 10f Building setback lines, easements, and/or other matters disclosed by Plat recorded in Volume 388-A, Page 102 Plat Records, Tarrant County, Texas. Affected by Ordinance No. 4079, Vacating the east-west 8 foot utility easement, recorded in Volume 3313 Page 684, Deed Records, Tarrant County, Texas. (AFFECTS THIS TRACT, shown hereon)

- 10g Easement(s) and rights incidental thereto as granted in a document
- Granted to: Earl Arvelia Thornton and wife, Hattie Mae Thornton
- Proposed: As provided in said document
- Recording Date: January 9, 1980
- Recording No: Volume 6870, Page 2075.
- Real Property Records, Tarrant County Texas.
- (AFFECTS, shown hereon)
- 10h NON-SURVEY ITEM
- 10i NON-SURVEY ITEM

**NOTES**

- 1 ALL DISTANCES CONTAINED HEREIN ARE GROUND, BASED UPON AN ON THE GROUND SURVEY PERFORMED DURING MAY, 2021
- 2 ALL COORDINATES AND BEARINGS CONTAINED HEREIN GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM NORTH AMERICAN DATUM 83, NORTH CENTRAL, ZONE (4202) NAVD88.
- 3 ELEVATIONS MSL, DERIVED FROM G.N.S.S. OBSERVATION AND DERIVED FROM SAID ON-THE-GROUND SURVEY.
- 4 ALL MONUMENTS FOUND AND SHOWN HEREON WERE CONTROLLING MONUMENTS IN THE FINAL BOUNDARY DETERMINATION OF THIS SURVEY.
- 5 A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT

**FLOOD ZONE LEGEND**

- ZONE A NO BASE FLOOD ELEVATIONS DETERMINED.
- ZONE AE BASE FLOOD ELEVATIONS DETERMINED
- ZONE X AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL (SHADED) CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**SURVEYOR'S CERTIFICATION**

To TD Group, LLC., Nam Hung Mall Investments, Inc. and Fidelity National Title Company and their successors and assigns.

The undersigned hereby states that this survey is true and correct, was made on the ground under my supervision and all corners are marked as shown, shows visible and apparent easements, encroachments and protrusions. I have examined the Flood Insurance Rate Map for Tarrant County, Texas and incorporated Area Map No. 48439C0280K, Effective Date September 25, 2009 and it appears that the property lies within Zone X, and is NOT located within a 100-year flood zone. The reference to the 100-year flood plain or flood hazard zones, are an estimate based on the data shown on the Flood Insurance Rate Map and should not be interpreted as a study or determination of the flooding probabilities of this property.

*Matthew Tomerlin*  
 MATTHEW TOMERLIN  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503  
 MAY 28, 2021



**LAND TITLE SURVEY**  
**7621 CAMP BOWIE W. BLVD.**

BEING 0.49 ACRES situated in the HAYS COVINGTON SURVEY, ABSTRACT No. 258, Tarrant County, Texas being the same portion of Block 6, HIGHLAND HOMES ADDITION, described in deed recorded in Volume 10197, Page 2331, Official Public Records, Tarrant County, Texas

- LEGEND**
- SUBJECT TRACT BOUNDARY
  - ADJOINER TRACT BOUNDARY
  - BUILDING SETBACK
  - EXISTING EASEMENT
  - OVERHEAD ELECTRIC
  - CHAIN LINK FENCE
  - PIPE FENCE
  - FOUND MONUMENT
  - POWER POLE
  - FOUND FENCE POST
  - WATER METER
  - SET 1/2" CAPPED IRON ROD STAMPED
  - FIRE HYDRANT
  - DATE PLANT 10/19/88
  - JUNLESS OTHERWISE NOTED

12450 Network Blvd. - Suite 300  
 San Antonio, TX 78249  
 Phone: 726-777-4240  
 Firm No. 10194585

**DATAPOINT**  
 SURVEYING & MAPPING



**Kathy Pham**  
**Realtor®**

Brokered by Rendon Realty

**(682) 554-3268**

**Kathy.Pham@rendonrealty.com**





# 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:
  - 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.

**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.

<b>Rendon Realty , LLC</b>	<b>9008140</b>	<b>info@rendonrealty.com</b>	<b>8175293008</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Noel Rendon</b>	<b>0599913</b>	<b>noel.rendon@rendonrealty.com</b>	<b>8175293008</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Noel Rendon</b>	<b>0599913</b>	<b>noel.rendon@rendonrealty.com</b>	<b>8175293008</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Kathy Pham</b>	<b>0751464</b>	<b>kathy.pham@rendonrealty.com</b>	<b>6825543268</b>
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](http://www.trec.texas.gov)