

For Sale

2217 Hemphill St., Fort Worth, TX 76110

INVESTMENT OPPORTUNITY

partners

WWW.PARTNERSREALESTATE.COM



MATT RICHERSON

Associate
tel 214 277 9005
matthew.richerson@partnersrealestate.com
Lic. #802412

WILL KANE

Associate
tel 214 223 3393
william.kane@partnersrealestate.com
Lic #798053

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Asking Price: \$350,000

PROPERTY SIZE:

- 1,438 SF
- 0.25 AC

PROPERTY FEATURES:

- **NEW ROOF**
- Vacant owner-user opportunity with ability to support a variety retail, office and medical users
- Close proximity to Downtown and TCU campus
- High traffic counts in area of town that is being heavily redeveloped, opportunity to get in at a low price-per-SF

MARKET SUMMARY:

2023 Population
(5 miles Radius)

 282,555


2023 Total Employees
(5 miles Radius)

 171,305

2023 Avg. Income
(5 miles Radius)

 \$98,325

Hemphill St
(2023)

 9,900K VPD

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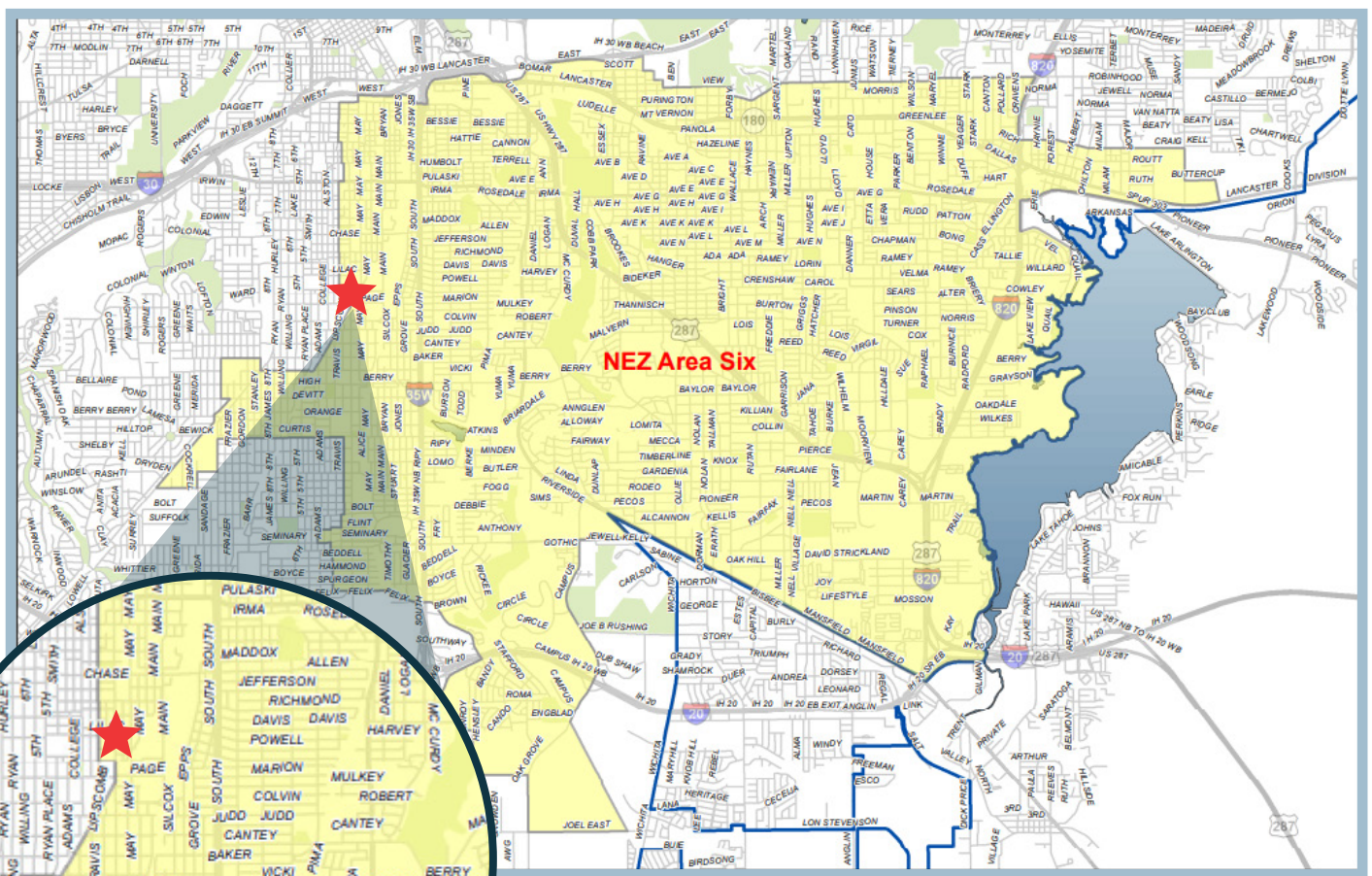
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THE PROPERTY IS LOCATED IN A “NEIGHBORHOOD EMPOWERMENT ZONE (NEZ)”

- NEZ's promote housing, economic development and quality services in central Fort Worth
- Municipal property tax abatements, fee waivers and release of city liens are available to property owners who build or rehabilitate property within a NEZ.
- Commercial, Industrial, Community Facilities, Multi-Family and Mixed-Use projects located in an NEZ are eligible for up to 100% abatement for 5 years
- For full information on the program, search “NEZ” on the main search bar located on fortworthtexas.gov



FORT WORTH CITY COUNCIL TO CONSIDER TAX BREAK FOR **\$72 MILLION** RESIDENTIAL COMPLEX ON HEMPHILL (FWR, August '23)

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Opportunity on Hemphill

“Fort Worth leads all other Texas cities in population growth, closes in on 1 million residents” - Community Impact, Nov ‘23

“Fort Worth City Council to consider tax break for \$72 million residential complex on Hemphill” - Fort Worth Report, Aug ‘23

“Hemphill multifamily project expected to bring more than 350 units on site of former OLV campus” - Fort Worth Report, Mar ‘23



Dallas bar Lawnie’s to conjure old-school ice house vibe on Henderson Ave

Similar Redevelopment

- The popular Dallas concept is taking over this “modest house that was one time home to a barber shop”
- Great opportunity to carry out a similar concept in a comparable market



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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.

11-2-2015



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.

PCR Brokerage Houston, LLC dba Partners	9003949	licensing@partnersrealestate.com	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-629-0500
Designated Broker of Firm	License No.	Email	Phone
Evan Altemus	632617	evan.altemus@partnersrealestate.com	214-550-2990
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