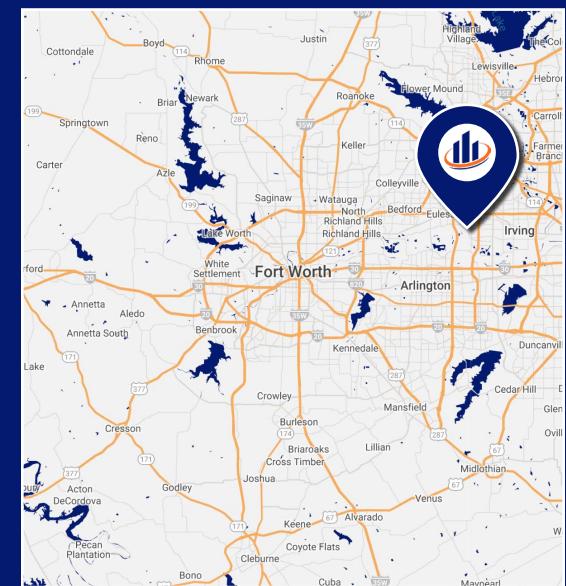


FREE STANDING RESTAURANT AVAILABLE

14100 Trinity Blvd
Fort Worth, TX 76155

AVAILABLE:
2,857 SF



PRICING
CONTACT BROKER

Explore this exceptional 2,857 SF free standing fast food restaurant building, epitomizing modern architecture and design, ideally located in the North Fort Worth area. Built in 2001, this well maintained property boasts a highly visible location with ample parking, making it an excellent choice for retail or restaurant use. With close proximity to major highways, the property offers excellent signage opportunities, ensuring maximum exposure for any business venture.

FEATURES

Building SF:	2,857 SF
Land Size:	2.13 Acres
Property Type:	Free standing fast food restaurant
Year Built:	2001

HIGHLIGHTS

- Highly visible location
- Ample parking for customers
- Located at the corner of Hwy 360 and Trinity Blvd in the Centreport Business Park**
- Ideal for retail or restaurant use
- Close to major highways
- Excellent signage opportunities
- Functional drive-thru in place

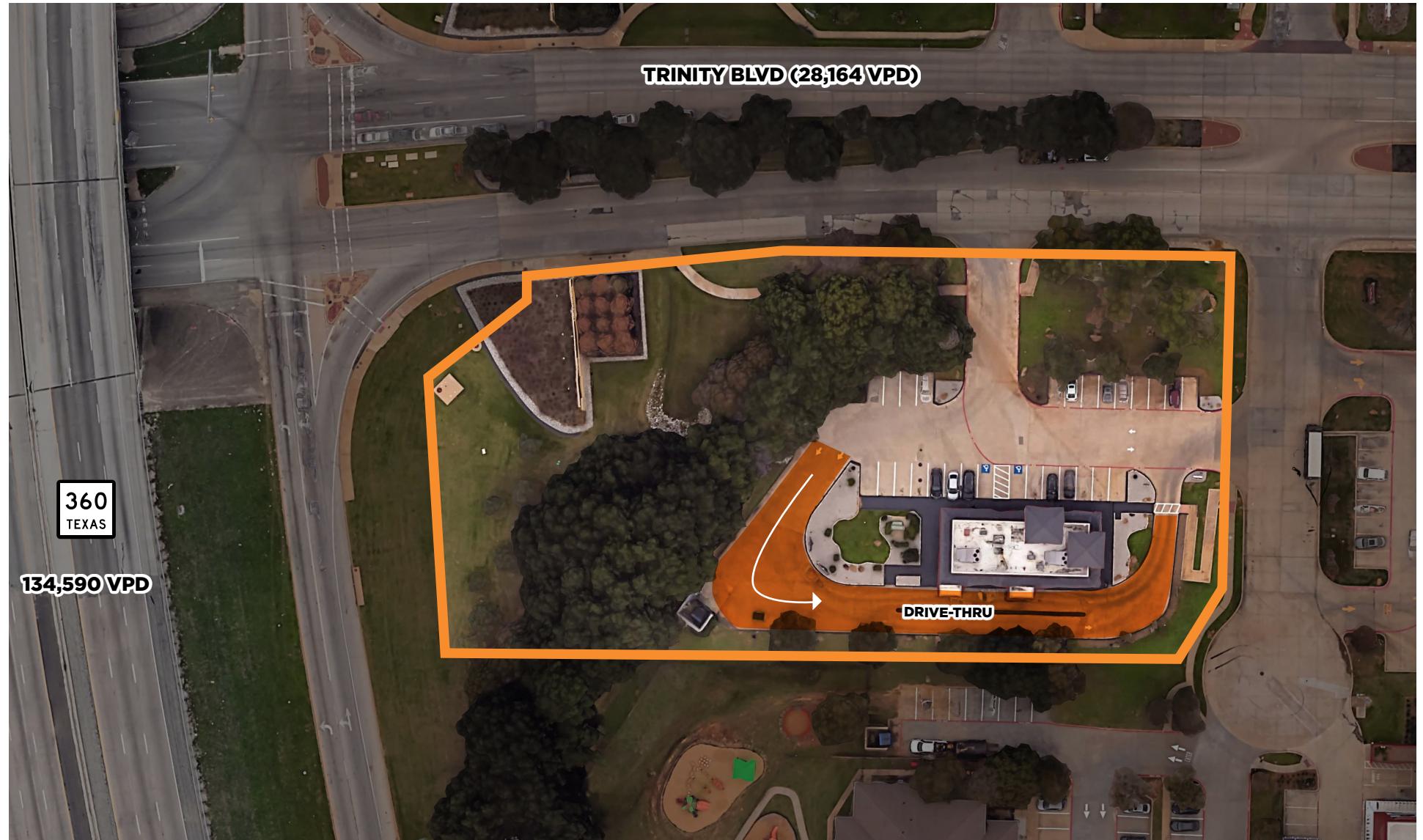
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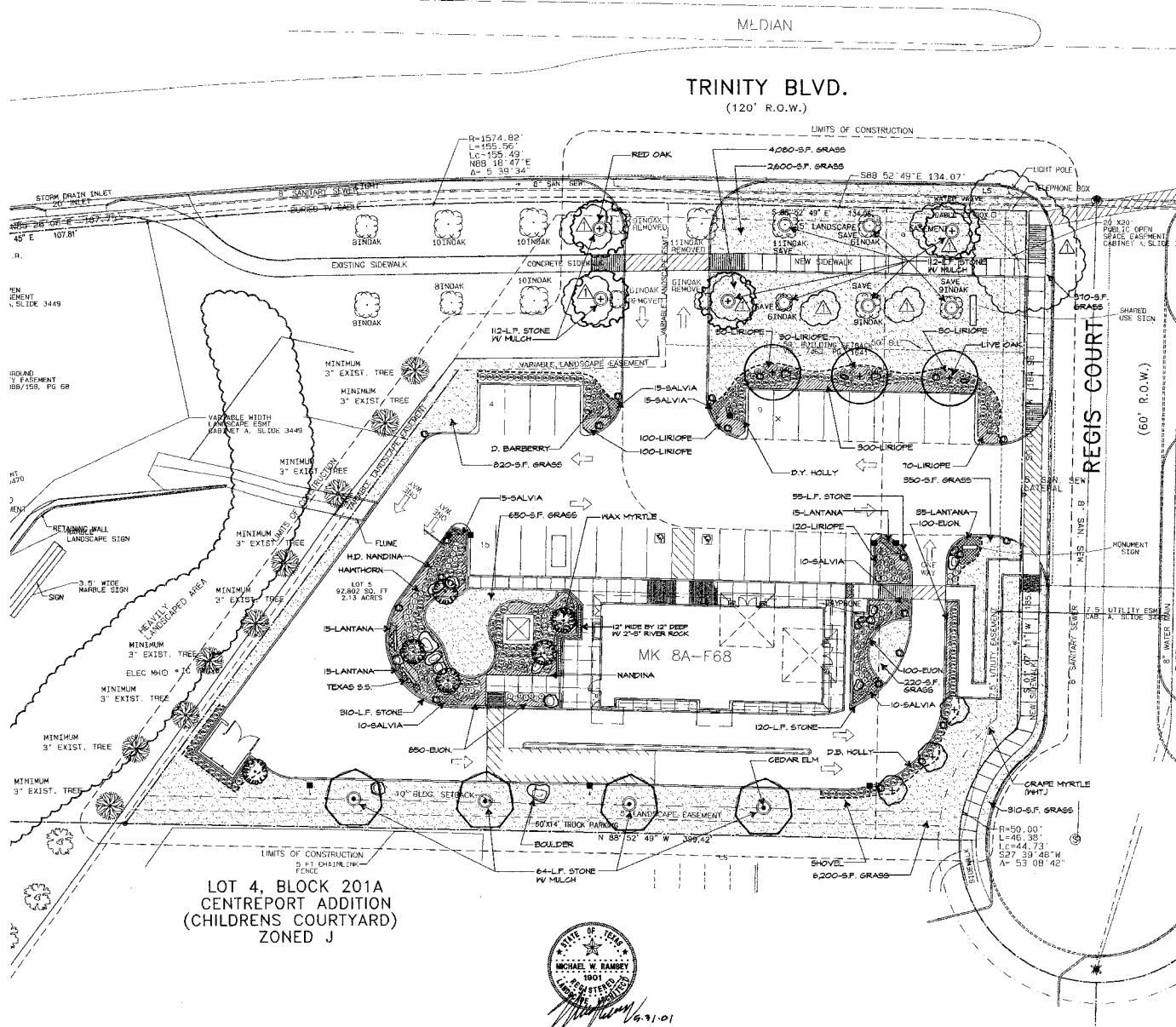
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Strategically positioned in the thriving center core of DFW Metroplex, this site offers seamless access to HWY 360 and Hwy 183, placing it just minutes from major distribution hubs and DFW Airport. The location's large daytime employment base along with neighboring hotels and apartments make this ideal location for fast service restaurant and beverage use.

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CENTREPORT HIGHLIGHTS

CentrePort Business Park spans 1,300 acres and stands as a master-planned business park and mixed-use development at the heart of the metroplex, strategically located immediately south of DFW International Airport. With its central position equidistant from Dallas and Fort Worth, CentrePort offers a quality, diverse environment for over 150 companies spanning various industries including manufacturing, logistics, distribution, data centers, call centers, office operations, hospitality, multifamily, and retail. Since its inception, CentrePort has upheld a stringent policy of implementing restrictive covenants to protect the investments of its residents, providing a unique opportunity for businesses seeking to position themselves at the epicenter of one of the most dynamic metropolitan regions and workforces in the United States. Experience the support of the City of Fort Worth's pro-business policies, including tax abatements, fostering a conducive environment for growth and success.



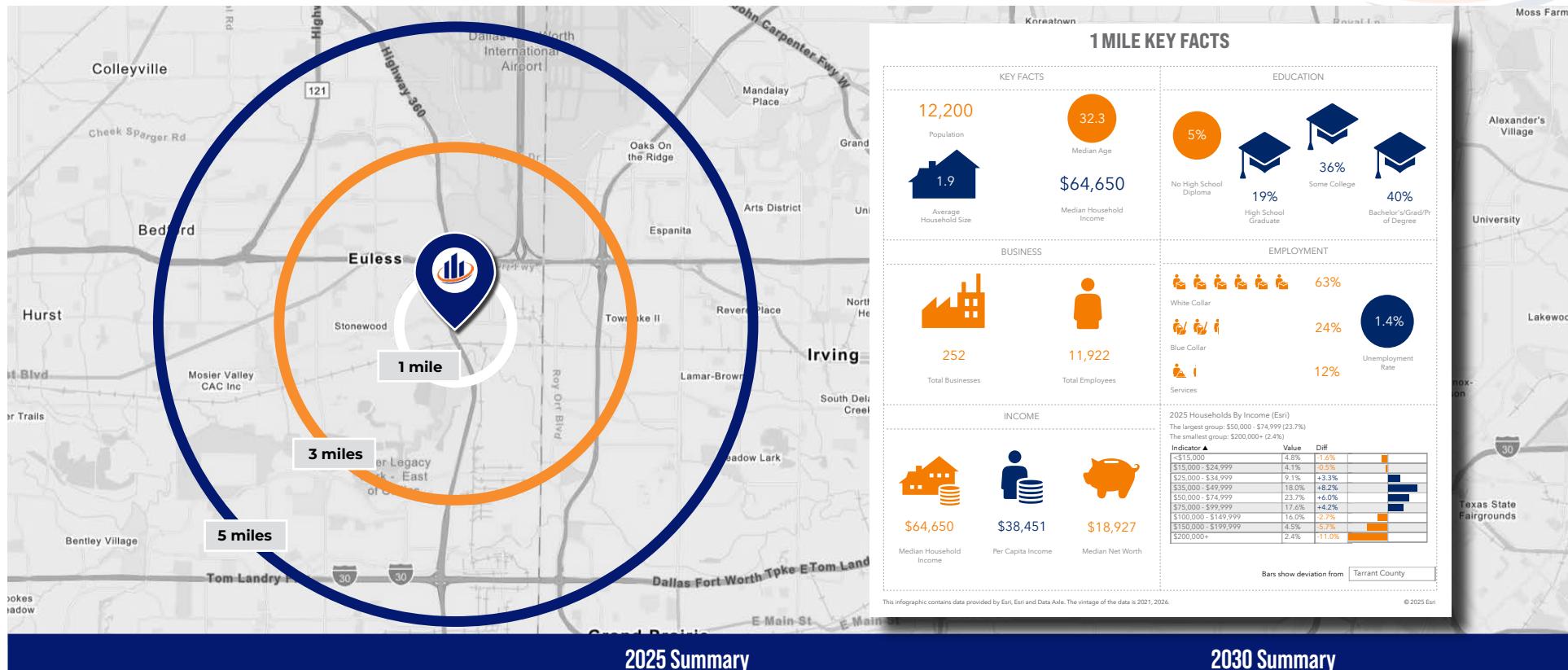
LOCATION HIGHLIGHTS

- Situated in the heart of the DFW Metroplex at the southeast quadrant of SH 183 and SH 360, CentrePort Business Park enjoys unparalleled connectivity.
- Immediate access to key transportation arteries including DFW Airport, SH-183, SH-360, SH-161, I-30, and I-20, facilitating seamless connectivity for businesses with global reach.
- Deed Restricted Business Park - Benefit from a meticulously maintained environment with deed restrictions ensuring architectural and landscaping excellence throughout the park.
- Triple Freeport Tax Exemption and Foreign Trade Zone #168 benefits, providing substantial savings and incentives for qualifying businesses.
- Access Trinity Railway Express station and shuttle services, ensuring efficient commuting options for employees and visitors.



FREE STANDING RESTAURANT AVAILABLE

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2025 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	12,200	82,597	257,755	12,322	85,911	259,891
Households	6,320	35,859	109,031	6,474	37,507	111,139
Families	2,500	19,418	61,455	2,518	20,327	62,157
Average Household Size	1.93	2.30	2.36	1.90	2.29	2.33
Owner Occupied Housing Units	484	11,968	40,420	487	13,172	42,555
Renter Occupied Housing Units	5,836	23,891	68,611	5,987	24,335	68,584
Median Age	32.3	34.8	35.3	32.4	35.7	36.4
Median Household Income	\$64,650	\$76,665	\$72,553	\$67,320	\$84,163	\$78,447
Average Household Income	\$74,598	\$105,261	\$99,326	\$77,224	\$117,324	\$108,975



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

DFW Trinity Advisors, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9004520 License No.	sfithian@visionsrealty.com Email	817-288-5525 Phone
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Stephen H. Fithian Designated Broker of Firm	0407418 License No.	sfithian@visionsrealty.com Email	817-288-5524 Phone
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James Blake Licensed Supervisor of Sales Agent/ Associate	340987 License No.	james.blake@svn.com Email	817-288-5508 Phone
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James Blake Sales Agent/Associate's Name	340987 License No.	james.blake@svn.com Email	817-288-5508 Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

Sperry Van Ness / Trinity Advisors, 5601 Bridge Street, Ste. 504 Fort Worth, TX 76112
Stephen Fithian

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Information About