



RETAIL FUNERAL HOME FOR SALE

1700 Evans Ave
Fort Worth, TX 76104

AVAILABLE:
4,200 SF

PRICING
\$450,000

The property at 1700 Evans Ave in Fort Worth, TX, is a 4,200-square-foot retail funeral home situated on a signalized corner in the bustling Fort Worth market. Originally built in 1965 and updated in 1975, the property maintains its classic charm while offering functionality for modern uses. Located in a highly visible and easily accessible location, the property benefits from strong area demographics and economic activity. Its adaptable layout and prime corner positioning make it an excellent opportunity in one of Fort Worth's dynamic and growing neighborhoods.

FEATURES

Building SF: 4,200 SF
Land AC: 0.31 AC
Year Built: 1965; Renov 1975

HIGHLIGHTS

- » Prime location near I-35W
- » Versatile opportunity
- » Strong area demographics



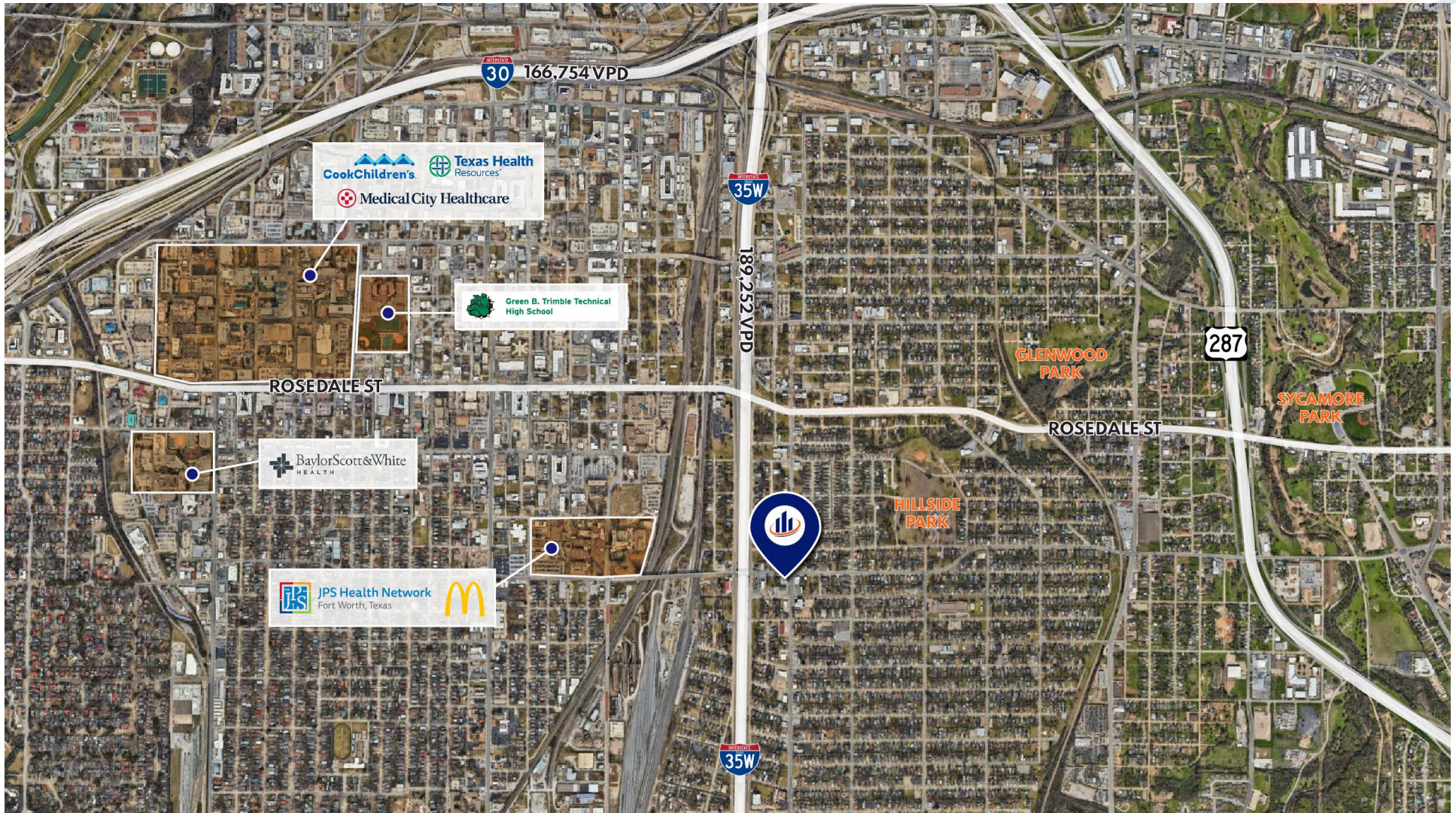
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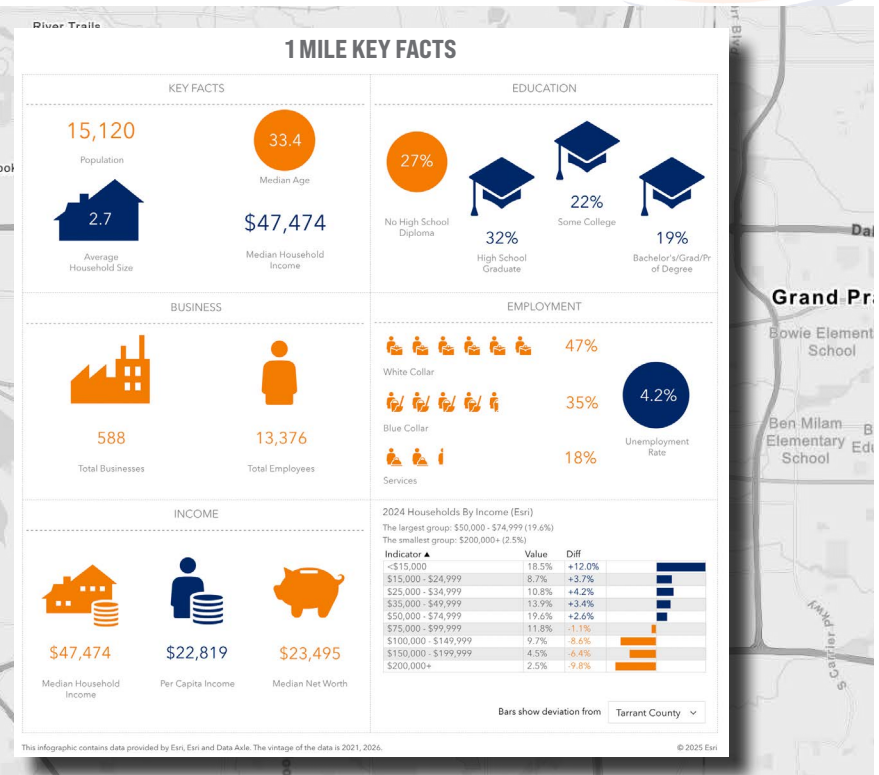
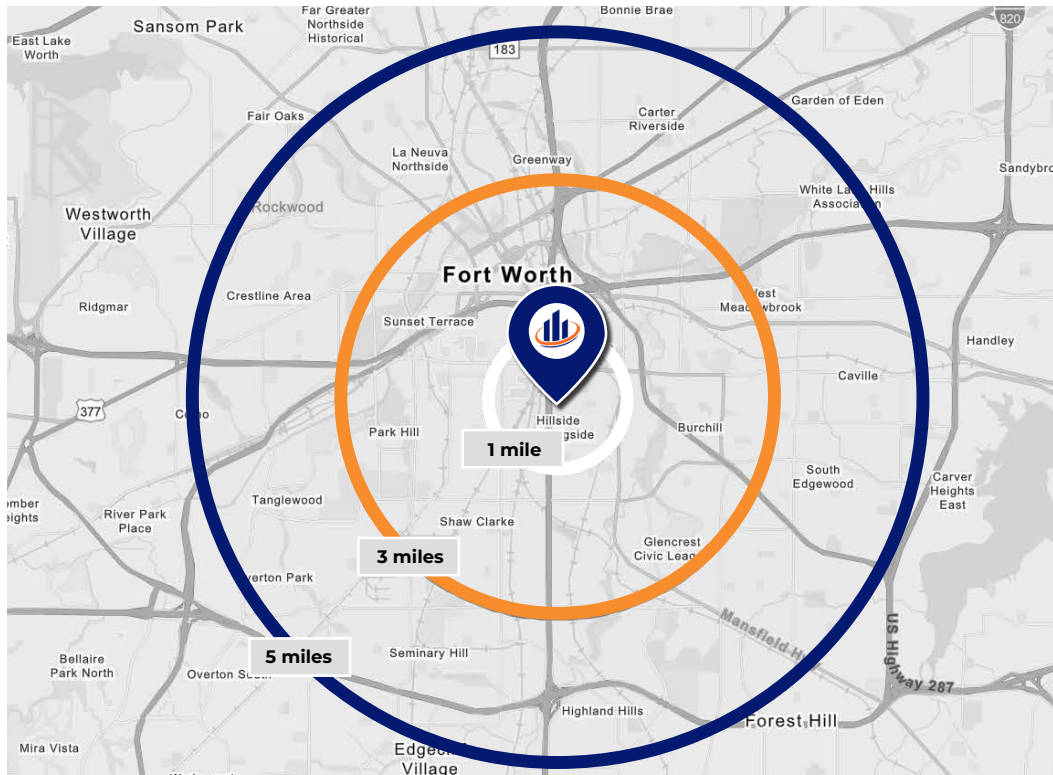
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This property is situated in Fort Worth's southeast submarket, a vibrant area with a strong community presence and convenient access to major thoroughfares, including I-35W and US-287. Located near retail, dining, and established residential neighborhoods, this location offers excellent opportunities for businesses looking to serve a well-connected and growing community.

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2024 Summary

2029 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	15,120	111,174	276,797	16,482	117,205	286,171
Households	5,464	39,012	96,401	6,088	42,777	101,900
Families	3,154	21,356	58,051	3,437	22,442	59,642
Average Household Size	2.69	2.59	2.73	2.64	2.51	2.68
Owner Occupied Housing Units	2,376	16,656	48,093	2,588	17,570	50,203
Renter Occupied Housing Units	3,088	22,356	48,308	3,500	25,207	51,697
Median Age	33.4	32.3	33.5	33.9	33.0	34.3
Median Household Income	\$47,474	\$58,804	\$59,331	\$54,016	\$68,685	\$68,547
Average Household Income	\$63,696	\$90,160	\$91,243	\$74,539	\$104,217	\$105,040



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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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

IABS 1-0 Date

SVN - Trinity Advisors, 3000 Race Street, Suite 100 Fort Worth TX 76111
James Blake

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IABS Steven