

2700 HEMPHILL ST
FORT WORTH, TX 76110

OFFERED AT
\$849,000

Commercial REAL ESTATE



This commercial property boasts a prime location on bustling Hemphill Street, offering excellent visibility and convenient access for your clientele.

The spacious 2,052 sq ft space is divided into two well-maintained units, perfect for single or multi-tenant occupancy. Ample parking ensures your customers' convenience.

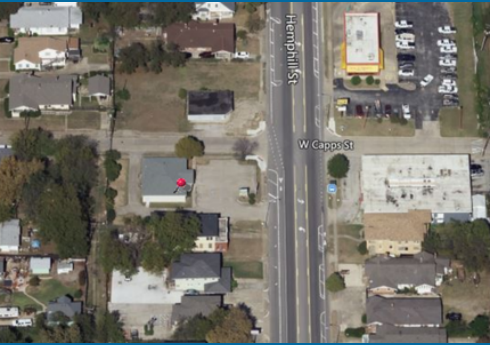


Jesus Gonzalez

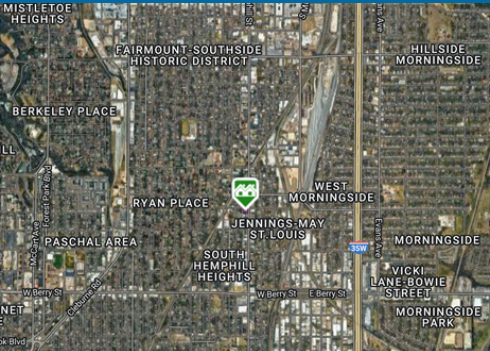
817-791-2158
jagonzalezrealty@gmail.com

FOR SALE

Retail - Restaurant
Office - Medical



Zoning: E
Light Commercial



Jesus Gonzalez
Lic.#: 0796375

jagonzalezrealty@gmail.com
3824 Cedar Springs Rd #801-7724
Dallas, TX 75219

Cell: (817)791-2158

FEATURES

Location:

Northwest corner of
Hemphill St and Capps
Street

Building Size:

2,052 SF (Per TAD)

Land Size:

14,998 SF (Per TAD)

Year Built:

2002 (Per TAD)

Zoning:

E - Commercial (Per City of
Fort Worth)

Parking:

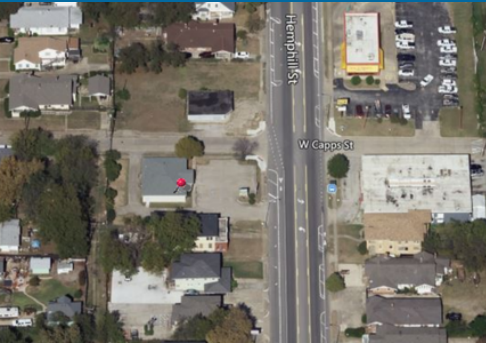
Adequate - Concrete

Special Features:

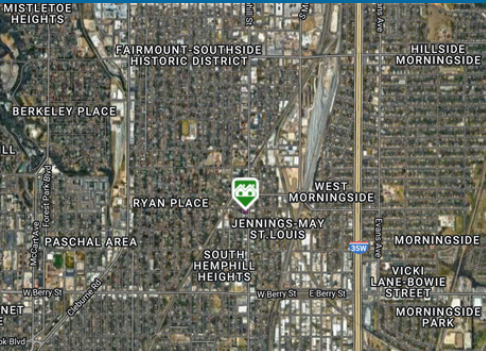
> 2 miles from TCU & from
West Magnolia Avenue

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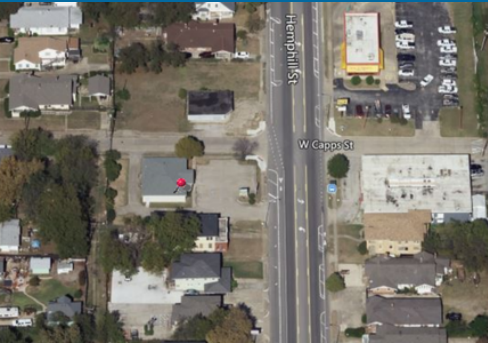
PHOTOS



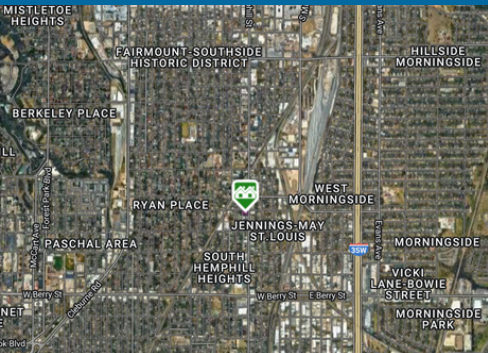
FRONT

FOR SALE

Retail - Restaurant
Office - Medical



Zoning: E
Light Commercial



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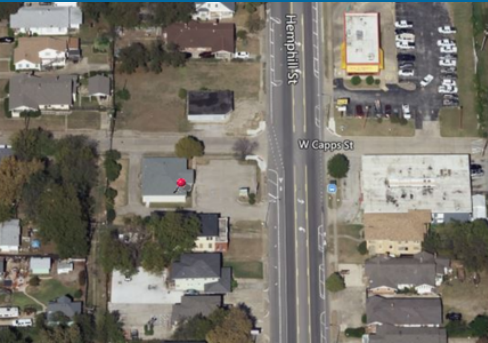
PHOTOS



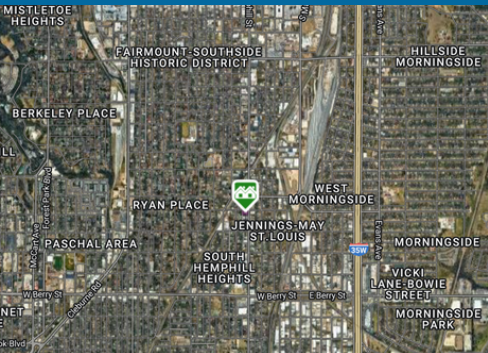
UNIT 1

FOR SALE

Retail - Restaurant
Office - Medical



Zoning: E
Light Commercial



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PHOTOS



UNIT 2



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.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.

ABROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest 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 interest 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.

<u>Pinnacle Realty Advisors, LLC</u>	<u>9004209</u>	<u>texasbroker@pinnaclera.com</u>	<u>(972)338-5441</u>
Licensed Broker /Broker Firm Name or	LicenseNo.	Email	Phone
<u>Primary Assumed Business Name</u>			
<u>Brent Porter</u>	<u>651829</u>	<u>texasbroker@pinnaclera.com</u>	<u>(214)884-2894</u>
Designated Broker of Firm	LicenseNo.	Email	Phone
<u>Brent Porter</u>	<u>651829</u>	<u>texasbroker@pinnaclera.com</u>	<u>(214)884-2894</u>
<u>Licensed Supervisor of Sales Agent/</u>	LicenseNo.	Email	Phone
<u>Associate</u>			
<u>Jesus Gonzalez Hernandez</u>	<u>0796375</u>	<u>jagonzalezrealty@gmail.com</u>	<u>(817)791-2158</u>
<u>Sales Agent/Associate's Name</u>	LicenseNo.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov