

# Restaurant Site

4356 River Oaks, Fort Worth TX 76114

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FOR SALE

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OFFERING MEMORANDUM



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# Restaurant Site

## CONTENTS

### 01 Executive Summary

- Investment Summary
- Location Summary

### 02 Property Description

- Property Features
- Aerial Map

### 03 Demographics

- Demographics
- Demographic Charts

*Exclusively Marketed by:*

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# RESTAURANT SITE

01 Executive Summary

Investment Summary

Location Summary

01

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## OFFERING SUMMARY

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ADDRESS	4356 River Oaks Fort Worth TX 76114
BUILDING SF	4,275 SF
LAND ACRES	.8067
LAND SF	35,143 SF
YEAR RENOVATED	2016

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## FINANCIAL SUMMARY

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OFFERING PRICE	\$1,100,000
PRICE PSF	\$257.31

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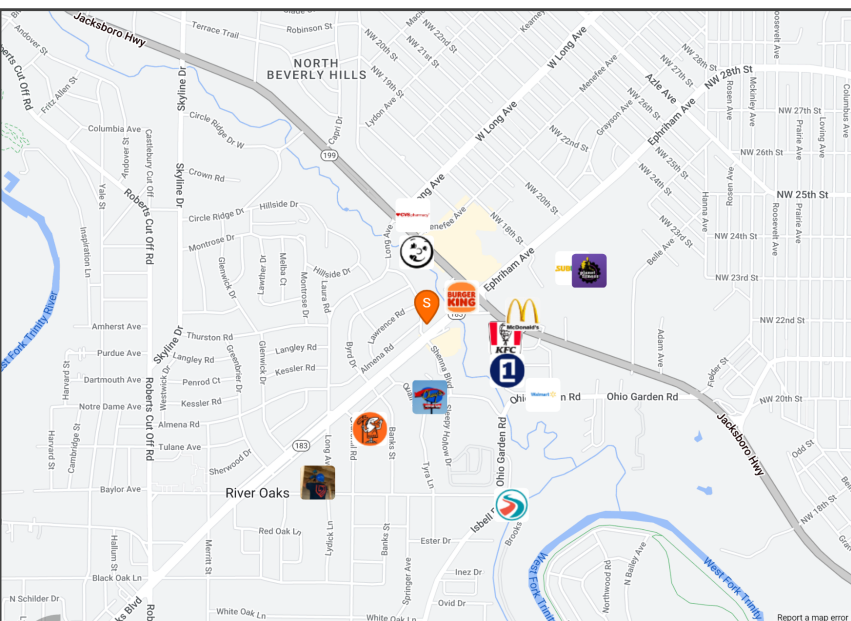
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## DEMOGRAPHICS

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	1 MILE	3 MILE	5 MILE
2021 Population	14,082	90,330	218,165
2021 Median HH Income	\$44,832	\$51,684	\$57,652
2021 Average HH Income	\$57,442	\$73,525	\$81,710

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# RESTAURANT SITE

## Property Description

Property Features

Aerial Map

02



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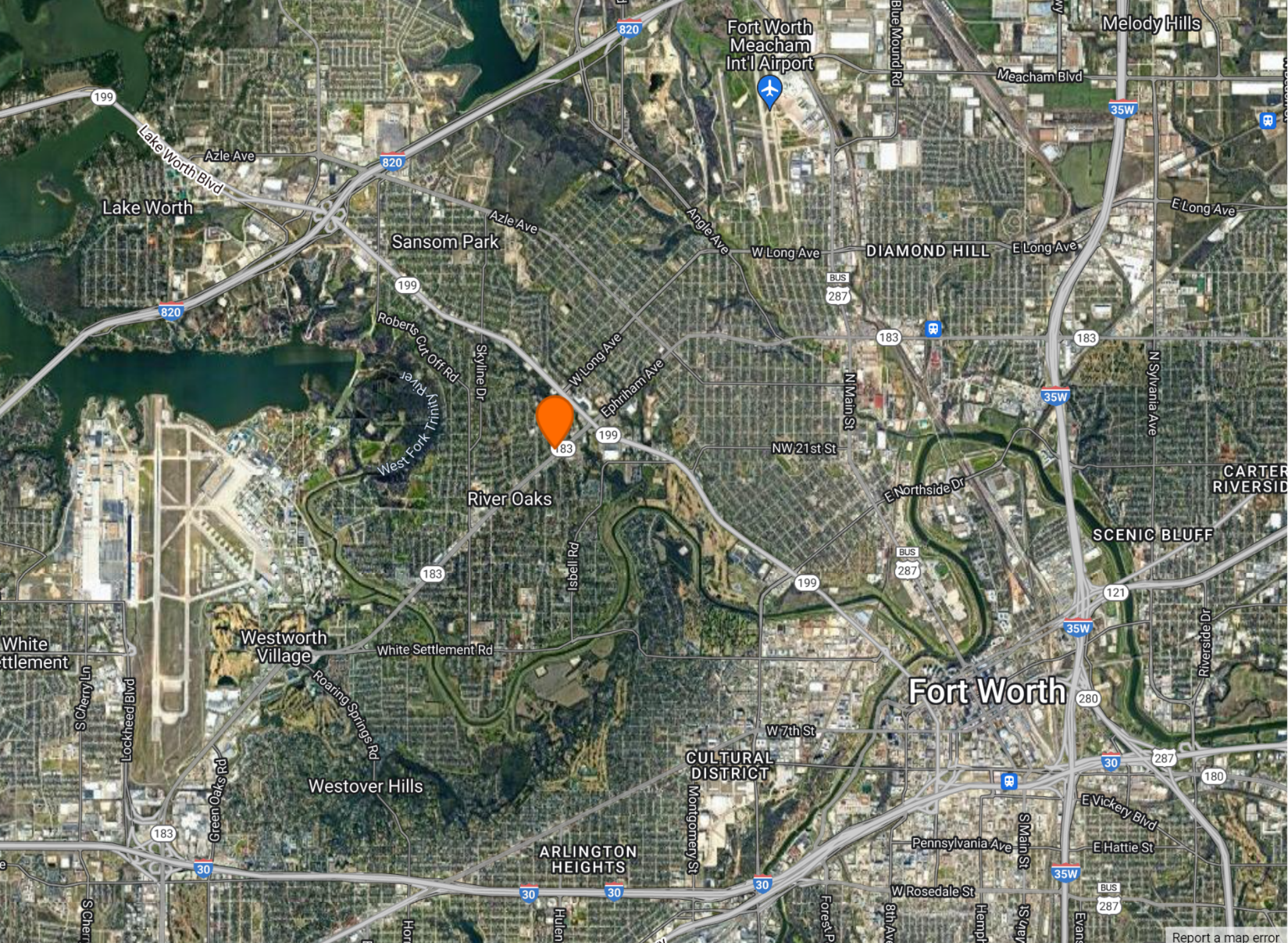
## PROPERTY FEATURES

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BUILDING SF	4,275
LAND SF	35,143
LAND ACRES	.8067
YEAR RENOVATED	2016
ZONING TYPE	Retail
NUMBER OF STORIES	One
NUMBER OF BUILDINGS	One
NUMBER OF PARKING SPACES	Ample

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Report a map error



# RESTAURANT SITE

## Demographics

Demographics

Demographic Charts

03



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,877	74,888	166,703
2010 Population	13,185	78,264	183,191
2021 Population	14,082	90,330	218,165
2026 Population	14,527	96,391	236,411
2021 African American	352	4,948	20,951
2021 American Indian	120	725	1,601
2021 Asian	67	821	3,958
2021 Hispanic	10,502	59,794	112,483
2021 Other Race	3,926	20,373	39,241
2021 White	9,190	60,572	144,822
2021 Multiracial	425	2,853	7,457
2021-2026: Population: Growth Rate	3.10 %	6.55 %	8.10 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	388	3,442	8,732
\$15,000-\$24,999	411	2,963	6,463
\$25,000-\$34,999	861	4,096	8,033
\$35,000-\$49,999	684	4,017	9,928
\$50,000-\$74,999	1,208	6,587	15,858
\$75,000-\$99,999	399	3,628	10,519
\$100,000-\$149,999	138	2,670	9,883
\$150,000-\$199,999	116	1,274	4,482
\$200,000 or greater	107	1,719	5,113
Median HH Income	\$44,832	\$51,684	\$57,652
Average HH Income	\$57,442	\$73,525	\$81,710

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,396	26,297	62,922
2010 Total Households	4,093	25,963	65,713
2021 Total Households	4,314	30,396	79,011
2026 Total Households	4,433	32,713	86,418
2021 Average Household Size	3.23	2.89	2.66
2000 Owner Occupied Housing	2,643	14,148	32,975
2000 Renter Occupied Housing	1,523	10,382	25,243
2021 Owner Occupied Housing	2,522	15,333	40,750
2021 Renter Occupied Housing	1,792	15,063	38,261
2021 Vacant Housing	275	2,769	7,203
2021 Total Housing	4,589	33,165	86,214
2026 Owner Occupied Housing	2,656	16,396	43,730
2026 Renter Occupied Housing	1,778	16,317	42,688
2026 Vacant Housing	270	2,797	7,245
2026 Total Housing	4,703	35,510	93,663
2021-2026: Households: Growth Rate	2.75 %	7.40 %	9.05 %

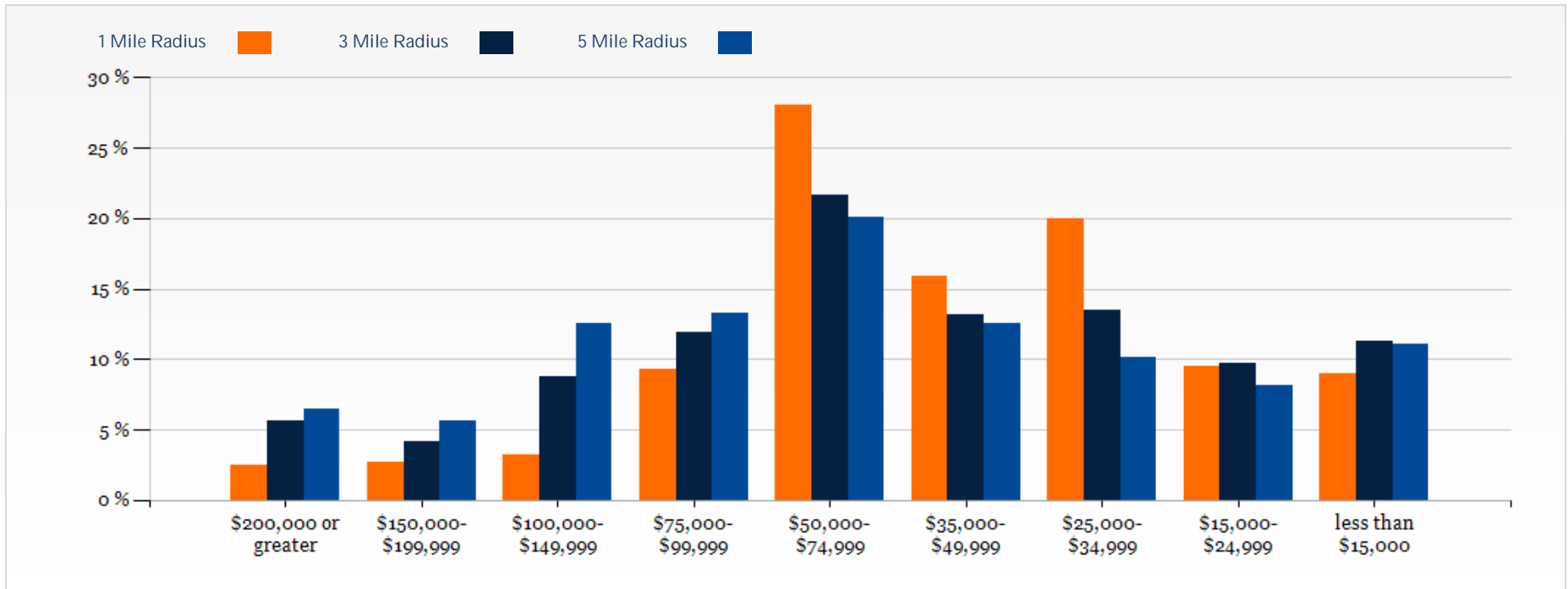
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,076	7,223	17,552
2021 Population Age 35-39	959	6,534	16,515
2021 Population Age 40-44	827	5,340	13,894
2021 Population Age 45-49	772	4,984	12,868
2021 Population Age 50-54	728	4,776	12,026
2021 Population Age 55-59	702	4,600	11,939
2021 Population Age 60-64	663	4,386	11,045
2021 Population Age 65-69	548	3,560	9,176
2021 Population Age 70-74	430	2,992	7,265
2021 Population Age 75-79	305	2,080	4,956
2021 Population Age 80-84	184	1,211	3,023
2021 Population Age 85+	167	1,206	3,314
2021 Population Age 18+	9,859	65,077	161,789
2021 Median Age	32	33	34

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$48,249	\$54,269	\$60,776
Average Household Income 25-34	\$55,915	\$69,789	\$78,879
Median Household Income 35-44	\$49,333	\$56,306	\$66,801
Average Household Income 35-44	\$58,162	\$81,140	\$91,515
Median Household Income 45-54	\$52,314	\$59,897	\$67,298
Average Household Income 45-54	\$67,379	\$88,880	\$95,683
Median Household Income 55-64	\$50,140	\$54,428	\$59,071
Average Household Income 55-64	\$62,712	\$81,199	\$87,722
Median Household Income 65-74	\$37,711	\$41,377	\$48,085
Average Household Income 65-74	\$50,858	\$64,468	\$73,228
Average Household Income 75+	\$46,539	\$55,070	\$61,888

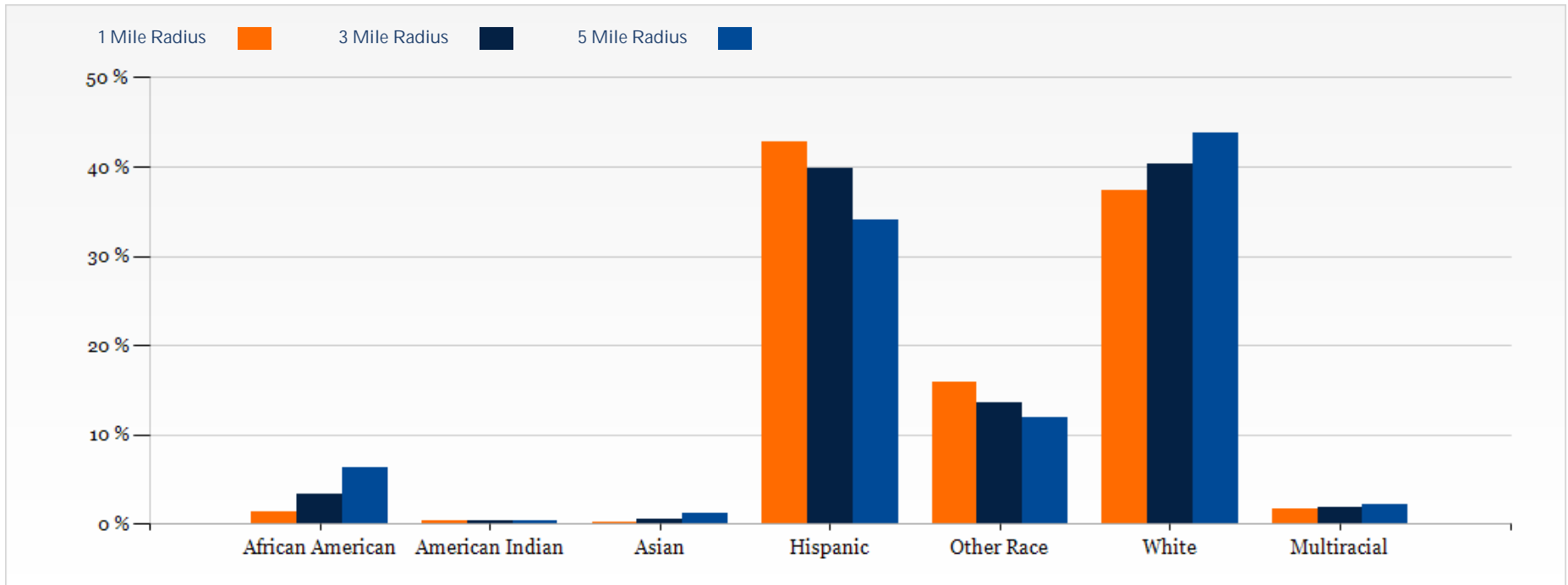
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	993	6,940	18,197
2026 Population Age 35-39	1,073	7,075	17,538
2026 Population Age 40-44	931	6,441	16,377
2026 Population Age 45-49	783	5,367	14,027
2026 Population Age 50-54	731	4,846	12,602
2026 Population Age 55-59	662	4,604	11,670
2026 Population Age 60-64	681	4,437	11,414
2026 Population Age 65-69	552	4,104	10,327
2026 Population Age 70-74	476	3,249	8,281
2026 Population Age 75-79	375	2,641	6,399
2026 Population Age 80-84	217	1,612	3,851
2026 Population Age 85+	165	1,299	3,519
2026 Population Age 18+	10,144	69,303	175,030
2026 Median Age	32	33	34

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,227	\$58,260	\$67,529
Average Household Income 25-34	\$61,194	\$77,263	\$88,069
Median Household Income 35-44	\$51,590	\$59,971	\$72,405
Average Household Income 35-44	\$63,426	\$88,718	\$100,409
Median Household Income 45-54	\$53,888	\$64,842	\$75,116
Average Household Income 45-54	\$73,735	\$100,029	\$106,999
Median Household Income 55-64	\$51,945	\$58,204	\$63,870
Average Household Income 55-64	\$69,388	\$89,333	\$95,899
Median Household Income 65-74	\$40,170	\$46,119	\$52,705
Average Household Income 65-74	\$56,083	\$72,606	\$81,218
Average Household Income 75+	\$52,169	\$64,293	\$70,072

## 2021 Household Income

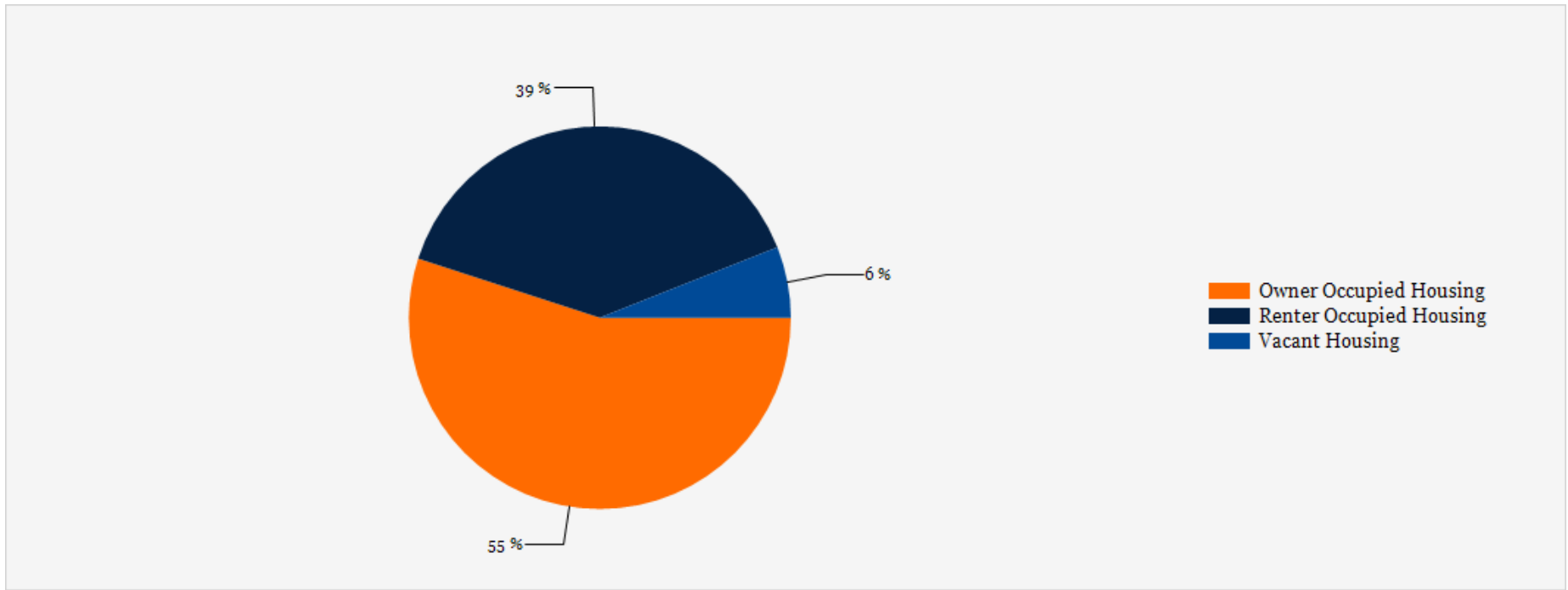


## 2021 Population by Race

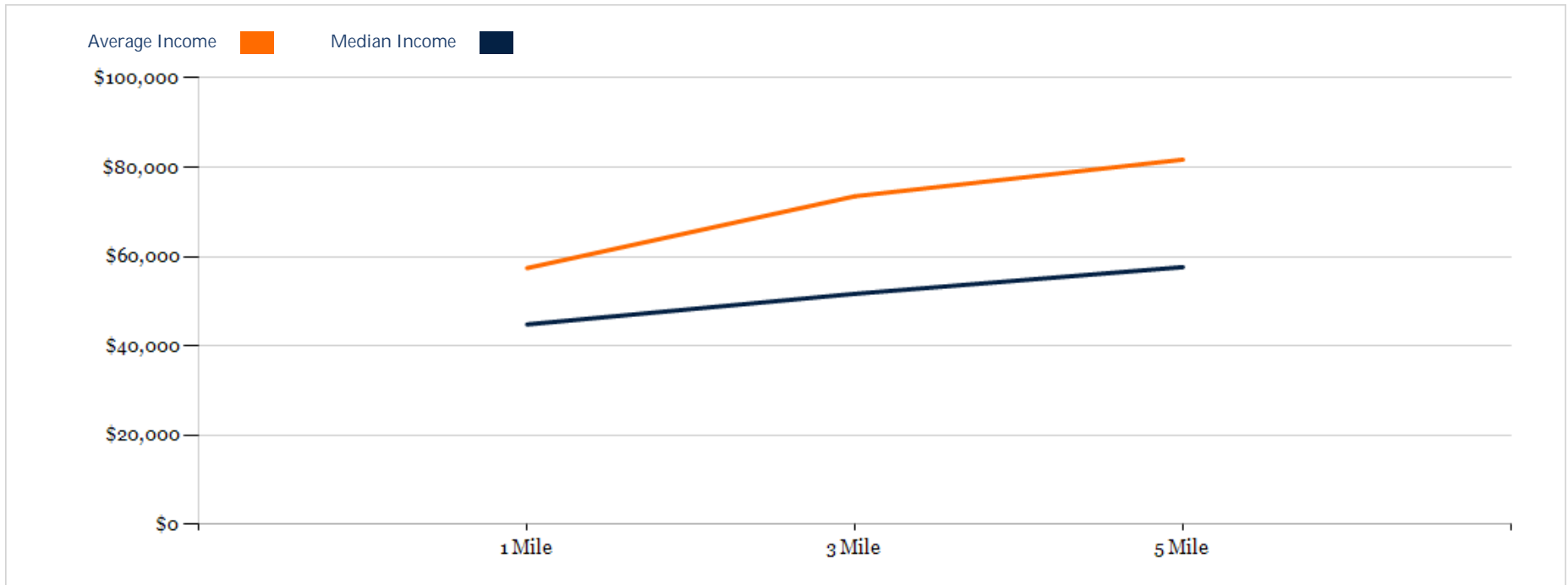




## 2021 Household Occupancy - 1 Mile Radius



## 2021 Household Income Average and Median



# Restaurant Site

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