

TEAM & VASSEUR
COMMERCIAL REAL ESTATE

Restaurant, Medical, Retail or Office | Lease

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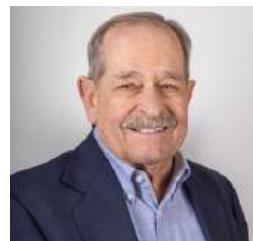
7405 Camp Bowie W. Blvd, Fort Worth, TX 76116

(Architect's Rendering)



Located at the corner of Camp Bowie W. Blvd. and
Marquita Drive, 2 blocks west of Alta Mere Drive (Hwy.
183).

Prepared by:



TEAM & VASSEUR
COMMERCIAL REAL ESTATE

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Available Space

- 5,000 SF (+/-) available divisible to 2,500 SF (+/-) and 2,500 SF (+/-)
- 0.58 Acres (+/-) or 25,337 SF (+/-) (Per Survey)

Property Overview

- Zoned "CB-1A" - High Density Mixed Use (Camp Bowie Industrial Arts)
- Two-story masonry/siding construction
- Built in 1968; currently in shell condition (see architect's rendering)
- 147 feet of frontage on Camp Bowie W. Blvd.
- 21,860 vehicles per day (+/-) - Camp Bowie W. Blvd.
- 31,400 vehicles per day (+/-) - Alta Mere Drive (Per COSTAR)

Property Features

- 29 parking spaces plus 2 designated handicap spaces
- Dedicated turn lane
- Pylon sign
- Four curb cuts

Pricing

- Lease price to be determined
- Finish-out amount will be determined by the credit worthiness of a prospective Tenant and the length of their term

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PROPERTY PHOTO

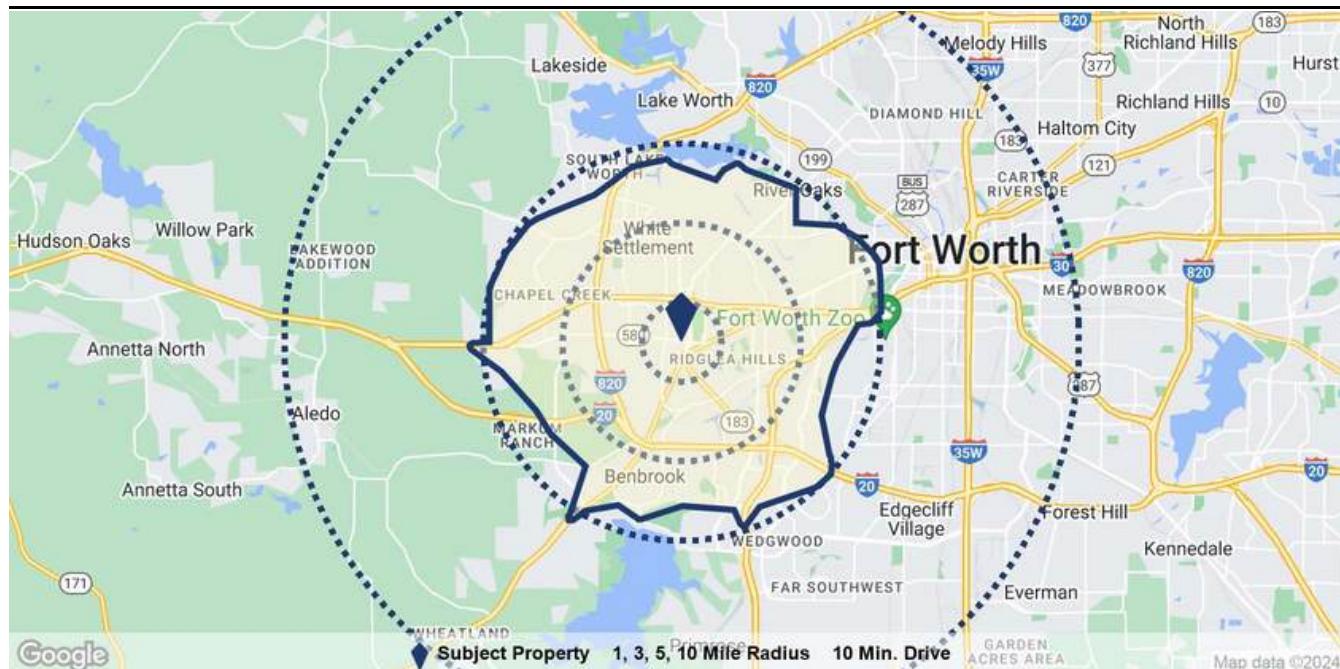


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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	9,894	89,747	203,739	631,063	187,382
5 Yr Growth	1.7%	2.1%	1.7%	2.4%	5.5%
Median Age	36	37	38	36	38
5 Yr Forecast	37	39	39	37	39
White / Black / Hispanic	81% / 14% / 41%	76% / 17% / 29%	80% / 13% / 25%	76% / 17% / 41%	79% / 14% / 26%
5 Yr Forecast	80% / 14% / 41%	76% / 17% / 29%	80% / 13% / 25%	76% / 17% / 41%	78% / 15% / 28%
Employment	6,675	37,161	102,246	308,304	93,699
Buying Power	\$236.6M	\$2.3B	\$5.9B	\$14.4B	\$5.1B
5 Yr Growth	4.5%	4.1%	3.2%	4.3%	6.9%
College Graduates	18.3%	29.3%	35.2%	25.3%	43.1%
Household					
Households	3,768	39,479	87,417	230,508	80,479
5 Yr Growth	1.7%	2.0%	1.7%	2.5%	5.6%
Median Household Income	\$62,788	\$57,695	\$67,287	\$62,626	\$63,271
5 Yr Forecast	\$64,556	\$58,881	\$68,275	\$63,753	\$64,097
Average Household Income	\$75,873	\$84,931	\$96,999	\$85,270	\$89,386
5 Yr Forecast	\$77,467	\$86,383	\$98,492	\$86,723	\$90,457
% High Income (>\$75K)	39%	37%	44%	40%	42%
Housing					
Median Home Value	\$184,981	\$243,811	\$261,469	\$197,862	\$280,232
Median Year Built	1965	1977	1980	1981	1981
Owner / Renter Occupied	53% / 47%	43% / 57%	52% / 48%	57% / 43%	50% / 50%

DEMOGRAPHICS

2023 Households by HH Income	3,768		39,479		87,419		80,479	
<\$25,000	730	19.37%	8,204	20.78%	13,342	15.26%	13,978	17.37%
\$25,000 - \$50,000	771	20.46%	9,430	23.89%	18,968	21.70%	18,686	23.22%
\$50,000 - \$75,000	799	21.20%	7,191	18.21%	16,510	18.89%	13,841	17.20%
\$75,000 - \$100,000	672	17.83%	4,172	10.57%	9,867	11.29%	10,068	12.51%
\$100,000 - \$125,000	284	7.54%	2,939	7.44%	7,592	8.68%	7,393	9.19%
\$125,000 - \$150,000	152	4.03%	1,609	4.08%	5,113	5.85%	4,403	5.47%
\$150,000 - \$200,000	195	5.18%	2,283	5.78%	6,118	7.00%	4,728	5.87%
\$200,000+	165	4.38%	3,651	9.25%	9,909	11.34%	7,382	9.17%
2023 Avg Household Income	\$75,873		\$84,931		\$96,999		\$89,386	
2023 Med Household Income	\$62,788		\$57,695		\$67,287		\$63,271	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$104.5M		\$1.1B		\$2.7B		\$2.3B	
Total Apparel	\$5.9M	5.65%	\$58.8M	5.45%	\$139M	5.21%	\$123.3M	5.32%
Women's Apparel	\$2.2M	2.09%	\$22.4M	2.07%	\$53.8M	2.02%	\$47.2M	2.04%
Men's Apparel	\$1.2M	1.15%	\$11.8M	1.09%	\$28M	1.05%	\$24.6M	1.06%
Girl's Apparel	\$448.8K	0.43%	\$4.4M	0.41%	\$10.2M	0.38%	\$9.1M	0.39%
Boy's Apparel	\$346.8K	0.33%	\$3.3M	0.30%	\$7.5M	0.28%	\$6.9M	0.30%
Infant Apparel	\$303.4K	0.29%	\$3M	0.28%	\$6.9M	0.26%	\$6.3M	0.27%
Footwear	\$1.4M	1.36%	\$14M	1.30%	\$32.6M	1.22%	\$29.2M	1.26%

Total Entertainment & Hobbies	\$15.2M	14.59%	\$162.3M	15.05%	\$399.4M	14.98%	\$349.8M	15.10%
Entertainment	\$1.7M	1.62%	\$15M	1.39%	\$38M	1.43%	\$34.5M	1.49%
Audio & Visual Equipment/Service	\$3.8M	3.63%	\$39.8M	3.69%	\$94.1M	3.53%	\$84.3M	3.64%
Reading Materials	\$147.8K	0.14%	\$1.8M	0.17%	\$4.9M	0.18%	\$4.2M	0.18%
Pets, Toys, & Hobbies	\$2.5M	2.39%	\$26.7M	2.48%	\$67.2M	2.52%	\$58.1M	2.51%
Personal Items	\$7.1M	6.80%	\$78.9M	7.31%	\$195.1M	7.32%	\$168.7M	7.28%

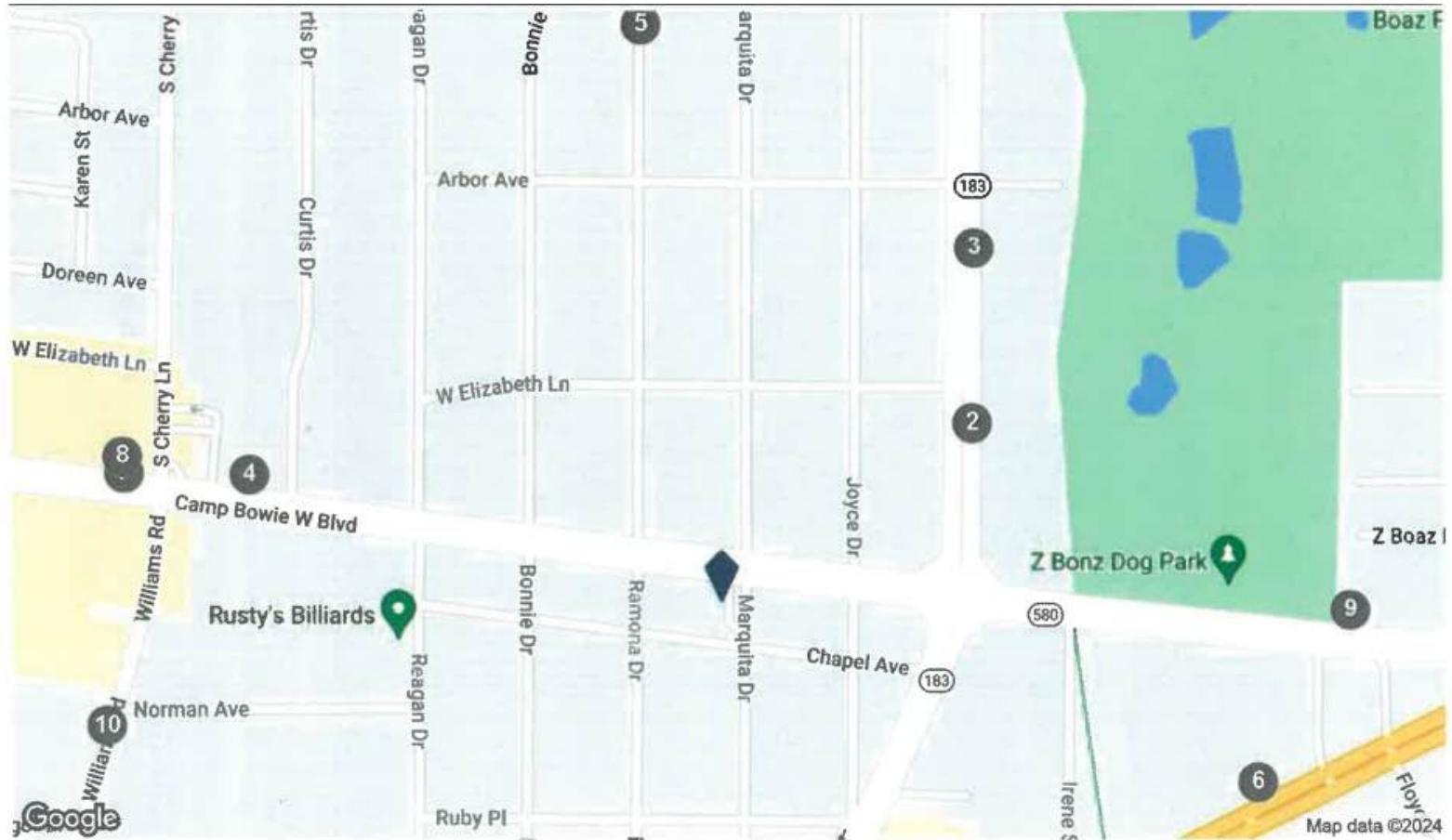
Total Food and Alcohol	\$29.5M	28.24%	\$300.6M	27.87%	\$720M	27.00%	\$637.3M	27.50%
Food At Home	\$15.6M	14.88%	\$152.4M	14.13%	\$357.6M	13.41%	\$323.3M	13.95%
Food Away From Home	\$12.1M	11.55%	\$127.3M	11.80%	\$310.9M	11.66%	\$269.9M	11.65%
Alcoholic Beverages	\$1.9M	1.80%	\$20.9M	1.93%	\$51.5M	1.93%	\$44M	1.90%

Total Household	\$16.1M	15.40%	\$174.5M	16.18%	\$443.7M	16.64%	\$377.8M	16.30%
House Maintenance & Repair	\$3.5M	3.35%	\$31.8M	2.94%	\$84.8M	3.18%	\$73.7M	3.18%
Household Equip & Furnishings	\$6.3M	6.06%	\$68.7M	6.37%	\$170.4M	6.39%	\$146.5M	6.32%
Household Operations	\$4.6M	4.41%	\$53M	4.92%	\$133.6M	5.01%	\$113.4M	4.89%
Housing Costs	\$1.6M	1.57%	\$21M	1.94%	\$54.8M	2.06%	\$44.1M	1.90%

DEMOGRAPHICS

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$27.3M	26.08%	\$265M	24.57%	\$664.9M	24.93%	\$576.2M	24.87%
Vehicle Purchases	\$13.7M	13.06%	\$123.9M	11.48%	\$320.7M	12.03%	\$276.6M	11.94%
Gasoline	\$7.9M	7.52%	\$75M	6.96%	\$178.9M	6.71%	\$159.9M	6.90%
Vehicle Expenses	\$445.3K	0.43%	\$6.3M	0.58%	\$15.5M	0.58%	\$12.9M	0.56%
Transportation	\$2M	1.91%	\$26.2M	2.43%	\$67.6M	2.54%	\$55.1M	2.38%
Automotive Repair & Maintenance	\$3.3M	3.16%	\$33.6M	3.11%	\$82.1M	3.08%	\$71.6M	3.09%
Total Health Care	\$4.9M	4.69%	\$50.9M	4.72%	\$125.4M	4.70%	\$111.1M	4.80%
Medical Services	\$2.7M	2.62%	\$28.6M	2.66%	\$71.4M	2.68%	\$62.8M	2.71%
Prescription Drugs	\$1.6M	1.56%	\$16.6M	1.54%	\$40.2M	1.51%	\$36M	1.55%
Medical Supplies	\$538.7K	0.52%	\$5.7M	0.53%	\$13.9M	0.52%	\$12.3M	0.53%
Total Education/Day Care	\$5.6M	5.36%	\$66.5M	6.17%	\$174.2M	6.53%	\$141.8M	6.12%
Education	\$3.6M	3.42%	\$41.6M	3.86%	\$109M	4.09%	\$89M	3.84%
Fees & Admissions	\$2M	1.94%	\$24.9M	2.31%	\$65.2M	2.45%	\$52.8M	2.28%

TRAFFIC COUNTS



COUNTS BY STREETS

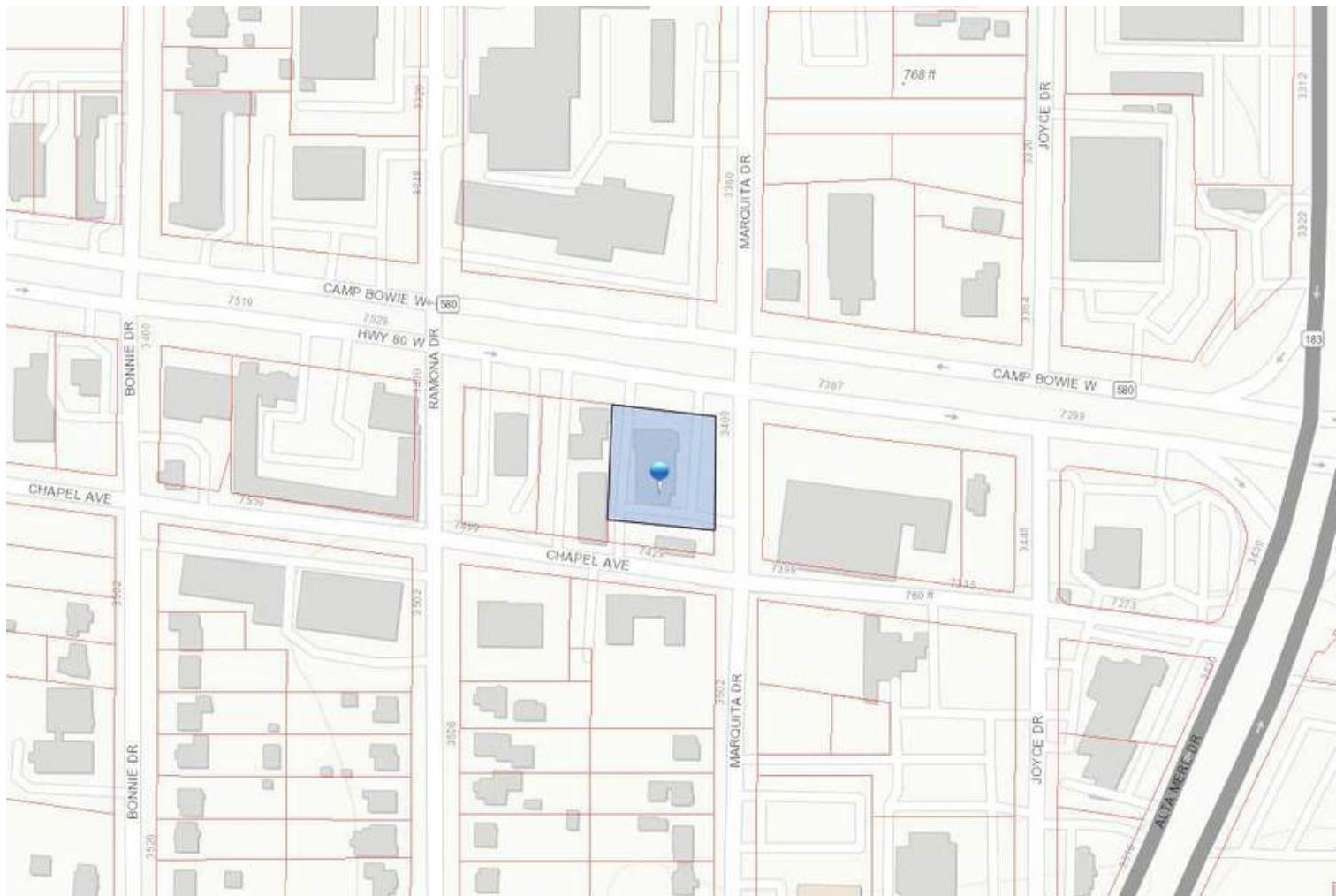
Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
① Altamere Dr	W Elizabeth Ln - N	29,435	2022	0.22 mi
② Alta Mere Drive	W Elizabeth Ln - N	25,314	2020	0.22 mi
③ Altamere Dr	Arbor Ave - N	31,382	2022	0.31 mi
④ Camp Bowie W Blvd	Curtis Dr - E	21,783	2018	0.35 mi
⑤ Ramona Dr	Slocum Ave - N	783	2018	0.41 mi
⑥ US Hwy 377	Floyd Dr - NE	7,508	2022	0.42 mi
⑦ Camp Bowie West Boulevard	S Cherry Ln - E	21,188	2022	0.44 mi
⑧ Camp Bowie W Blvd	Cherry Ln - E	20,655	2022	0.45 mi
⑨ Camp Bowie W Blvd	Lackland Rd - E	16,524	2022	0.46 mi
⑩ Williams Rd	Norman Ave - N	6,945	2022	0.46 mi

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PLAT MAP

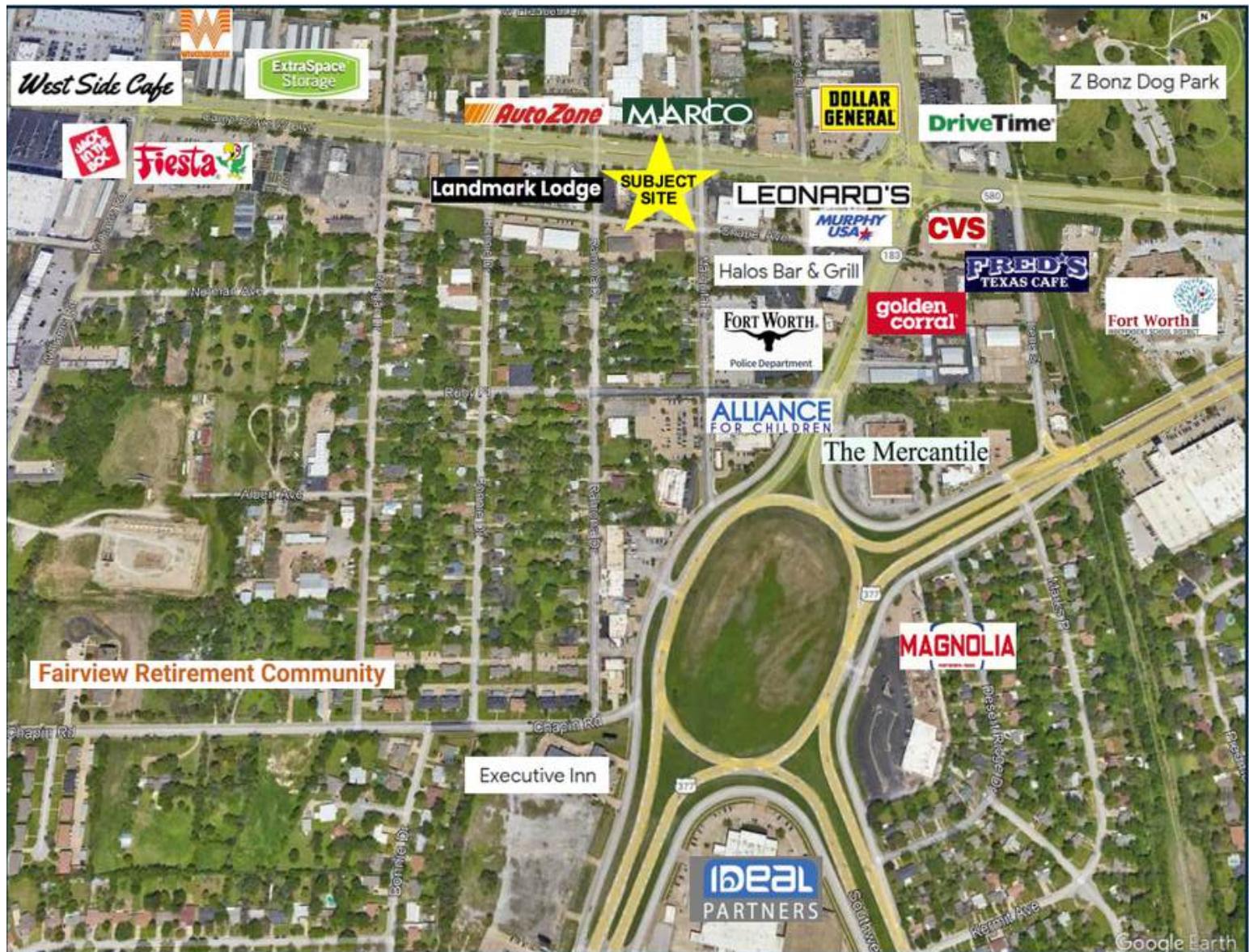


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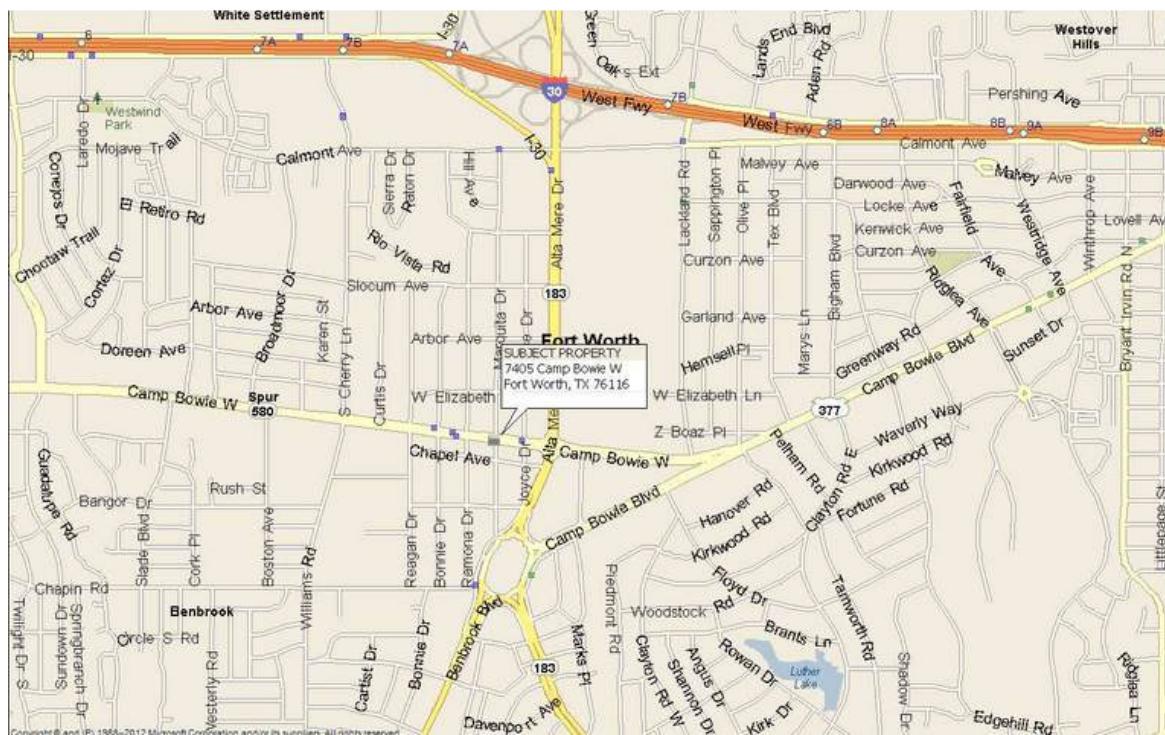
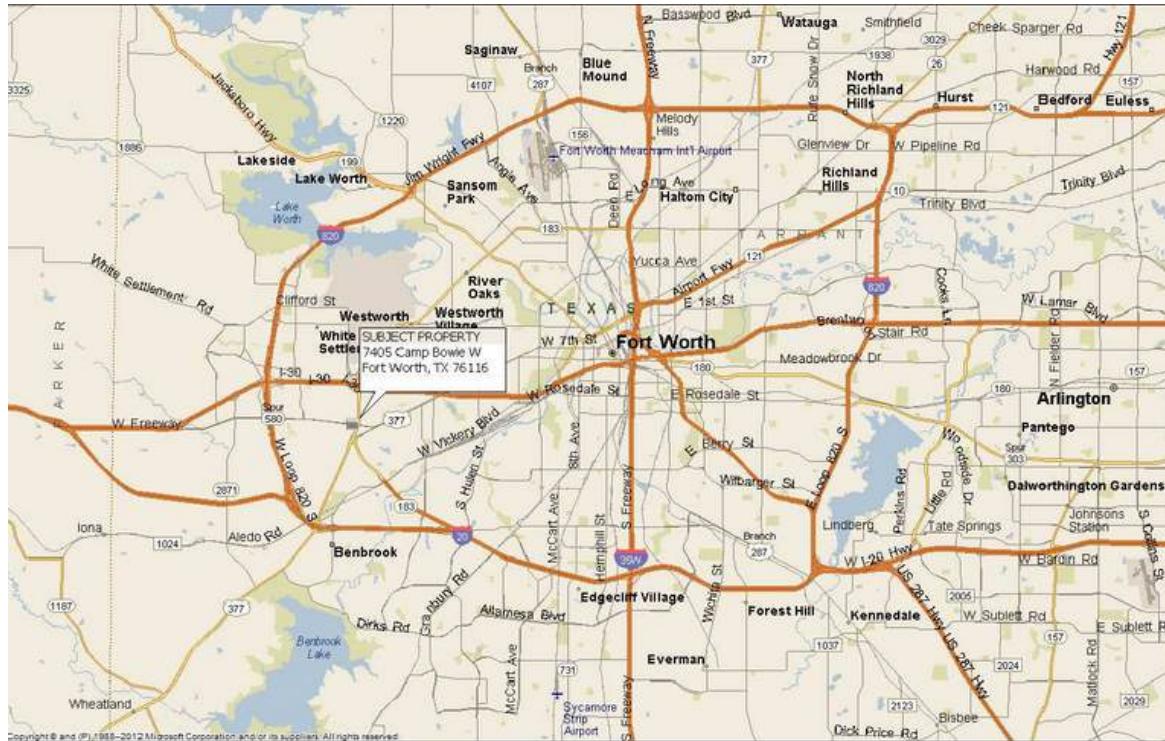
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AERIAL



LOCATION MAPS





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Dick Myers	442810	dmyers@tvcre.com	817-335-7575
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date