

BUILD TO SUIT OPPORTUNITY

PRINCIPAL SEEKS STRONG NATIONAL CREDIT TENANT TO COMPLETE RIVER OAKS GROWING RETAIL SECTOR

RIVER OAKS, TEXAS | FORT WORTH SUB-MARKET

5400 RIVER OAKS BLVD, RIVER OAKS, TX 76114



0.4482
ACRES

SITE HIGHLIGHTS

- » Infill, DRIVE THRU Location in Downtown River Oaks
- » Ideal for Fast Food Concept
- » Immediate neighboring operators include CHICKEN EXPRESS, TACO BELL, and GRUMPS BURGERS
- » Ingress/Egress from HWY 183
- » Only restriction: Prepared Mexican Food
- » Market Gap: Coffee Drive Thru/ Burger Drive Thru



FRANKS REALTY INTERNATIONAL, LLC

Fort Worth

www.krisfranksrealty.com

KRISTOPHER FRANKS, BROKER / PRINCIPAL

817-805-2400

kris@krisfranksrealty.com

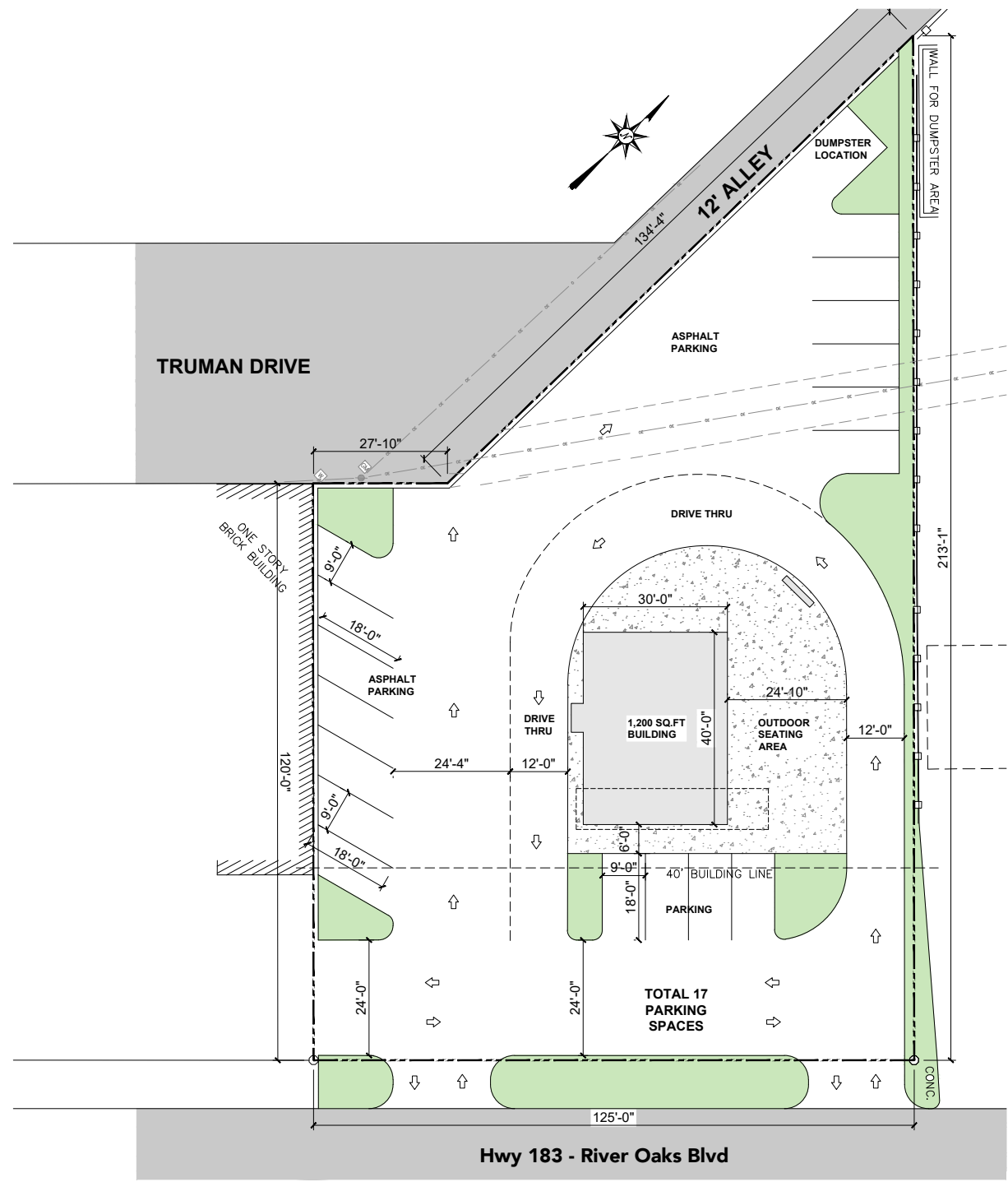
RETAIL MAP



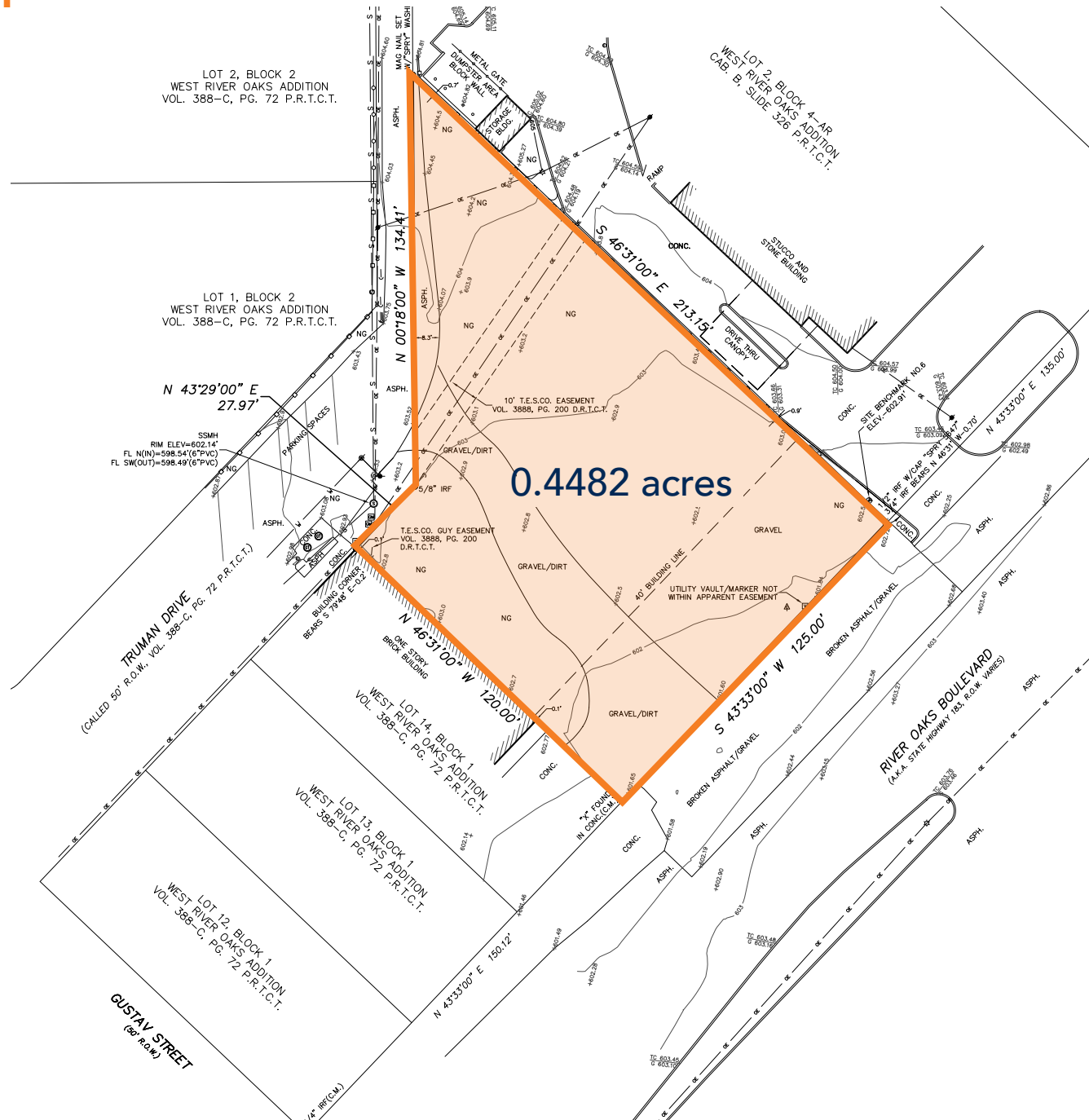
ZOOMED OUT MAP



SITE PLAN



BUILD TO SUIT OPPORTUNITY | RIVER OAKS, TEXAS



REGIONAL MAP

- » 1,056 feet/0.2 mile from the busy signalized intersection of HWY 183 and Roberts Cut Off
- » 1 mile to Fort Worth's newest, trendy entertainment district - The River District
- » 2 miles to Fort Worth's Naval Air Station Joint Reserve Base
- » 5 miles to downtown Fort Worth



5400
RIVER OAKS BLVD

**NAVAL AIR STATION
JOINT RESERVE BASE
2 MILES**

**THE RIVER
DISTRICT
1 MILE**

**DOWNTOWN
FORT WORTH
5 MILES**

MARKET OVERVIEW

RIVER OAKS: CITY OVERVIEW

River Oaks is a well located, thriving sub-market of Fort Worth located just minutes to Fort Worth's vibrant downtown, the exciting new River District, the Naval Air Station Joint Reserve Base, and the historic Stockyards. The section of HWY 183 from Jacksboro HWY up until Westworth Village is a densely populated corridor currently underserved. 5400 River Oaks Boulevard is one of the last available vacant lots allowing for a full drive thru located directly next to a Chicken Express and Taco Bell situated across the road from a CVS. With over 20K VPD, the lot is highly accessible both from the N.E. and S.W. with direct ingress/egress from HWY 183 (River Oaks Blvd). There is a busy, signalized intersection at about 1,056 feet/0.2 miles away at the intersection of Robert's Cut Off and HWY 183. Market gaps include drive thru coffee, burgers, health food, or really anything other than 'prepared Mexican Food' which is the only deed restriction. With a median age of 37, the population continues to grow, new schools are under construction, and this commercial corridor becomes busier and busier.

DEMOGRAPHICS OVERVIEW

2025 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	11,252	87,129	230,855
Households	4,304	34,027	91,089
Average Household Size	2.61	2.48	2.41
Median Age	37.0	36.0	34.7
Median Household Income	\$68,586	\$68,215	\$68,685
Average Household Income	\$91,505	\$101,081	\$100,853

5 MILE RADIUS



TOTAL
BUSINESSES
13,323



TOTAL
EMPLOYEES
191,133



MEDIAN
NET WORTH
\$86,295



PER CAPITA
INCOME
\$40,343

PROPERTY PHOTOS





Information About Brokerage Services

2-10-2025

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'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.

Franks Realty International, LLC	9006449	kris@krisfranksrealty.com	817-720-5500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Kristopher Franks	0586589	kris@krisfranksrealty.com	817-805-2400
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initial	Date		