



2801 RACE ST , FORT WORTH, TX 76111

2801 RACE STREET
FORT WORTH, TX 76111

Clint Montgomery, CPM, RPA
VP of Management and Leasing
817.288.5544
clint.montgomery@svn.com
TX #187966



PROPERTY INFORMATION 3

- Property Summary
- Property Description
- Complete Highlights
- Additional Photos
- Additional Photos

LOCATION INFORMATION 9

- Regional Map
- Location Maps
- Aerial Map

FINANCIAL ANALYSIS 13

DEMOGRAPHICS 14

- Demographics Report
- Demographics Map

ADVISOR BIOS 17

- Advisor Bio & Contact 1
- Back Page
- Info-About-Brokerage-Services-CM.pdf

1 PROPERTY INFORMATION

2801 Race Street
Fort Worth, TX 76111

Property Summary



OFFERING SUMMARY

Available SF:	3,780 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	0 Acres
Building Size:	5,700 SF
Zoning:	F-1 Zoning

PROPERTY OVERVIEW

Newly renovated commercial space for lease in the heart of Six Points Urban Village. Up to 3,780 sq ft ideal for retail, restaurant, office or creative studio space. Located next to Fuzzy's Tacos on revitalized Race Street featuring newly improved street capes, sidewalks and public parking. Large open floor plan with exposed, blacked-out high ceilings and spiral ducting, storage areas, and multiple access points including a double-door loading zone on the West side of the building. Lots of windows and natural lighting. Newly built fenced in patio space fronting Race St. Ample parking in the rear of the building. Great opportunity to establish your business in an up and coming retail & restaurant hot spot!

PROPERTY HIGHLIGHTS

- Ample parking in the rear of the building
- Lots of windows and natural lighting
- Great opportunity to establish your business in an up and coming retail & restaurant hot spot!
- Full BuildOut
- Conveniently located just off of Airport Freeway and Interstate 35.

Property Description



PROPERTY OVERVIEW

Newly renovated commercial space for lease in the heart of Six Points Urban Village. Up to 3,780 sq ft ideal for retail, restaurant, office or creative studio space. Located next to Fuzzy's Tacos on revitalized Race Street featuring newly improved streetscapes, sidewalks and public parking. Large open floor plan with exposed, blacked-out high ceilings and spiral ducting, storage areas, and multiple access points including a double-door loading zone on the West side of the building. Lots of windows and natural lighting. Newly built fenced in patio space fronting Race St. Ample parking in the rear of the building. Great opportunity to establish your business in an up and coming retail & restaurant hot spot!

LOCATION OVERVIEW

This newly remodeled building is located just north of Airport Freeway on corner of Race Street. Located next to Fuzzy's Tacos on revitalized Race Street featuring newly improved street-capes, sidewalks and public parking. Conveniently located just off of Airport Freeway and Interstate 35.



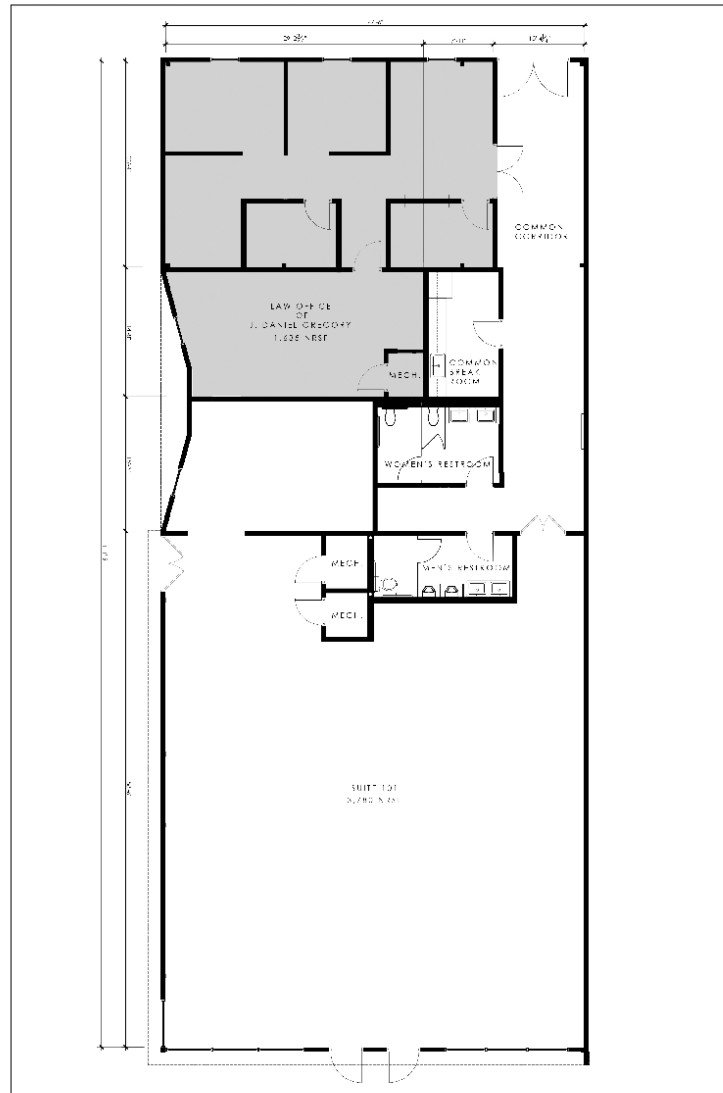
Complete Highlights

LEASE HIGHLIGHTS

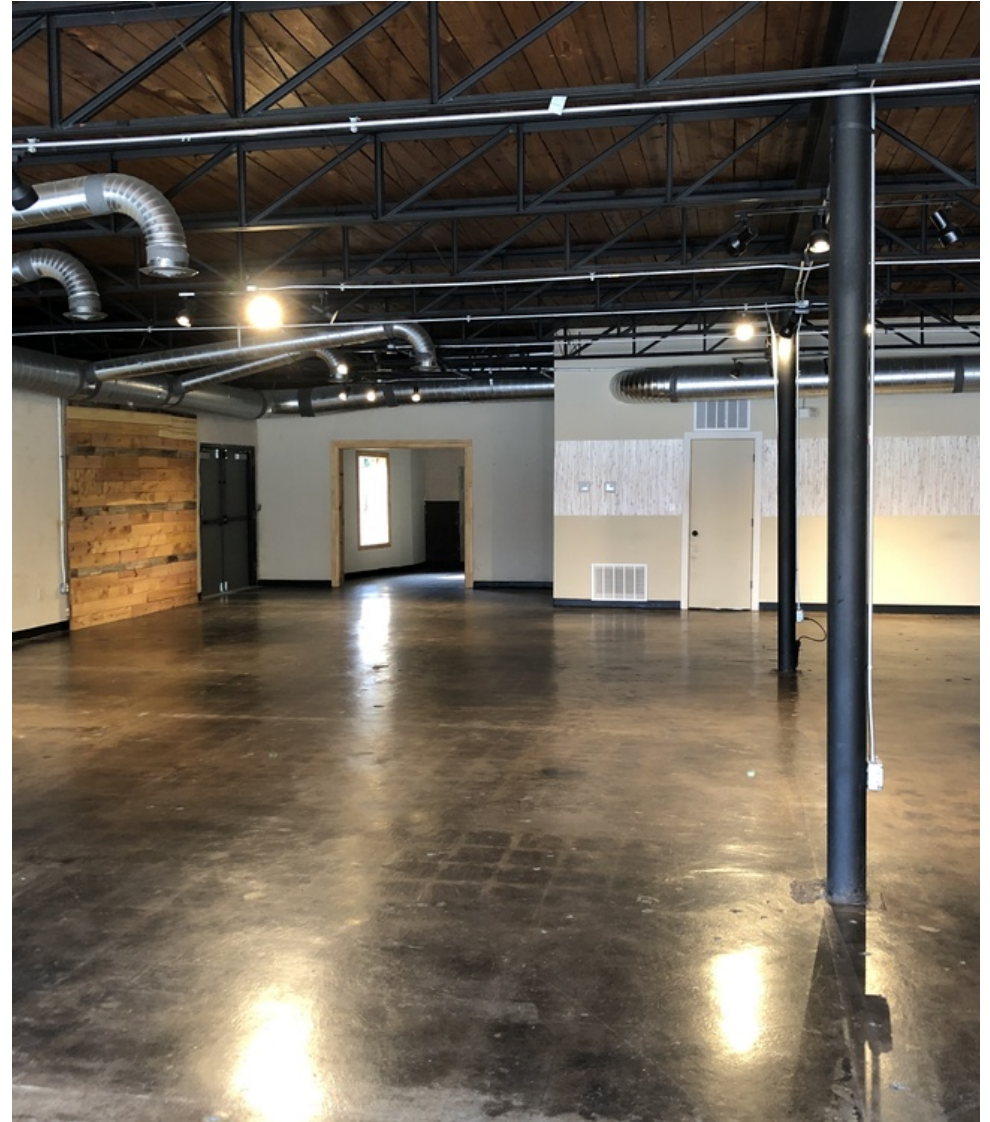
- Ample parking in the rear of the building
- Lots of windows and natural lighting
- Great opportunity to establish your business in an up and coming retail & restaurant hot spot!
- Full BuildOut
- Conveniently located just off of Airport Freeway and Interstate 35.



Floor Plan



Additional Photos





2 LOCATION INFORMATION

2801 Race Street
Fort Worth, TX 76111

Regional Map



Location Maps



Aerial Map



3 FINANCIAL ANALYSIS

2801 Race Street
Fort Worth, TX 76111

4

DEMOGRAPHICS

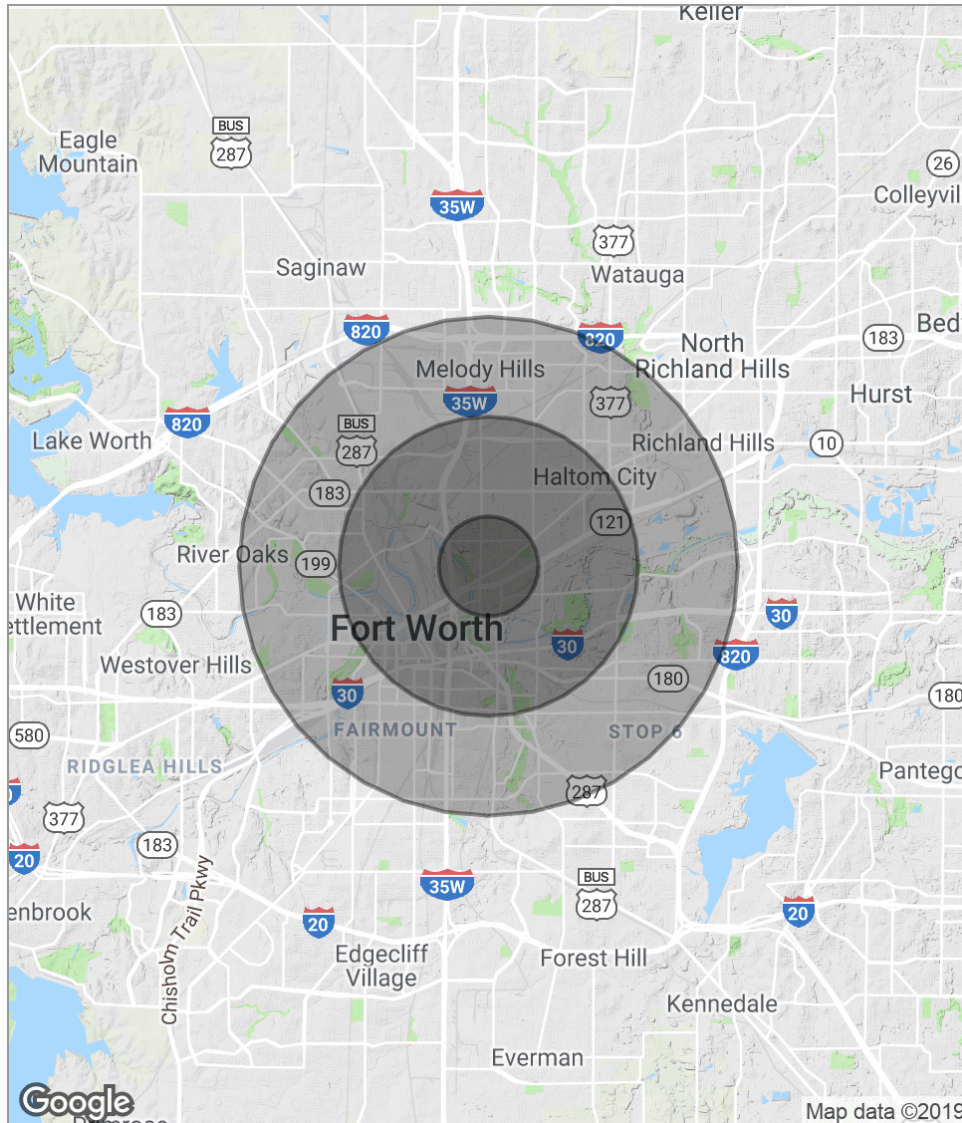
2801 Race Street
Fort Worth, TX 76111

Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	8,508	63,546	202,210
Median age	31.3	30.7	31.3
Median age (male)	32.7	31.2	30.5
Median age (female)	29.1	30.5	32.2
Total households	2,819	19,527	66,944
Total persons per HH	3.0	3.3	3.0
Average HH income	\$46,397	\$47,268	\$49,759
Average house value	\$110,126	\$107,223	\$123,757

** Demographic data derived from 2010 US Census*

Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,508	63,546	202,210
Median age	31.3	30.7	31.3
Median age (Male)	32.7	31.2	30.5
Median age (Female)	29.1	30.5	32.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,819	19,527	66,944
# of persons per HH	3.0	3.3	3.0
Average HH income	\$46,397	\$47,268	\$49,759
Average house value	\$110,126	\$107,223	\$123,757

* Demographic data derived from 2010 US Census



5 ADVISOR BIOS

2801 Race Street
Fort Worth, TX 76111

Advisor Bio & Contact 1

CLINT MONTGOMERY, CPM, RPA

VP Of Management And Leasing



3000 Race Street, Suite 100
Fort Worth, TX 76111
T 817.288.5544
clint.montgomery@svn.com
TX #187966

PROFESSIONAL BACKGROUND

Clint T. Montgomery has served as the Vice President of Management & Leasing for SVN | Trinity Advisors in Fort Worth, Texas since 2007. Montgomery brings more than 29 years of industry experience in property management to the team. He oversees the property management and leasing of a portfolio of approximately 2 million square feet of office, retail and office / warehouse properties. He also leases additional office properties not managed by SVN | Trinity Advisors.

Prior to joining SVN | Trinity Advisors, Montgomery served as Senior Vice President of Property Management for The Woodmont Company. While there, his responsibilities included overseeing the operation of the property management division, which included a staff of six property managers, two assistant property managers, the director of lease administration, nine administrative assistants, and 11 maintenance personnel. This division managed a portfolio of 44 retail and office properties of approximately 8,750,000 total square feet located across Texas and in eight other states. Montgomery also has served as Vice President of Property Management with two other regional firms.

As an active member of the industry, Montgomery has earned the Certified Property Manager (CPM) and Real Property Administrator (RPA) designations. Also, he is a past president of the Fort Worth Chapter of the Institute of Real Estate Management. Montgomery earned a Master of Business Administration in Finance and Real Estate from the University of Texas at Arlington.



3000 Race Street, Suite 100
Fort Worth, TX 76111
817.288.5544
svntrinity.com



Information About Brokerage Services

11-2-2015

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 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.

DFW Trinity Advisors, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9004520 License No.	sfithian@visionsrealty.com Email	817-288-5525 Phone
Stephen H. Fithian Designated Broker of Firm	0407418 License No.	sfithian@visionsrealty.com Email	817-288-5524 Phone
Stephen H. Fithian Licensed Supervisor of Sales Agent/ Associate	0407418 License No.	sfithian@visionsrealty.com Email	817-288-5524 Phone
Clint Montgomery Sales Agent/Associate's Name	187966 License No.	clint.montgomery@svn.com Email	817-288-5544 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

Sperry Van Ness / Trinity Advisors, 5601 Bridge Street, Ste. 504 Fort Worth, TX 76112
Stephen Fithian

Phone: (817) 288-5525

Fax: (817) 288-5511

Information About

Produced with zipForm® by ziplogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com