

Freestanding Two Story Office Building with Heavy Power | For Sale or Lease

TVCRE.com

6800 Brentwood Stair Road, Fort Worth, Texas 76112



Prime 13,394 SF (+/-) two story office building strategically located in southeast Fort Worth near Loop 820 and I-30. Positioned minutes from Downtown Fort Worth and Arlington, this property benefits from high traffic counts and strong community visibility. Ideal for any office user or owner user wanting a presence in the DFW Metroplex.

Prepared by:



Philip Samples
Cell: 214-586-8584
psamples@tvcre.com



C.B. Team
Cell: 817-709-3434
cteam@TVCRE.com

TEAM & VASSEUR
COMMERCIAL REAL ESTATE

4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107
817.335.7575 | info@TVCRE.com
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Property Overview

- Building Size: 13,694 SF (+/-)
- Land Size: .61 Acres (+/-)
- Suites ranging in size from 500 SF (+/-) - 1,600 SF (+/-)
- Year Built: 1979
- Rent roll and financials available upon request

Property Features

- East Fort Worth, in the 76112 ZIP code, generally known as the Eastside submarket
- Located in close proximity to the interchange of I-30 and Loop 820, which provides regional access across Fort Worth and into Dallas
- Surrounded by apartments, small offices, medical, beauty and service businesses and other neighborhood-serving commercial uses
- The building has been marketed historically for lease as the "Brentwood Stair Building," with multiple suites and tenants (for example professional services, medical training and personal services)

Sales Price

Negotiable

Lease Price

Negotiable

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DEMOGRAPHICS

Population			
	2 miles	5 miles	10 miles
2020 Population	45,186	220,158	1,065,756
2024 Population	48,105	227,504	1,101,378
2029 Population Projection	51,067	240,280	1,163,098
Annual Growth 2020-2024	1.6%	0.8%	0.8%
Annual Growth 2024-2029	1.2%	1.1%	1.1%
Median Age	35.3	36.5	35.3
Bachelor's Degree or Higher	22%	24%	27%
U.S. Armed Forces	52	167	726

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$68,594	\$77,538	\$82,680
Median Household Income	\$51,359	\$56,986	\$61,243
< \$25,000	4,084	15,216	66,539
\$25,000 - 50,000	5,110	21,564	98,074
\$50,000 - 75,000	3,856	15,803	75,560
\$75,000 - 100,000	1,928	9,953	53,799
\$100,000 - 125,000	1,539	7,313	36,746
\$125,000 - 150,000	721	3,922	22,861
\$150,000 - 200,000	1,096	5,361	24,951
\$200,000+	617	4,191	24,959

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PROPERTY PHOTOS



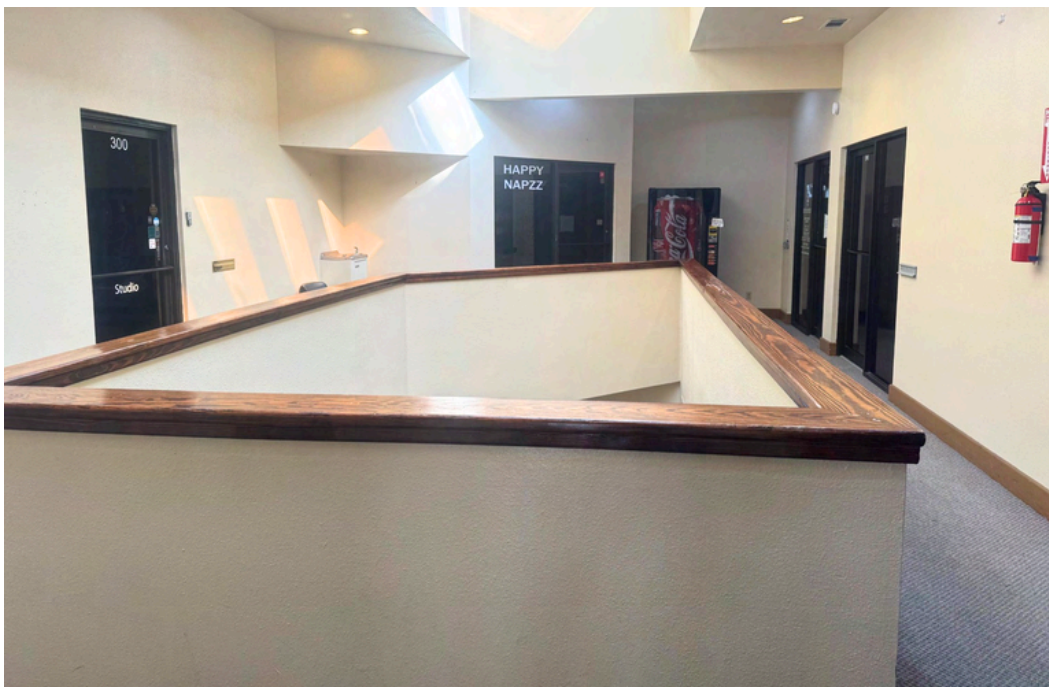
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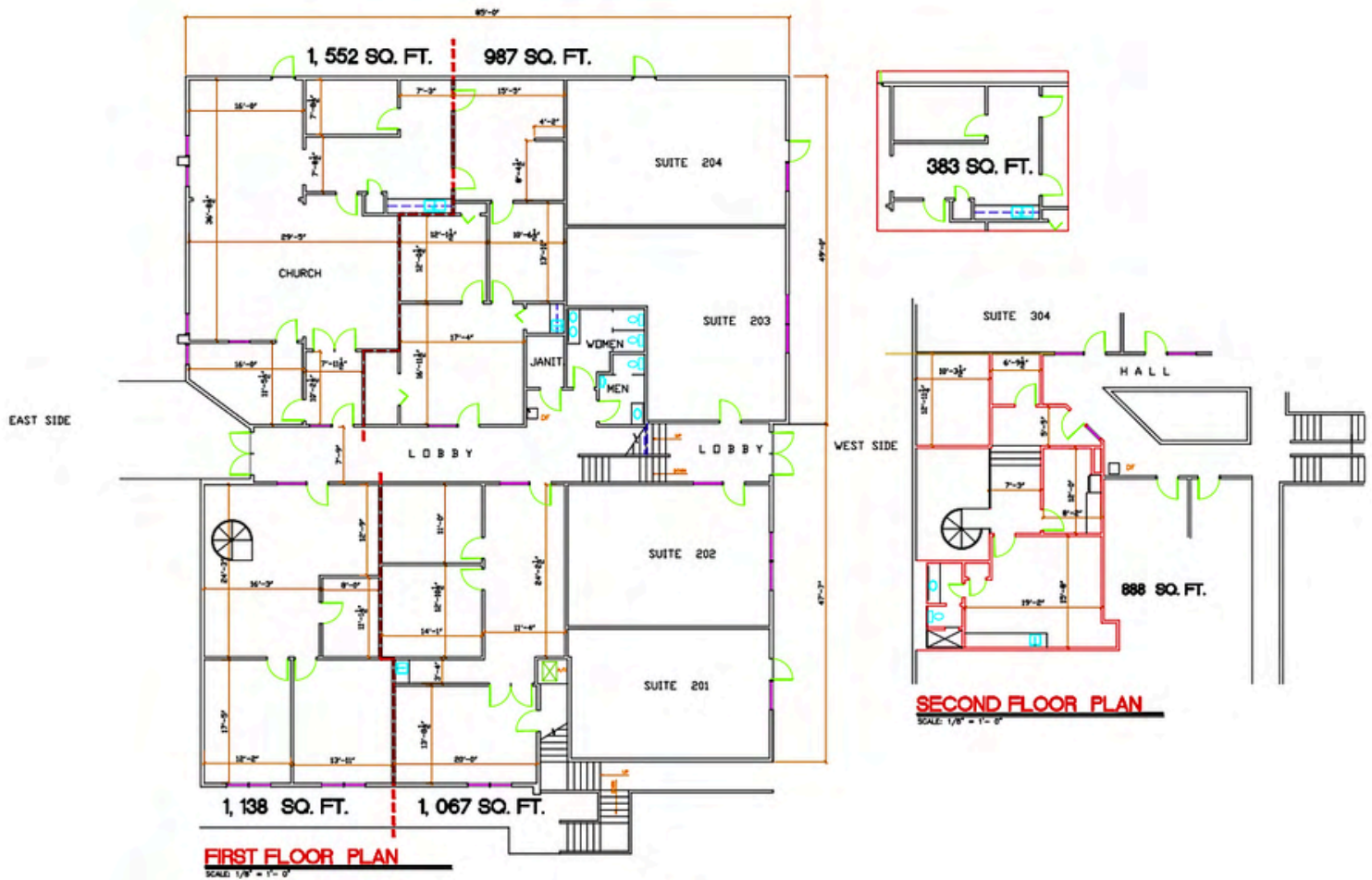
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FLOOR PLAN

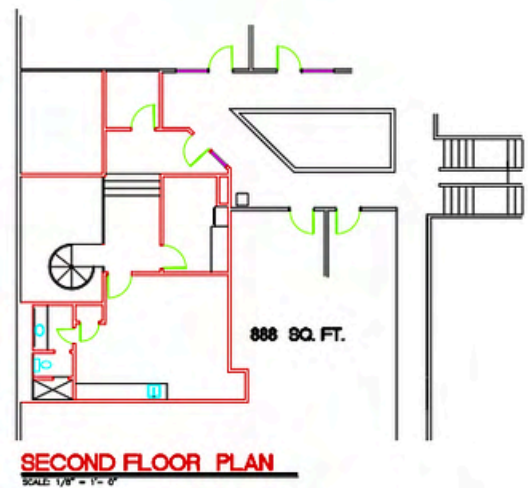
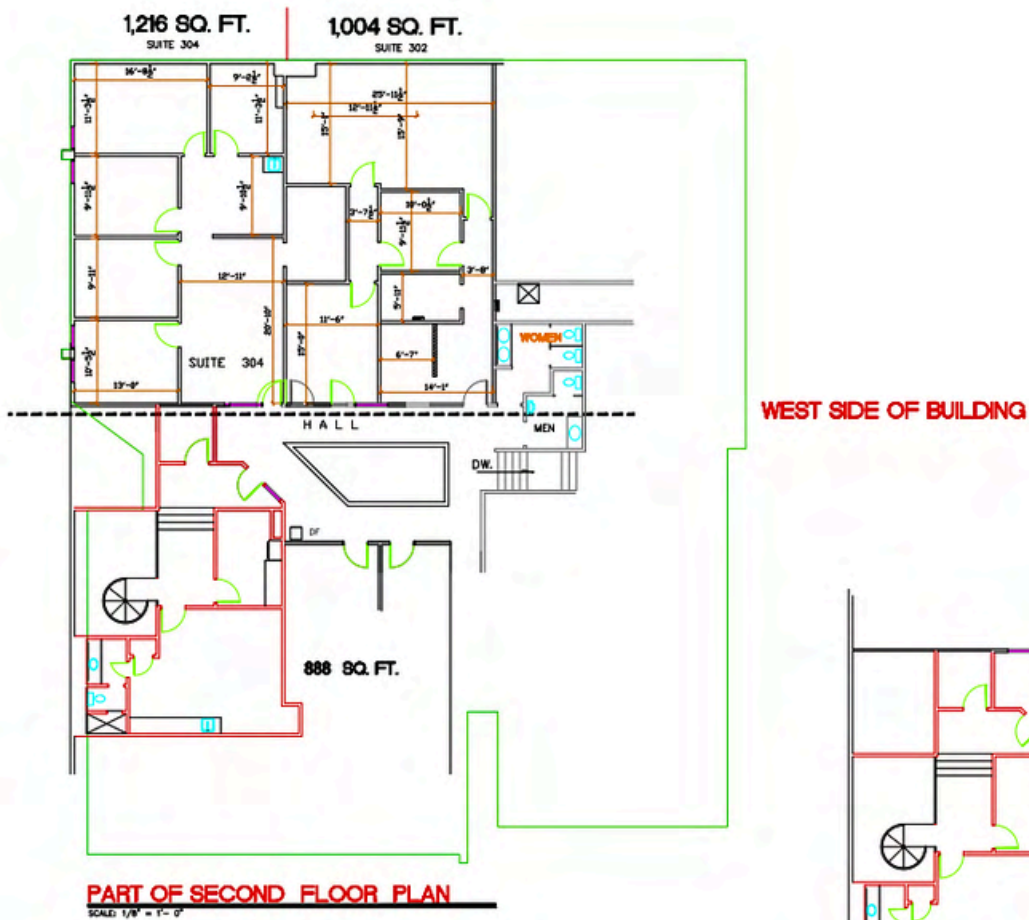


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AERIAL





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Team & Vasseur Commercial Real Estate	9015393	info@tvcre.com	817-335-7575
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Philip Samples	553590	psamples@tvcre.com	817-335-7575
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date