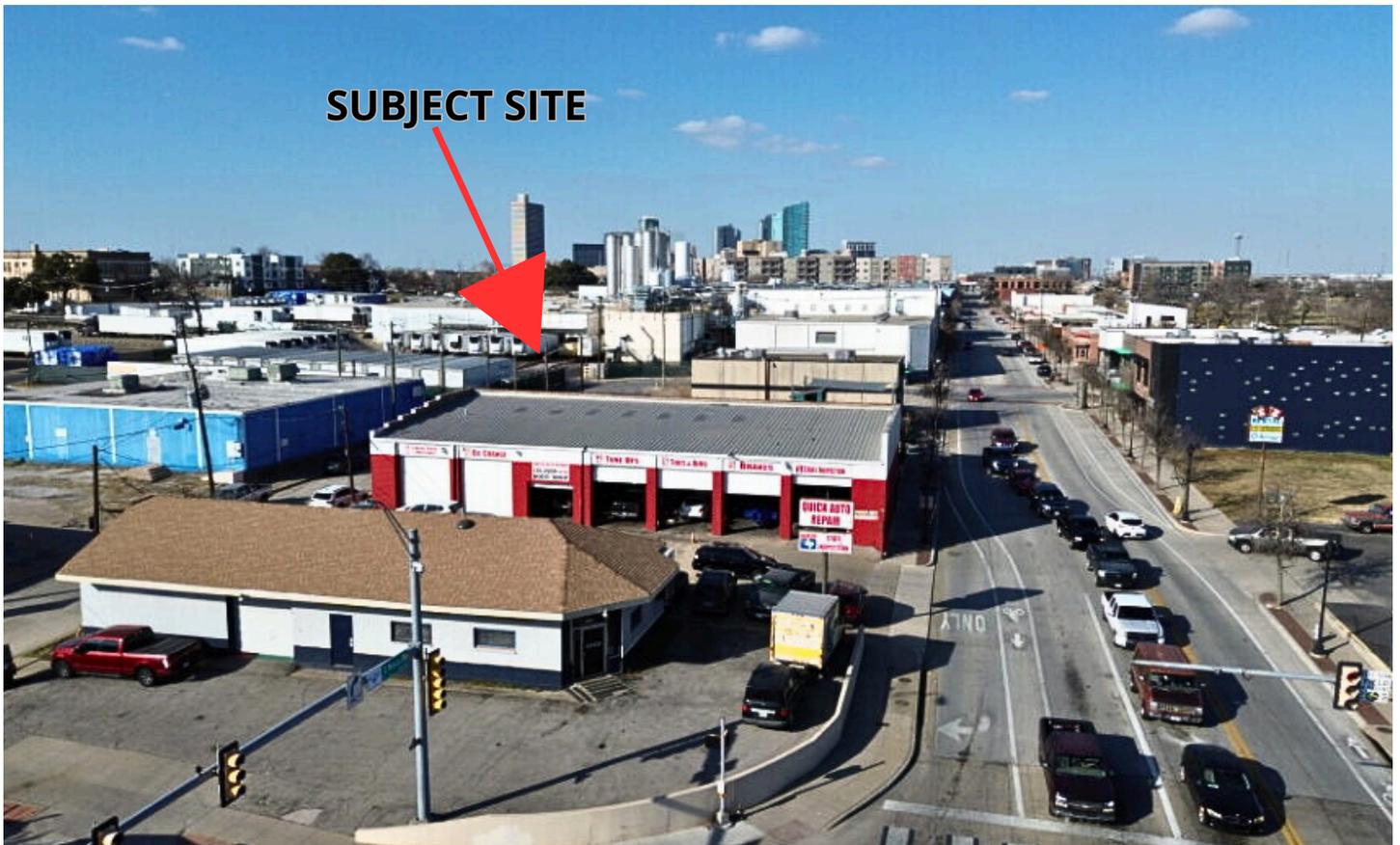


Auto Repair Shop | For Sale

TVCRE.com

1016 S. Main Street, Fort Worth, Texas 76104



1016 S. Main Street positions your business in the heart of Fort Worth's dynamic Near Southside district, a walkable urban neighborhood known for its energy, growth and accessibility. This high-visibility commercial location along a well-traveled corridor offers excellent signage opportunities and convenient access to downtown, major medical centers and popular dining and entertainment. Ideal for a variety of professional, retail or service users.

Prepared by:



Philip Samples
Cell: 214-586-8584
psamples@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: 5,455 SF (+/-)
- Land Size: 0.25 Acres (+/-)
- Parking: 10 spaces and drive-in access
- Year Built: 1952 (Per TAD)

Property Features

- Prime South Main/Near Southside location just south of downtown Fort Worth, in a rapidly revitalizing urban district with strong residential, retail and medical growth
- Excellent visibility and frontage on S. Main Street with strong traffic counts and easy access from I-35 and Rosedale

Sales Price

\$1,250,000

RENT ROLL

<u>Monthly Rent</u>	<u>Current Lease Term</u>
\$7,000 per month	04/30/29

Renewal Options

Tenant has the option to renew the lease for (4) additional terms of 36 months each at 5% increases.

05/01/29 - 04/30/32 = \$7,350.00 per month

05/01/32 - 04/30/35 = \$7,715.50 per month

05/01/35 - 04/30/38 = \$8,103.38 per month

05/01/38 - 04/30/41 = \$8,508.34 per month

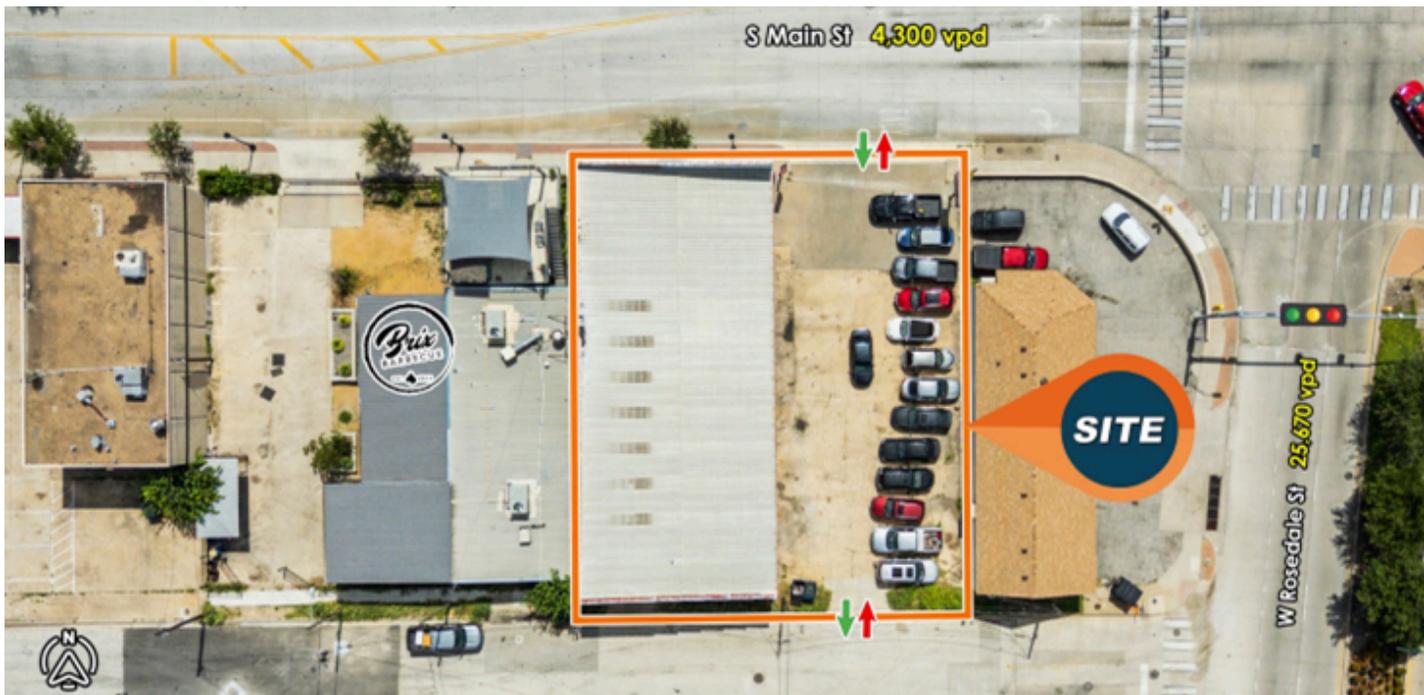
Demographic Summary Report

Auto Repair Shop			
1016 S Main St, Fort Worth, TX 76104			
Building Type: General Retail	Total Available: 0 SF		
Secondary: Auto Repair	% Leased: 100%		
GLA: 5,455 SF	Rent/SF/Yr: -		
Year Built: 1952			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	18,918	123,285	318,529
2024 Estimate	17,292	114,875	299,268
2020 Census	13,271	100,309	275,954
Growth 2024 - 2029	9.40%	7.32%	6.44%
Growth 2020 - 2024	30.30%	14.52%	8.45%
2024 Population by Hispanic Origin	6,383	49,540	154,071
2024 Population	17,292	114,875	299,268
White	7,370 42.62%	48,371 42.11%	113,968 38.08%
Black	3,989 23.07%	21,388 18.62%	48,583 16.23%
Am. Indian & Alaskan	114 0.66%	769 0.67%	2,208 0.74%
Asian	554 3.20%	3,273 2.85%	8,458 2.83%
Hawaiian & Pacific Island	10 0.06%	91 0.08%	208 0.07%
Other	5,255 30.39%	40,982 35.68%	125,842 42.05%
U.S. Armed Forces	12	132	209
Households			
2029 Projection	7,418	46,234	111,623
2024 Estimate	6,757	42,833	104,430
2020 Census	5,006	36,331	94,516
Growth 2024 - 2029	9.78%	7.94%	6.89%
Growth 2020 - 2024	34.98%	17.90%	10.49%
Owner Occupied	2,133 31.57%	17,119 39.97%	51,648 49.46%
Renter Occupied	4,623 68.42%	25,715 60.04%	52,782 50.54%
2024 Households by HH Income	6,755	42,831	104,429
Income: <\$25,000	1,763 26.10%	10,149 23.70%	23,488 22.49%
Income: \$25,000 - \$50,000	1,519 22.49%	9,543 22.28%	25,466 24.39%
Income: \$50,000 - \$75,000	1,258 18.62%	7,161 16.72%	18,915 18.11%
Income: \$75,000 - \$100,000	781 11.56%	5,227 12.20%	12,028 11.52%
Income: \$100,000 - \$125,000	488 7.22%	3,386 7.91%	7,935 7.60%
Income: \$125,000 - \$150,000	259 3.83%	1,547 3.61%	4,333 4.15%
Income: \$150,000 - \$200,000	345 5.11%	2,388 5.58%	4,666 4.47%
Income: \$200,000+	342 5.06%	3,430 8.01%	7,598 7.28%
2024 Avg Household Income	\$71,246	\$80,664	\$78,013
2024 Med Household Income	\$52,160	\$55,457	\$54,086

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PROPERTY PHOTOS

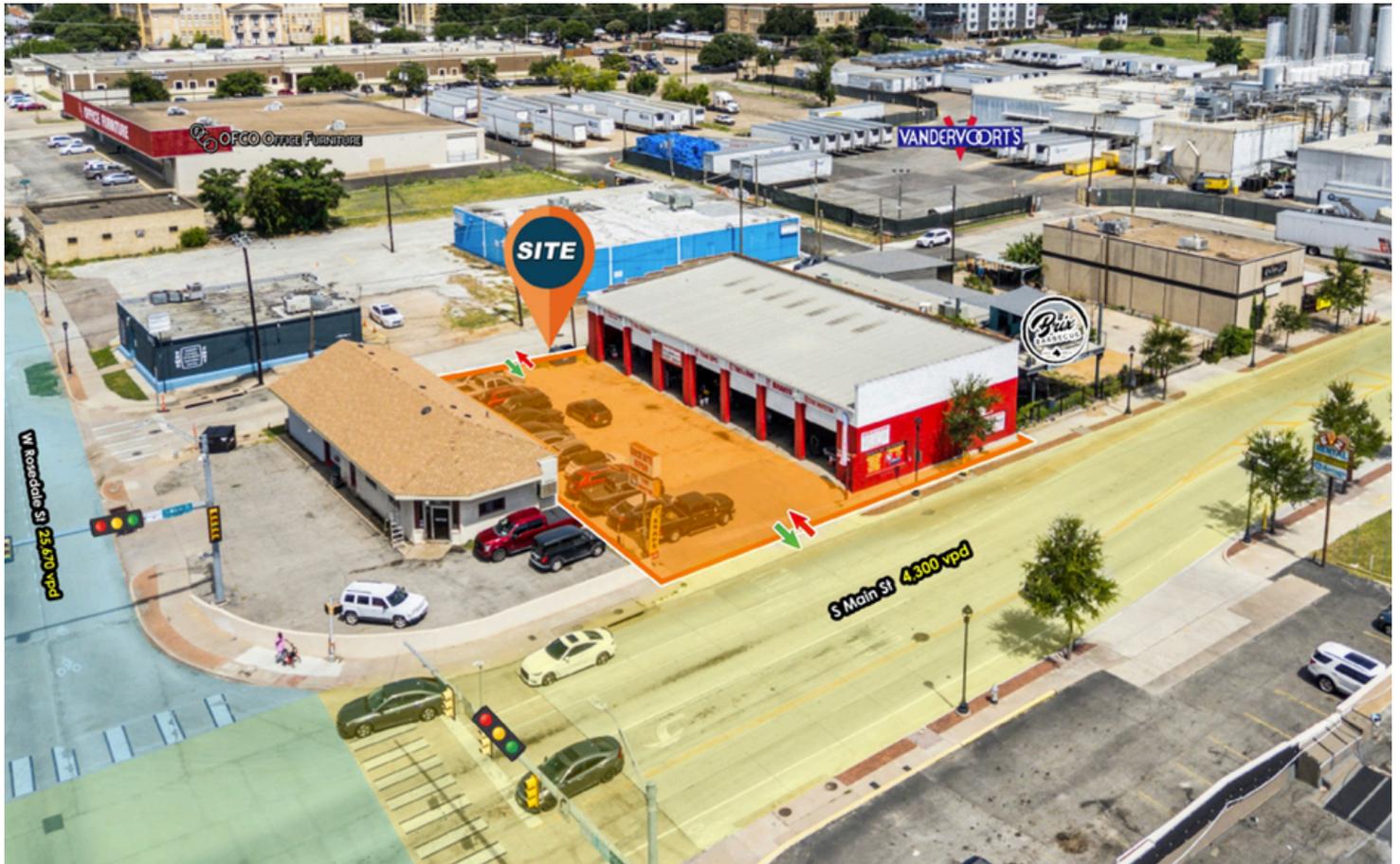


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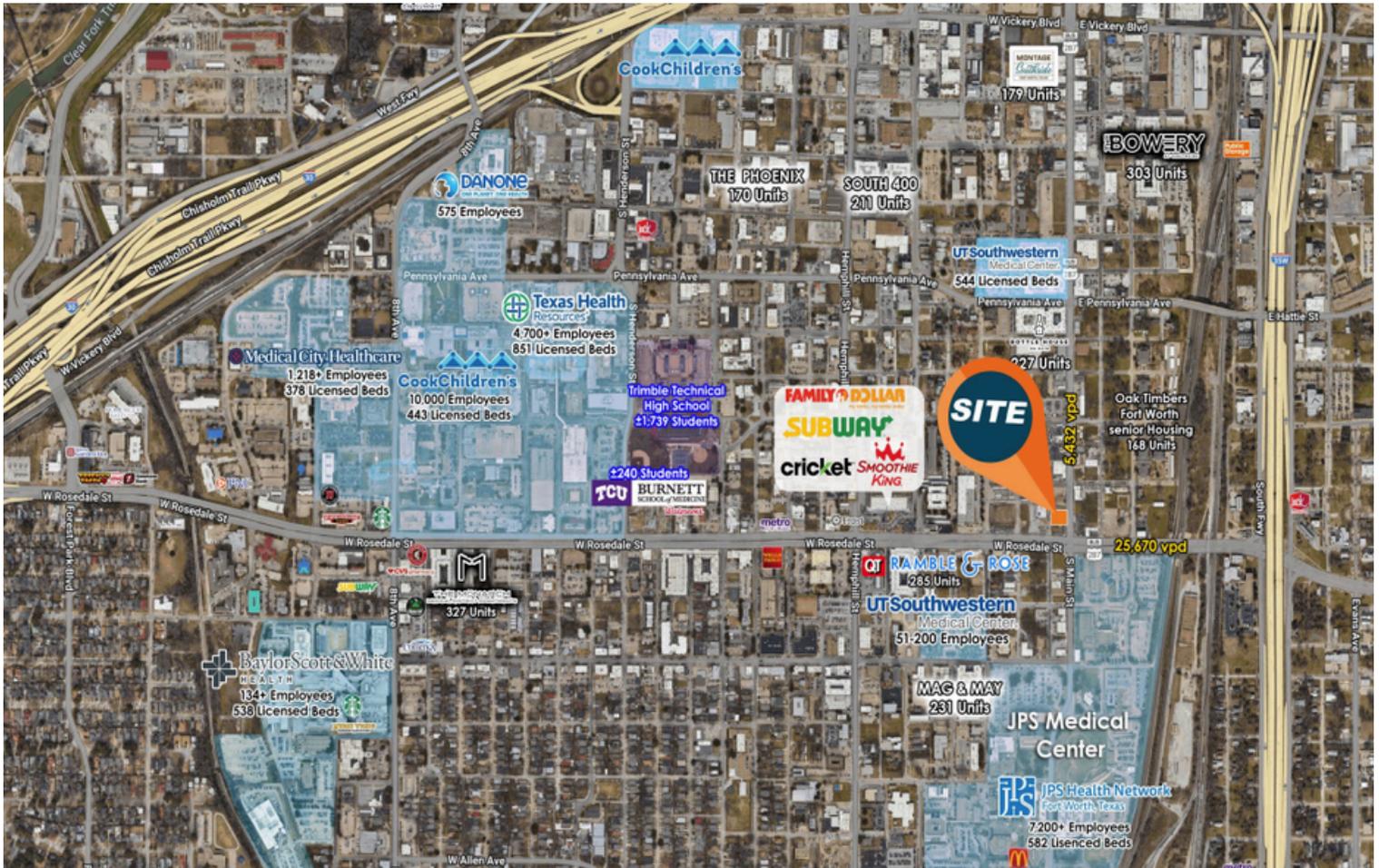
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AERIAL



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date