

# OFFERING MEMORANDUM

2925 RACE ST

Fort Worth, TX



Northern  
Crain  
REALTY

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# EXECUTIVE SUMMARY

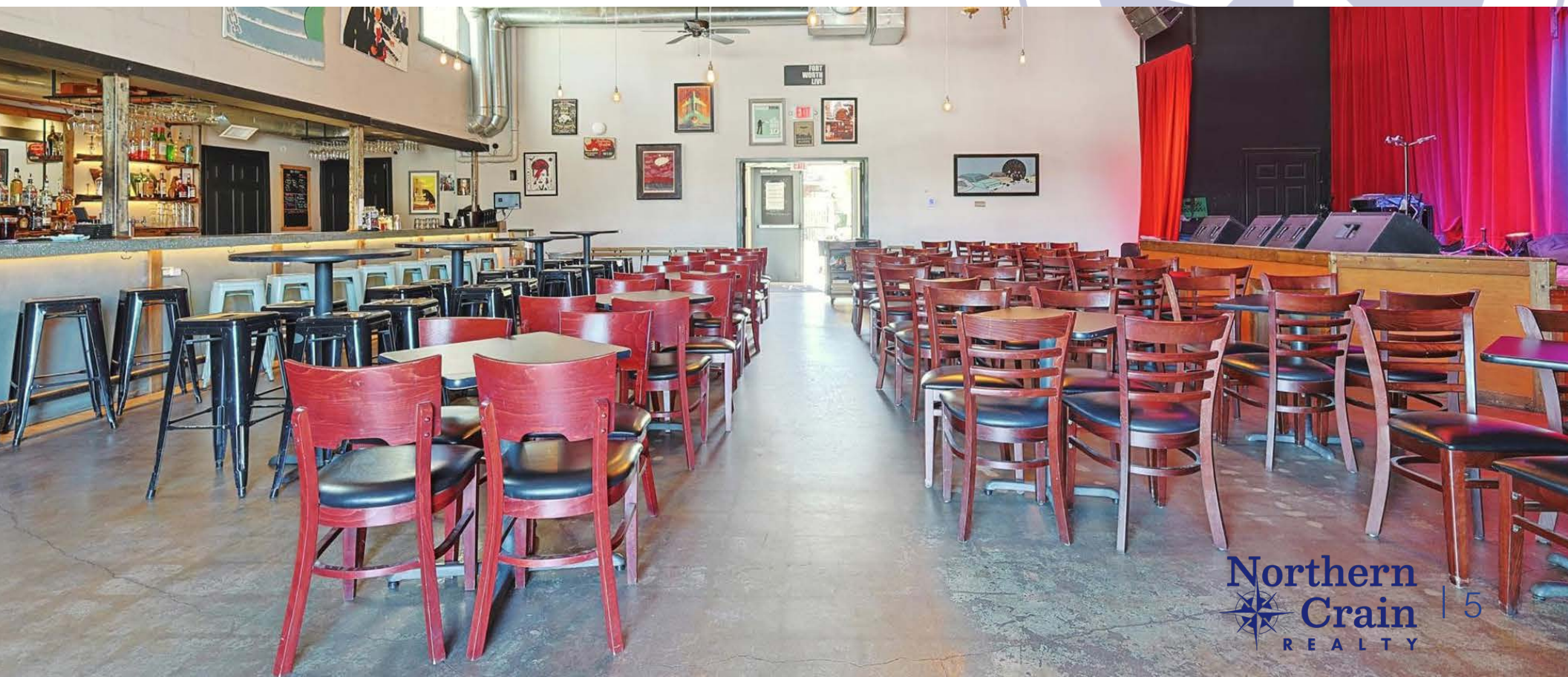
## EXECUTIVE SUMMARY

The River East community is an expanding development located Northeast of Downtown Fort Worth across the Trinity River. The area is a mix of urban housing, contemporary apartments, and residential housing. The developing area off of Sylvania, Belknap, and Race Street offers many retail, office, industrial, and multi-family opportunities. Race Street is the hub and features multiple local restaurants, coffee shops, boutique retail, offices, and entertainment.



## PROPERTY DESCRIPTION

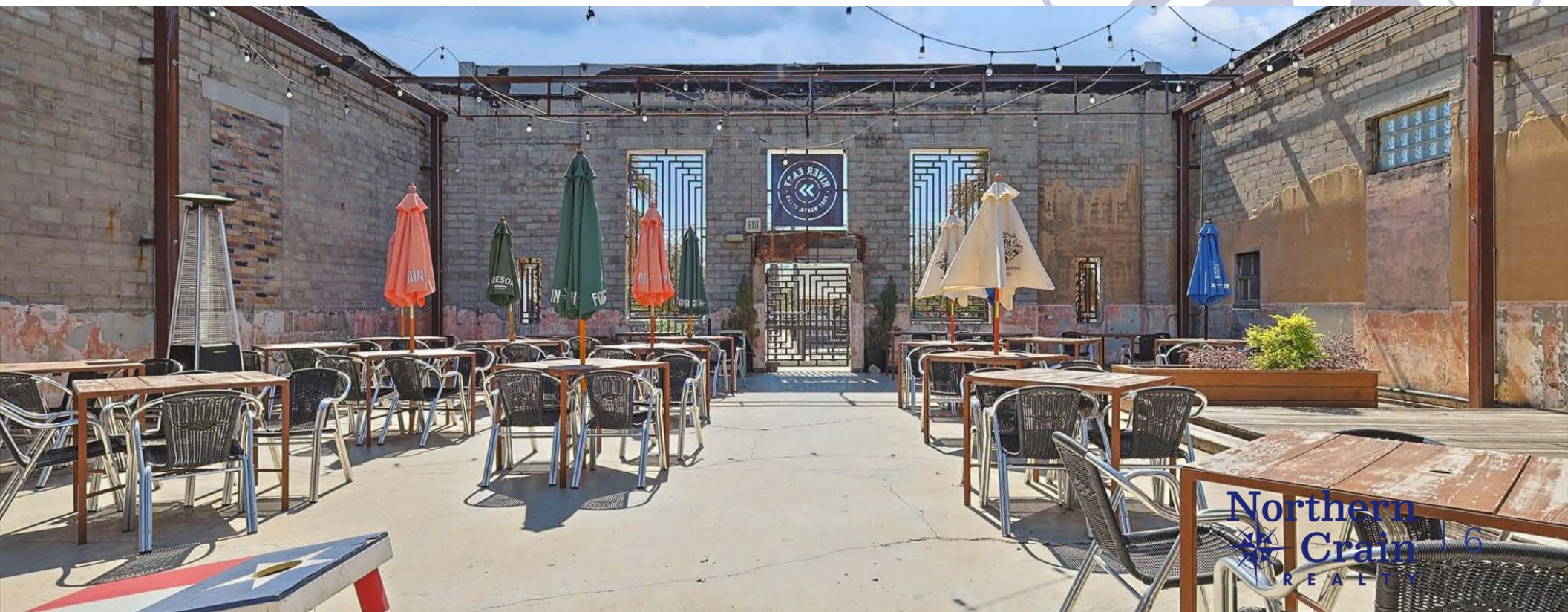
Here is your opportunity to be the focal point of the River East Entertainment District on Race Street. This former music venue is ready for your Bar/Restaurant concept or entertainment venue. The interior space features a large open area to fit your needs, a full bar, kitchen, and an overhead door that leads to a back patio. The large courtyard area features another bar, plenty of space for yard games, and a stage for live entertainment. The location is walking distance to luxury apartments, local restaurants, coffee shops, boutique retail shops, residential housing, and offices on Race Street and The River East Development.



# HIGHLIGHTS

- Anchor Tenant of The River East Entertainment District on Race St.
- Walking distance to multiple apartment complexes, local restaurants, retail shops, and offices.
- Easy Access to I-35W, Hwy 121, Hwy 377, and Downtown Fort Worth.
- Large Courtyard and Multiple Patio Areas.
- Multiple Bars/Service Wells
- Flexible Interior space with multiple sitting/dining options
- Commercial kitchen ready to fit your needs

Location	2925 Race St, Fort Worth, TX
Rental Rate	\$8,500 Per Month
Available SF	Interior: 2,733 SF Exterior/Patios: 3,321 SF





# PHOTOS

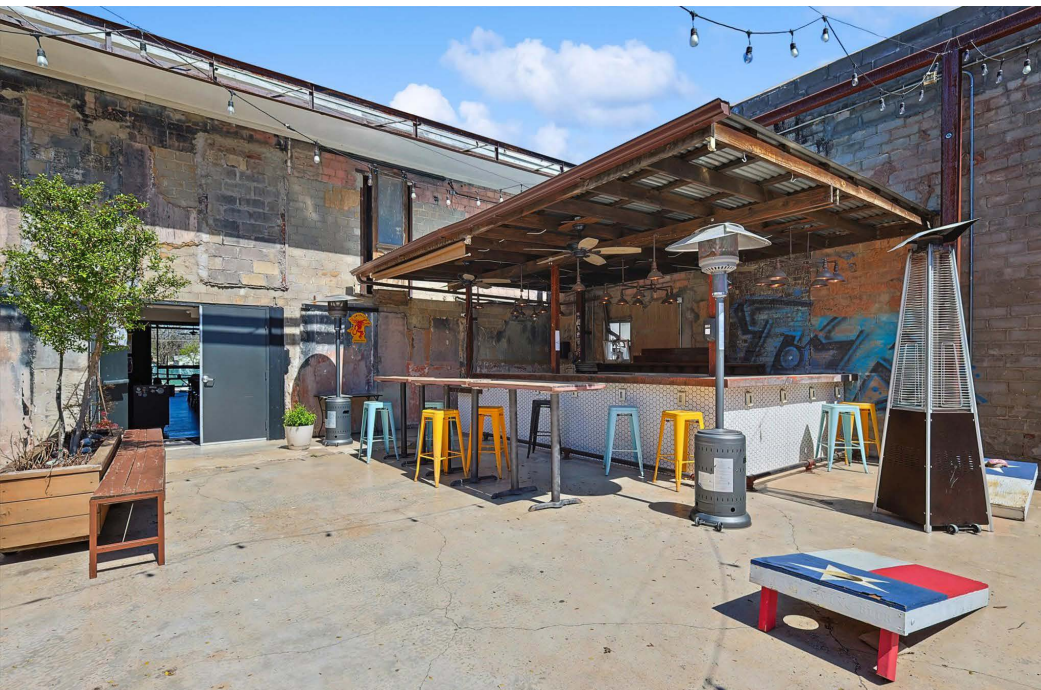




# PROPERTY PHOTOS



# PROPERTY PHOTOS



# LOCATION



Calvary Christian Academy

Riverside Middle School

YUCCA AVE

Amon Carter Riverside High School

Oakhurst Elementary School

U.S. RTE 377

SUBJECT PROPERTY

Walmart

RACE ST

377

TACO CABANA

CUBESMART self storage

AIRPORT FWY

Lebric LABORATORIES

121

Cargill Helping the world thrive

N SYLVANIA AVE

RIVERSIDE DR

E 1ST ST

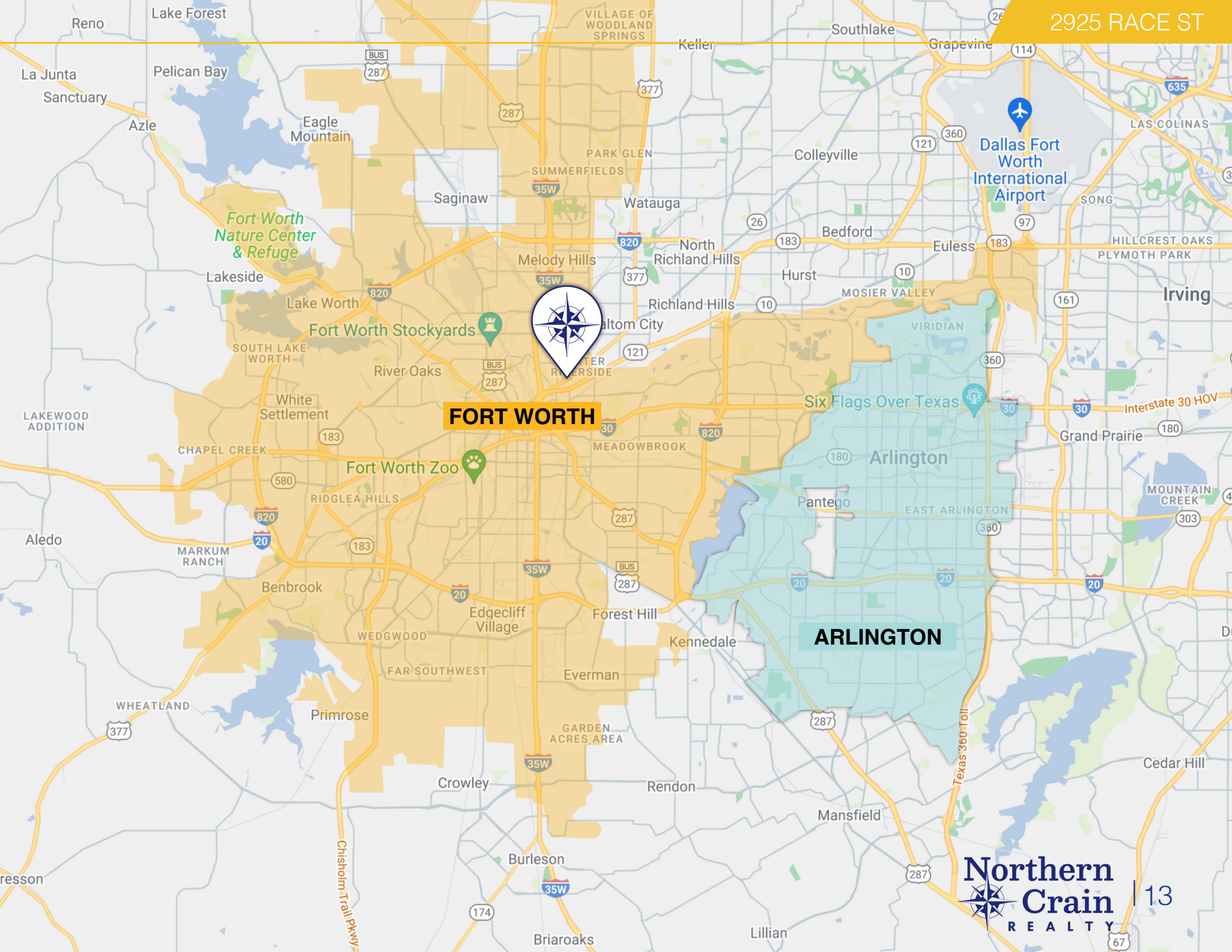
TOPGOLF

INTERSTATE 35W

MONARCH HWY

West Fork Trinity River

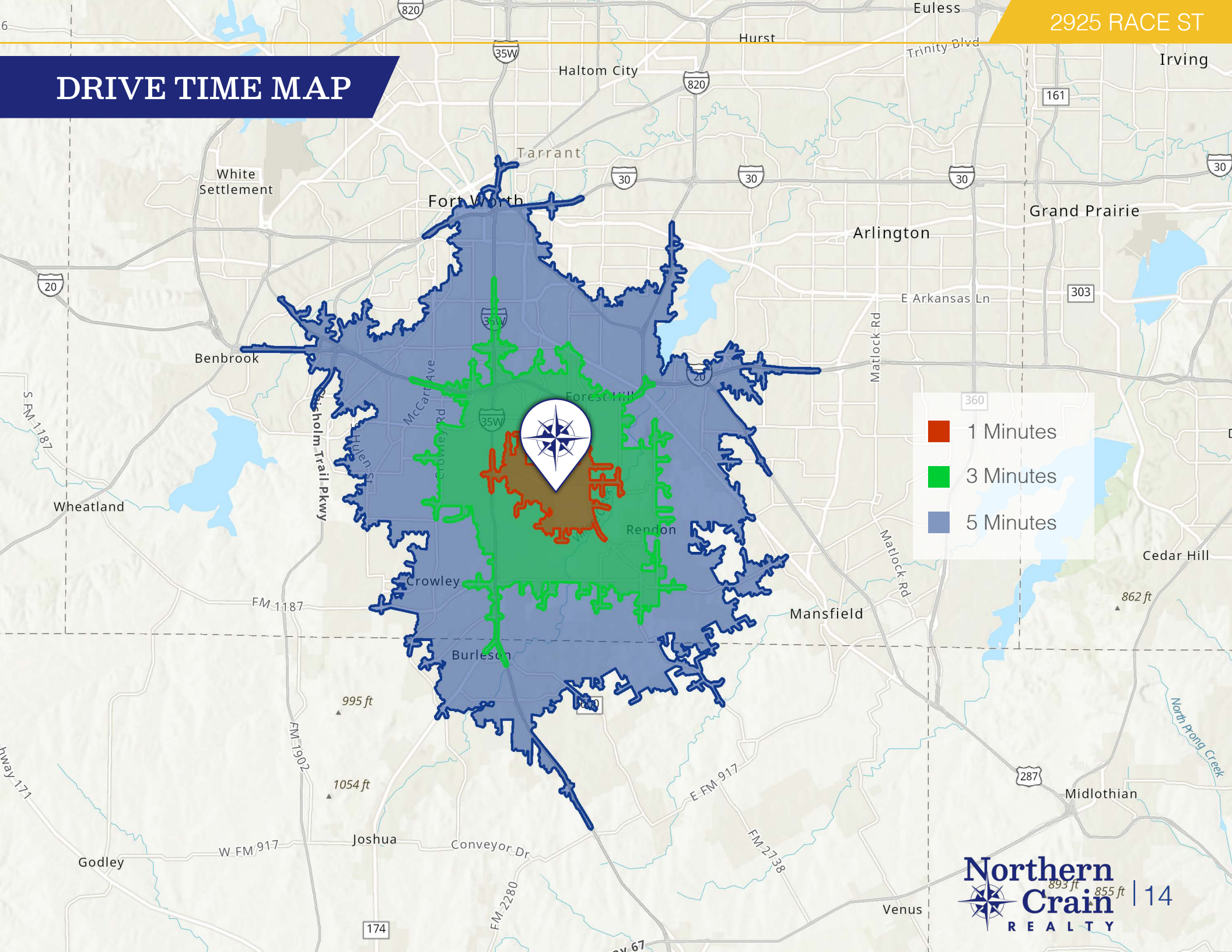
INTERSTATE 35W



**FORT WORTH**

**ARLINGTON**

# DRIVE TIME MAP

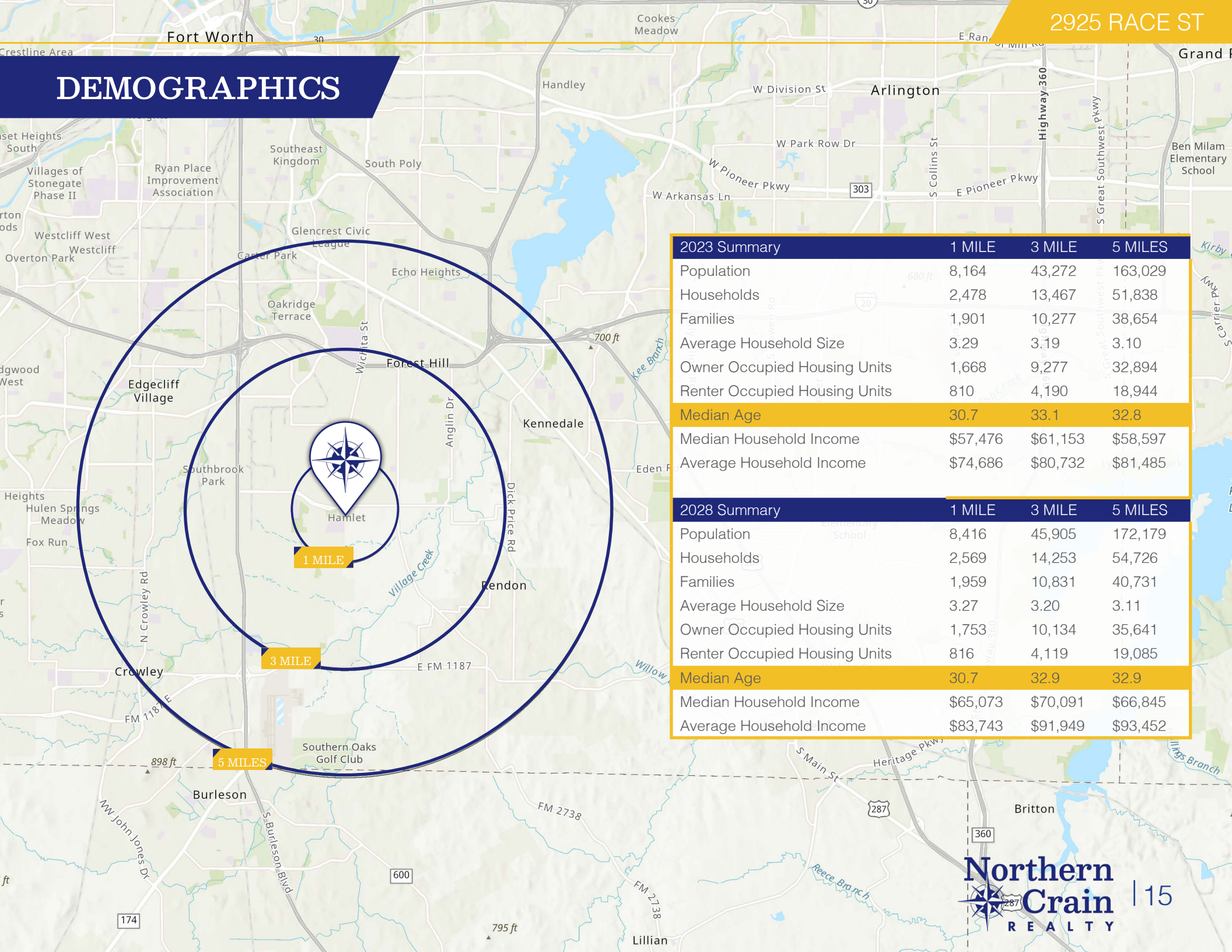


# DEMOGRAPHICS

2023 Summary	1 MILE	3 MILE	5 MILES
Population	8,164	43,272	163,029
Households	2,478	13,467	51,838
Families	1,901	10,277	38,654
Average Household Size	3.29	3.19	3.10
Owner Occupied Housing Units	1,668	9,277	32,894
Renter Occupied Housing Units	810	4,190	18,944
<b>Median Age</b>	<b>30.7</b>	<b>33.1</b>	<b>32.8</b>
Median Household Income	\$57,476	\$61,153	\$58,597
Average Household Income	\$74,686	\$80,732	\$81,485

2028 Summary	1 MILE	3 MILE	5 MILES
Population	8,416	45,905	172,179
Households	2,569	14,253	54,726
Families	1,959	10,831	40,731
Average Household Size	3.27	3.20	3.11
Owner Occupied Housing Units	1,753	10,134	35,641
Renter Occupied Housing Units	816	4,119	19,085
<b>Median Age</b>	<b>30.7</b>	<b>32.9</b>	<b>32.9</b>
Median Household Income	\$65,073	\$70,091	\$66,845
Average Household Income	\$83,743	\$91,949	\$93,452



## DISCLAIMERS

All material and information received or derived from Northern Crain Realty, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warrant as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Northern Crain Realty makes no warranties and/or representatives regarding the veracity, completeness or relevance of any financial data or assumptions. Northern Crain Realty does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, 16 vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Fort Worth in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



## DISCLAIMERS



## 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.

## 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

# ABOUT

Northern Crain Realty's mission is to serve individuals and businesses by facilitating their real estate transactions with competent professional service that exceeds expectations.

The Northern Crain Realty team consists of forward-thinking Realtors who utilize modern technology and strong sense of character to provide a superior experience to clients. With extensive knowledge of the real estate market, your REALTOR will serve as an advisor to share pertinent resources, provide an unbiased opinion and facilitate the buying, selling, leasing or management process with open lines of communication.

Northern  Crain



INDULGE  
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