

FOR LEASE

# ENDCAP RETAIL SPACE

2812 HORNE STREET  
FORT WORTH, TEXAS 76107

Oldham  
Goodwin **OG**

BREAKFAST  
CH BRUNCH

Nikki P. Green DDS

Available  
1,758 SF



**AVAILABILITY**  
1,758 SF



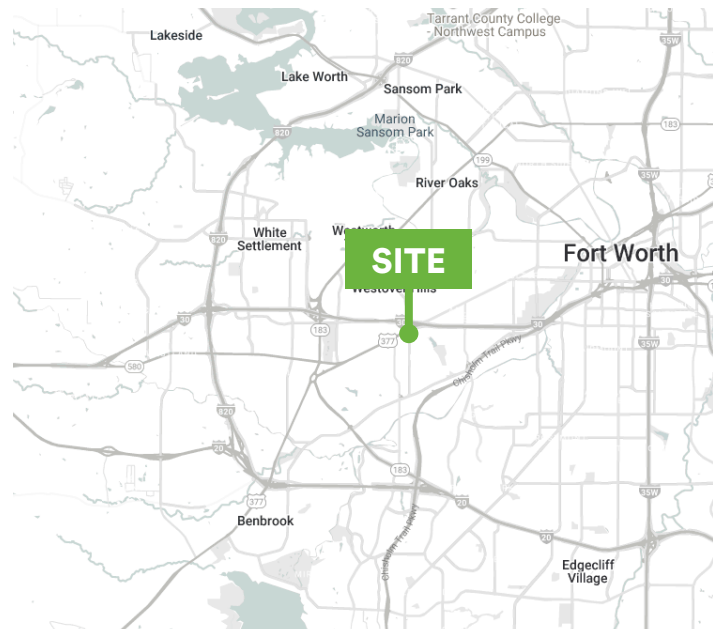
**TRAFFIC**  
21,265 VPD



**PARKING**  
7.27/1,000 SF

## PROPERTY HIGHLIGHTS

- Highly visible retail center at the lighted hard corner of Horne St. & Camp Bowie Blvd.
- Pylon signage available that is visible from both directions on Camp Bowie Blvd.
- The property is located in the heart of the Camp Bowie retail corridor. It is surrounded by national retailers, dining, and dense residential housing.
- New 368 unit multifamily development under construction one block from the property.
- Exposure to more than 21,265 VPD at the intersection of Horne St. and Camp Bowie Blvd

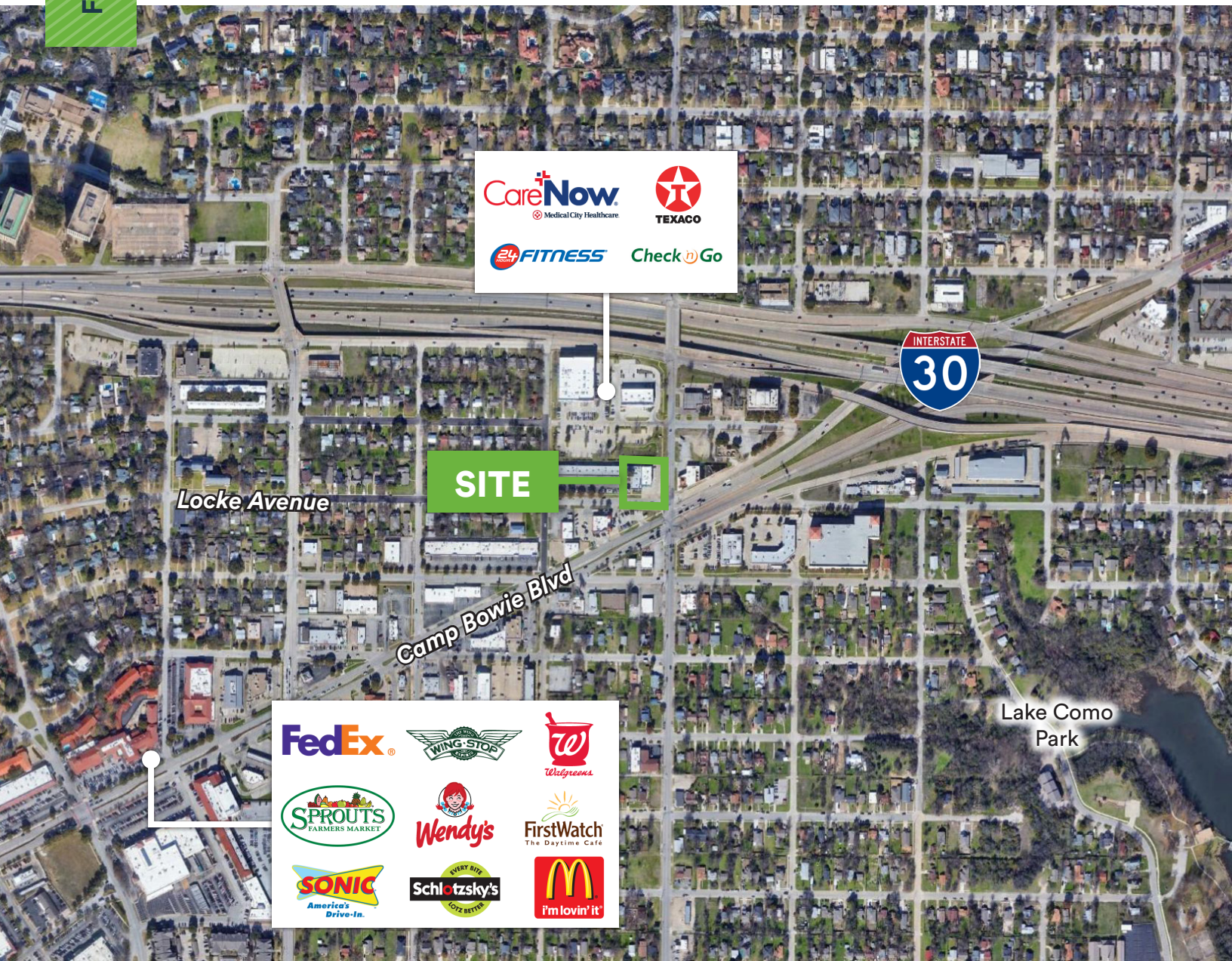




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# 2ND GENERATION ENDCAP RESTAURANT & RETAIL SPACE

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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population	12,889	92,233	273,733
2028 Total Population	13,100	94,109	279,342
2023-2028 Growth Rate	1.64%	2.03%	2.05%
2023 Households	6,088	41,740	112,195
2028 Households	6,184	42,600	114,763
2023 Median Home Value	\$264,725	\$324,129	\$246,430
2023 Average Household Income	\$87,641	\$102,987	\$88,801
2023 Total Consumer Spending	\$167,376,375	\$1,284,662,728	\$3,261,123,672
2028 Total Consumer Spending	\$185,075,639	\$1,430,940,710	\$3,643,653,005



**21,265 VPD**  
Camp Bowie  
Boulevard



**51,480**  
Employees  
(3 mile radius)

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**100**

**200**

SUITE	AVAILABILITY	RSF
100	Leased - Joe's Pizza Italian Cuisine & Bar	1,541
200	Available - Retail Space Available (that could be converted into a dining room)	1,758





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ST  
UNCH  
Green DDS



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## TEXAS OVERVIEW



**NO STATE  
INCOME TAX**

**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS

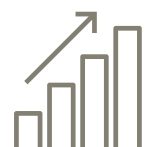


POPULATION  
**28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



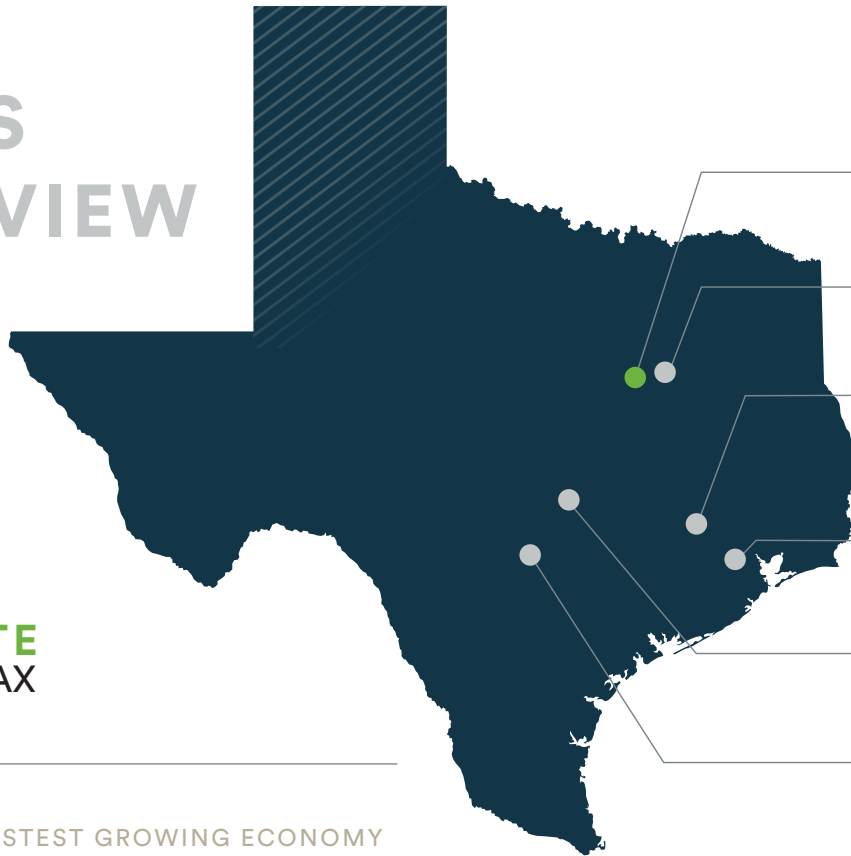
**BEST STATE  
FOR BUSINESS**



**TOP STATE  
FOR JOB GROWTH**



**LARGEST  
MEDICAL CENTER**



### Fort Worth

TOP CITY FOR SALES  
GROWTH IN 2018

### Dallas

TOP MSA FOR POPULATION  
GROWTH IN 2020

### Bryan/College Station

#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

### Houston

4TH LARGEST POPULATION  
IN THE U.S.

### Austin

NAMED BEST CITY TO START A  
BUSINESS IN 2020

### San Antonio

2ND FASTEST GROWING CITY  
IN THE NATION

**2<sup>ND</sup>**

LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**

**57**

FORTUNE 500 COMPANIES  
**CALL TEXAS HOME**



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## FORT WORTH, TEXAS



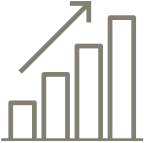
POPULATION  
**935,508**

**7TH**

BEST IN RESIDENTIAL  
REAL ESTATE FOR NEW  
HOMES

**4TH**

IN THE COUNTRY  
**MOST PROSPEROUS  
CITY**



### INDUSTRIES & TALENT

FORT WORTH IS THE PERFECT LOCATION THAT GIVES  
COMPANIES A REAL COMPETITIVE ADVANTAGE



### TRANSPORTATION HUB FOUR AIRPORTS

OVER 9.4 MILLION ANNUAL VISITORS TO THE CITY OF  
FORT WORTH RESULTING IN 2.4 BILLION IN ANNUAL  
ECONOMIC IMPACT



### 4 MAJOR COLLEGES WITHIN THE SURROUNDING AREA

INCLUDING TEXAS CHRISTIAN UNIVERSITY, TEXAS A&M - LAW,  
UNIVERSITY OF NORTH TEXAS, AND TEXAS WOMAN'S UNIVERSITY

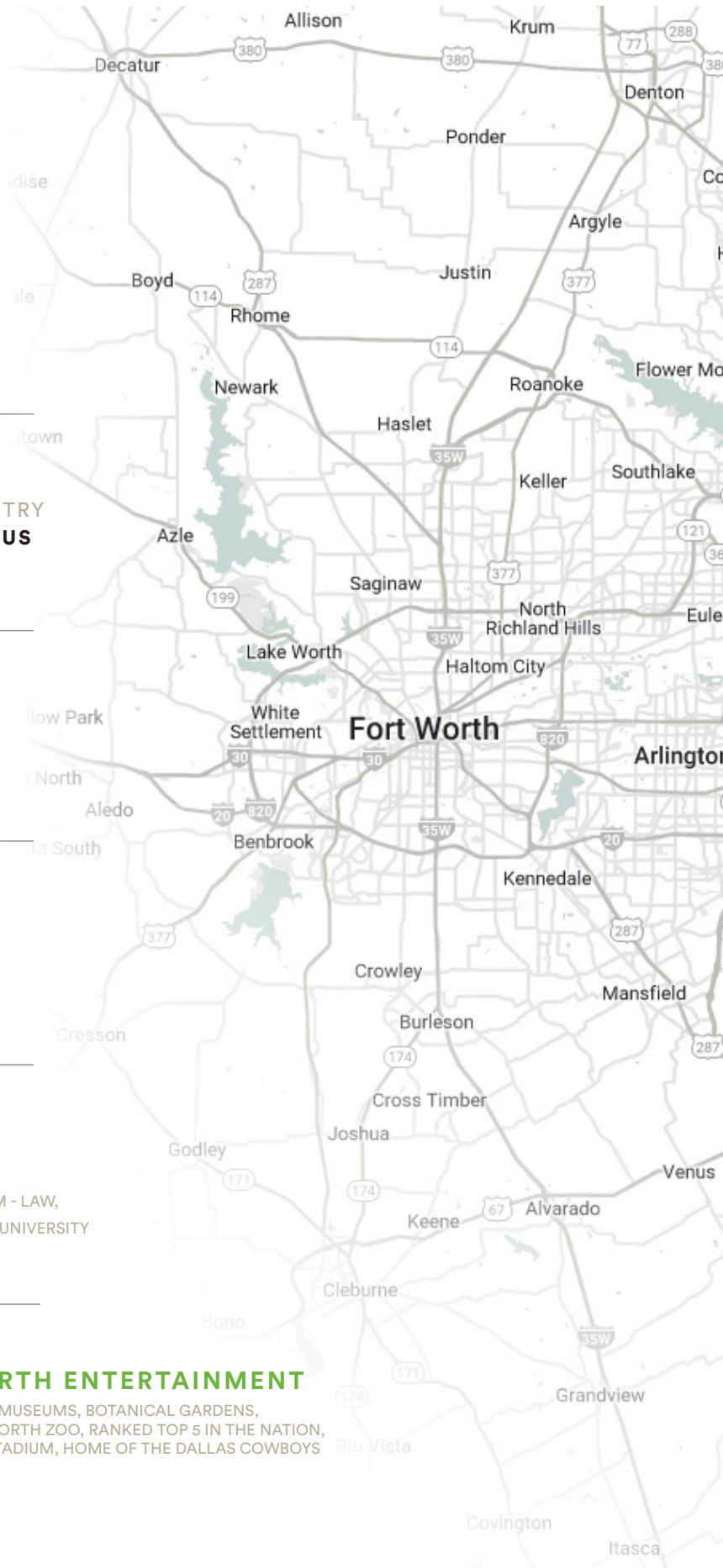
**2ND**

FASTEST GROWING CITY  
IN THE UNITED STATES



### FORT WORTH ENTERTAINMENT

INCLUDES 5 MUSEUMS, BOTANICAL GARDENS,  
THE FORT WORTH ZOO, RANKED TOP 5 IN THE NATION,  
AND AT&T STADIUM, HOME OF THE DALLAS COWBOYS



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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.

### 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. **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.

**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.

Oldham Goodwin Group, LLC  
Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associate's Name

532457  
Licensed No.

Licensed No.

Licensed No.

Licensed No.

Casey.Oldham@OldhamGoodwin.com  
Email

Email

Email

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(979) 268-2000  
Phone

Phone

Phone

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:

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**Brett Boatner**

Senior Associate | Retail Services

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**Fort Worth**

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HOUSTON | SAN ANTONIO | WACO/TEMPLE | BRYAN



[OLDHAMGOODWIN.COM](https://www.OldhamGoodwin.com)