

AVAILABLE FOR SALE OR LEASE

5412- 5438 Brentwood Stair Rd. Fort Worth, TX 76112

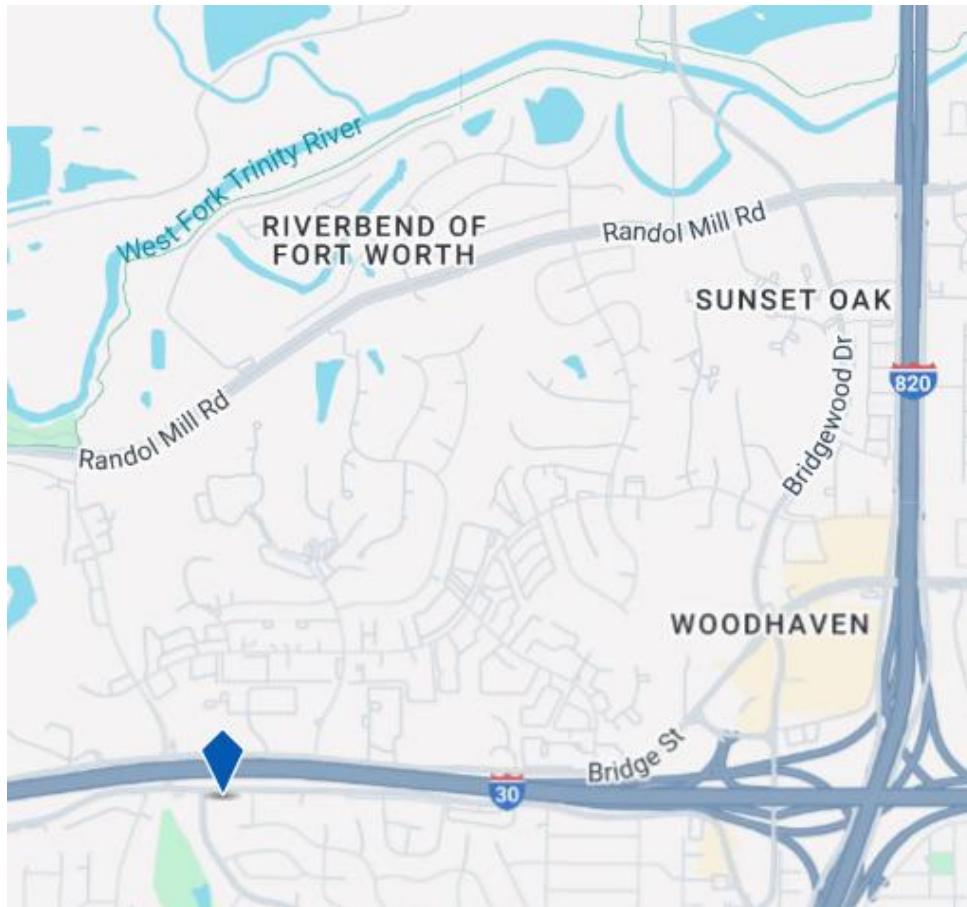


KAREN SIMON

ksimon@simonrealtyadvisorsllc.com
817.832.4646

HIGHLIGHTS

5412- 5438 Brentwood Stair Rd. Fort Worth, TX 76112



- GLA 15,700 sf / situated on 1.67 AC
- Price: Negotiable
- Available lease space 900- 2,900 Sq. Ft.
- 51% Vacant
- Excellent visibility with immediate access to I-30 frontage
- 150 surface spaces (9.5 parking spots per 1,000 sq. ft.)
- Owner/User or Value-Add Opportunity
- Zoning "E"- Accommodating retail, banks, restaurants, bakeries and more.

Traffic Count:

- 22,000 VPD @ Brentwood Stair Rd.
- 113,000 VPD @ I-30

KAREN SIMON

ksimon@simonrealtyadvisorsllc.com
817.832.4646

DEMOGRAPHICS & RENT ROLL

5412- 5438 Brentwood Stair Rd. Fort Worth, TX 76112



Demographics

Distance	3 Mile	5 Miles
2024 Population	80,850	240,940
2024 Total HH	26,324	87,397
Average HH Income	\$63,795	\$74,480

Rent Roll

Suite	Tenant	SF	PSF
5412	Liquor Store	1,400	\$21.43+ NNN
5414	Sai Cleaners	2,300	\$10.43/ Gross
5418	Bar Lounge	2,900	
5420	Barber Shop	1,000	\$4,400 Monthly including NNN
5428	Vacant	1,200	\$0.00
5430	Vacant	900	\$0.00
5432	Vacant	1,000	\$0.00
5434	Vacant	1,000	\$0.00
5436	Vacant	1,100	\$0.00
5438	Vacant	2,900	\$0.00

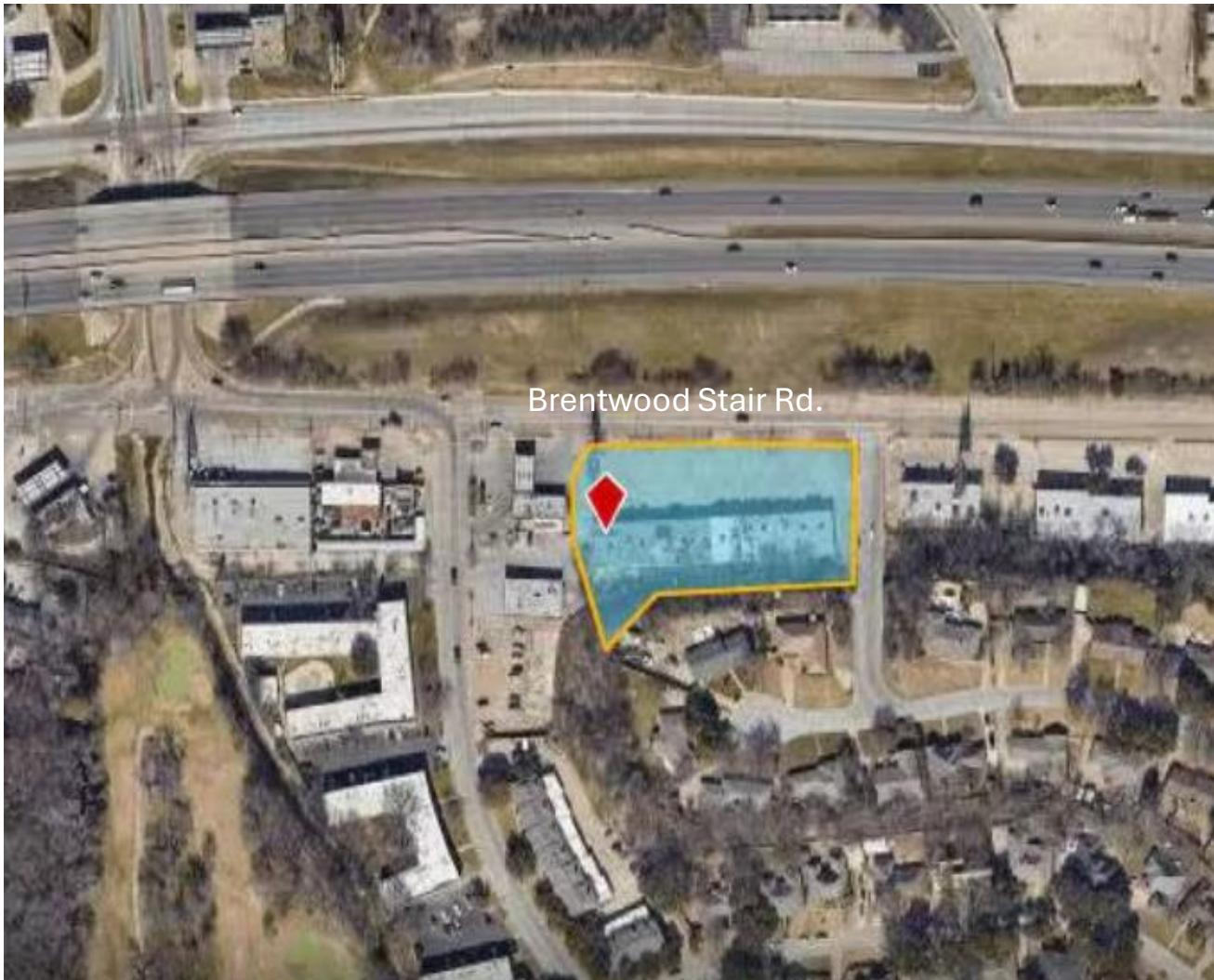
KAREN SIMON

ksimon@simonrealtyadvisorsllc.com

817.832.4646

AERIAL

5412- 5438 Brentwood Stair Rd. Fort Worth, TX 76112



KAREN SIMON

ksimon@simonrealtyadvisorsllc.com

817.832.4646

SURVEY

5412- 5438 Brentwood Stair Rd. Fort Worth, TX 76112

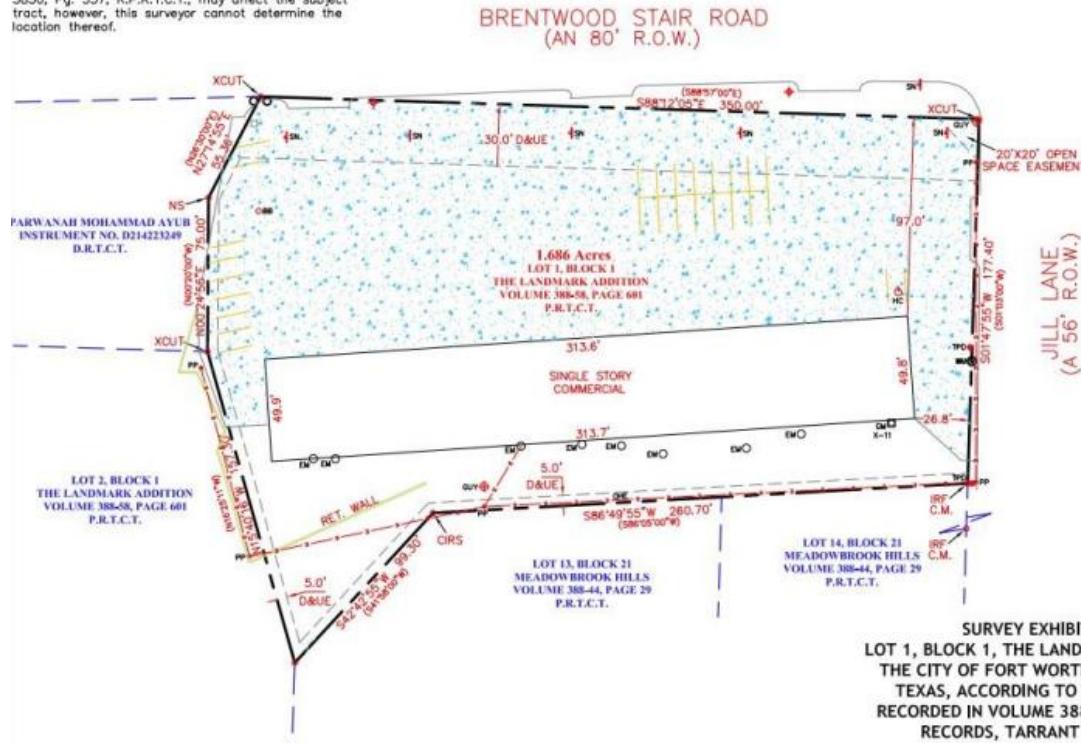


SURVEYOR'S NOTES:

1. All bearings shown herein are correlated to the Texas state plane coordinate system, North Central Zone (4202, NAD83 (NA 2011).
2. This survey was prepared with the benefit of a copy of a commitment for title insurance, prepared by First American Title Insurance Company, GF No. 1003-386658-RTT, issued August 8, 2023.
3. The survey performed on the ground of the subject property and the preparation of a depiction of the results thereof on this survey exhibit was prepared without the benefit of an abstract of title, therefore there may be easements or other matters that could exist and are not shown.
4. () Denotes record data.

This survey exhibit was prepared from a survey performed on the ground under the supervision of Shelby J. Hoffman, R.P.L.S. No. 6084, on August 21, 2023 and shows the significant visible improvements observed at the time of the survey.

- Easements and right-of-way easements recorded in: (e) Vol. 473, Pg. 451, (f) Vol. 1296, Pg. 494, (g) Vol. 3436, Pg. 592, (h) Vol. 3944, Pg. 135, and (i) Vol. 3850, Pg. 537, R.P.R.T.C.T., may affect the subject tract, however, this surveyor cannot determine the location thereof.



LEGEND OF ABBREVIATIONS

Plot Records of Tarrant County, Texas
Real Property Records of Tarrant County, Texas
Drainage and Utility Easement
Iron Rod Found
Nail Set
Controlling Monument
Overhead Electric
Billboard
Sign
Telephone Pedestal
Handicapped

LEGEND OF SYMBOLS

air conditioner
 borehole
 cable tv
 electric meter
 fence or handrail
 fire hydrant
 fire dept. connection
 guard rail
 grease trap
 bollard
 grate inlet
 gas meter
 gas line
 utility pole anchor
 irrigation valve
 landscape or tree line
 landscape electric box
 landscape light
 light pole
 mailbox
 overhead utility lines
 power pole
 sanitary sewer manhole
 sanitary sewer manhole
 traffic signal pole
 utility vault
 water valve
 water meter
 well

NOTE - SOME ITEMS IN THIS LISTEN MAY NOT PERTAIN TO THIS SURVEY DIRECT, THE

PRESENCE OF UTILITIES WARNING

811 or other similar utility locate requests (DIG-TESS) may have not been requested, may have been ignored, or may have resulted in an incomplete response; in which case utilities may have not been marked, or the completely marked, at the time the fieldwork was performed. Therefore, other utilities may exist which are not shown on this survey exhibit. Where additional or more detailed information is requested, subsurface utility investigation, and/or a private utility locate request may be necessary.



111

08/22/2021

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084



SURVEY EXHIBIT SHOWING

SURVEY EXHIBIT SHOWING
LOT 1, BLOCK 1, THE LANDMARK, AN ADDITION TO
THE CITY OF FORT WORTH, TARRANT COUNTY,
TEXAS, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 388-58, PAGE 601, PLAT
RECORDS, TARRANT COUNTY, TEXAS

KAREN SIMON
ksimon@simonrealtyadvisorsllc.com
817.832.4646

PROPERTY PHOTOS

5412- 5438 Brentwood Stair Rd. Fort Worth, TX 76112



KAREN SIMON

ksimon@simonrealtyadvisorsllc.com
817.832.4646



Information About Brokerage Services



2-10-2025

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.

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 broker or 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 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 advise 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.

Karen L. Simon 304975 ksimon@simonrealtyadvisorsllc.com (817)832-4646
 Licensed Broker/Broker Firm Name or
 Primary Assumed Business Name Karen L. Simon
 Designated Broker of Firm _____
 Licensed Supervisor of Sales Agent/
 Associate _____
 Sales Agent/Associate's Name _____
 Buyer/Tenant/Seller/Landlord Initials _____ Date _____