

# AVAILABLE FOR SALE OR LEASE

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

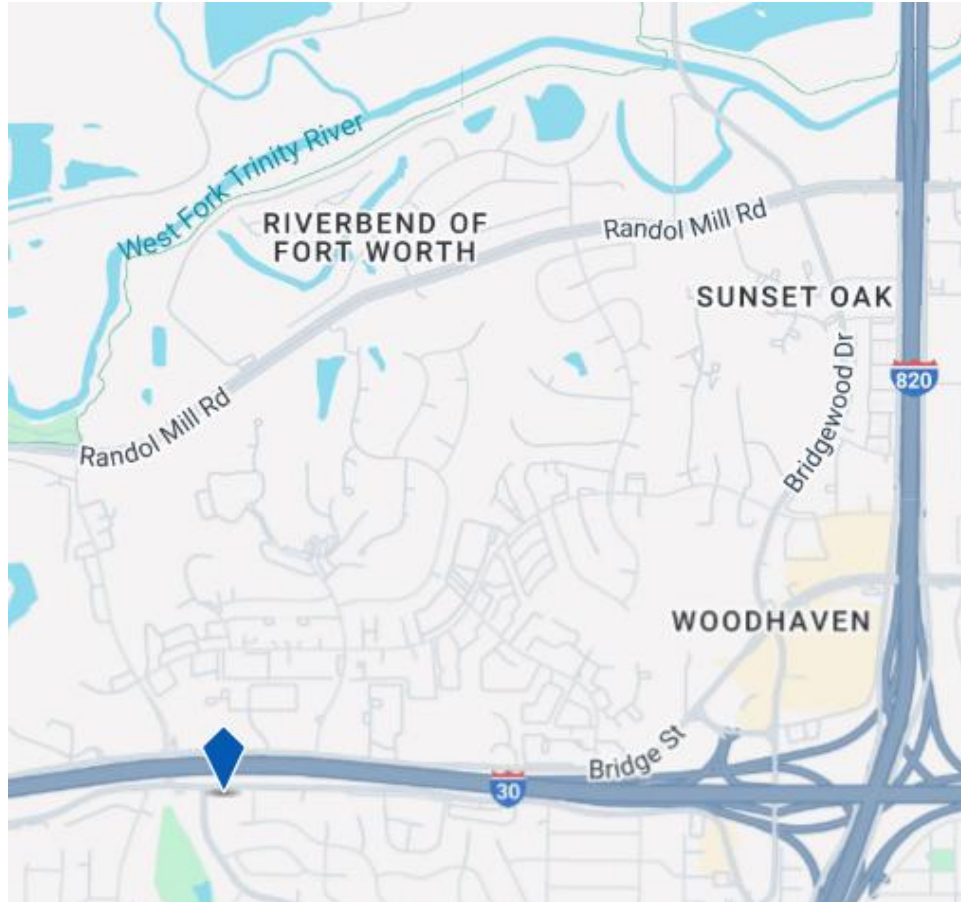


**KAREN SIMON**

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# 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

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# DEMOGRAPHICS & RENT ROLL

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

Rent Roll			
<i>Suite</i>	<i>Tenant</i>	<i>SF</i>	<i>PSF</i>
5412	Liquor Store	1,400	\$21.43+ NNN
5414	Sai Cleaners	2,300	\$10.43/ Gross
5418	Bar Lounge	2,900	\$4,400 Monthly including NNN
5420	Barber Shop	1,000	
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

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# AERIAL

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# SURVEY

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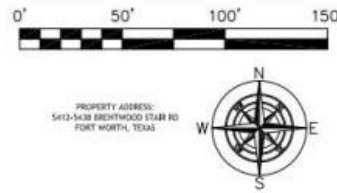


## SURVEYOR'S NOTES:

- All bearings shown hereon are correlated to the Texas state plane coordinate system, North Central Zone (4202), NAD83 (NA 2011).
- 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.
- 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.
- ( ) 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

P.R.T.C.T.  
R.P.R.T.C.T.  
D&UE  
IRF  
NS  
C.M.  
OHE  
BB  
SN  
TPD  
HC

Plat 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 dept. connection  
fire hydrant  
fire lane  
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  
storm drain manhole  
traffic signal pole  
sanitary sewer clean out  
utility vault  
water valve  
water meter  
well



**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 not 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.



08/22/2023  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6084

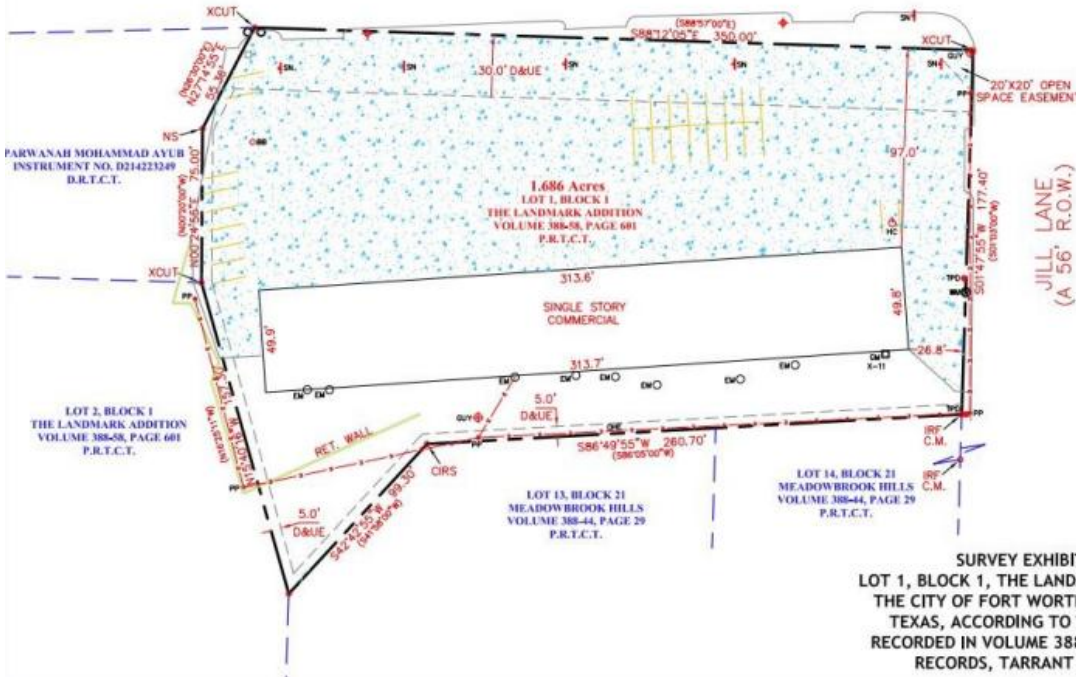


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Scale: 1"=50' Date: 08/22/2023 DWG: 2023-494 SURVEY-001  
Drawn: OF Checked: SJH Job: 2023-494

BRENTWOOD STAIR ROAD  
(AN 80' R.O.W.)

JILL LANE  
(A 56' R.O.W.)



**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**

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# PROPERTY PHOTOS

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2-10-2025



**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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Karen L. Simon</b>			
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1