

Fort Worth Stockyards Center

201-275 Northeast 28th Street, Fort Worth, Texas 76164



Estimated Population



1-mile	3-miles	5-miles
14,292	91,542	231,183

Avg Household Income



1-mile	3-miles	5-miles
\$47,868	\$62,476	\$74,240

Traffic Counts



NE 28th St	24,118 VPD
N Main St	17,107 VPD
Year: 2019 Source: TxDOT	

Property Features

- 4,509 SF Available
- Great access and visibility
- Tenant mix includes retail, medical, restaurant and service



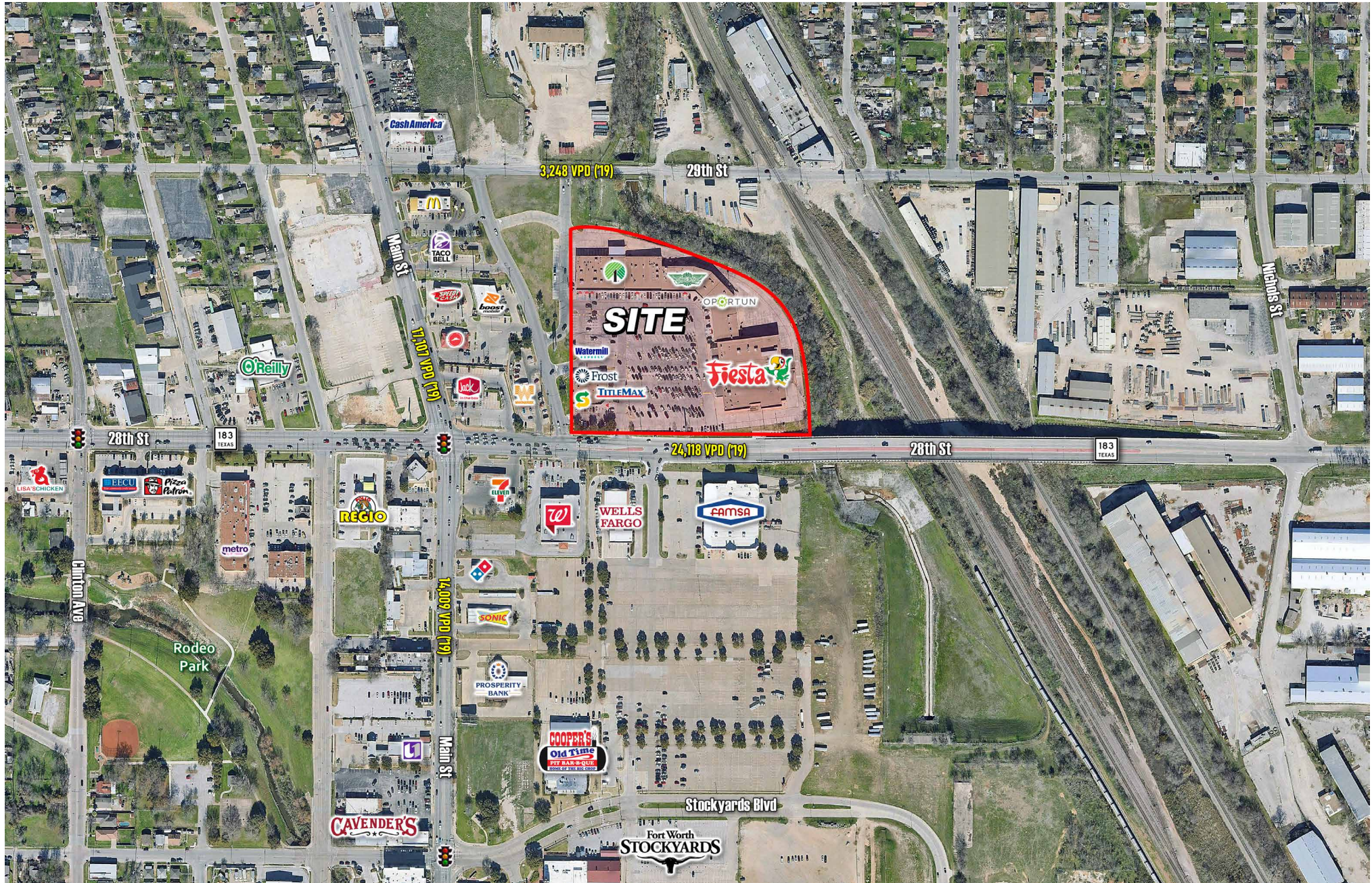
For more
information contact:

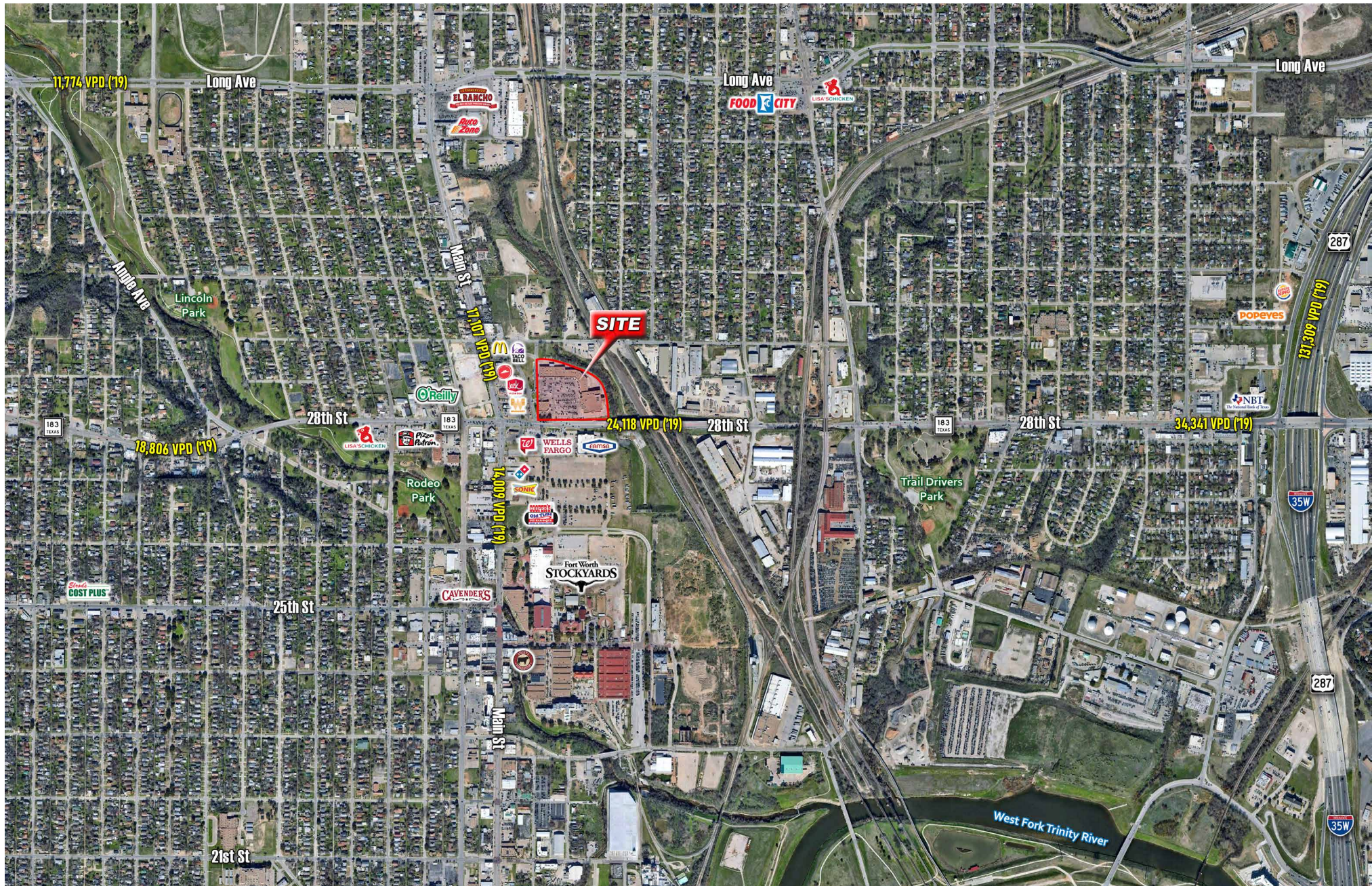
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Suite	Tenant	Sq. Ft
201	Frost Bank	2,000
203	A-Max Auto Insurance	1,087
205	Subway	1,150
209	Titlemax	3,217
211	Alpa Auto Insurance	1,133
215	Yummy Buffet	7,500
219	Dollar Tree	9,000
225	Brident Dental & Orthodontics	4,000
229	Mi Doctor	3,500
233	Market Latina	3,758
237	Wingstop	1,625
239	Clips Usa	1,200
241	Oportun	1,400
243	La Michoacana Ice Cream	1,400
245	Speed Queen	6,274
253	Available	4,509
257	Little Spurs Pediatric Urgent Care	3,500
259	TC Law	1,400
261	MetroPCS by T-Mobile	1,190
263	Luxor Staffing	1,610
275	Fiesta	43,957
Total Sq Ft		104,410
Pad	Watermill Express	







Population			
2000 Population	13,855	78,176	168,064
2010 Population	13,274	78,479	193,542
2020 Population	14,292	91,542	231,183
2025 Population	14,750	97,895	250,839
2000-2010 Annual Rate	-0.43%	0.04%	1.42%
2010-2020 Annual Rate	0.72%	1.51%	1.75%
2020-2025 Annual Rate	0.63%	1.35%	1.65%
2020 Male Population	52.0%	51.4%	50.1%
2020 Female Population	48.0%	48.6%	49.9%
2020 Median Age	29.1	30.7	32.9

In the identified area, the current year population is 231,183. In 2010, the Census count in the area was 193,542. The rate of change since 2010 was 1.75% annually. The five-year projection for the population in the area is 250,839 representing a change of 1.65% annually from 2020 to 2025. Currently, the population is 50.1% male and 49.9% female.

Median Age			
The median age in this area is 29.1, compared to U.S. median age of 38.5.			

Race and Ethnicity			
2020 White Alone	62.5%	61.8%	63.9%
2020 Black Alone	5.2%	6.2%	8.7%
2020 American Indian/Alaska Native Alone	0.7%	0.7%	0.8%
2020 Asian Alone	0.2%	0.8%	2.9%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Other Race	28.4%	27.2%	20.2%
2020 Two or More Races	3.0%	3.2%	3.5%
2020 Hispanic Origin (Any Race)	91.5%	76.6%	55.2%

Persons of Hispanic origin represent 55.2% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 78.9 in the identified area, compared to 65.1 for the U.S. as a whole.

Households			
2020 Wealth Index	36	50	65
2000 Households	3,602	22,256	55,882
2010 Households	3,505	23,144	65,448
2020 Total Households	3,768	27,292	78,307
2025 Total Households	3,881	29,463	85,765
2000-2010 Annual Rate	-0.27%	0.39%	1.59%
2010-2020 Annual Rate	0.71%	1.62%	1.77%
2020-2025 Annual Rate	0.59%	1.54%	1.84%
2020 Average Household Size	3.76	3.27	2.86

The household count in this area has changed from 65,448 in 2010 to 78,307 in the current year, a change of 1.77% annually. The five-year projection of households is 85,765, a change of 1.84% annually from the current year total. Average household size is currently 2.86, compared to 2.86 in the year 2010. The number of families in the current year is 50,490 in the specified area.

Average Household Income			
2020 Average Household Income	\$47,868	\$62,476	\$74,240
2025 Average Household Income	\$50,903	\$66,759	\$80,513
2020-2025 Annual Rate	1.24%	1.33%	1.64%

2020 Population 25+ by Educational Attainment			
Total	8,106	54,453	145,148
Less than 9th Grade	29.7%	22.6%	14.1%
9th - 12th Grade, No Diploma	24.1%	16.2%	12.2%
High School Graduate	25.1%	25.1%	23.5%
GED/Alternative Credential	6.3%	5.9%	5.3%
Some College, No Degree	7.7%	12.4%	16.9%
Associate Degree	3.3%	3.8%	5.7%
Bachelor's Degree	3.0%	9.3%	14.4%
Graduate/Professional Degree	0.7%	4.7%	7.8%

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	580	3,368	11,502
Total Employees:	4,987	48,314	178,421
Total Residential Population:	14,292	91,542	231,183
Employee/Residential Population Ratio (per 100 Residents)	35	53	77



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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date