

Auto Shop Facility | For Sale or Lease

TVCRE.com

1012 Florence Street, Fort Worth, Texas 76102



Prime Downtown Fort Worth Opportunity!

Located in the heart of Fort Worth's thriving business district, this well-positioned space offers outstanding visibility, convenient access to major highways and proximity to popular dining, retail and residential developments. Ideal for office, retail or mixed-use operations, 1012 Florence Street provides a smart investment in one of Fort Worth's most dynamic and growing areas.

Prepared by:



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COMMERCIAL REAL ESTATE

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Property Overview

- Building Size: 3,600 SF (+/-)
- Land Size: 7,200 SF (+/-)
- Located 1 block east of Henderson Street and 1 block north of Lancaster Avenue
- Zoning: "H" Business

Property Features

- Unique auto related property
- Located in Downtown Fort Worth
- Fenced yard
- Grade level loading doors
- Potentially 2 new lifts can be added to property

Sales Price

\$1,200,000

Lease Price


\$12.00 PSF + NNN

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Demographic Summary Report

1012 Florence St, Fort Worth, TX 76102						
Building Type: General Retail	Total Available: 3,600 SF					
Secondary: Auto Repair	% Leased: 0%					
GLA: 3,600 SF	Rent/SF/Yr: \$12.00					
Year Built: 1948						
Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	17,939		108,978		315,433	
2024 Estimate	16,573		101,238		296,476	
2020 Census	13,733		87,083		274,033	
Growth 2024 - 2029	8.24%		7.65%		6.39%	
Growth 2020 - 2024	20.68%		16.25%		8.19%	
2024 Population by Hispanic Origin	3,041		40,944		160,438	
2024 Population	16,573		101,238		296,476	
White	10,313	62.23%	49,923	49.31%	119,077	40.16%
Black	3,753	22.65%	14,521	14.34%	37,516	12.65%
Am. Indian & Alaskan	45	0.27%	657	0.65%	2,309	0.78%
Asian	404	2.44%	2,413	2.38%	7,758	2.62%
Hawaiian & Pacific Island	13	0.08%	69	0.07%	235	0.08%
Other	2,045	12.34%	33,655	33.24%	129,581	43.71%
U.S. Armed Forces	52		129		524	
Households						
2029 Projection	8,134		44,250		111,661	
2024 Estimate	7,432		40,942		104,508	
2020 Census	5,729		34,421		94,823	
Growth 2024 - 2029	9.45%		8.08%		6.84%	
Growth 2020 - 2024	29.73%		18.94%		10.21%	
Owner Occupied	1,260	16.95%	16,750	40.91%	51,895	49.66%
Renter Occupied	6,172	83.05%	24,191	59.09%	52,613	50.34%
2024 Households by HH Income	7,434		40,941		104,507	
Income: <\$25,000	1,394	18.75%	8,358	20.41%	22,137	21.18%
Income: \$25,000 - \$50,000	1,285	17.29%	8,684	21.21%	25,710	24.60%
Income: \$50,000 - \$75,000	995	13.38%	6,914	16.89%	19,457	18.62%
Income: \$75,000 - \$100,000	1,225	16.48%	5,189	12.67%	12,517	11.98%
Income: \$100,000 - \$125,000	798	10.73%	3,457	8.44%	7,963	7.62%
Income: \$125,000 - \$150,000	284	3.82%	1,733	4.23%	4,334	4.15%
Income: \$150,000 - \$200,000	529	7.12%	2,575	6.29%	4,629	4.43%
Income: \$200,000+	924	12.43%	4,031	9.85%	7,760	7.43%
2024 Avg Household Income	\$99,644		\$88,830		\$79,087	
2024 Med Household Income	\$75,878		\$61,777		\$55,234	

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AERIAL





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Charles "C.B." Team</u>	<u>563820</u>	<u>cteam@tvcre.com</u>	<u>817-335-7575</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Charles "C.B." Team</u>	<u>563820</u>	<u>cteam@tvcre.com</u>	<u>817-335-7575</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Philip Samples</u>	<u>553590</u>	<u>psamples@tvcre.com</u>	<u>817-335-7575</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date