

**CENTURY 21
COMMERCIAL.**
Judge Fite Company

**14135
FM 730**

14135 FM 730 N Ste
D
Azle, TX 76020



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14135
FM 730

PROPERTY INFORMATION

Annual Rent
\$10.56/ per SQ. FT.

Property Address
*Suite D, 14135 FM 730 N Ste D
Azle, TX 76020*

Year Built
2024

Rentable Area
3,068 Sq. Ft.

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CENTURY 21 Commercial[®], the CENTURY 21 Commercial Logo and C21 Commercial[®] are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated..

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PROPERTY OVERVIEW

Direct visibility to high traffic on FM 730 between Azle and Boyd
3068 SF (52'x59')
Two 14'x14' roll-up doors
Two walk-in doors
Ceiling height 25' at peak with 5 pitch
10'x10' office and half bath
Spray foam insulated
Outside city limits
Parking directly in front of building with additional space on the side
Water and Sewer may be included in rent.

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PROPERTY PHOTOS



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PROPERTY PHOTOS



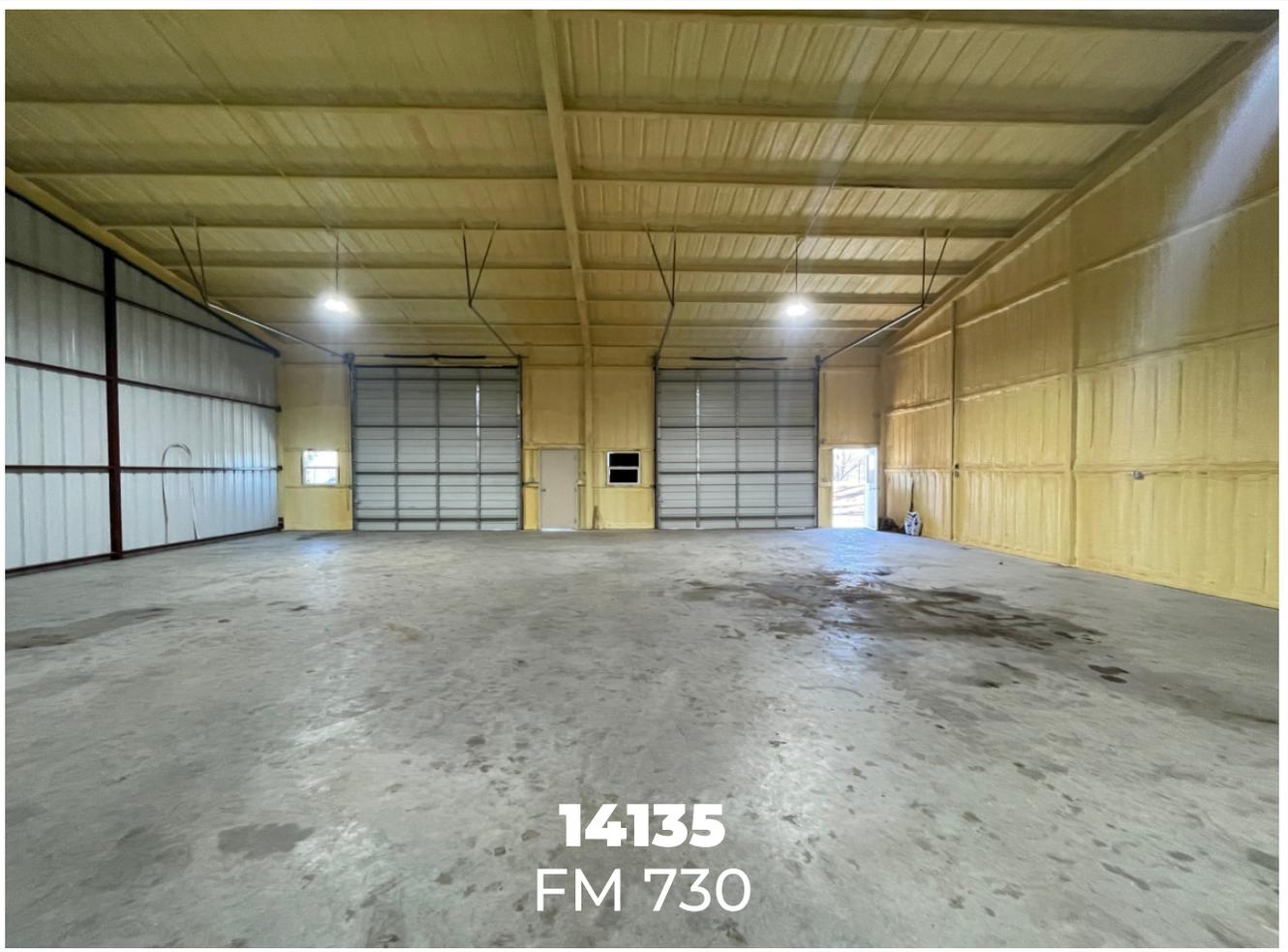
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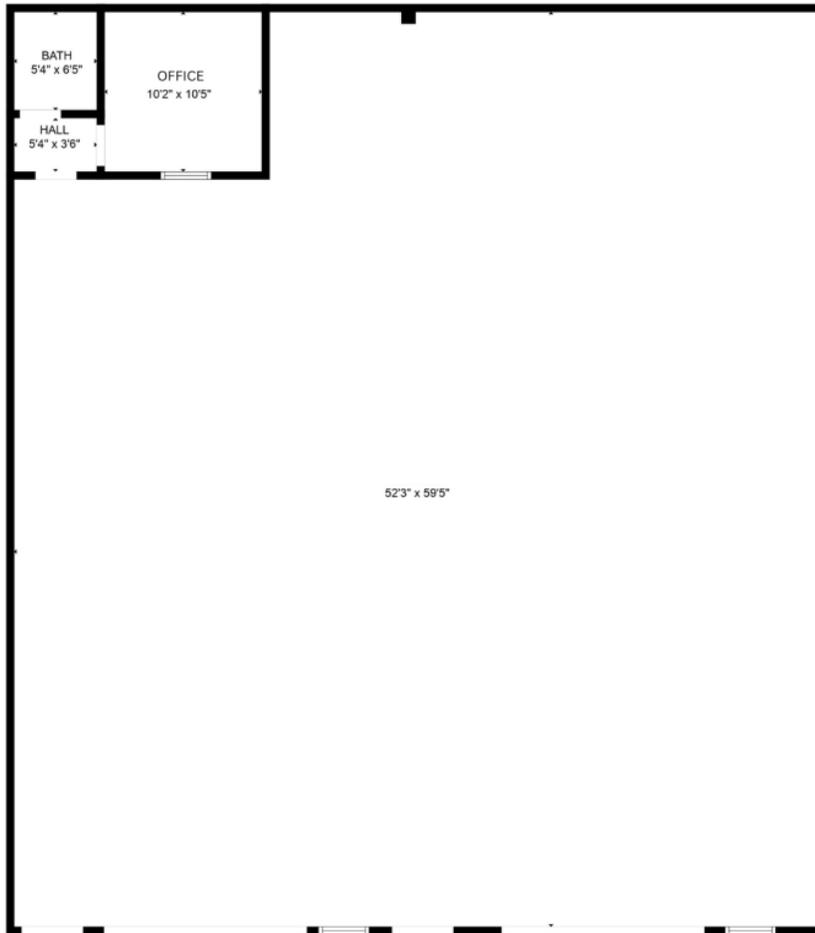
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PROPERTY PHOTOS



14135 FM 730



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.

CENTURY 21 Judge Fite Company	0316490	broker@judgefite.com	(214) 920-9611
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Ashley Conlon	0459849	ashleyconlon@judgefite.com	(214) 446-2636
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Allie Hendricks	0643203	alliehendricks@judgefite.com	(817) 714-5410
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Melony Bleeker	0780443	melonybleeker@judgefite.com	(817) 408-0870
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

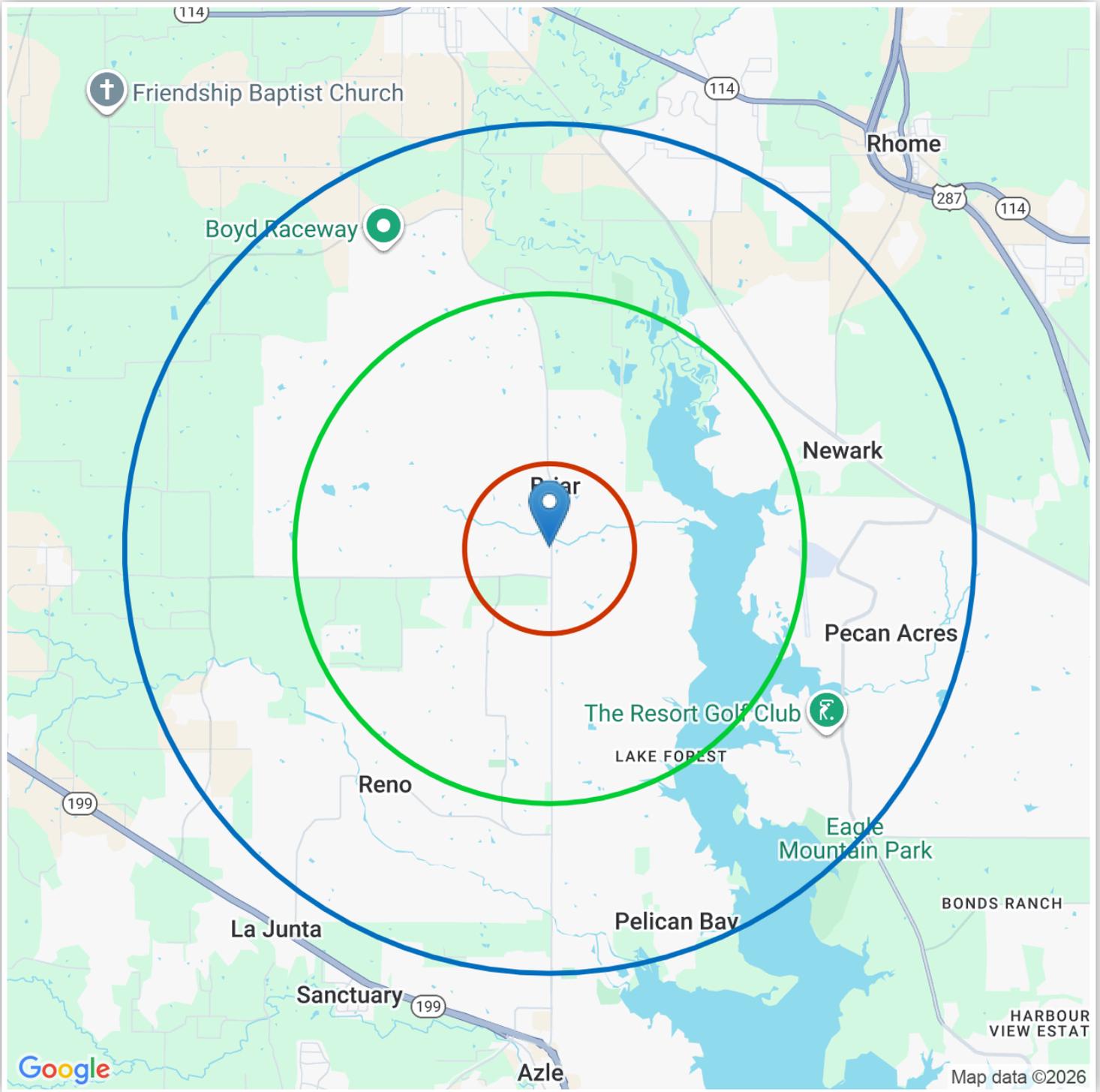
Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2



LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

995
Population

44.6 Median Age

2.78
Average Household Size

287
Total Households

EDUCATION

6.81%
No High School Diploma

5.67%
High School Graduate

29.93%
Some College

12.91%
Bachelor's/ Grad

BUSINESS

24
Total Businesses

135
Total Employees

EMPLOYMENT

2
Manufacturing Employees

14
Retail Trade Employees

1
Eating & Drinking Employees

1
Finance/Ins/Real Estate Emp

3.5% Unemployment Rate

INCOME

\$79,957
Median Household Income

\$35,516
Per Capita Income

\$275,164
Median Net Worth

Households by Income

The largest group : \$75,000 - \$99,999 (21.51%) ■

The smallest group : \$200,000+ (3.35%) ■

Indicator	Value(%)	
< \$15,000	7.82	■
\$15,000 - \$24,999	6.7	■
\$25,000 - \$34,999	10.61	■
\$35,000 - \$49,999	7.54	■
\$50,000 - \$74,999	11.73	■
\$75,000 - \$99,999	21.51	■
\$100,000 - \$149,999	12.01	■
\$150,000 - \$199,999	18.99	■
\$200,000+	3.35	■



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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

8,373
Population

43 Median Age

2.68
Average Household Size

2,939
Total Households

EDUCATION

7.4%

No High School Diploma

3.38%

High School Graduate

25.61%

Some College

9.74%

Bachelor's/ Grad

BUSINESS



110

Total Businesses



621

Total Employees

EMPLOYMENT

22

Manufacturing Employees

80

Retail Trade Employees

26

Eating & Drinking Employees

10

Finance/Ins/Real Estate Emp

4.6%

Unemployment Rate

INCOME



\$78,843

Median Household Income



\$34,533

Per Capita Income



\$269,198

Median Net Worth

Households by Income

The largest group : \$75,000 - \$99,999 (19.33%) ■

The smallest group : \$200,000+ (4.8%) ■

Indicator	Value(%)	
< \$15,000	6.72	■
\$15,000 - \$24,999	5.54	■
\$25,000 - \$34,999	10.98	■
\$35,000 - \$49,999	10.44	■
\$50,000 - \$74,999	12.32	■
\$75,000 - \$99,999	19.33	■
\$100,000 - \$149,999	16.93	■
\$150,000 - \$199,999	12.93	■
\$200,000+	4.8	■



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

23,362
Population

41.6 Median Age



2.75
Average Household Size

7,888
Total Households

EDUCATION

7.61%

No High School Diploma



6.34%

High School Graduate



22.06%

Some College



15.32%

Bachelor's/ Grad

BUSINESS



375

Total Businesses



2,681

Total Employees

EMPLOYMENT

185

Manufacturing Employees

518

Retail Trade Employees

210

Eating & Drinking Employees

56

Finance/Ins/Real Estate Emp

4.9%

Unemployment Rate

INCOME



\$85,883

Median Household Income



\$40,766

Per Capita Income



\$314,975

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (18.77%)

The smallest group : \$15,000 - \$24,999 (4.82%)

Indicator	Value(%)	
< \$15,000	6.38	■
\$15,000 - \$24,999	4.82	■
\$25,000 - \$34,999	8.16	■
\$35,000 - \$49,999	9.41	■
\$50,000 - \$74,999	12.17	■
\$75,000 - \$99,999	17.58	■
\$100,000 - \$149,999	18.77	■
\$150,000 - \$199,999	13.01	■
\$200,000+	9.69	■



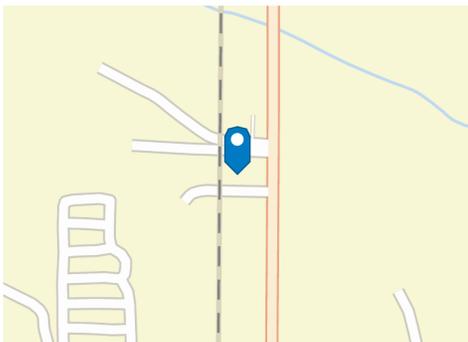
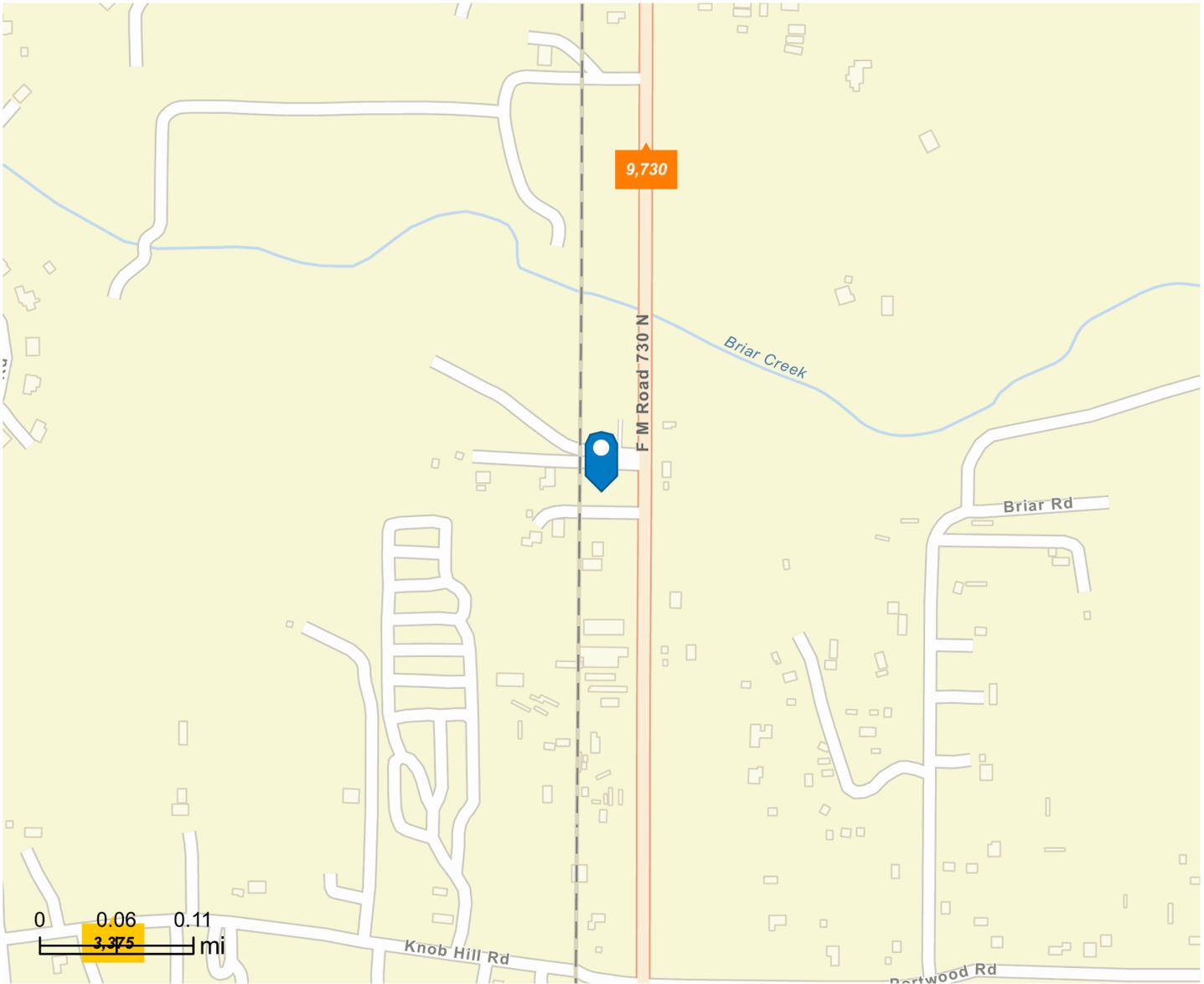
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TRAFFIC COUNT MAP - CLOSE-UP

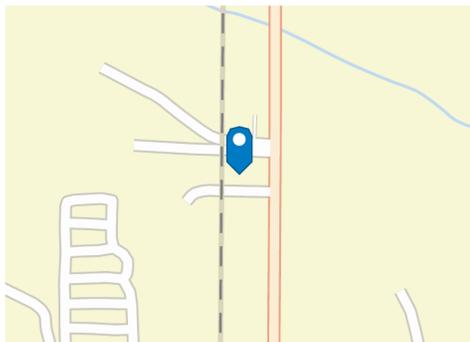
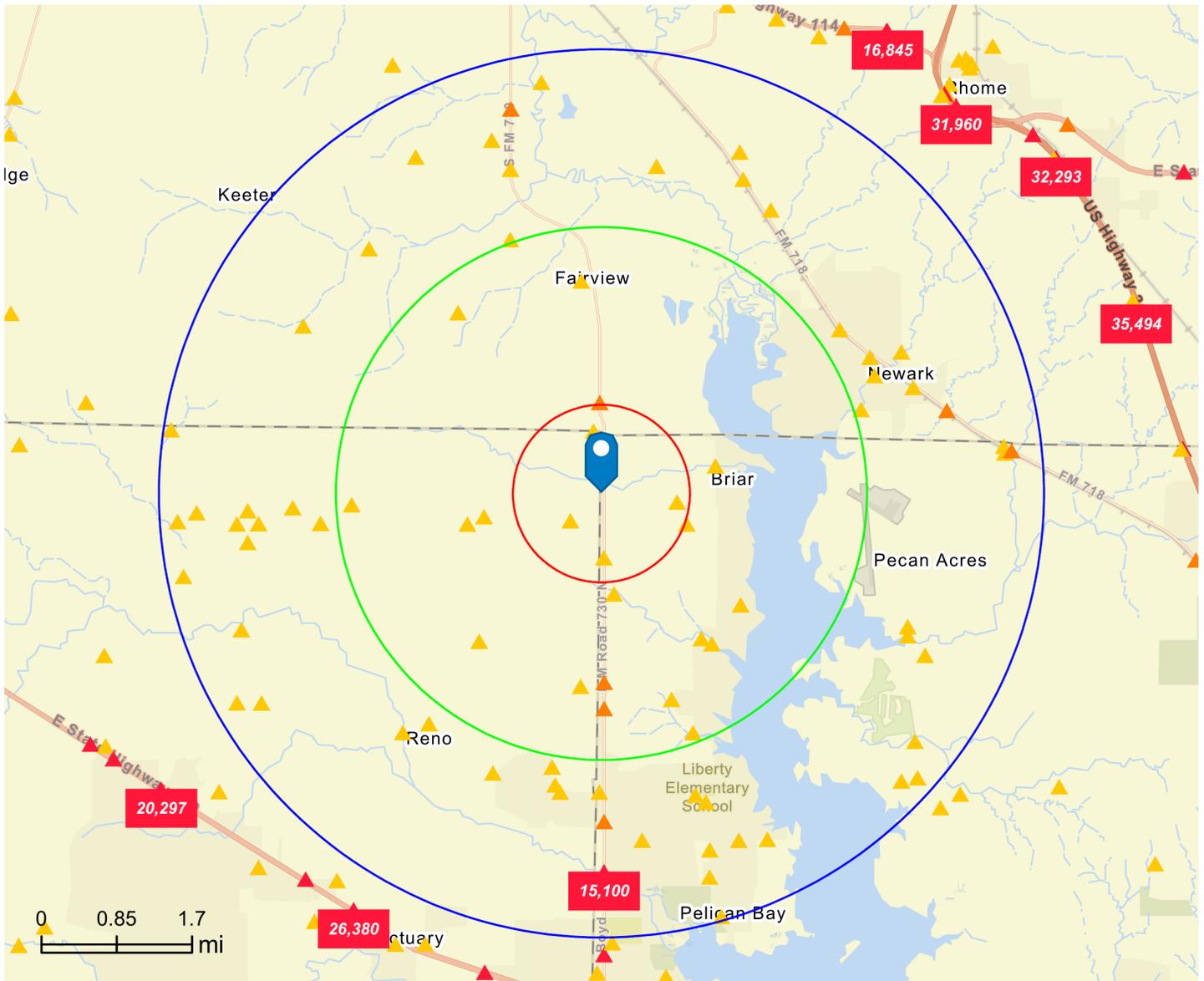


Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

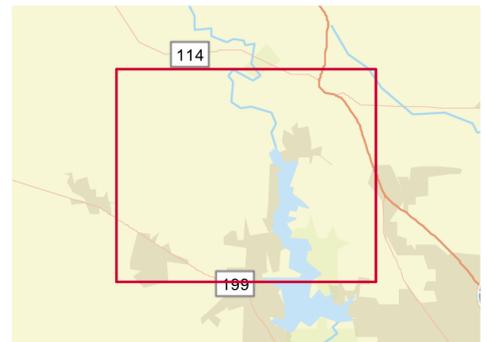


TRAFFIC COUNT - STUDY AREA (RINGS: 1, 3, 5 MILE RADIUS)



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



AREA LOCATION MAP



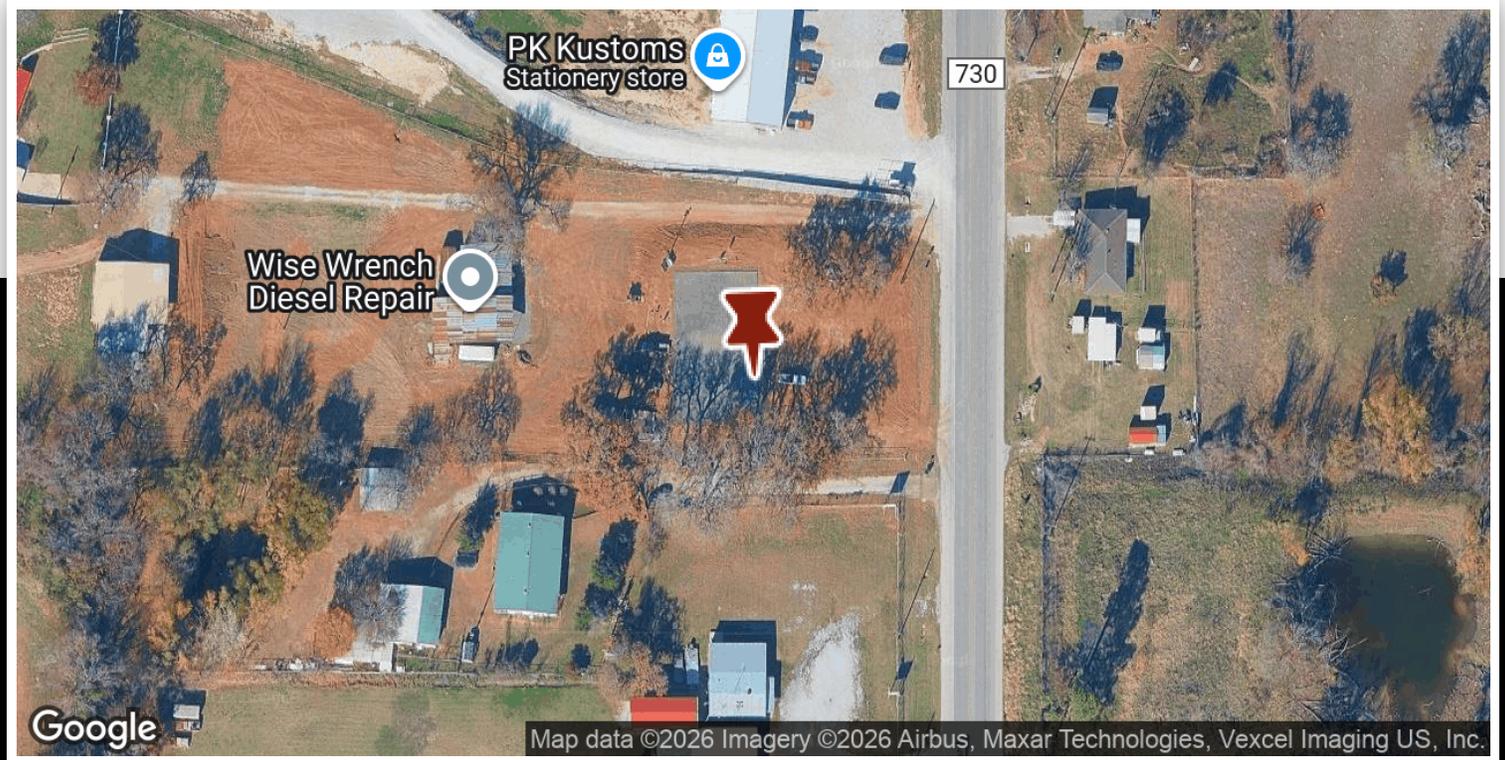
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AERIAL ANNOTATION MAP



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