

**COMMERCIAL
PROPERTY
FOR SALE**

IDEAL
OWNER/USER
OR NEW
DEVELOPMENT
OPPORTUNITY

BUILDING SIZE
± 4,181 SF

PARCEL SIZE
± 13,618 SF

PRIME CORNER DEVELOPMENT SITE

9007-9009 BENBROOK BLVD (US Highway 377)

BENBROOK, TX 76126



TRANSWESTERN

REAL ESTATE
SERVICES

9007-9009 BENBROOK BLVD (US Highway 377)

BENBROOK, TX 76126

Prime Development Opportunity:

- Outstanding development site at the hard corner of Benbrook Boulevard and Cozby Street West
- Parcel size of + 13,618 square feet offers opportunity to redevelop the site for a new small footprint QSR/retail development or office building
- Property located amidst bustling and growing infill retail uses including Chicken Express, Risky's BBQ, Sonic, Black Rifle Coffee, Caliber Car Wash, PNC Bank, 7-Eleven, Dollar General, QT, Whataburger and more



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Existing Building Information:

- In lieu of redeveloping the property for an alternative use, the property can be utilized based on its most recent use. Former veterinarian practice and most recently a Humane Society of North Texas pet adoption center
- Total building area: ± 4,181 square feet
- Total parcel size: ± 13,618 square feet
- Northeast corner of Benbrook Boulevard (US Highway 377) and Cozby St. West (immediately south of Chicken Express)
- Former veterinary clinic and animal rescue/adoption center (see deed restriction below)
- Existing building is ideally suited to an owner/user or speculative investor
- Due to outstanding retail location with visibility and access off on Benbrook Boulevard and Cozby Street West, the Property is also perfectly suited for redevelopment for a retail pad user.
- Current configuration includes:
 - Large reception area
 - 8 pet boarding rooms
 - Large office or conference room (14' x 16')
 - 6 additional glassed in boarding rooms off north building entrance
 - Utility room with washer/dryer hook-ups
 - Large room (17' x 37') with 11 cages with 2 more cages at ex
 - Room with 4 cages and sink with cabinets
 - Private office
 - 2 Restrooms and storage closet
- 8 striped parking spaces in front of building and approx. 7 spaces in rear (not striped)
- Potential building signage for great exposure/visibility
- Legal Description: Benbrook Lakeside Addition, Block 47, Lot 1B
- Zoning: "HC"-Highway Corridor District and also subject to the Benbrook Blvd Overlay District zoning requirements per the City of Benbrook.
- The Property has an ongoing deed restriction prohibiting use of any portion of the property as a veterinary clinic, veterinary hospital, veterinary medical practice or any related veterinary services, including grooming and boarding.
- Asking Price: \$750,000

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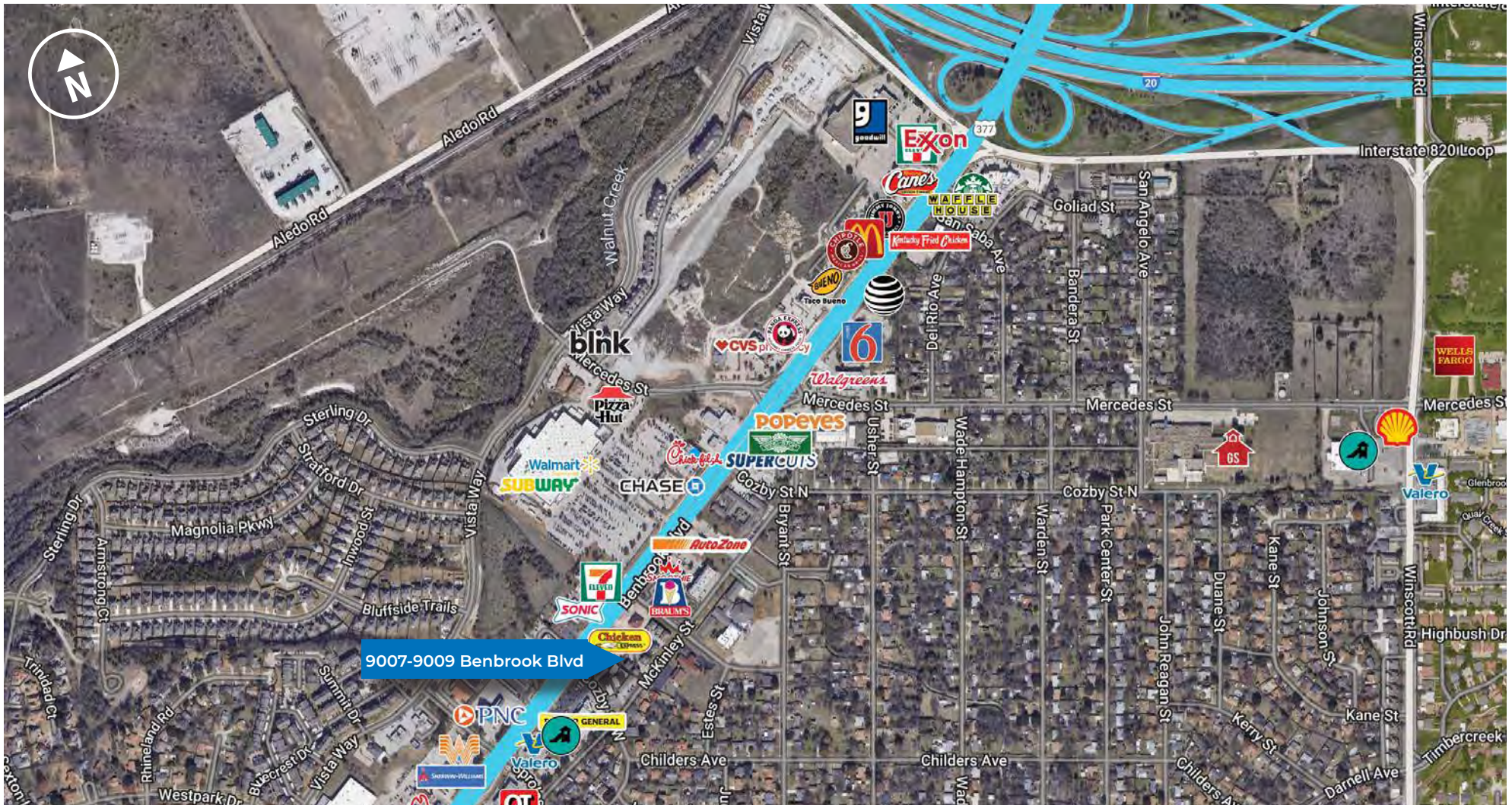
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For More Information:

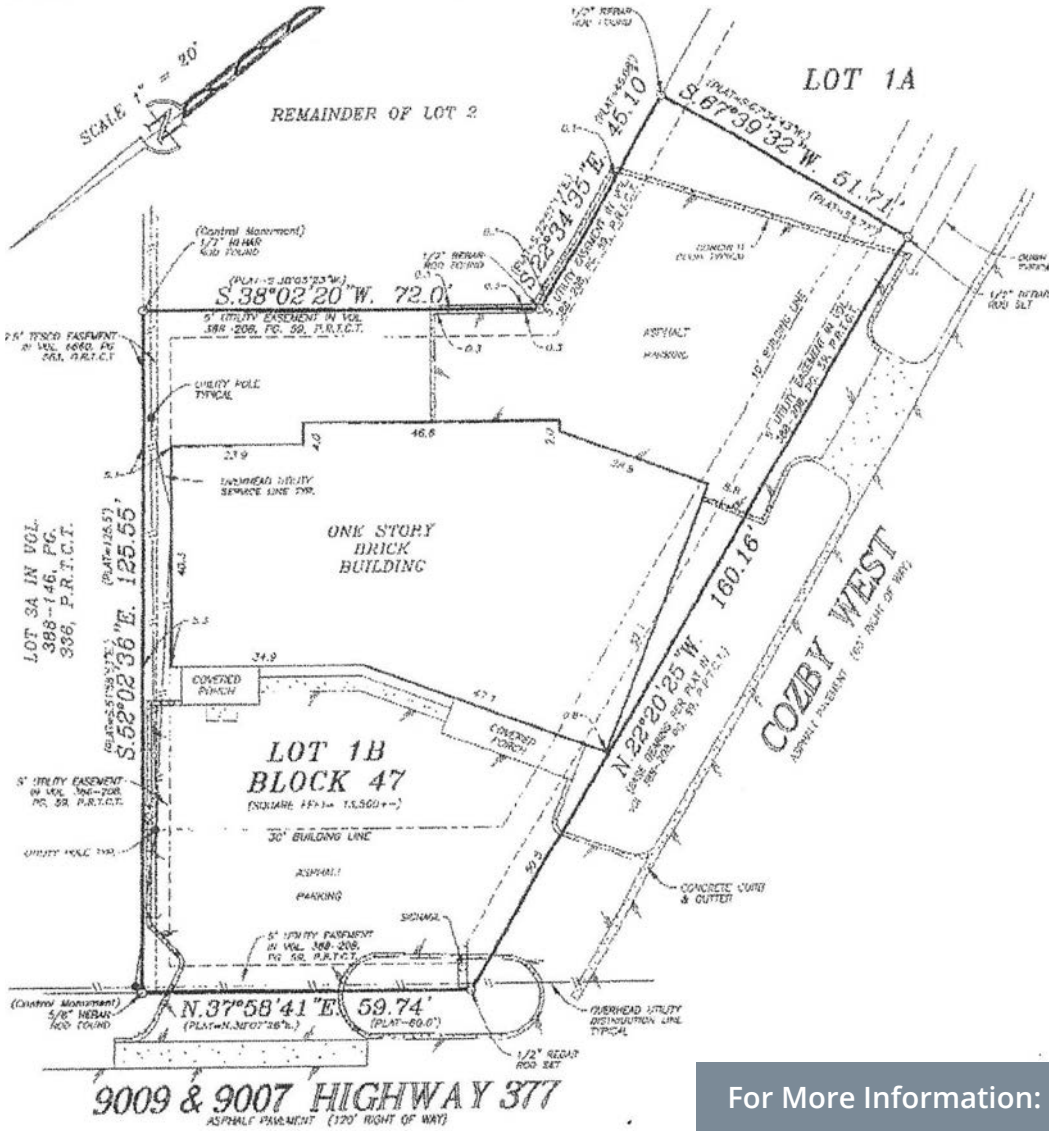
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DEMOGRAPHIC SNAPSHOT

POPULATION			
	1 mile	3 miles	5 miles
2020 Census Population	6,998	40,385	136,130
2024 Population	7,694	43,219	146,964
2029 Projected Population	7,935	43,219	146,964

HOUSEHOLDS			
	1 mile	3 miles	5 miles
2020 Census Households	2,882	16,922	58,557
2024 Households	3,160	18,043	62,890
2029 Projected Households	3,277	18,275	65,798
2024 Estimated Average Household Size	2.42	2.38	2.32

ESTIMATED HOUSEHOLD INCOME			
	1 mile	3 miles	5 miles
2024 Average Household Income	\$108,034	\$137,680	\$107,110
2024 Median Household Income	\$80,339	\$95,438	\$69,714
2024 Per Capita Income	\$43,316	\$56,992	\$45,818
2024 Median Age	39.0	41.4	37.2

TRAFFIC COUNTS	
VPD	
Vista Way @ Sproles Dr SW	1,737
Benbrook Hwy @ Mercedes St NE	36,359

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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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 coincidental 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.

Transwestern Commercial Services Fort Worth LLC	9000246	(817)877-4433
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Phone
Paul Wittorf	479373	(214)446-4512
Designated Broker of Firm	License No.	Phone
Leland Alvinus Prowse IV	450719	(817)877-4433
Licensed Supervisor of Sales Agent/Associate	License No.	Phone
William Guy Behr	351049	(817)877-4433
Sales Agent/Associate's Name	License No.	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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