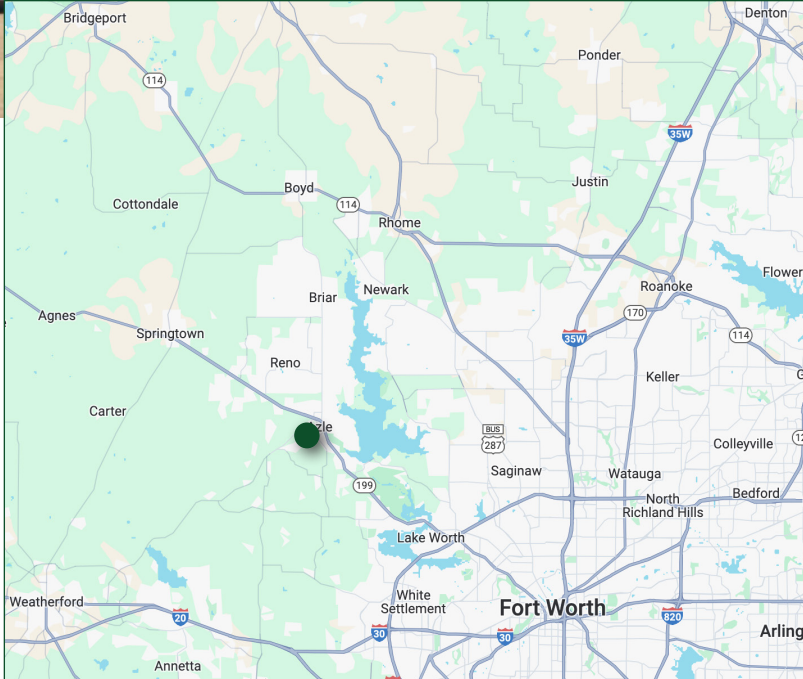


FOR SALE | 404 W MAIN, AZLE, TX 76020



- Restaurant
- Fully Sprinklered
- 100 % HVAC (except fitness center)
- Azle Event Center
- Azle Office Chamber of Commerce
- Across the street from the new City Hall and Police Department
- Appraised for \$3.1M
- Estimated Replacement Cost minimum \$4.5M



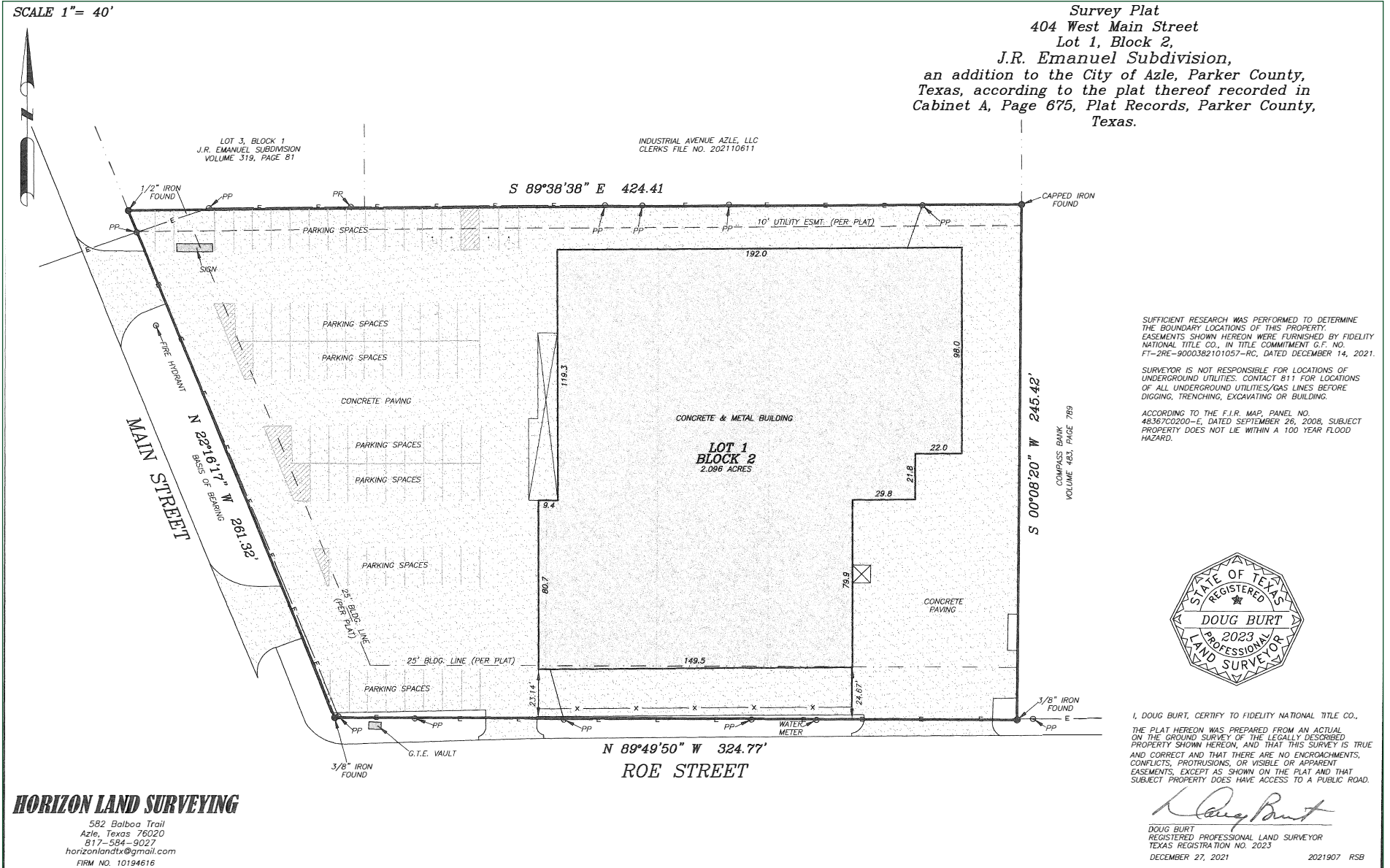
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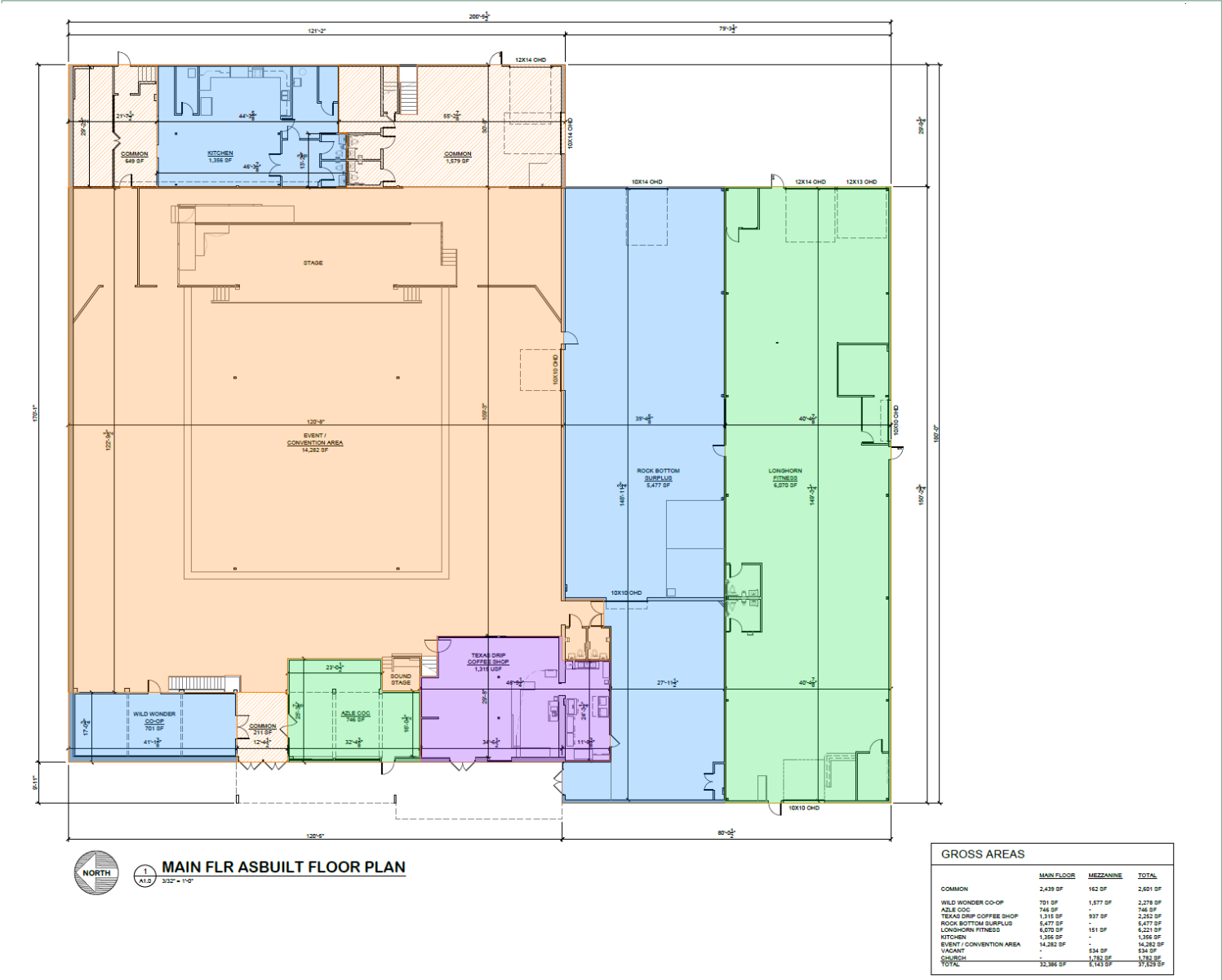


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FLOOR PLAN | 404 W MAIN, AZLE, TX 76020



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404 W Main St, Azle, TX 76020							
Building Type: General Retail		Total Available: 36,279 SF					
Secondary: Freestanding		% Leased: 0%					
GLA: 36,279 SF		Rent/SF/Yr: Negotiable					
Year Built: 2004							
Radius	1 Mile		3 Mile		5 Mile		
Population							
2029 Projection	6,137		26,901		47,866		
2024 Estimate	5,453		23,629		41,160		
2010 Census	5,404		21,423		36,434		
Growth 2024 - 2029	12.54%		13.85%		16.29%		
Growth 2010 - 2024	0.91%		10.30%		12.97%		
2024 Population by Age		5,453		23,629		41,160	
Age 0 - 4	317	5.81%	1,316	5.57%	2,113	5.13%	
Age 5 - 9	357	6.55%	1,450	6.14%	2,376	5.77%	
Age 10 - 14	386	7.08%	1,585	6.71%	2,696	6.55%	
Age 15 - 19	373	6.84%	1,585	6.71%	2,769	6.73%	
Age 20 - 24	346	6.35%	1,423	6.02%	2,482	6.03%	
Age 25 - 29	335	6.14%	1,349	5.71%	2,198	5.34%	
Age 30 - 34	384	7.04%	1,500	6.35%	2,350	5.71%	
Age 35 - 39	395	7.24%	1,582	6.70%	2,564	6.23%	
Age 40 - 44	366	6.71%	1,513	6.40%	2,636	6.40%	
Age 45 - 49	333	6.11%	1,400	5.92%	2,547	6.19%	
Age 50 - 54	321	5.89%	1,435	6.07%	2,689	6.53%	
Age 55 - 59	309	5.67%	1,503	6.36%	2,855	6.94%	
Age 60 - 64	319	5.85%	1,560	6.60%	2,989	7.26%	
Age 65 - 69	294	5.39%	1,408	5.96%	2,655	6.45%	
Age 70 - 74	243	4.46%	1,150	4.87%	2,104	5.11%	
Age 75 - 79	185	3.39%	882	3.73%	1,550	3.77%	
Age 80 - 84	110	2.02%	556	2.35%	935	2.27%	
Age 85+	80	1.47%	434	1.84%	652	1.58%	
Age 65+	912	16.72%	4,430	18.75%	7,896	19.18%	
Median Age	37.90		40.10		42.00		
Average Age	38.60		40.20		41.00		

CG&A, LLC, has sourced the information in this report from third party data companies, deemed to be accurate. However, CG&A, LLC makes no representations or guarantees to the accuracy of this information.
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8/29/2024



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INFORMATION ABOUT BROKERAGE SERVICES



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:
 - 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.

CG&A, LLC d/b/a Chuck Green & Associates	9003271	Chuck@cgreen.com	(214)358-4240
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles R. Green	0359145	chuck@cgreen.com	(214)796-3799
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
IABS 1-0 Date

CG&A Corporate Services, 12200 Ford Rd., Suite 360 Dallas TX 75234
Chuck Green

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