

FOR SALE

7125 N BEACH ST

7125 N Beach St | Fort Worth, TX 76137



VISION
COMMERCIAL REAL ESTATE



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VISIONCOMMERCIAL.COM

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PRICE | **Contact Broker**

PROPERTY AREA | **2,455 SF on 0.15 ac**

TCN
WORLDWIDE
REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

- Formal optical office, stand alone office building
- 7 per 1000 parking ratio, monument signage
- Outside storage, ½ mile from 35W, existing optical showroom/furnishings available

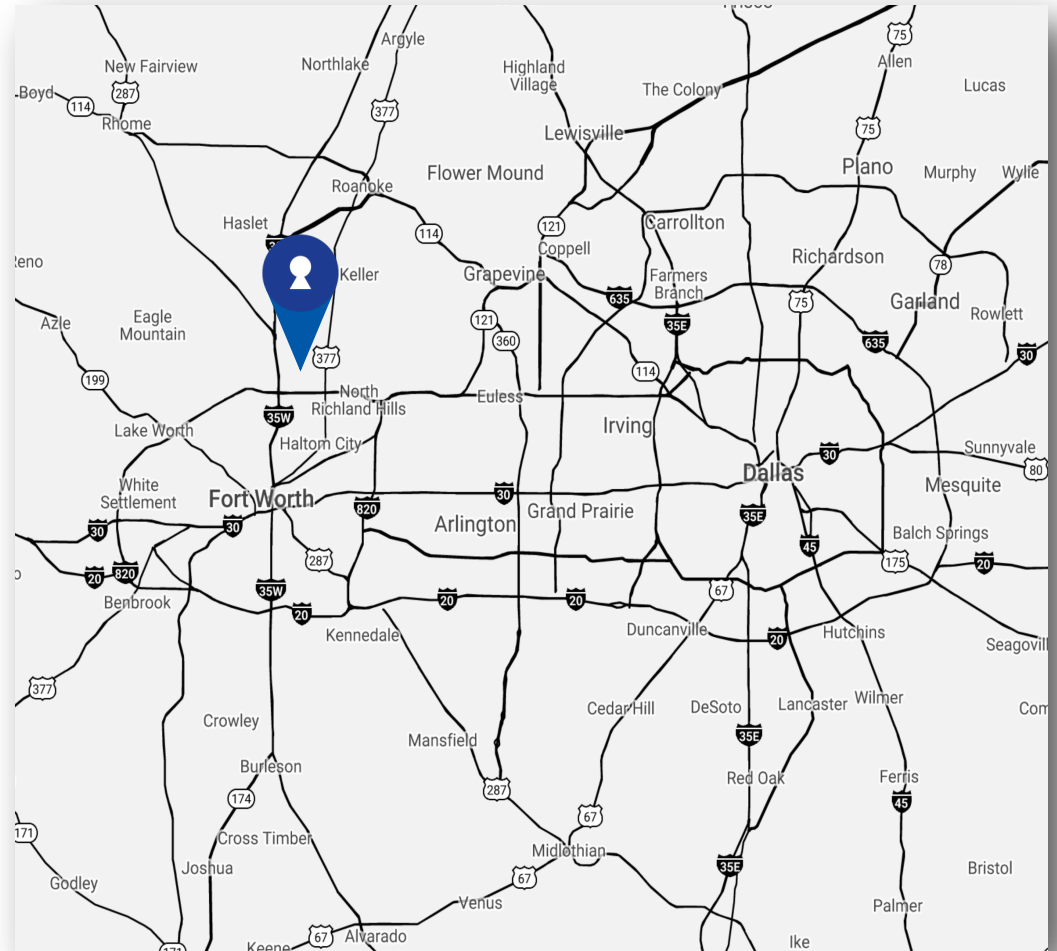
DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	21,608	68,980	135,179	305,761
DAYTIME POPULATION	14,137	48,101	107,959	269,246
AVG HH INCOME	\$102,641	\$109,723	\$108,977	\$116,396
POPULATION GROWTH 2023-2028	-0.67%	-0.13%	0.03%	0.25%

*STDB.com 2024

TRAFFIC COUNT

29,174 VPD at N Beach St & Basswood Blvd

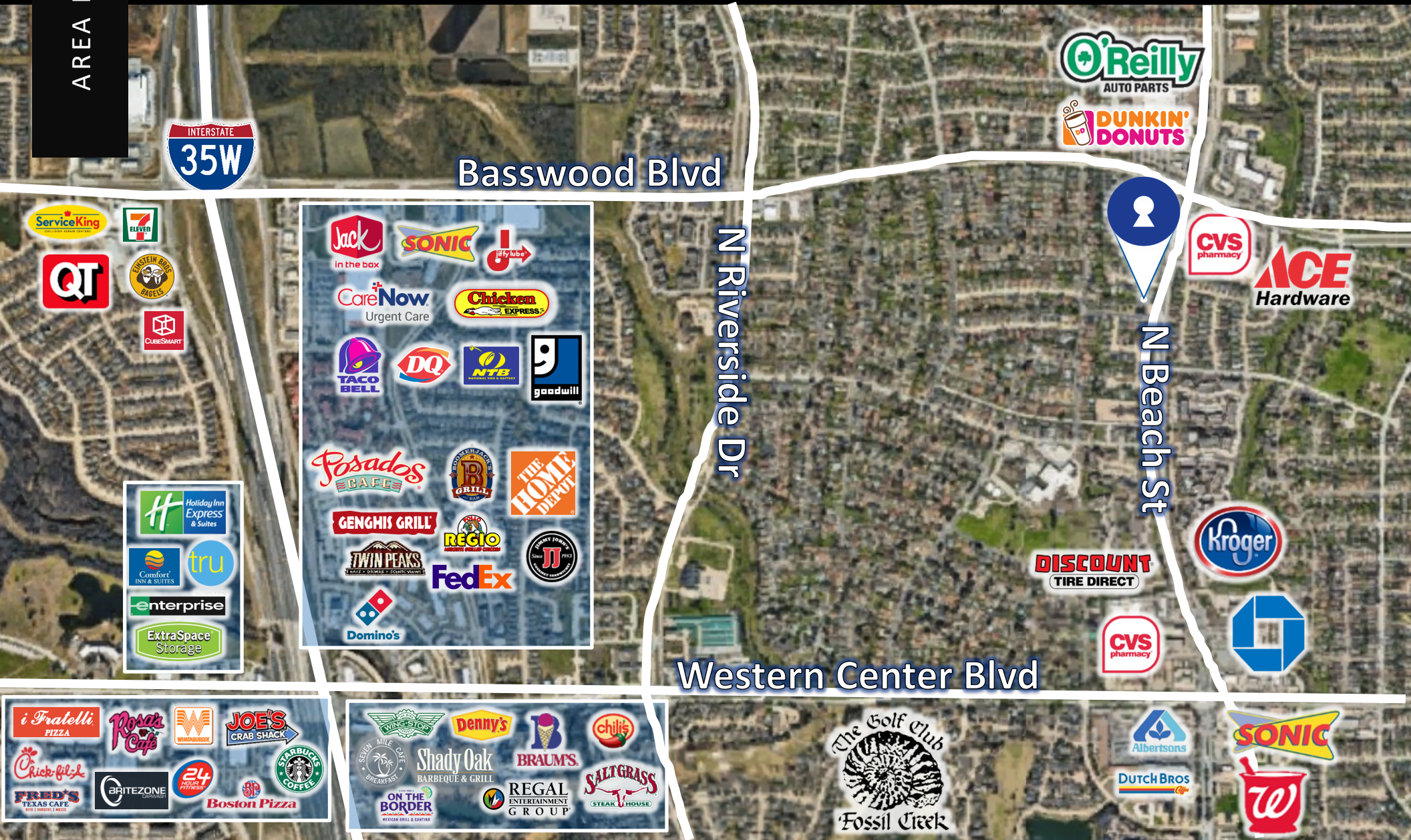


EXTERIOR IMPROVEMENTS (2023-2024)

- 👁️ New Fence (2023)
- 👁️ Tree Trimming (2024)
- 👁️ Sprinkler System Updates (2024)
- 👁️ New Sidewalk Installation (2024)
- 👁️ Landscaping Enhancements (2024)
- 👁️ New Lawn Grass (Zoysia) Installation (2024)
- 👁️ Parking Lot Striping & New Handicap Designation (2024)
- 👁️ Installation of New Exterior Security Lighting (2024)
- 👁️ Fresh Paint on Monument Sign (2024)

INTERIOR IMPROVEMENTS (2024)

- 👁️ New Toilet & Hot Water Booster Pump
- 👁️ New LED Recessed Lighting
- 👁️ Fresh Paint and Sheetrock Repairs Throughout
- 👁️ New Door Locks
- 👁️ New AC Unit and System Updates by Williard Heating & AC
- 👁️ Foundation Leveling Completed
- 👁️ Full Plumbing Inspection and Certification Following Foundation Work



INTERSTATE
35W

Basswood Blvd

N Riverside Dr

N Beach St

Western Center Blvd

The Golf Club
Fossil Creek

ServiceKing, 7 ELEVEN, QT, EISENBERG BAKELS, CUBESMART, Jack in the box, SONIC, Jiffy Lube, CareNow Urgent Care, Chicken EXPRESS, TACO BELL, DQ, NTB, goodwill, Posados CAFE, BROS. BROS. GRILL, THE HOME DEPOT, GENGHIS GRILL, REGIO, TWIN PEAKS, FedEx, Domino's, Holiday Inn Express & Suites, Comfort INN & SUITES, tru, enterprise, ExtraSpace Storage

O'Reilly AUTO PARTS, DUNKIN' DONUTS, CVS pharmacy, ACE Hardware

DISCOUNT TIRE DIRECT, Kroger, CVS pharmacy

i Fratelli PIZZA, Rosa Cafe, JOE'S CRAB SHACK, Chick-fil-A, FRED'S TEXAS CAFE, BRITEZONE, 24 HOURS FITNESS, STARBUCKS COFFEE, Boston Pizza

WINGS 'N' THINGS, Denny's, BRAUM'S, chili's, SEVEN MILE CAFE, Shady Oak BARBEQUE & GRILL, REGAL ENTERTAINMENT GROUP, ON THE BORDER MEXICAN GRILL & CANTINA, SALTGRASS STEAK HOUSE

The Golf Club Fossil Creek, Albertsons, DUTCH BROS, SONIC, Walgreens

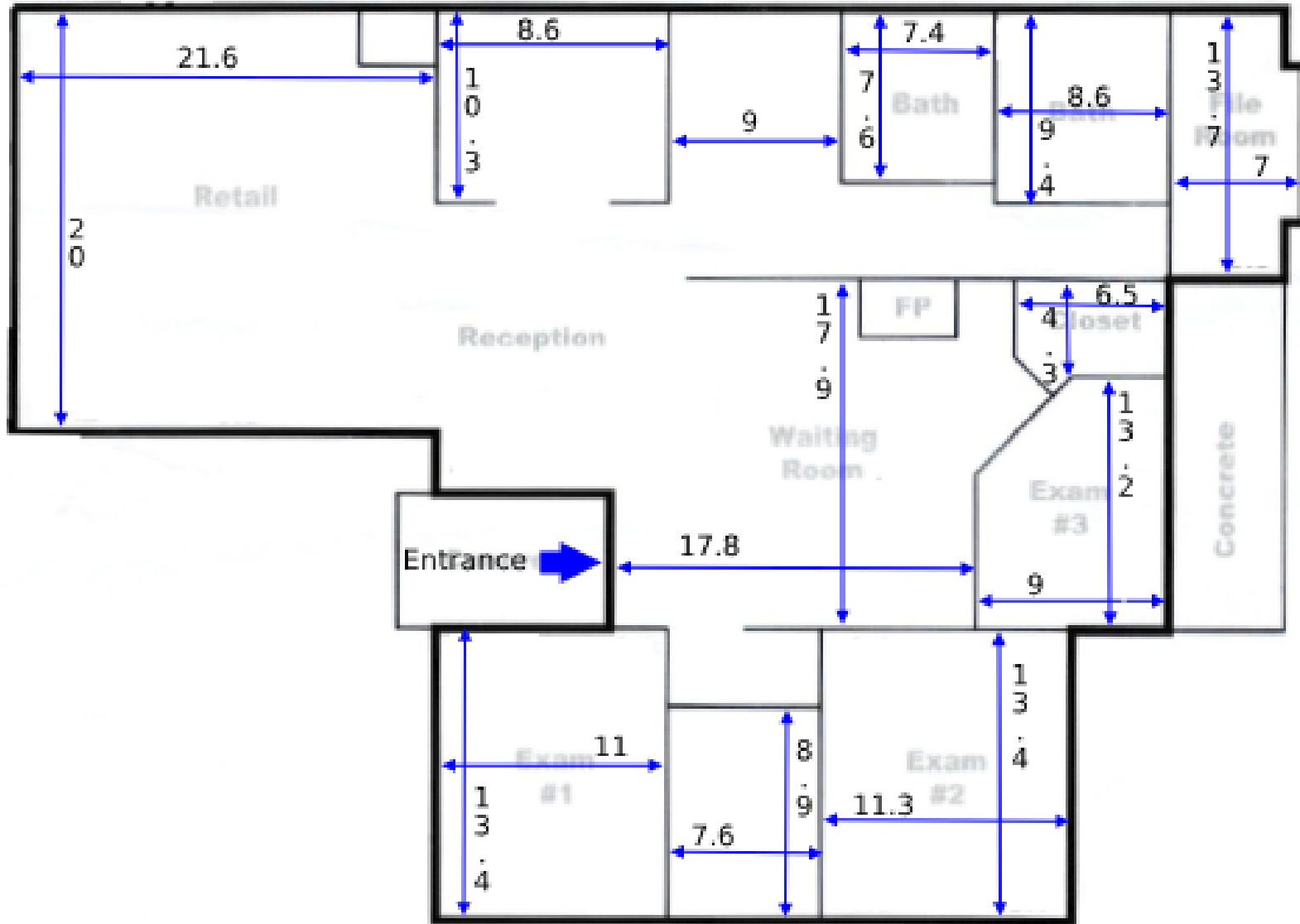


SITE

N Beach St

Heath St





COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



#1 in the country for **3-year job growth** (185,600 jobs)
#1 in the country for **job recovery to pre-pandemic high** (3,951,900 jobs)
BLS, Dec. 2021

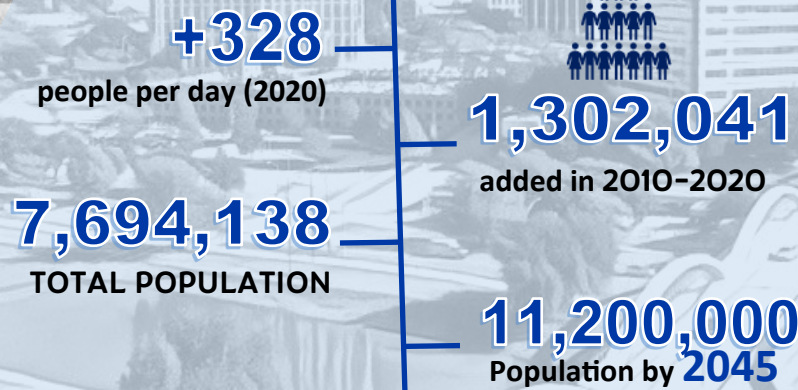
4 **Global 500 Companies** Fortune, 2021
9 **World's Most Admired Companies** Fortune, 2022
22 **Fortune 500 Companies**



50%
LOWER COST OF LIVING
With a lower cost of living than the top three U.S. Metros.

+7.2%
EMPLOYMENT GROWTH
With a year over year gain of 277,600 jobs as of July 2022

DFW AREA GROWTH



3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in **4 hours**

Access nearly **60** international destinations

HIGHER EDUCATION

Three Research 1 Universities



30 Higher Education Institutions
15 Major Universities Including:



4TH LARGEST METRO IN U.S. OVER **200** CITIES

HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

INFORMATION ON 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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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov