

PROPERTY FOR LEASE

111 W Northside Dr | Fort Worth, TX



SPACE FOR LEASE

37,840 SF Land or .868 Acres

DESCRIPTION

- Former Calvario Funeral Chapel and Offices
- High visibility corner on N. Main St & Northside Dr
- Near Downtown and famous Fort Worth Stockyards
- Available at \$28 PSF + NNN
- Rooftop views of Downtown Fort Worth
- Additional off-site parking available, creating opportunity for expanded leasable capacity

DEMOGRAPHIC HIGHLIGHTS

- 352,000+ Daytime Employees within 3 mi.
- 83,000+ Households within 3 mi
- Median Household Incomes exceed \$65,000

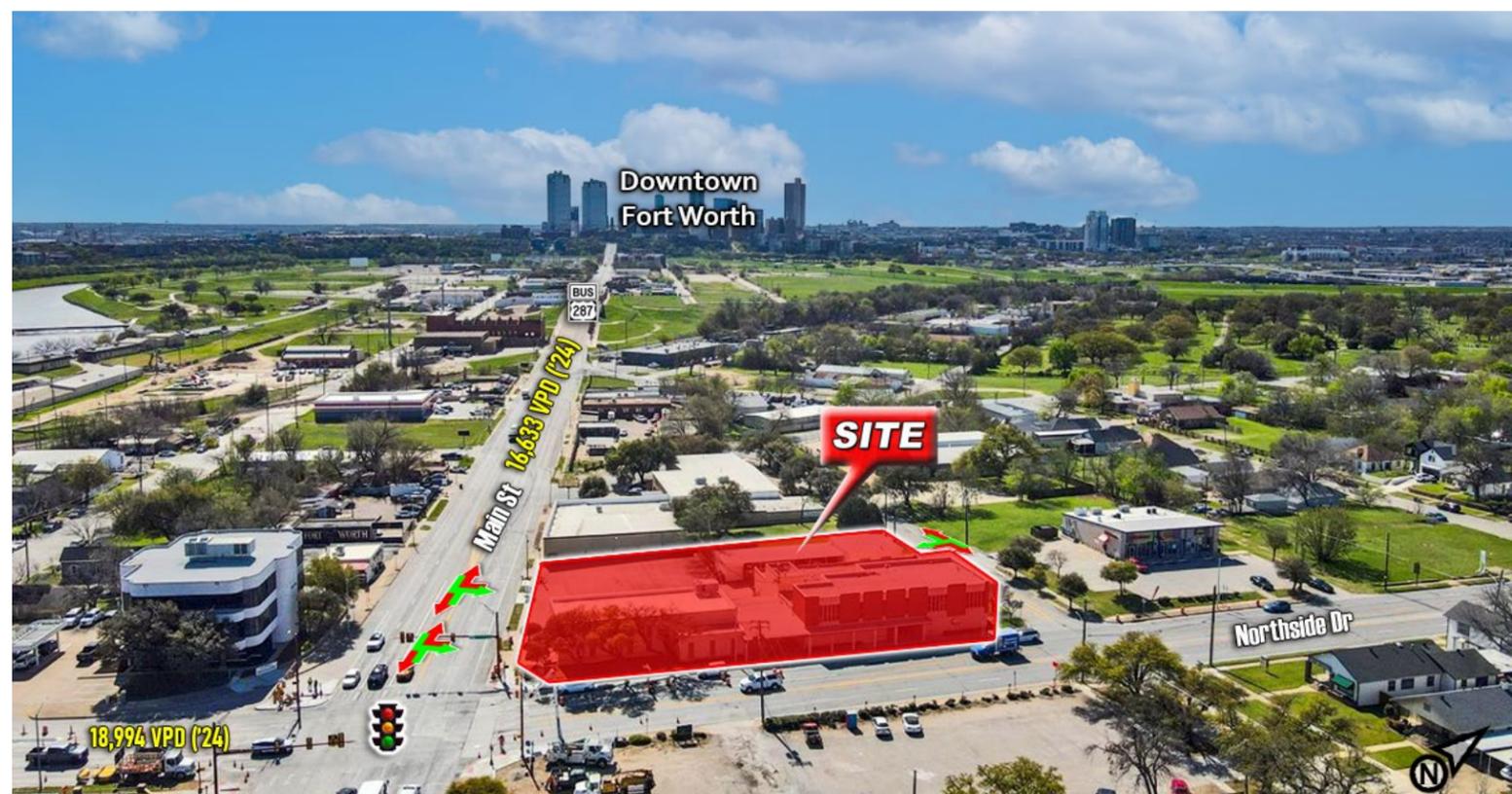
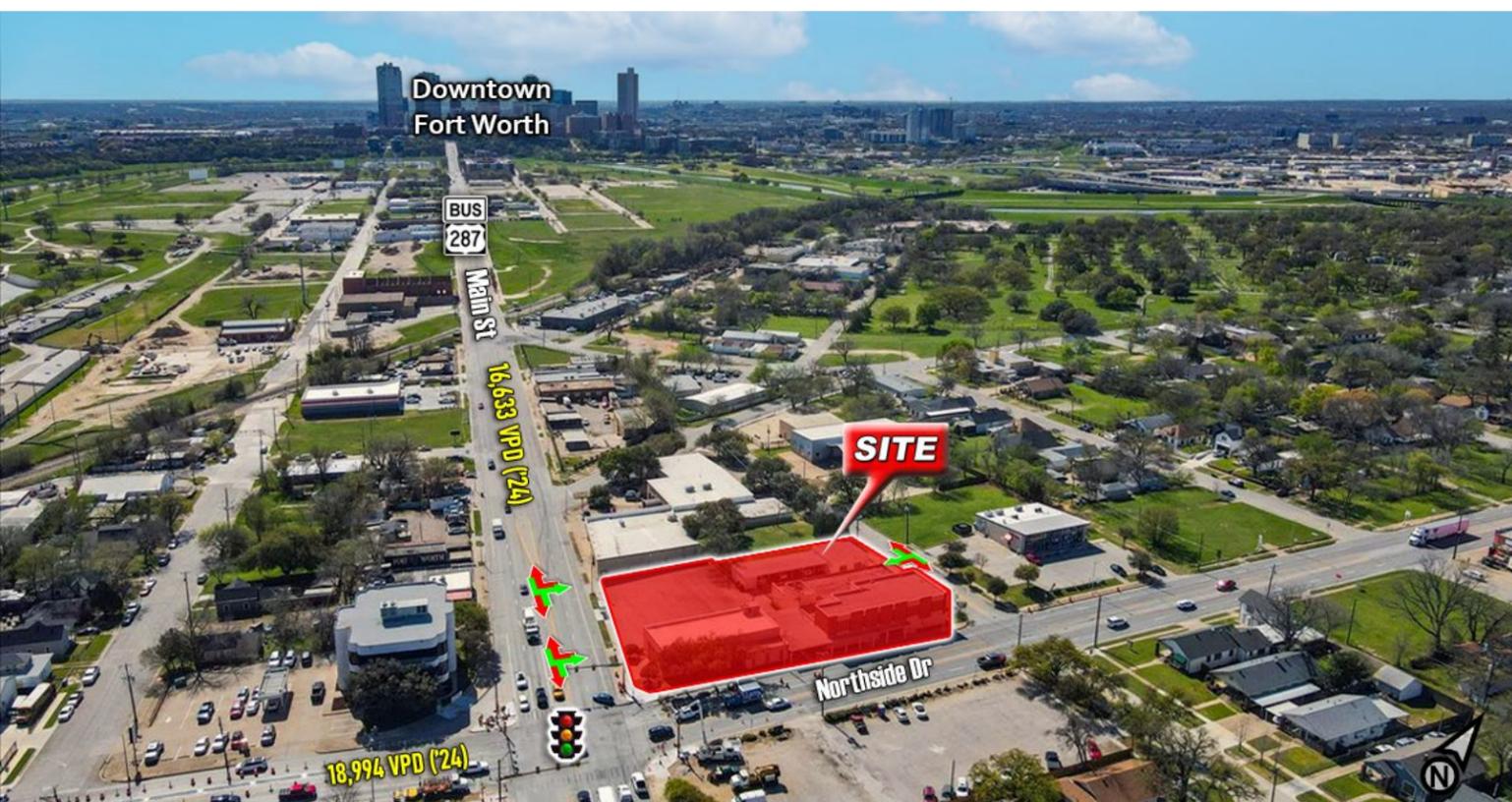


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3208 Collinsworth Street
Fort Worth, TX 76107



Property Photos



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Site Aerial



Super Mercado
Monterrey #10



Dale O'Neal, Tax Attorney
Tax Litigation Services



18,994 VPD (24)

16,633 VPD (24)

Espinoza's
Produce

Con
Azucar Cafe

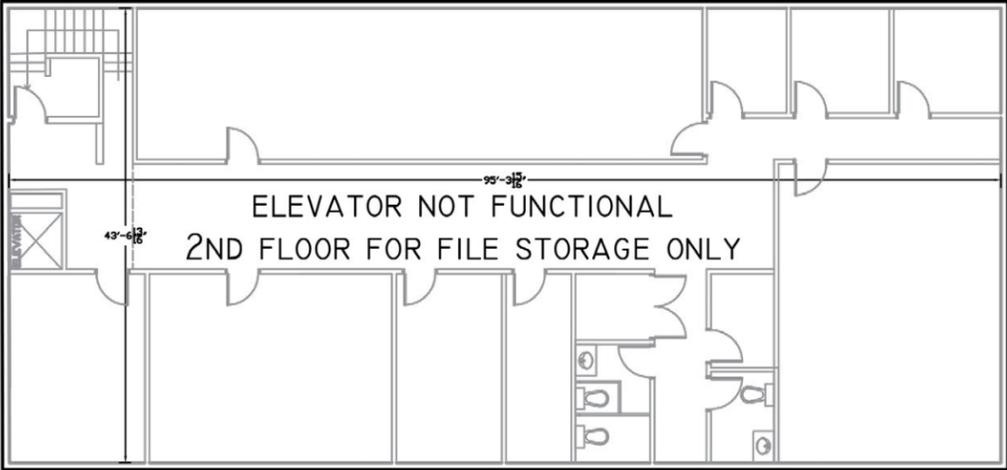
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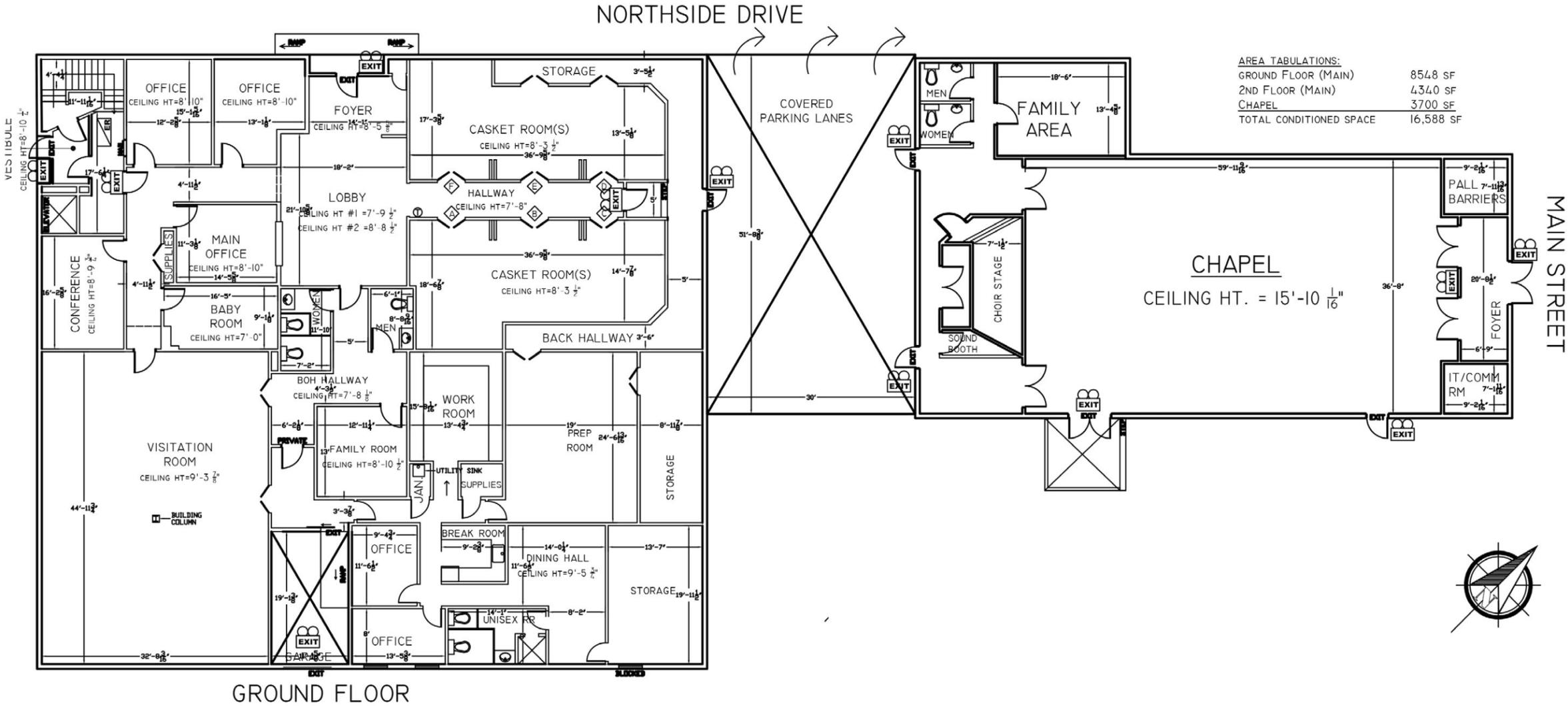
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Existing Building Site Plan



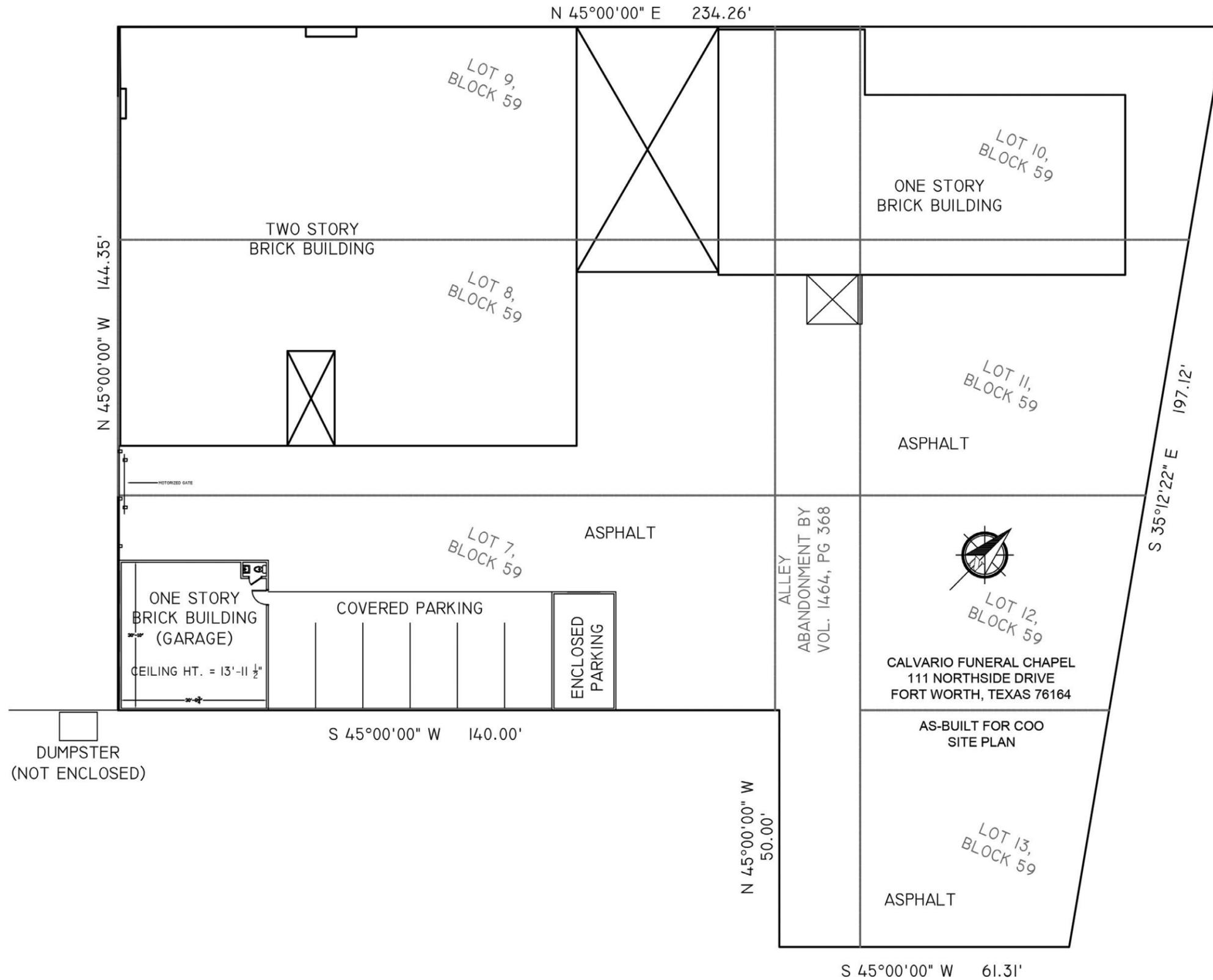
2ND STORY



AREA TABULATIONS:

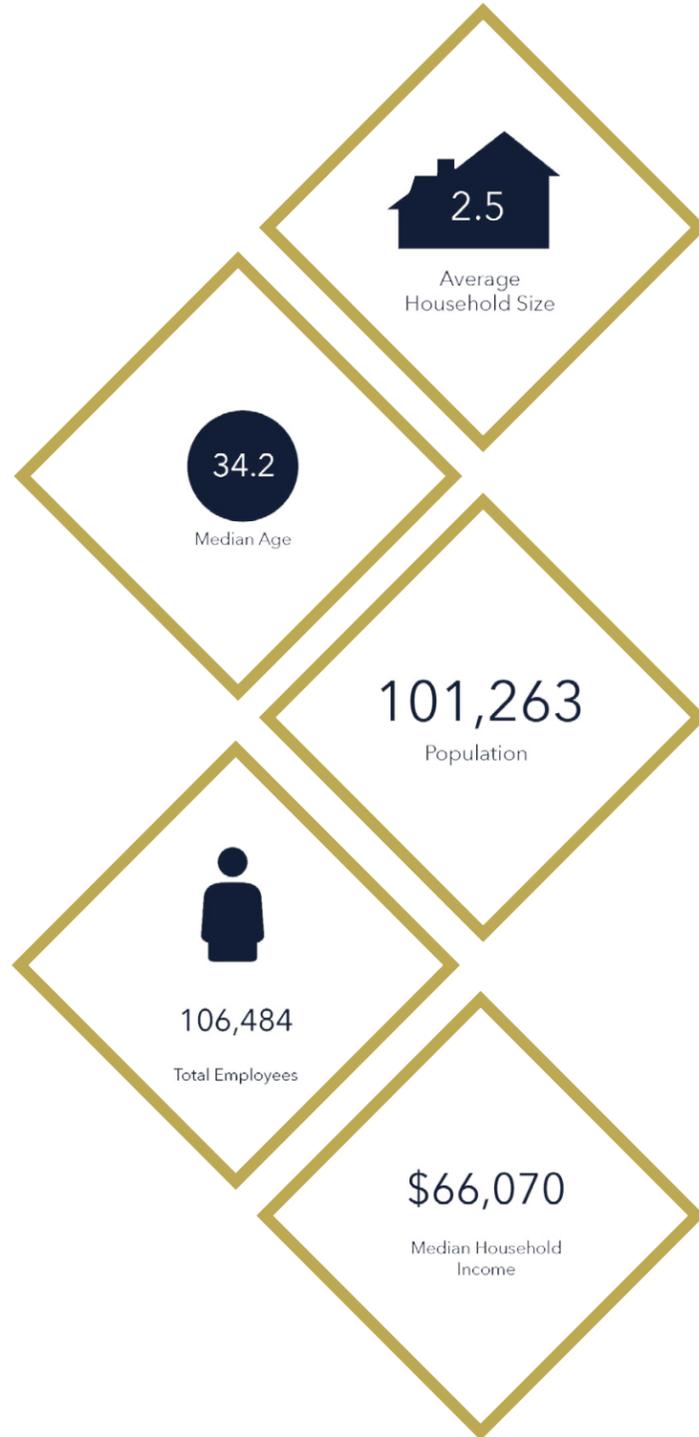
GROUND FLOOR (MAIN)	8548 SF
2ND FLOOR (MAIN)	4340 SF
CHAPEL	3700 SF
TOTAL CONDITIONED SPACE	16,588 SF

GROUND FLOOR



Demographics

3-Mile Radius



Population Summary	1 mile	3 miles	5 miles
2010 Total Population	7,683	86,271	199,740
2020 Total Population	7,661	95,728	221,062
2020 Group Quarters	11	6,494	13,378
2025 Total Population	8,498	101,263	230,903
2030 Total Population	8,547	105,882	239,794
2025-2030 Annual Rate	0.12%	0.90%	0.76%
2025 Total Daytime Population	10,579	179,982	352,727
Workers	6,160	132,091	238,412
Residents	4,419	47,891	114,315
Household Summary			
2010 Average Household Size	3.32	2.96	2.83
2020 Total Households	2,617	33,800	77,002
2020 Average Household Size	2.92	2.64	2.70
2025 Households	3,141	37,682	83,807
2025 Average Household Size	2.69	2.51	2.59
2030 Average Household Size	2.63	2.43	2.52
2025 Families	1,875	20,930	48,825
2025 Average Family Size	3.42	3.43	3.45
2030 Families	1,888	22,035	51,112
2030 Average Family Size	3.37	3.37	3.40
Housing Unit Summary			
2020 Housing Units	2,895	37,925	85,763
2025 Housing Units	3,645	42,639	93,818
Median Household Income			
2025	\$53,203	\$66,070	\$65,777
2030	\$58,779	\$72,745	\$72,694
Median Home Value			
2025	\$154,688	\$203,721	\$266,502
2030	\$237,761	\$284,748	\$343,984
Per Capita Income			
2025	\$22,717	\$34,661	\$35,105
2030	\$24,897	\$39,237	\$39,543
Median Age			
2010	31.0	30.6	30.8
2020	34.9	33.5	33.0
2025	35.6	34.2	33.8
2030	37.6	35.2	34.8



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.

2-10-2025



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.

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. **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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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