

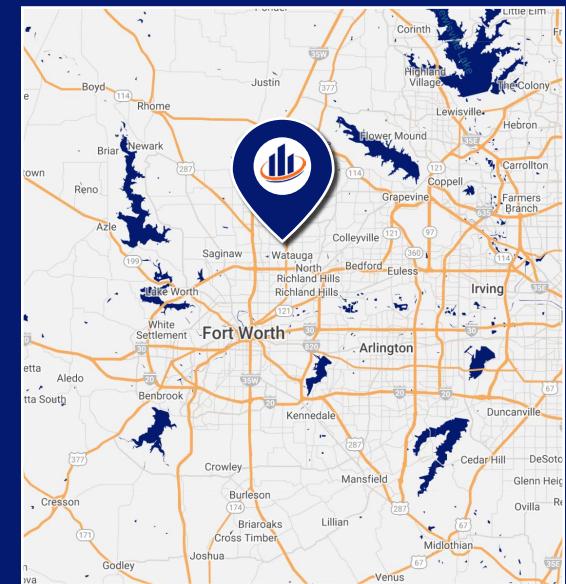


TURNKEY SALON SPACE FOR LEASE

5411 Basswood Blvd, Suite 213
Fort Worth, TX 76137

AVAILABLE:

1,600 SF



LEASE RATE
\$17.62 PSF NNN

Available now in a high-demographic, high-traffic area of North Fort Worth, this turnkey salon space is ready for your business to flourish. The property features six fully equipped hair stations already in place, offering a professional and inviting setup for stylists and clients alike. Two modern hair washing stations provide comfort and efficiency, while the spacious kitchen/breakroom area gives staff a convenient space to store food, prepare refreshments, and take breaks. With excellent visibility, ample parking, and a surrounding community with strong disposable income, this salon space offers a rare opportunity to step into a thriving market without the hassle of a build-out. Perfect for an established salon looking to expand or a beauty professional ready to launch their dream space.

FEATURES

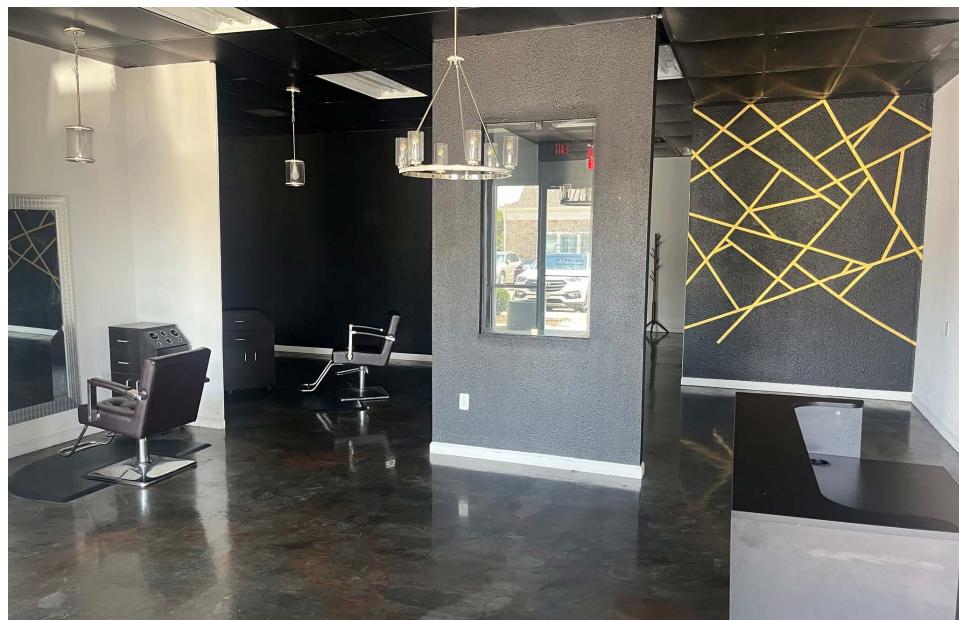
Space Size:	1,600 SF
Year Built:	2006
Building Type:	Office
NNN:	\$8.44 PSF annual \$1,125.61 per month

HIGHLIGHTS

- » 6 ready-to-use hairstyling stations
- » 2 hair washing stations
- » Kitchen/breakroom area
- » High-traffic location in affluent North Fort Worth

TURNKEY SALON SPACE FOR LEASE

5411 Basswood Blvd, Suite 213 | Fort Worth, TX 76137



JAMES BLAKE, CCIM | Senior Advisor, SVN Trinity Advisors | 817.288.5508 | james.blake@svn.com
MATT MATTHEWS, MBA, CCIM | Managing Director, SVN Trinity Advisors | 972.765.0886 | matt.matthews@svn.com

TURNKEY SALON SPACE FOR LEASE

5411 Basswood Blvd, Suite 213 | Fort Worth, TX 76137



JAMES BLAKE, CCIM | Senior Advisor, SVN Trinity Advisors | 817.288.5508 | james.blake@svn.com
MATT MATTHEWS, MBA, CCIM | Managing Director, SVN Trinity Advisors | 972.765.0886 | matt.matthews@svn.com

TURNKEY SALON SPACE FOR LEASE

5411 Basswood Blvd, Suite 213 | Fort Worth, TX 76137



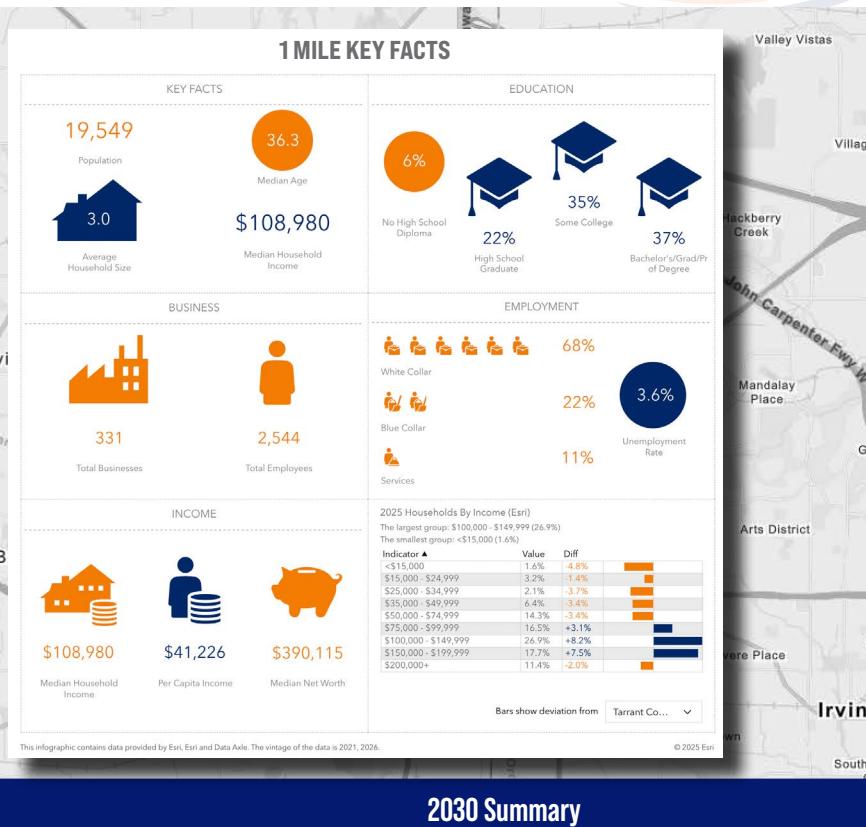
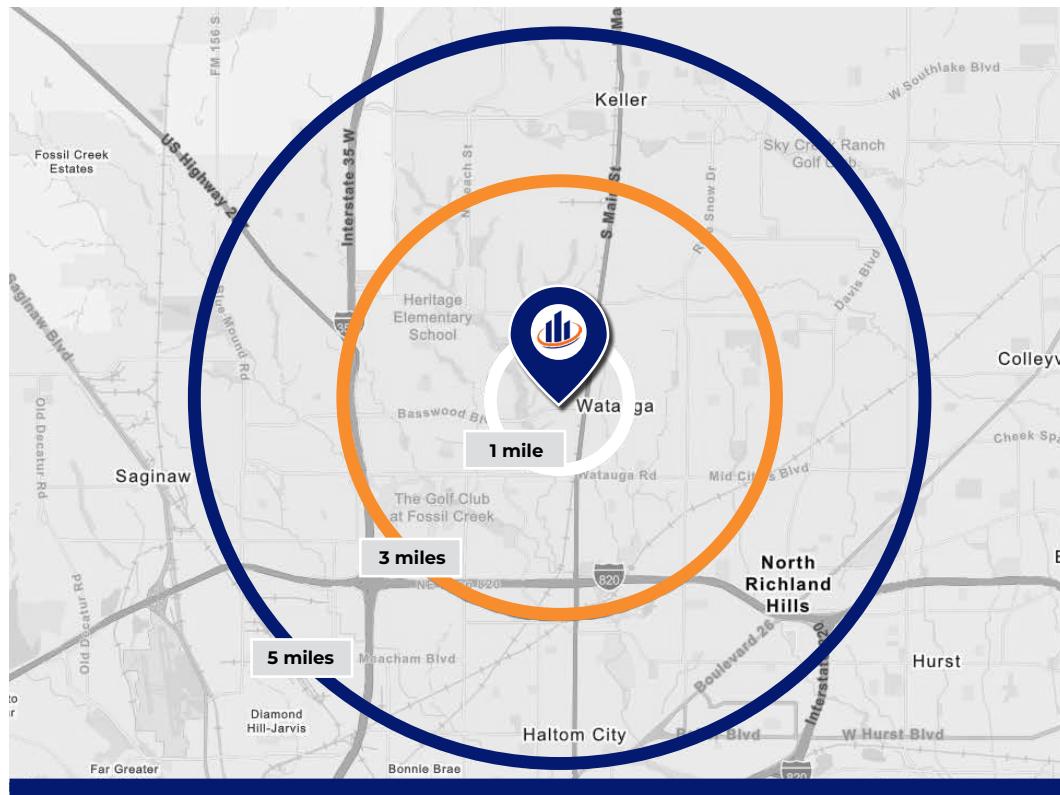
5411 Basswood Blvd offers a strategic location with convenient access to I-35W and Loop 820, ensuring seamless connectivity across Fort Worth and the broader Dallas-Fort Worth metroplex. Positioned within a vibrant commercial corridor, the property is surrounded by retail, dining, and service-oriented businesses, creating a strong environment for professional and medical office users seeking visibility and accessibility in a high-growth market.

JAMES BLAKE, CCIM | Senior Advisor, SVN Trinity Advisors | 817.288.5508 | james.blake@svn.com

MATT MATTHEWS, MBA, CCIM | Managing Director, SVN Trinity Advisors | 972.765.0886 | matt.matthews@svn.com

TURNKEY SALON SPACE FOR LEASE

5411 Basswood Blvd, Suite 213 | Fort Worth, TX 76137



2025 Summary

2030 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	19,549	143,135	319,819	18,965	143,607	324,782
Households	6,411	53,003	117,585	6,330	54,323	121,772
Families	5,240	37,334	83,386	5,146	37,808	85,493
Average Household Size	3.05	2.69	2.71	3.00	2.64	2.66
Owner Occupied Housing Units	5,121	32,690	73,081	5,148	33,781	75,849
Renter Occupied Housing Units	1,290	20,313	44,504	1,181	20,542	45,923
Median Age	36.3	36.3	36.6	37.2	37.3	37.6
Median Household Income	\$108,980	\$93,222	\$96,356	\$119,829	\$101,984	\$104,722
Average Household Income	\$126,275	\$117,132	\$125,134	\$137,257	\$127,232	\$135,801

JAMES BLAKE, CCIM | Senior Advisor, SVN Trinity Advisors | 817.288.5508 | james.blake@svn.com

MATT MATTHEWS, MBA, CCIM | Managing Director, SVN Trinity Advisors | 972.765.0886 | matt.matthews@svn.com



Information About Brokerage Services

11-2-2015

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.

DFW Trinity Advisors, LLC	9004520	sfithian@visionsrealty.com	817-288-5525
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen H. Fithian	0407418	sfithian@visionsrealty.com	817-288-5524
Designated Broker of Firm	License No.	Email	Phone
James Blake	340987	james.blake@svn.com	817-288-5508
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
James Blake	340987	james.blake@svn.com	817-288-5508
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501

Sperry Van Ness / Trinity Advisors, 5601 Bridge Street, Ste. 504 Fort Worth, TX 76112
Stephen Fithian

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Phone: (817) 288-5525

Fax: (817) 288-5511

IABS 1-0

Information About