

# VANCOE COMMERCIAL



Tenant Still Operating



±9,959 SF Freestanding Building For Lease  
4651 BRYANT IRVIN RD | FORT WORTH, TEXAS 76123



Contact:

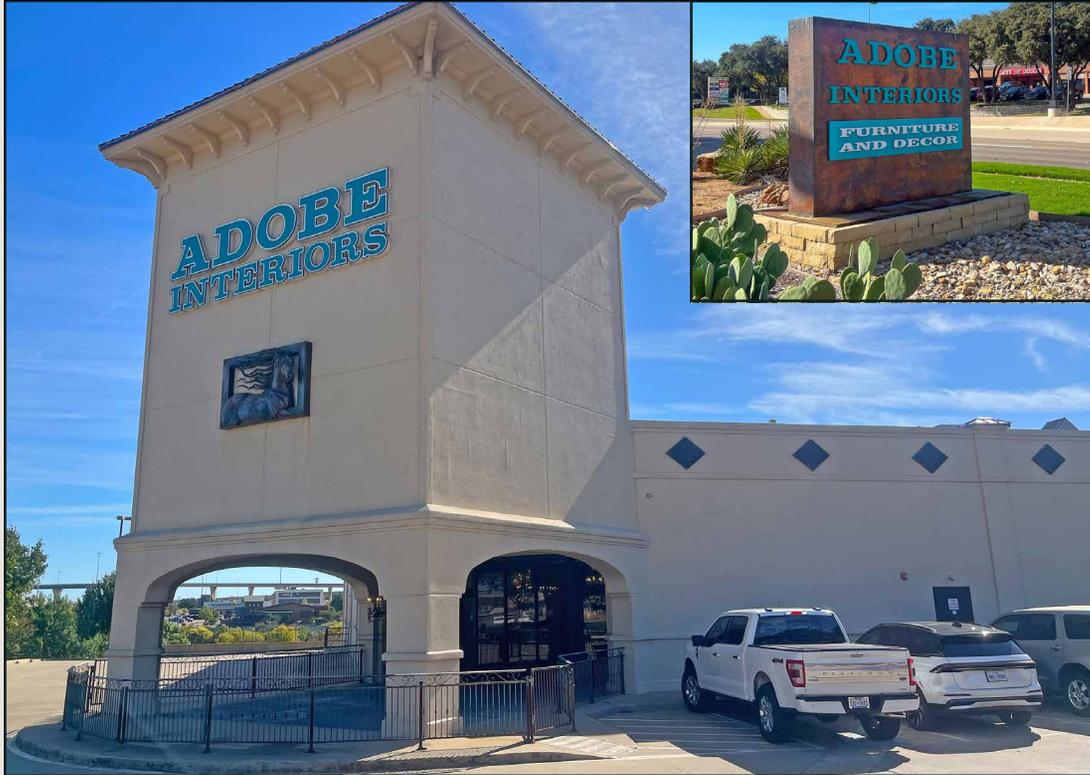
TAYLOR CLUFF  
tcluff@vancoecre.com | 972.741.6074

TURNER HOSCH  
thosch@vancoecre.com | 214.415.1244

# ±9,959 SF Freestanding Building

4651 Bryan Irvin Rd | Fort Worth, Texas 76132

Property Highlights



## LOCATION

SEC of I-20 & Bryant Irvin Rd  
4651 Bryant Irvin Rd, Fort Worth, Texas 76132

## AVAILABLE

- ✓ +/-9,959 SF Freestanding Building for Lease
- ✓ +/-0.96 AC Lot
- ✓ Tenant Still Operating - Do Not Disturb

## RATE

Call for Info & Price

## TRAFFIC COUNTS (TXDOT)

40,201 VPD ('24) Bryant Irvin Rd	110,322 VPD ('24) I-20	52,360 VPD ('24) Chisholm Trail Pkwy
-------------------------------------	---------------------------	---

## DEMOGRAPHICS (ESRI)

	1-Mile	3-Mile	5-Mile
2025 Population	10,649	92,816	268,081
2030 Population	10,462	92,740	276,247
Daytime Population	18,659	97,244	260,938
Average HH Income	\$88,115	\$118,840	\$110,955

## HIGHLIGHTS

- ✓ Surrounded by a mix of affluent residential neighborhoods and commercial establishments
- ✓ Conveniently located near major roadways, providing easy access to local attractions such as Texas Christian University, Dickie's Arena and the Fort Worth Stock Yards
- ✓ Monument Signage Available



TAYLOR CLUFF  
tcluff@vancoecre.com  
972.741.6074

TURNER HOSCH  
thosch@vancoecre.com  
214.415.1244

# ±9,959 SF Freestanding Building

4651 Bryan Irvin Rd | Fort Worth, Texas 76132  
Site Aerial



TAYLOR CLUFF  
tcluff@vancoecre.com  
972.741.6074

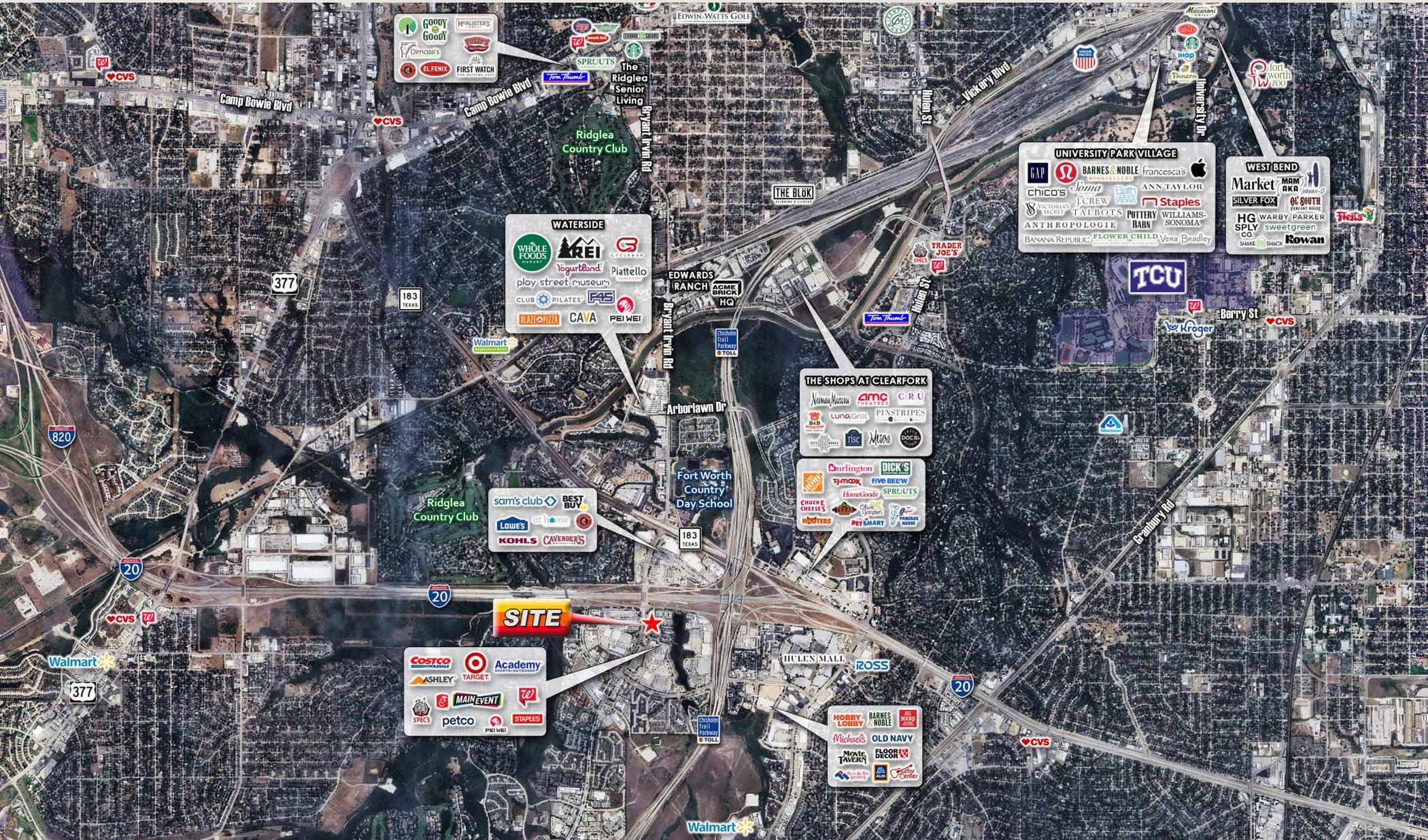
TURNER HOSCH  
thosch@vancoecre.com  
214.415.1244



# ±9,959 SF Freestanding Building

4651 Bryan Irvin Rd | Fort Worth, Texas 76132

Market Aerial



TAYLOR CLUFF  
tcluff@vancoecre.com  
972.741.6074

TURNER HOSCH  
thosch@vancoecre.com  
214.415.1244



## Information About Brokerage Services

2-10-2025



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. **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:
  - 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.

<b>Cal Ryan Fuqua</b>	<b>605847</b>		<b>214-385-2820</b>
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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1

