

N. Sylvania Retail | For Sale or Lease

TVCRE.com

1006 - 1012 N. Sylvania, Fort Worth, Texas 76111



Multi-tenant strip center with Sylvania frontage. Fully built out as a standard retail space. 10 minutes from downtown Fort Worth and easy access to Hwy 121, I-35, I-30 and 28th Street.

Prepared by:



TEAM & VASSEUR
COMMERCIAL REAL ESTATE

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Property Overview

- Building - 5,432 SF (+/-)
- Land Size - .38 SF (+/-) - corner lot
- Suite 1006 - 1,450 SF (+/-)
- Suite 1012 - 1,280 SF (+/-)
- Year Built-1947

Property Features

- High traffic counts
- 3 star retail (per CoStar)
- Affordable rent and NNN as compared to surrounding area
- Dedicated Turn Lane

Sales Price

\$499,000/Negotiable

Lease Price

Ste. 1006 - \$1,500 + NNN

Ste. 1012 - \$ 2,000 + NNN

Demographic Summary Report

1006-1012 N Sylvania Ave, Fort Worth, TX 76111				
Building Type: General Retail Secondary: Storefront GLA: 5,432 SF Year Built: 1947		Total Available: 5,432 SF % Leased: 0% Rent/SF/Yr: Negotiable		
Radius		1 Mile	3 Mile	5 Mile
Population				
2029 Projection		15,078	88,918	269,802
2024 Estimate		14,008	83,489	253,521
2020 Census		12,040	76,855	234,473
Growth 2024 - 2029		7.64%	6.50%	6.42%
Growth 2020 - 2024		16.35%	8.63%	8.12%
2024 Population by Hispanic Origin		8,969	49,775	134,246
2024 Population		14,008	83,489	253,521
White		5,281 37.70%	32,141 38.50%	96,363 38.01%
Black		733 5.23%	8,695 10.41%	38,178 15.06%
Am. Indian & Alaskan		109 0.78%	776 0.93%	2,040 0.80%
Asian		390 2.78%	2,575 3.08%	7,351 2.90%
Hawaiian & Pacific Island		5 0.04%	89 0.11%	314 0.12%
Other		7,489 53.46%	39,212 46.97%	109,274 43.10%
U.S. Armed Forces		2	52	167
Households				
2029 Projection		5,400	30,106	97,035
2024 Estimate		4,999	28,065	90,910
2020 Census		4,234	24,852	82,988
Growth 2024 - 2029		8.02%	7.27%	6.74%
Growth 2020 - 2024		18.07%	12.93%	9.55%
Owner Occupied		2,688 53.77%	12,879 45.89%	41,904 46.09%
Renter Occupied		2,311 46.23%	15,186 54.11%	49,006 53.91%
2024 Households by HH Income		4,999	28,063	90,908
Income: <\$25,000		979 19.58%	5,904 21.04%	18,956 20.85%
Income: \$25,000 - \$50,000		1,429 28.59%	7,957 28.35%	23,906 26.30%
Income: \$50,000 - \$75,000		1,034 20.68%	5,319 18.95%	18,301 20.13%
Income: \$75,000 - \$100,000		794 15.88%	3,844 13.70%	10,938 12.03%
Income: \$100,000 - \$125,000		199 3.98%	1,827 6.51%	6,991 7.69%
Income: \$125,000 - \$150,000		248 4.96%	949 3.38%	3,144 3.46%
Income: \$150,000 - \$200,000		124 2.48%	1,016 3.62%	3,781 4.16%
Income: \$200,000+		192 3.84%	1,247 4.44%	4,891 5.38%
2024 Avg Household Income		\$68,472	\$69,609	\$72,880
2024 Med Household Income		\$52,592	\$50,813	\$53,133

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PROPERTY PHOTOS

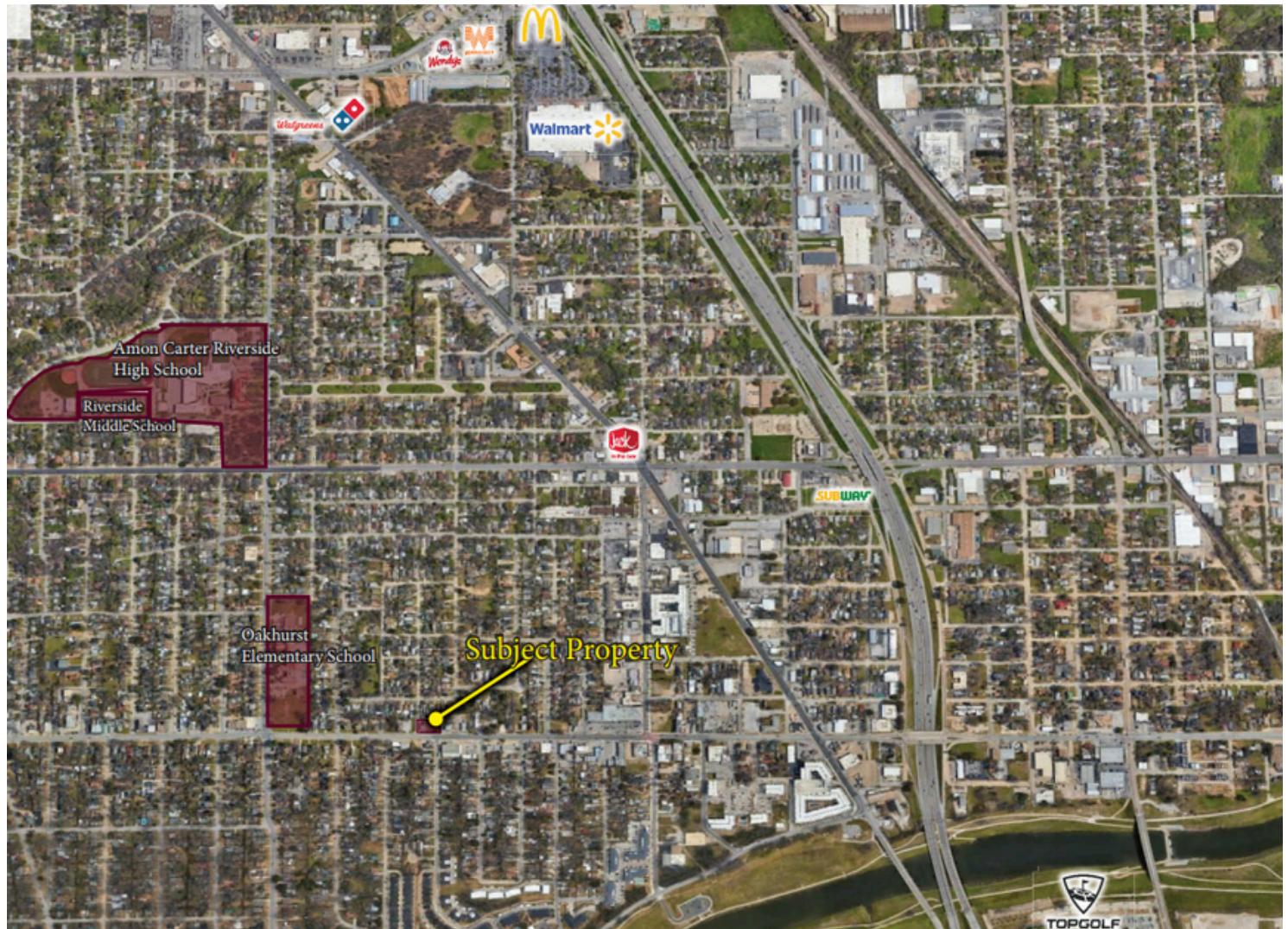


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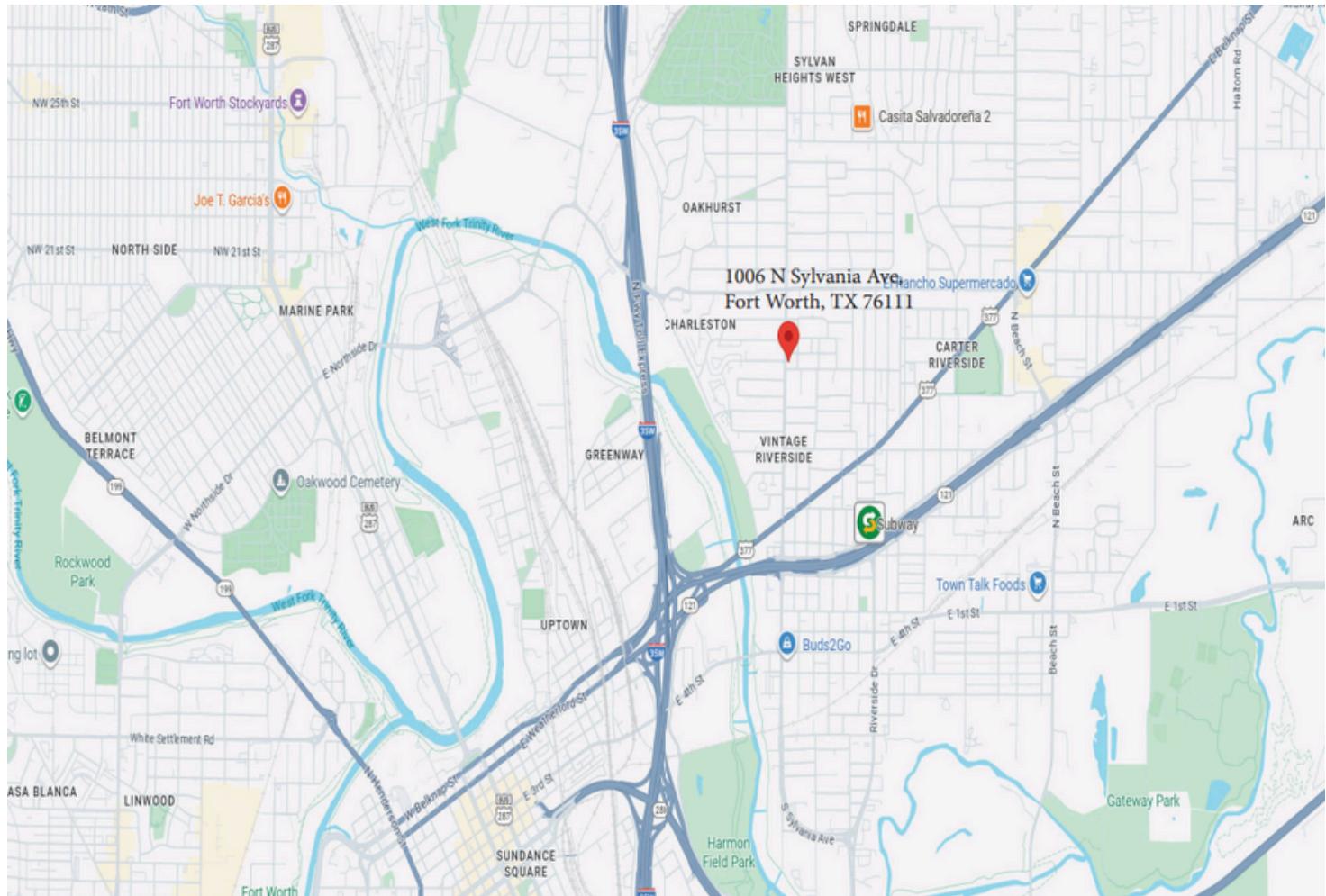
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AERIAL



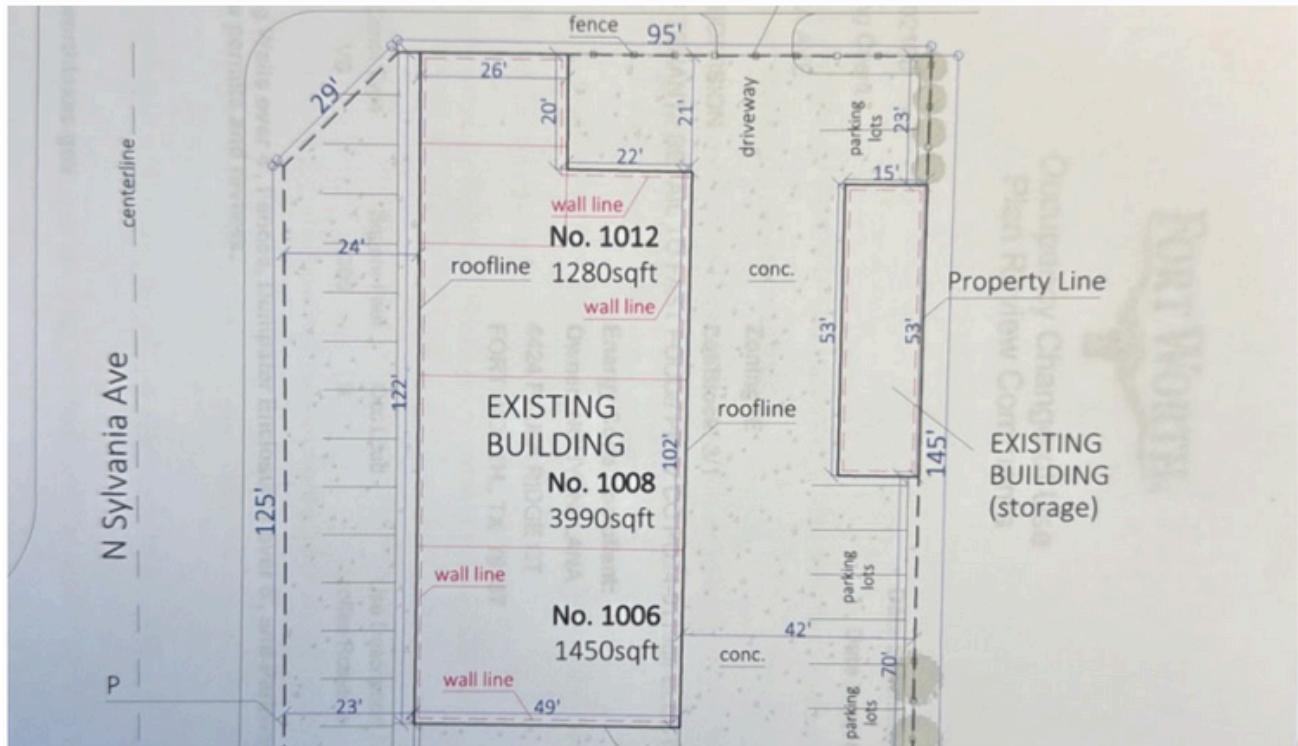
LOCATION MAP



SITE PLAN

Tenant list

1006	VACANT	1,450 Sqft
1004-1008	Laundry	3,990 Sqft
1012	VACANT	1,280 Sqft





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date