

FOR SALE

30-UNIT APPROVED MULTI-FAMILY LAND

713 E Jefferson Ave | Fort Worth, TX 76104



VISION

COMMERCIAL REAL ESTATE



David Spina | Preston Beaupain

817.803.3287

VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM



PRICE | **\$750,000**

PROPERTY AREA | **0.78 AC**

PROPERTY HIGHLIGHTS

- 👁 Zoned multi-family
- 👁 Approved for 30 units
- 👁 1 minute from JPS and right off of 35W
- 👁 Close proximity to Medical District
- 👁 Minutes from Downtown Fort Worth

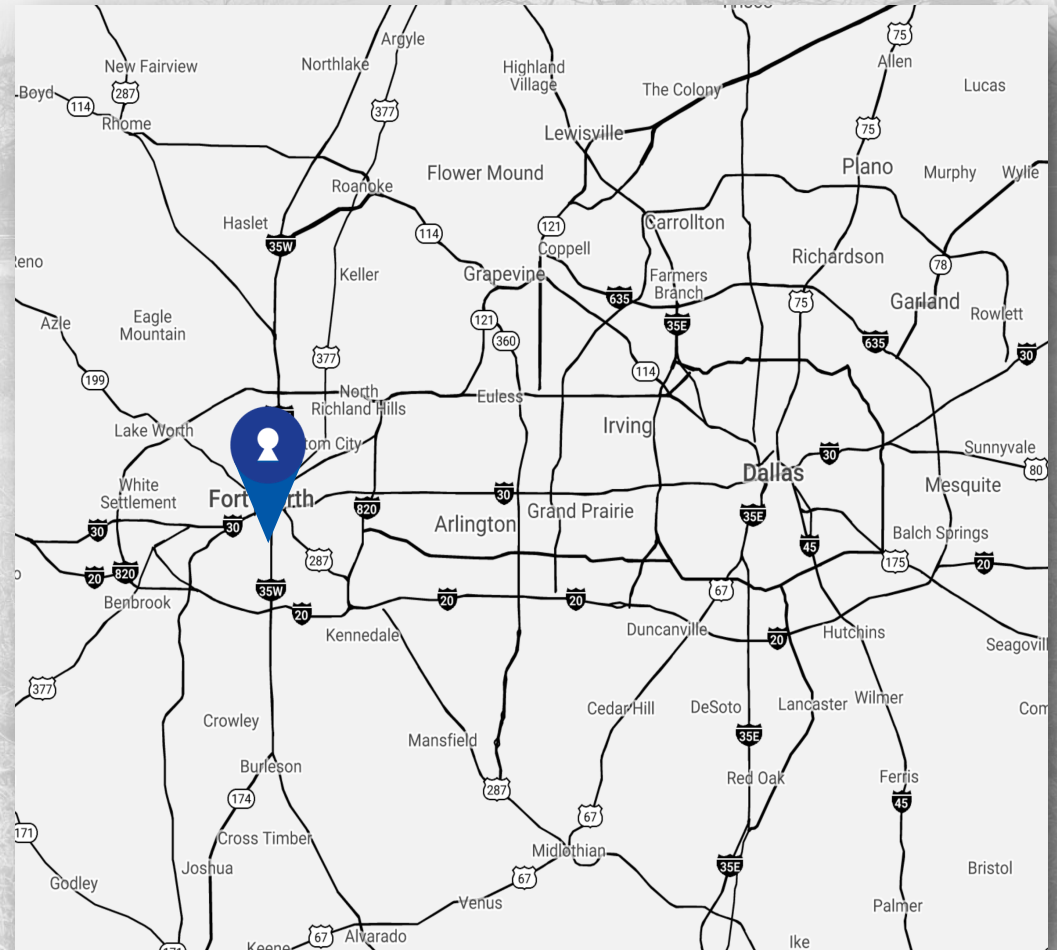
DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	15,452	49,086	113,324	278,142
DAYTIME POPULATION	25,855	107,589	213,325	379,107
AVG HH INCOME	\$51,682	\$57,403	\$58,873	\$59,956
POPULATION GROWTH 2023-2028	1.5%	1.30%	1.04%	0.70%

*STDB.com 2024

TRAFFIC COUNT

9,459 VPD at South Fwy & E Jefferson Ave





SITE



South Fwy

SITE

E Allen Ave

E Jefferson Ave

- SURVEY PLAT**

7509 MEMPHIS DRIVE
ROWLETT, TX 75088

FORM REGISTRATION NO. 101043486

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 750-752 E. ELWOOD AVENUE & 750-752 E. JEFFERSON AVENUE, in the City of FORT WORTH, Texas.

BEGINNING at Lot 9 and Lot 10, and a portion of Lot 1 and Lot 11, Block 1, Hyde Park Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 63, Page 9, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and a portion of Lot 2 and Lot 3, Block 20, Lowen Terrace Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 63, Page 89 (P.R.T.C.T.), and being a tract of land described in deed to Jay Yegeshwar, INC., recorded under Instrument No. 0216137766, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch yellow-capped iron rod set for corner in the North line of East Jefferson Avenue, at the Southeast corner of a tract of land described in deed to Philip M. Jefferson, recorded under Instrument No. 0220113833 (D.R.T.C.T.), being the Southwest corner of said Jay Yegeshwar, INC. tract;

THENCE North 00 deg. 59 min. 11 sec. West, a distance of 280.16 feet to a 1/2 inch yellow-capped iron rod set for corner in the South line of a tract of land described in deed to Antonio Alvarado, recorded in Volume 9710, Page 27 (D.R.T.C.T.);

THENCE North 89 deg. 32 min. 47 sec. East, a distance of 126.87 feet to a 1/2 inch yellow-capped iron rod set for corner at the intersecting South line of East Elmwood Avenue and the West line of South Freeway Service Road;

THENCE South 00 deg. 16 min. 13 sec. East, a distance of 258.19 feet to a 1/2 inch yellow-capped iron rod set for corner at the intersecting West line of South Freeway Service Road and the sold North line of East Jefferson Avenue;

THENCE South 88 deg. 38 min. 17 sec. West, a distance of 123.64 feet to the PLACE OF BEGINNING and containing 32,461.06 square feet or 0.7452 of an acre of land.

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

CM'S SHOWN HEREON ARE BRGS FOR DIRECTIONAL CONTROL.

BEARINGS ARE BASED ON NAD 83 DATUM, HORS SHAW PLANE COORDINATE SYSTEM, NORTH ZONE.

The plat herein is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, not shown here property lines the distance indicated, or values and apparent encumbrances.

TITLE AND ABSTRACTING WORK FURNISHED BY N/A

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Notes: 1" = 30'

Date: 08-24-2021

S. F. No.: N/A

Job No.: 202105667

Drawn by: BR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERWRITTEN IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR ALL AMERICAN HOMES

32,461.06 sq. ft.
0.7452 acres

VACANT LOT

ANTONIO ALVARADO
VOL. 9710, PG. 27
D.R.T.C.T.

PHILIP M. JEFFERSON
INST. NO. 0220113833
D.R.T.C.T.

PLACE OF BEGINNING

CM'S SHOWN HEREON ARE BRGS FOR DIRECTIONAL CONTROL

ASPHALT

E. ELMWOOD AVENUE

N 89°32'47" E 126.87'

BRASS MONUMENT FOR REFERENCE
S 0°16'13" E = 258.19'

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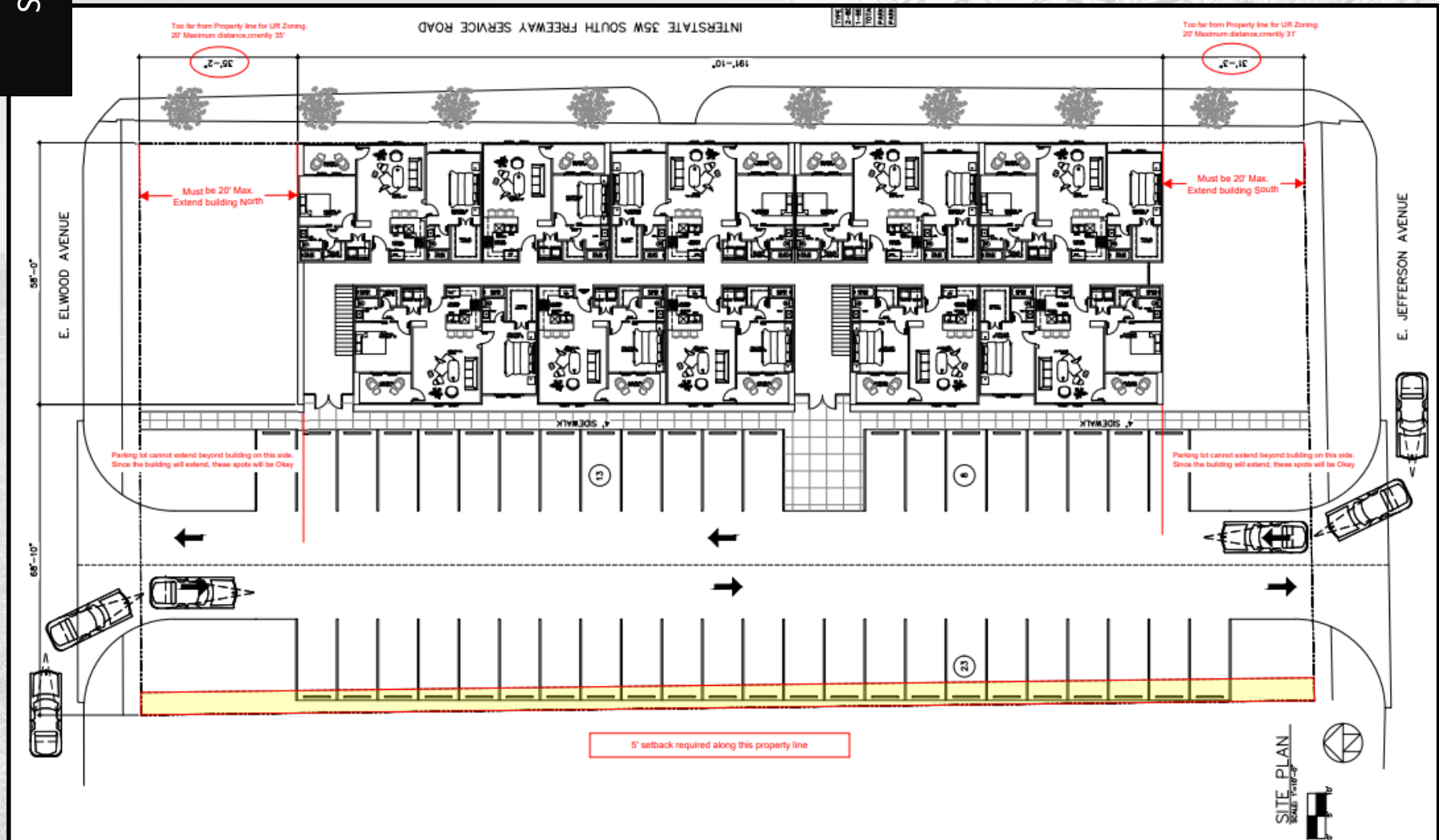
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TH





COMMERCE

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

amazon

American Airlines



Kimberly-Clark

LOCKHEED MARTIN

Alcon



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

+328

people per day (2020)



1,302,041

added in 2010-2020

7,694,138

TOTAL POPULATION

11,200,000

Population by 2045

4TH LARGEST
METRO IN U.S.

OVER 200 CITIES



HIGHER EDUCATION

Three
Research 1
Universities

UNT
UNIVERSITY OF
NORTH TEXASUTD
THE UNIVERSITY
OF TEXAS AT DALLASUTR
UNIVERSITY OF
TEXAS AT ARLINGTON

Carnegie Classification of Institutions of
Higher Education R-1: Doctoral Universities

30 Higher Education Institutions

15 Major Universities Including:

TCU
SMU

#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



3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in
Continental U.S. in 4 hours

Access nearly 60
international destinations



HEALTH CARE

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

INFORMATION ON BROKERAGE SERVICES



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.

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 on 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 on 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 on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on 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 on. 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 on 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 on 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 on 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.

Vision Commercial RE DFW LC	9006752	info@visioncommercial.com	817.803.3287
Broker Firm Name	License No.	Email	Phone
Trenton Price	0652029	info@visioncommercial.com	817.803.3287
Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

2-10-2025



IABS 1-1