

For Sale



Auto Repair Shop

1016 S Main St, Fort Worth, TX 76104



Hunington

Hunington Properties, Inc.
501 W President George Bush Hwy.,
Suite #150, Richardson, TX 75080

214-689-3600
hpiproperties.com

NET LEASE INVESTMENT



AUTO REPAIR SHOP

1016 S Main St, Forth Worth, TX 76104



Executive Summary

Sale Price	Call for Pricing
Building Size	5,455 SF
Lot Size	0.25 AC

Investment Highlights

- Prime location in the heart of Fort Worth.
- Just south of downtown and near major hospitals like JPS (John Peter Smith) and Baylor Scott & White.
- The area blends industrial, retail, and medical uses, with good vehicle access and visibility from Main Street.
- 10 parking spaces and drive-in access
- 4,647 businesses within a mile radius, an average of 36,825 Employees in the area on a daily basis.
- South Main Village and the Near Southside are undergoing significant revitalization, including new residential, retail, breweries, and mixed-use projects.



Demographics

Population (2025)	2 mi. - 54,521
	3 mi. - 115,662
	5 mi. - 301,133
Projected Population (2030)	2 mi. - 60,056
	3 mi. - 124,224
	5 mi. - 310,580
Average HHI	2 mi. - \$113,196
	3 mi. - \$103,908
	5 mi. - \$103,414



Matthew Kivnani

Vice President | Brokerage
matthew@hpiproperties.com
(469)604.8681

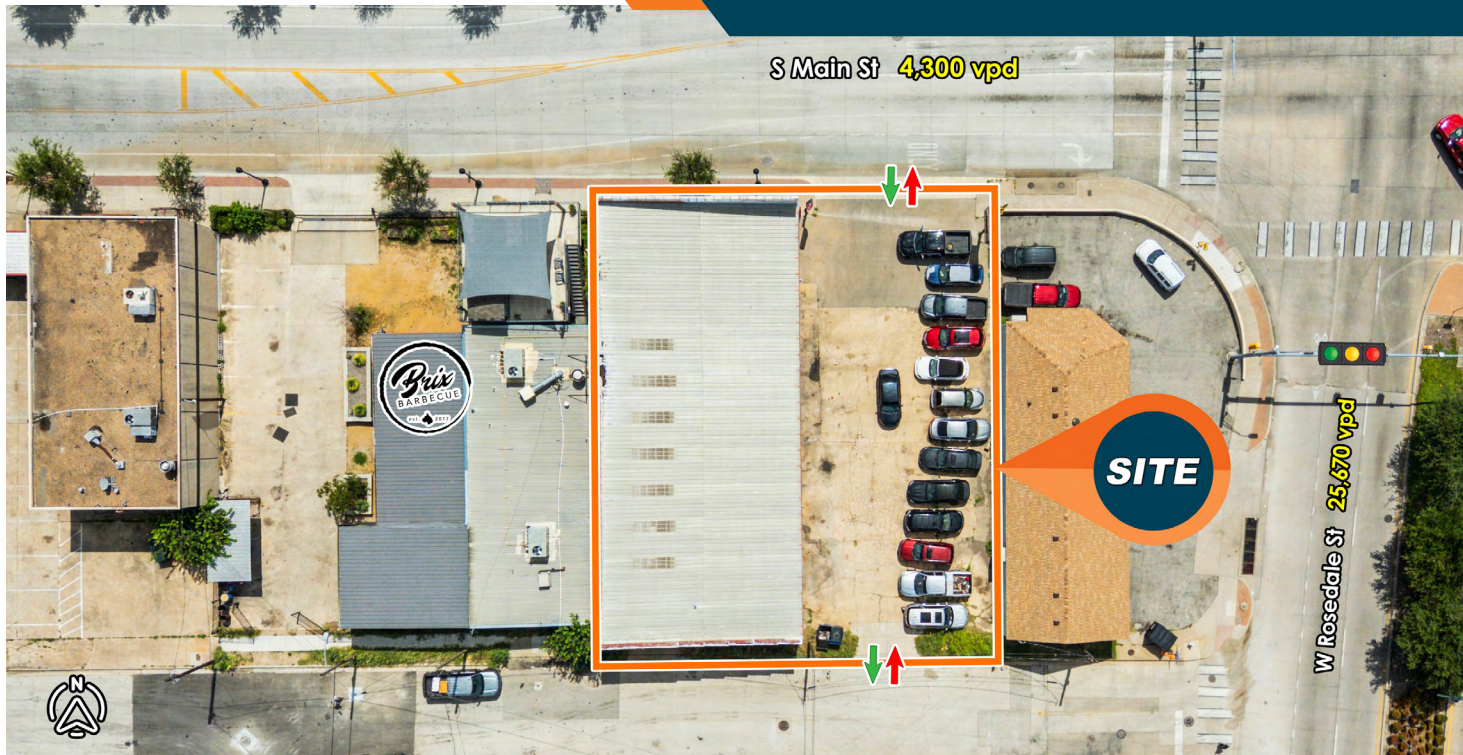
Hunington Properties, Inc.

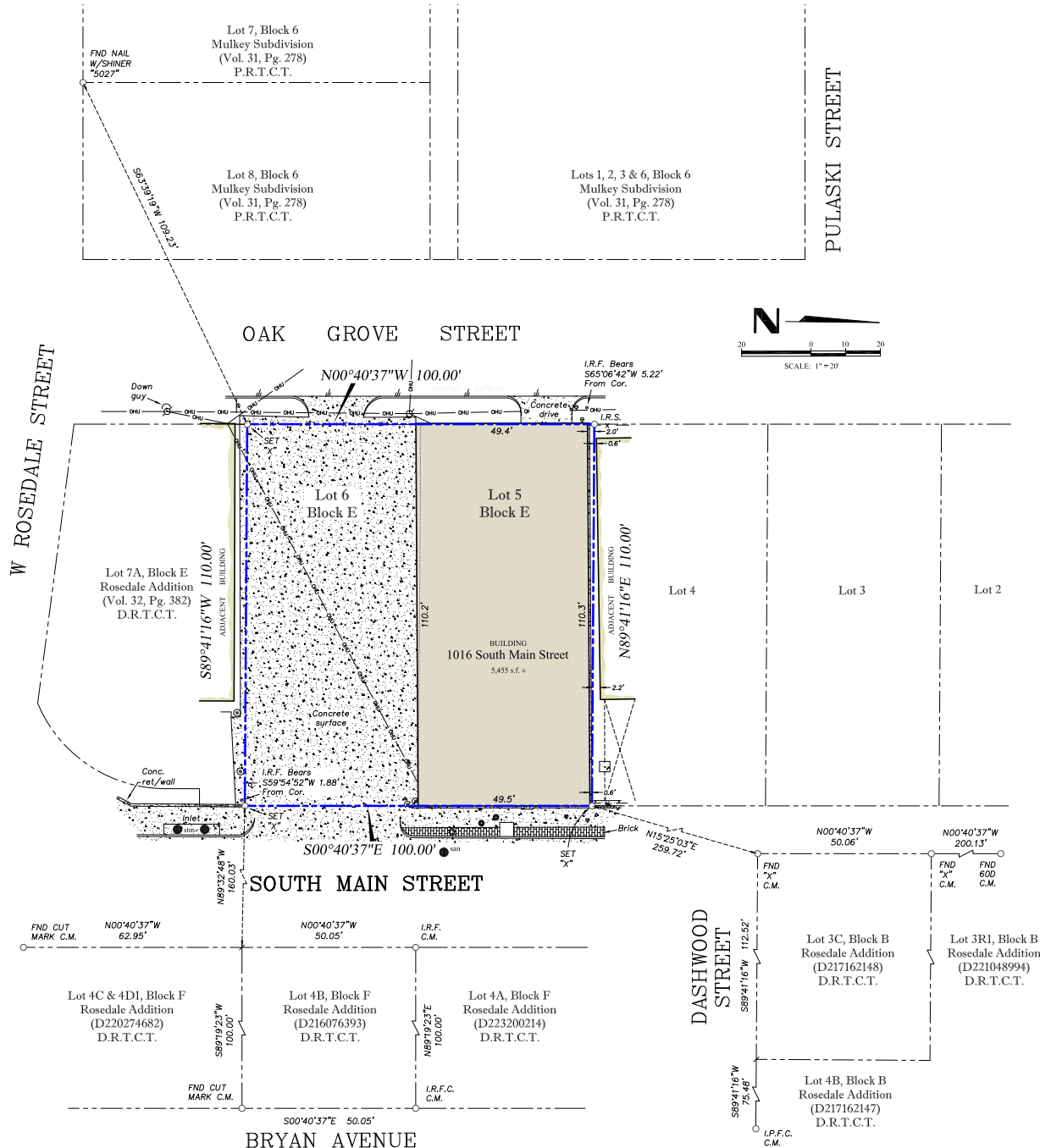
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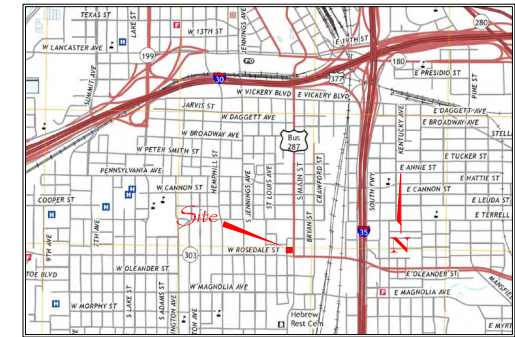
The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.







1016 South Main Street



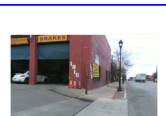
Vicinity Map - Not to scale

PROPERTY DESCRIPTION:

Lots 5 and 6, Block E, ROSEDALE ADDITION, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 32, Page 382, Plat Records, Tarrant County, Texas.

LEGEND:

Boundary Line
Overhead Utility Line
Fence Line
C.M.
Controlling Monument
1/2" Iron Rod Found (unless otherwise noted)
1/2" Iron Pipe Found
1/2" Iron Rod Set "Old Town Surveying" (blue cap)
Basis of Bearings: Bearings shown herein are based on Texas State Plane Coordinate System, North Central Zone, NAD83 (U.S. Feet).



1016 South Main Street
Fort Worth, Texas

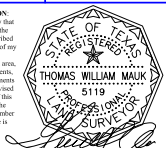


2435 S. University Drive
Fort Worth, Texas 76109
Ph: 817.653.0320
Fax: 214.493.5754

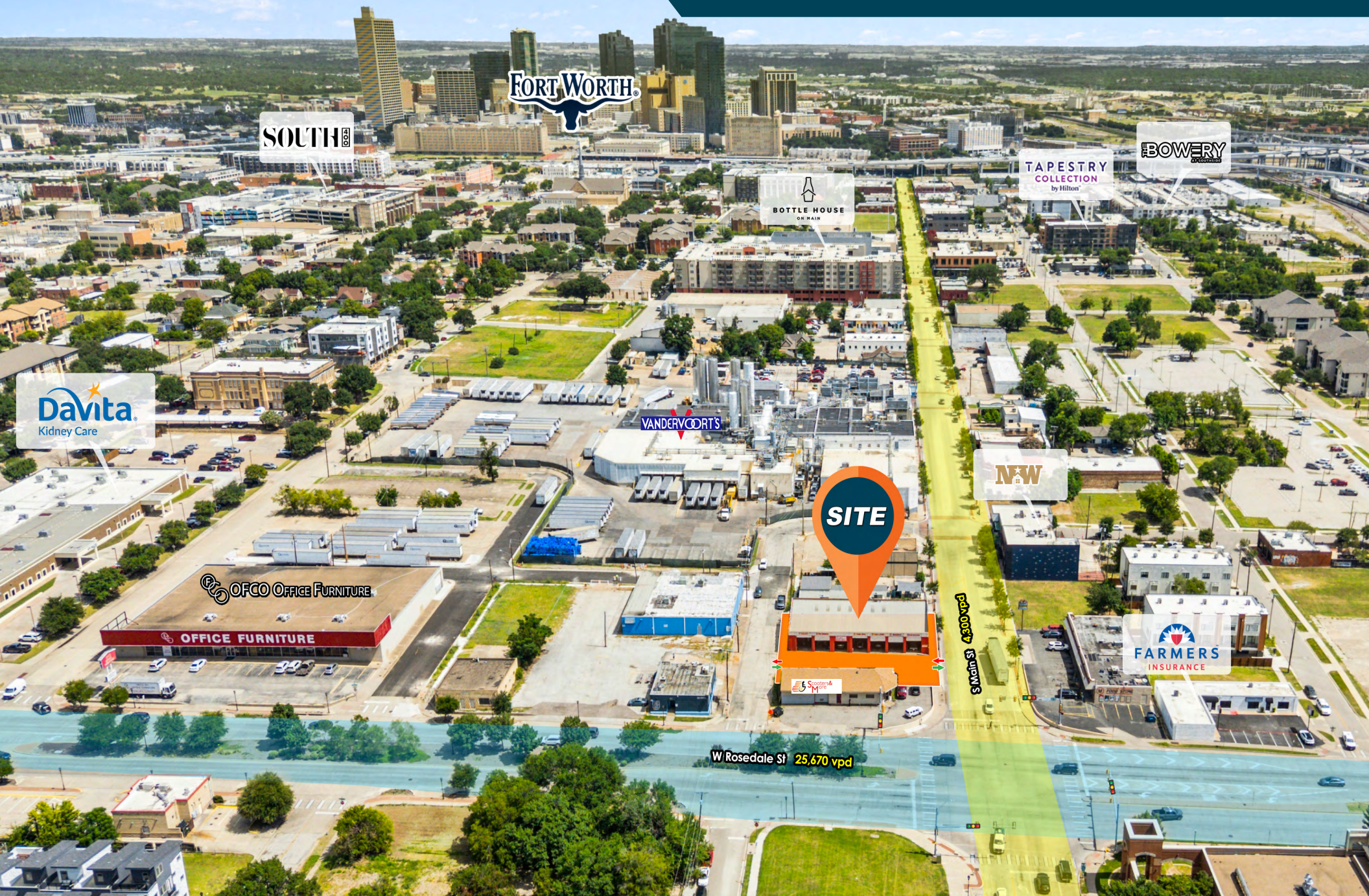
FLOOD NOTE: It is my opinion that the property described herein is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480596 0305 L, present Effective Date of map March 21, 2019, herein property situated within Zone "X" (Unshaded).

CNAT Title Co. G.F. No. 23080002CNFW
Fieldwork Date: 12/13/2023 Party Chief: J.M.
Job No.: 20231274 Tech: T3

SURVEYORS CERTIFICATION: The undersigned does hereby certify that this survey was this day made on the ground of the property legally described herein and is correct and to the best of my knowledge there are no visible discrepancies, conflicts, encroachments, or overlapping of improvements, easements or rights of way that I have been advised of except as shown herein. Use of the document is solely intended for the transaction reflected by the G.F. Number referenced herein. Any other use is prohibited and at user's risk.
December 19, 2023



Old Town Surveying, LLC
Professional Land Surveyors
810 Office Park Circle, Ste. 130, Lewisville, Texas 75057
Ph: 469-292-8879 info@oldtownsurveying.com
TREN Number: 10154611





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 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.

Hunington Properties, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	454676 License No.	sandy@hpiproperties.com Email	713.623.6944 Phone
Sanford Paul Aron Designated Broker of Firm	218898 License No.	sandy@hpiproperties.com Email	713.623.6944 Phone
Matthew Kivnani Licensed Supervisor of Sales Agent/ Associate	741535 License No.	matthew@hpiproperties.com Email	214.689.3600 Phone
N/A Sales Agent/Associate's Name	N/A License No.	N/A Email	N/A Phone

Buyer/Tenant/Seller/Landlord Initials

Date