

FOR SALE



1020-1030 SYLVANIA AVE

Fort Worth, TX 76111

OFFICE/LAND SPACE AVAILABLE

**COLONIAL
COMMERCIAL
REAL ESTATE
LLC**

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COLONIAL
COMMERCIAL REAL ESTATE LLC

PROPERTY HIGHLIGHTS

PRICING

\$600,000

SF OF LAND

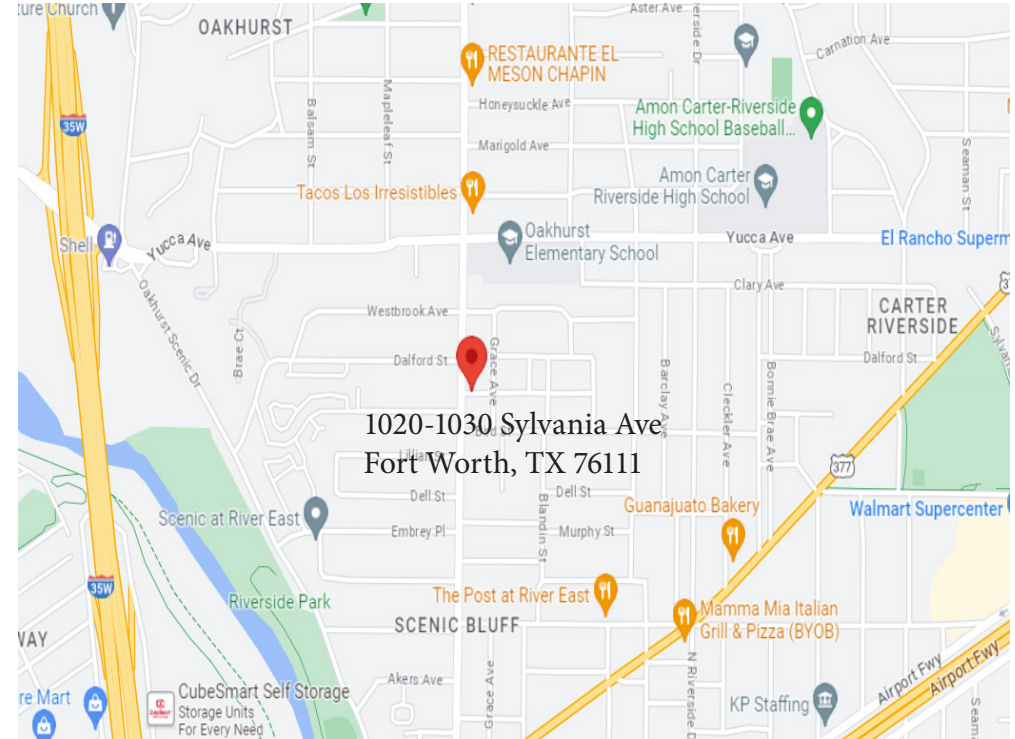
26,870 SF

ZONING

RESIDENTIAL / OFFICE

PROPERTY HIGHLIGHTS

- ◆ Heavy Traffic Road that connects I30 to Loop-820 and NE 28th Street that feeds Hwy 377, Hwy 10 and Hwy 183.
- ◆ Drafting Office 4 total lots (5 if you split 1030 Sylvania)
- ◆ 2,000 SF of fenced storage
- ◆ Optional option - Buy 1030 Sylvania land only which is 11,194 Sqft
- ◆ Contact broker for Office space information.



2022 TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	VPD
N SYLVANIA AVE	WESTBROOK AVE S	13,010
N RIVERSIDE DR	BIRD ST N	8,924
YUCCA AVE	N SYLVANIA AVE W	4,659

2022 DEMOGRAPHICS SNAPSHOT

	2 MILE	5 MILE	10 MILE
TOTAL POPULATION	40,295	260,211	1,044,956
AVG HH INCOME	\$61,085	\$68,633	\$84,476

AERIAL MAP



SITE PLAN



1030 N SYLVANIA AVE
TOTAL: 11,194 SF

1028 N SYLVANIA AVE
OFFICE: 2,022 SF
TOTAL: 5,597 SF

1026 N SYLVANIA AVE
TOTAL: 5,597 SF

1020 N SYLVANIA AVE
TOTAL: 4,482 SF

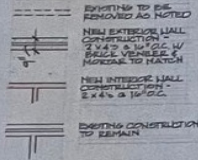
SITE PLAN

ROOM FINISH SCHEDULE						
ROOM	FLOOR	BASE	WALLS	CLG.	CLG. HOT	REMARKS
OFFICE	●	●	●	●	●	
COMPUTER/DRAFT	●	●	●	●	●	
CLOSET 1	●	●	●	●	●	OPEN OFFSHADE
CLOSET 2	●	●	●	●	●	FULL WIDTH/PULL OUT SHELVES
CLOSET 3	●	●	●	●	●	1/2 HANGING - 1/2 SHELVES

WINDOW and DOOR SCHEDULE			
MARK	SIZE	TYPE	REMARKS
1	4'-0" x 7'-0"	HD. PRFM. OPENING	ALIGN W/ ADJ. WINDOW
2	3'-0" x 0'-0"	D.C. HD./WD. PRM.	
3	3'-0" x 7'-0"	H. MTL./H.MTL. PRM.	
4	3'-0" x 0'-0"	D.C. HD./WD. PRM.	
5	3'-0" x 0'-0"	D.C. HD./WD. PRM.	
6	3'-0" x 0'-0"	D.C. HD./WD. PRM.	
A	0'-0" x 4'-0"	2" HD. PRM. W/ TYPICAL	ALIGN W/ TOP OF ADJ. DOOR
B	4' @ 8' @ 8'	SMTH. FINISHED OPEN.	IF HD. FROM REAR, SET JAMB & SUBGRADE

NOTE: PROVIDE DEADBOLT LOCKS AT DOORS 2,3,4,5 & 6

LEGEND



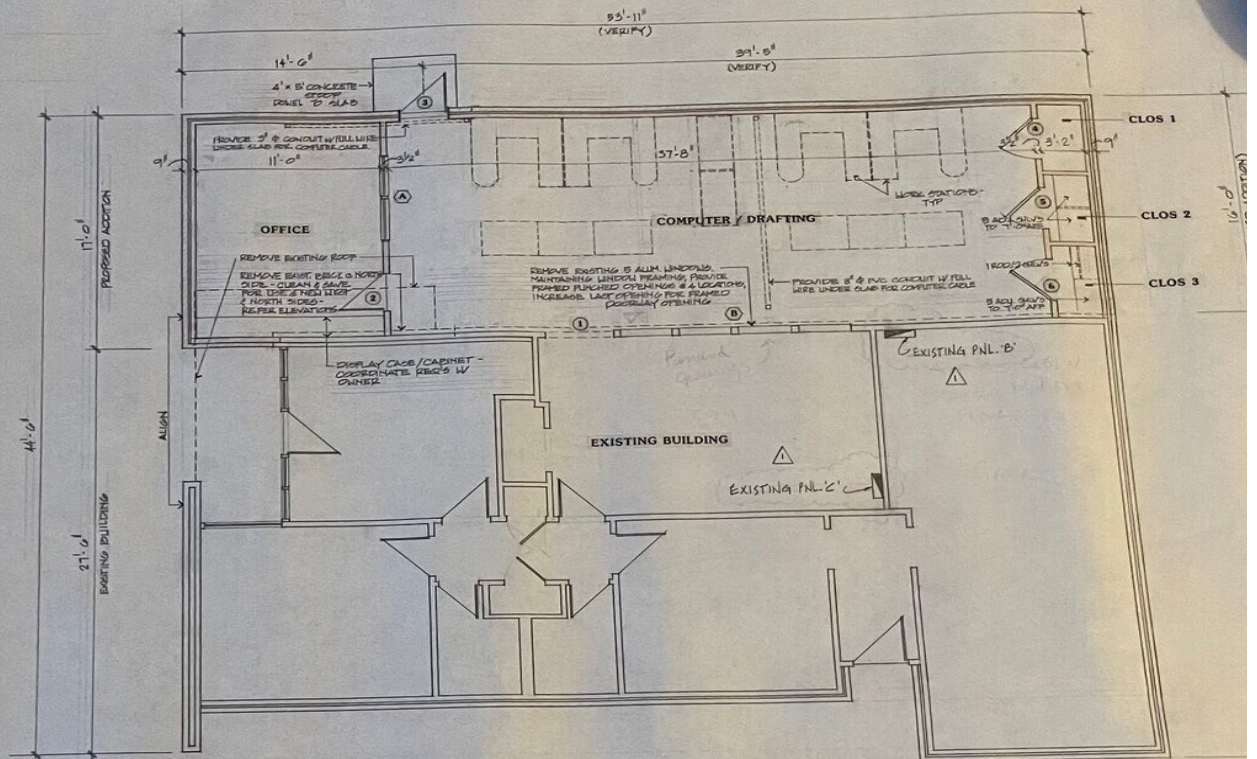
ELECTRICAL SYMBOLS

LIGHT FIXTURE SCHEDULE

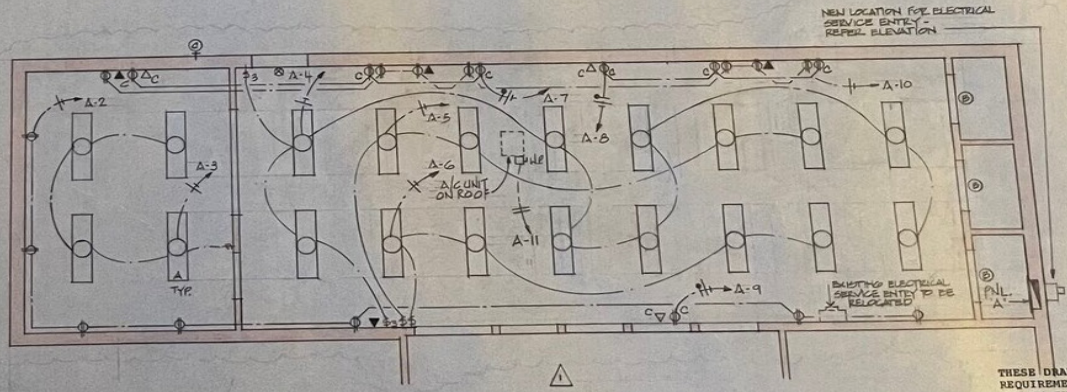
- A 1' x 4' FLUORESCENT SURFACE MOUNTED LIGHT FIXTURE - TO MATCH EXISTING
- ⊙ SURFACE/CEILING MOUNTED INCANDESCENT LT. FIXTURE W/ GLOBE & PULL CHAIN - SUBMIT CUT SHEET FOR OWNER'S APPROVAL
- ⊙ LOW PROFILE, VANDAL PROOF LIGHT FIXTURE - WALL MOUNTED, PHOTO CELL - SUBMIT CUT SHEET FOR OWNER'S APPROVAL

GENERAL SYMBOLS

- ⊕ 110V DUPLEX 12'A.F.F. TYP.
- ⊕C 110V DUPLEX 12'A.F.F. TYP. DEDICATED LINE FOR COMPUTER
- ▲ TELEPHONE
- ▲C TELEPHONE - DEDICATED LINE FOR COMPUTER
- ⊗ EXIT SIGN



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 ELECTRICAL & REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

THESE DRAWINGS REQUIRE DESIGN-BUILD PROVIDE ALL REQUIREMENTS PRECEDENCE BE FULLY GENERAL C PROVIDE ETC., FOR THE

PROPERTY PHOTOS



PROPERTY PHOTOS





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.

11-2-2015



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.

Colonial Commercial Real Estate, LLC	9001810	mberkowitz@colonialcre.com	817-632-6200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Berkowitz	418682	mberkowitz@colonialcre.com	817-632-6200
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
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