

1070 N Beach ST

1070 N Beach St, Fort Worth, TX 76111

FOR SALE & GROUND LEASE

CALL FOR AVAILABILITY



TEXAS LEGACY
— R E A L T Y —

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INVESTMENT HIGHLIGHTS

Situated in a prime location at 1070 N Beach St, Fort Worth, TX 76111, this exceptional land offering presents a compelling investment opportunity in a rapidly growing corridor.

The property benefits from proximity to key economic and retail drivers, including the newly planned H-Mart in Haltom City, just 4 miles north, which is set to be a major retail and cultural destination upon its completion in Q4 2025. Surrounded by high-traffic national franchise restaurants, the site enjoys strong consumer demand and excellent visibility.

KEY HIGHLIGHTS

Prime Location: Just 3 miles from downtown Fort Worth, offering excellent connectivity.

Retail Growth Potential: Close to major retail developments, including the upcoming H-Mart Haltom City (Q4 2025).

High-Traffic Retail Corridor: Surrounded by major national restaurant franchises, driving consumer foot traffic.

Accessibility: Convenient access to DFW International Airport (18 miles away) and key transit routes.

Investment Opportunity: Positioned in a high-growth area with strong long-term appreciation potential.

This is an exceptional chance to acquire land in a thriving commercial hub with significant upside potential. Don't miss out on this prime investment opportunity in one of Fort Worth's most dynamic corridors!

OFFERING SUMMARY

1070 N Beach St, Fort Worth, TX 76111



OFFERING SUMMARY

ADDRESS 1070 N BEACH ST, FT WORTH TX 76111

COUNTY TARRANT

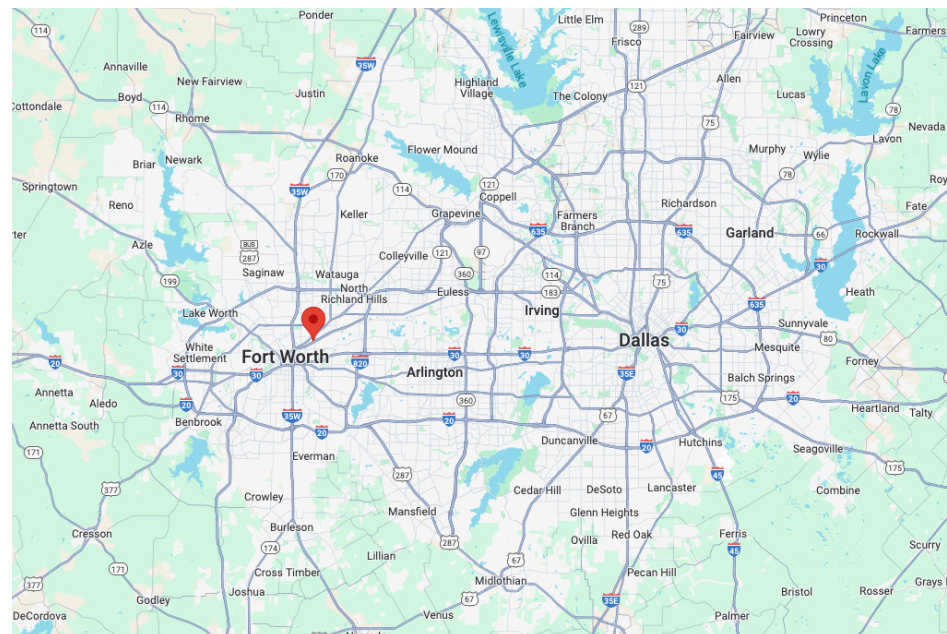
PRICE CALL FOR PRICING

LAND ACRES 0.78 AC

ZONING E

Zoning "E" Neighborhood All uses permitted in "ER", plus retail sales, banks, restaurants, gasoline sales, bakeries, and Commercial alcohol sales for off premise consumption and as part of food service. Maximum 45 ft. height.

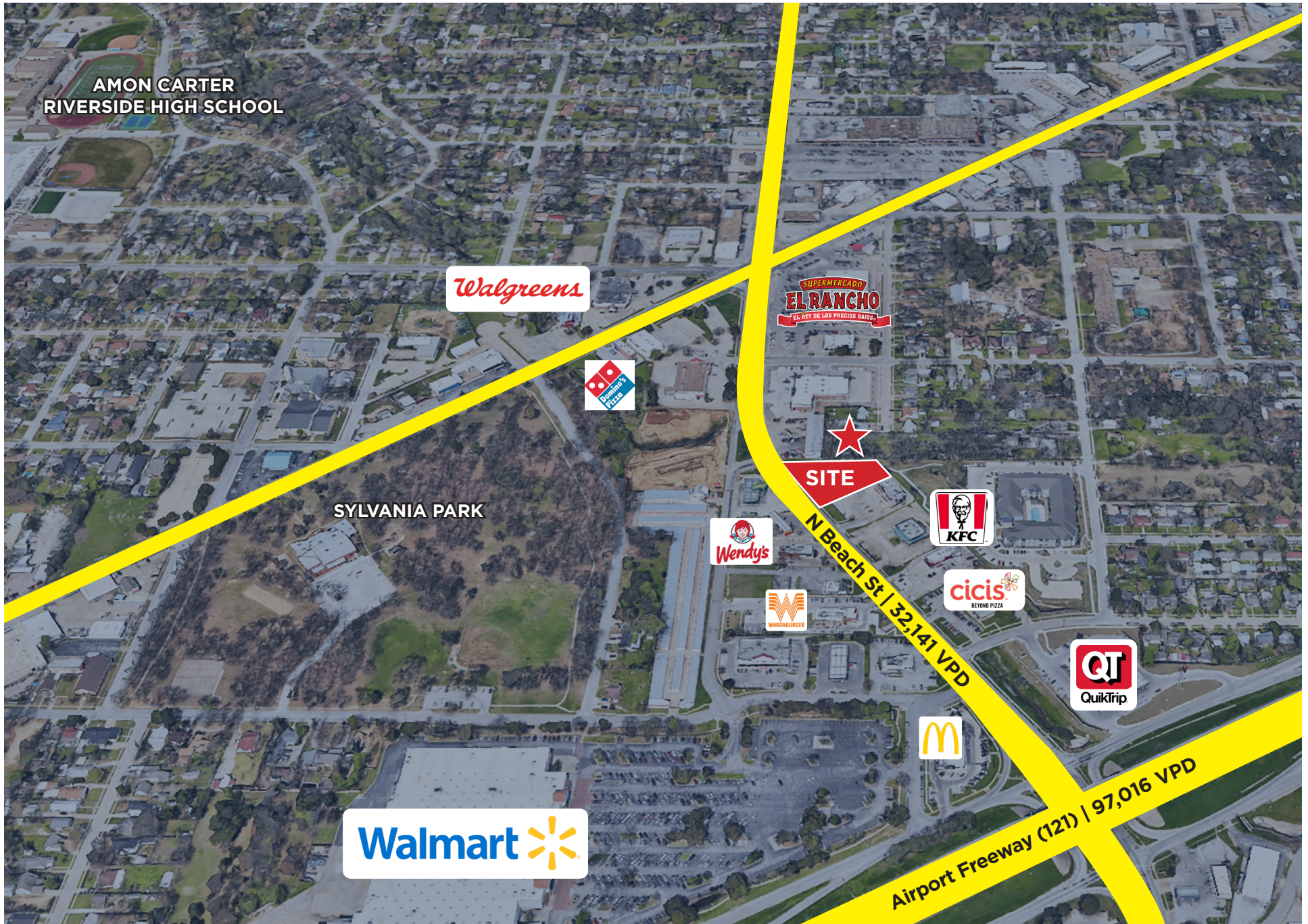
ER: Beauty/barber shops, bookstores, drug stores, studios, offices, public and civic uses and CommercialRestricted health care. Alcohol sales prohibited. Maximum 35 ft. height.



TEXAS LEGACY
REALTY

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DEMOGRAPHICS

1070 N Beach St, Fort Worth, TX 76111

DEMOGRAPHICS	1 MILE	5 MILE	10 MILE
2024 Population (Pop.)	12,186	252,147	1,058,188
White (%)	34.00%	35.83%	47.42%
Black (%)	3.62%	18.62%	15.76%
Am. Indian & Alaskan (%)	1.15%	0.80%	0.67%
Asian (%)	4.14%	3.02%	4.74%
Hawaiian & Pacific Island (%)	0.03%	0.13%	0.23%
Other (%)	57.05%	41.60%	31.18%
5 yr Pop (total %)	6.20%	6.43%	5.65%
2024 Households (HH)	3,834	90,320	381,596
2029 Household Projection	4,077	96,400	403,824
2024 Average HH Income	\$64,893	\$69,373	\$87,865
2024 MED HH Income	\$48,256	\$51,005	\$66,527

TRAFFIC COUNTS

Airport Freeway (121)	97,016 VPD
N Beach St Wheeler St	32,141 VPD
N Beach St Airport Freeway	23,294 VPD
N Beach St Primrose Avenue	21,504 VPD





Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Jake Jeong Sales Agent/Associate's Name	820122 License No.	jake.jeong@txlegacym Realty.com Email	(214)680-8422 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

TXR-2501

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Rafe Song

Information available at www.trec.texas.gov

IABS 1-0 Date

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