

LA PLACITA COMMERCIAL - RETAIL

115 W SEMINARY DR
FORT WORTH, TX 76115



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Accent Commercial
Real Estate

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The information contained herein was obtained from sources believed reliable; however Accent Commercial Real Estate makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, prior to sale or lease, or withdrawal without notice.

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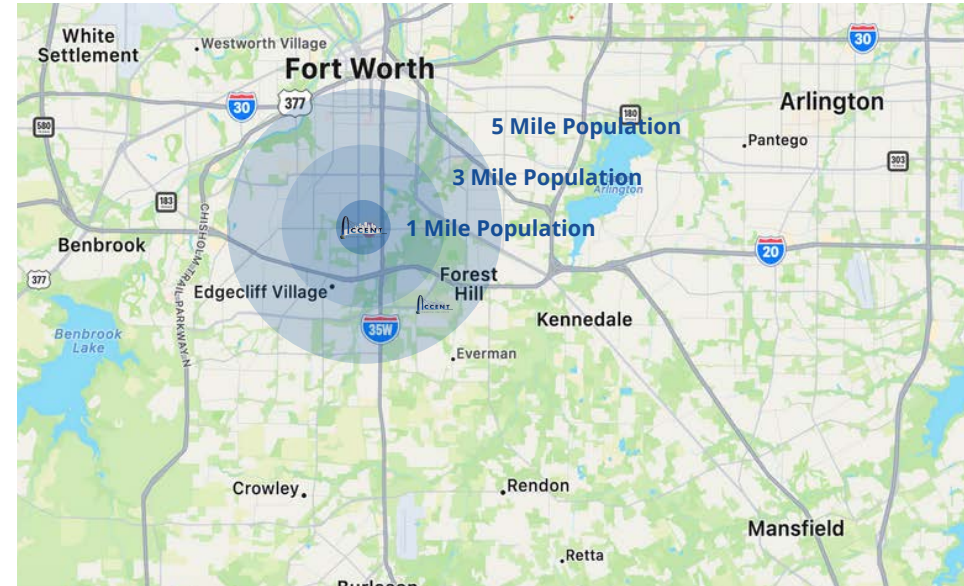


115 W Seminary Dr | Fort Worth, TX 76115

PROPERTY OVERVIEW

Excellent location along **W Seminary Rd (26,600 VPD)**. Across from La Gran Plaza Regional Mall. Just **1/4 Mile from I-35W** & 1 Mile North of I-20. 27 Parking Spaces, 3.41/1,000 SF Parking Ratio. Surrounded by High Performing **National Retailers**. Ideal for: Optometrist, Barber/Nail/Salon, or Any Other Professional Service.

AREA RETAILERS



POPULATION	1 Mile	3 Mile	5 Mile
2027 Projection	20,089	93,906	196,954
2022 Estimate	21,725	100,613	211,241
Annual Growth	1.6%	1.4%	1.4%
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2027 Projection - Total HH	6,859	35,012	76,094
2022 Estimate - Total HH	6,364	32,794	71,166
Annual Growth	1.6%	1.4%	1.4%
HOUSEHOLDS & VALUE	1 Mile	3 Mile	5 Mile
Average Household Income	\$49,837	\$66,437	\$72,827
Median Home Value	\$92,218	\$159,808	\$168,052

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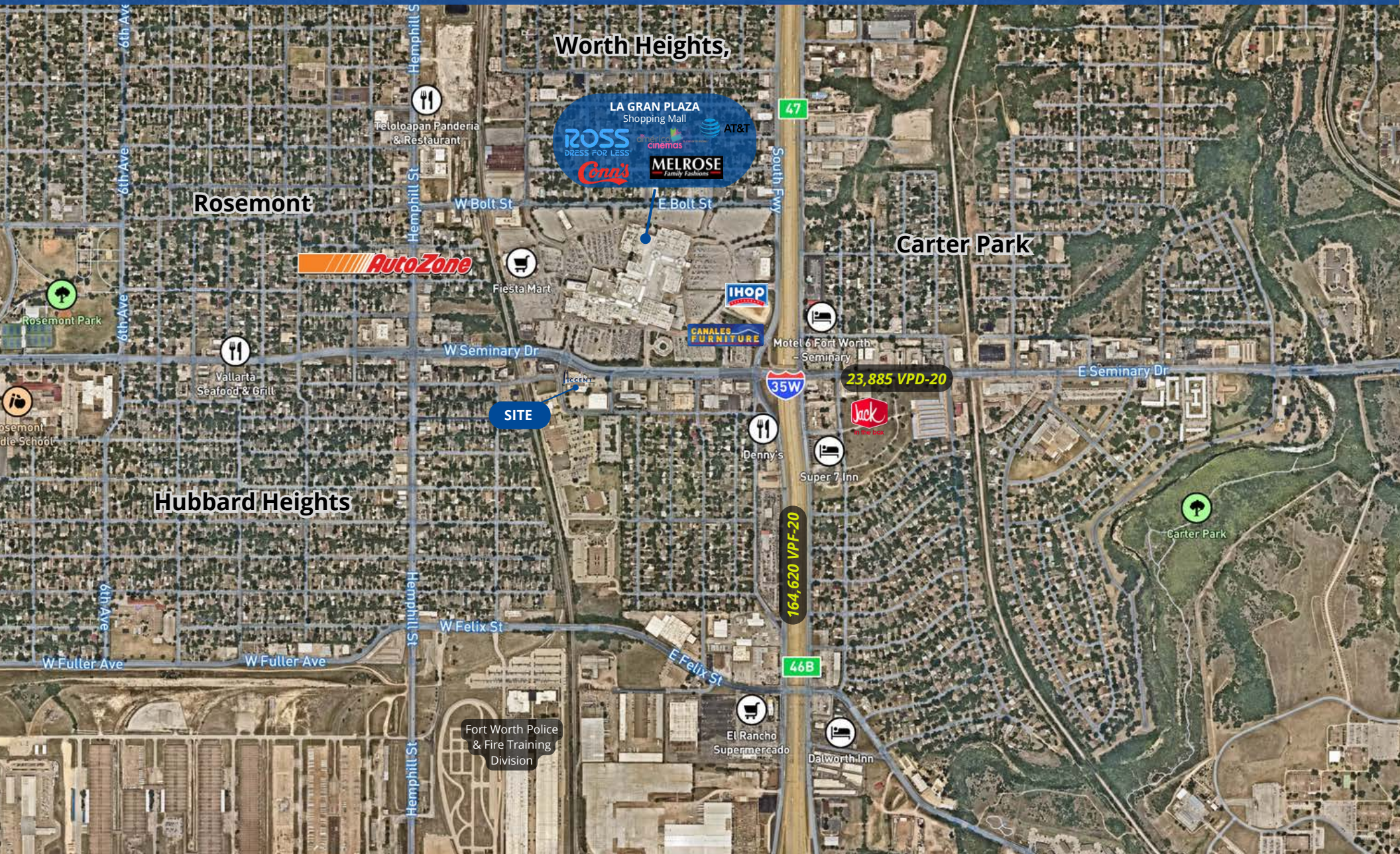
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Address:

115 W Seminary Dr, Fort Worth Tx 76115



Property Type

Shopping Center



Building Area

7,925 SF



Lot Size SF

29,582 SF



Site Name

La Placita



Year Built

1969



Zoning

"E"Neighborhood Commercial



Parcel

2498014A



Legal Des.

Martin Place Addition
Blk 1 Lot 4A



School District

Fort Worth ISD

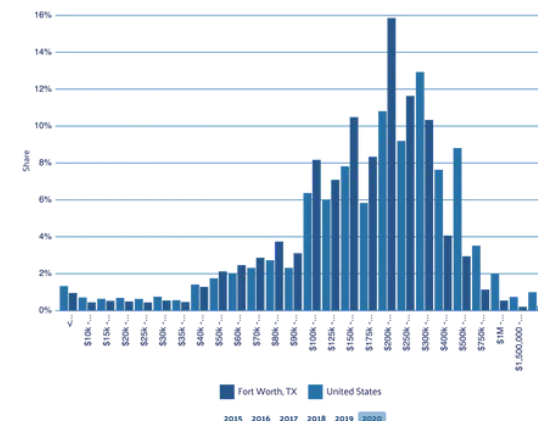
Quickfacts - Fort Worth, Texas

The economy of Fort Worth, TX employs 434k people. The largest industries in Fort Worth, TX are Health Care & Social Assistance (49,746 people), Retail Trade (48,458 people), and Manufacturing (46,406 people), and the highest paying industries are Mining, Quarrying, & Oil & Gas Extraction (\$72,872), Agriculture, Forestry, Fishing & Hunting, & Mining (\$70,265), and Management of Companies & Enterprises (\$65,964).

Economy - Fort Worth, Texas

The median property value in Fort Worth, TX was \$190,400 in 2020, which is 0.829 times smaller than the national average of \$229,800. Between 2019 and 2020 the median property value increased from \$169,700 to \$190,400, a 12.2% increase. The homeownership rate in Fort Worth, TX is 57%, which is approximately the same as the national average of 64.4%.

Fort Worth, TX the largest share of households have a property value in the \$100k - \$125k range.



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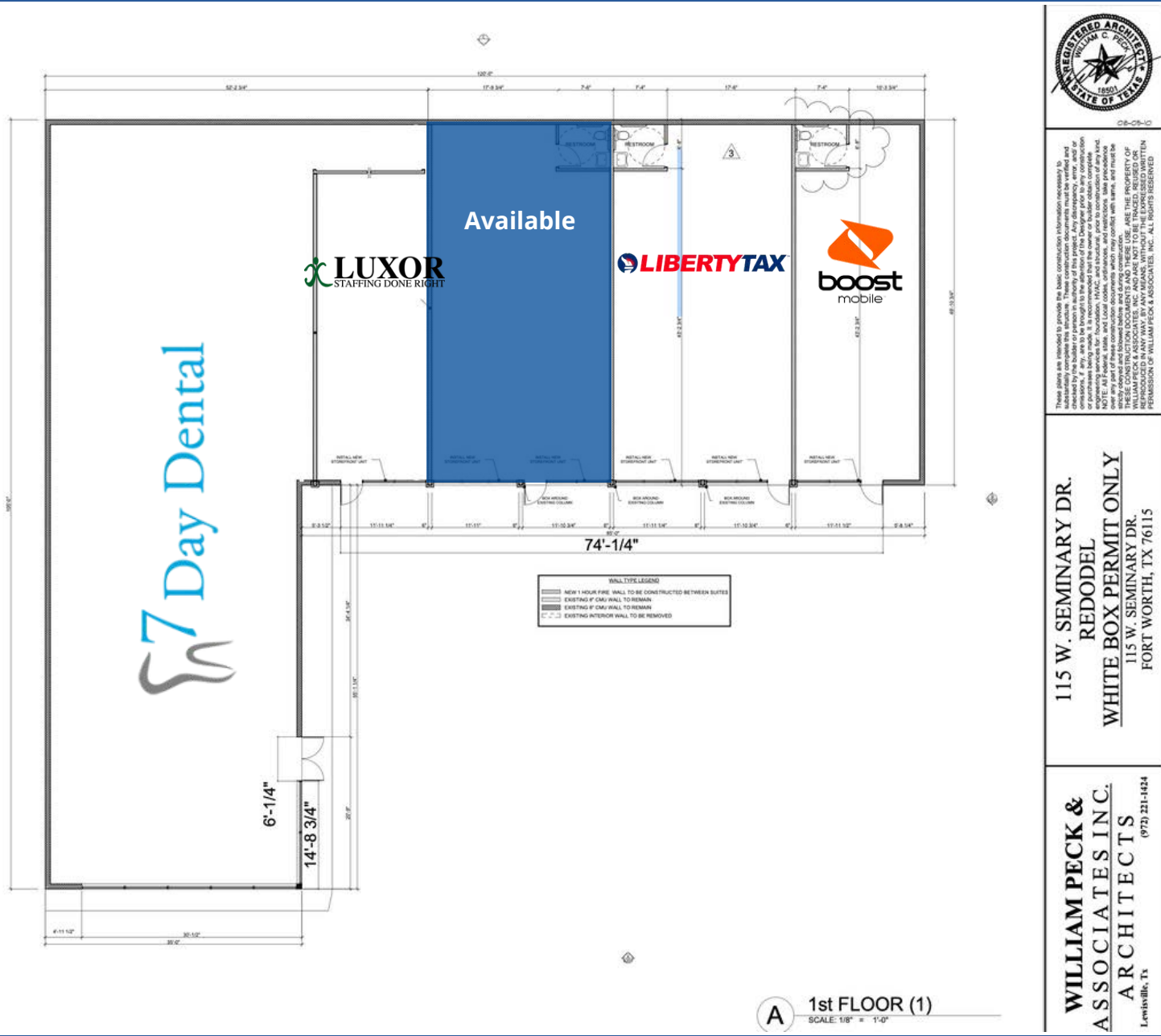
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Suite Available:	Suite 121
Space Available:	1,250 SF
Lease Rates:	Call for Rates
NNN Rates:	Call for Rates



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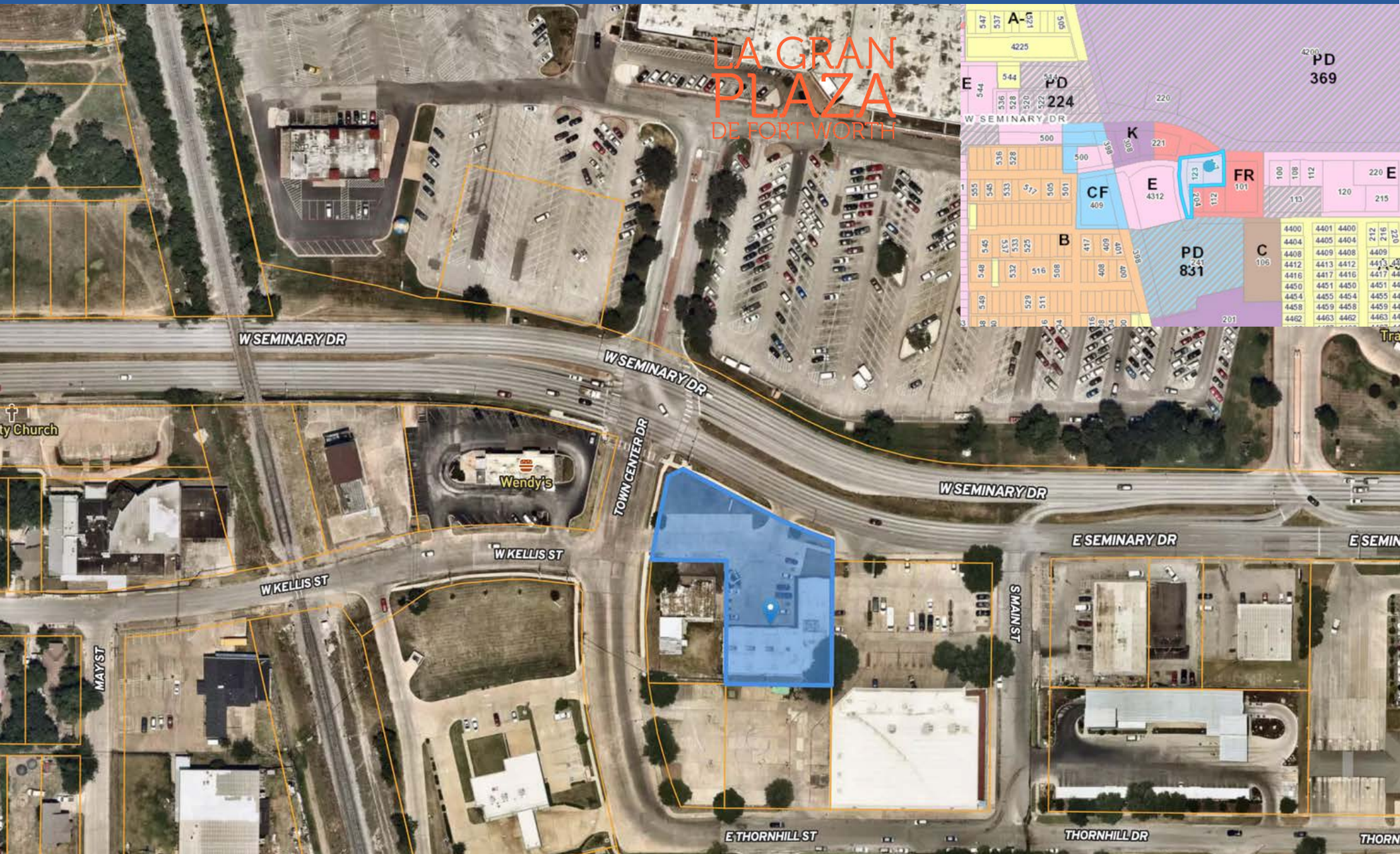


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**WILLIAM PECK &
ASSOCIATES INC.**
ARCHITECTS
Lewisville, Tx (972) 221-1424

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Aerial



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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Luis Pina	474607	lpina@accentcre.com	214-597-7651
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joseph Sebastian Rodriquez	715436	sebastian@accentcre.com	817-226-5765
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date