

PRICE REDUCED



# OFFICE BUILDING FOR SALE

3500 Marquita Dr  
Fort Worth, TX 76116

PRICING  
~~\$925,000~~ **\$875,000**

This 6,956 SF office building located conveniently in West Fort Worth with great access via Hwy 183 (Alta Mere) to Interstate 30 and south down Hwy 377 to Interstate 20. The building was originally built in 1947 but has had major upgrades over the years to both the interior finishes and exterior. Interior improvements include men's and women's handicap bathrooms, hvac upgrades, lighting and electrical. On the exterior handicap ramps have been installed, roof replaced and parking lot upgrades.

AVAILABLE:

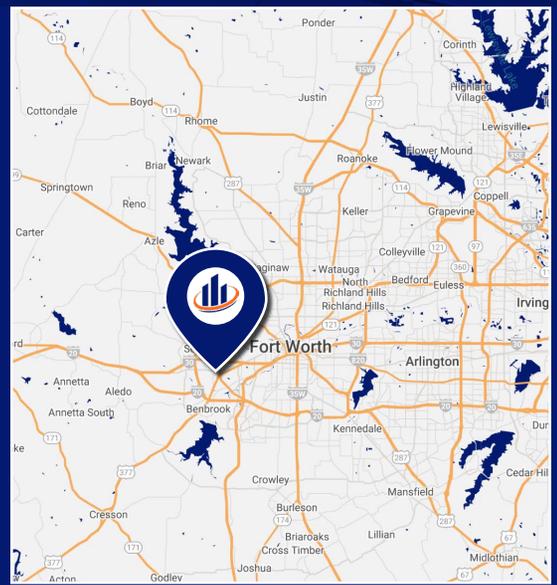
**3 UNITS | 6,956 SF**

## HIGHLIGHTS

- » Far below replacement cost
- » Great Access to major corridors
- » Plenty of parking totaling 32 spaces
- » Building is divisible for separate lease spaces
- » Land Size (approx) 27,663 SF

## SF OF UNITS

<b>Current Owner Occupied:</b>	2,800 SF
<b>Vacant:</b>	500 SF
<b>Common Area Restrooms:</b>	256 SF
<b>Church (MTM Lease):</b>	3,400 SF



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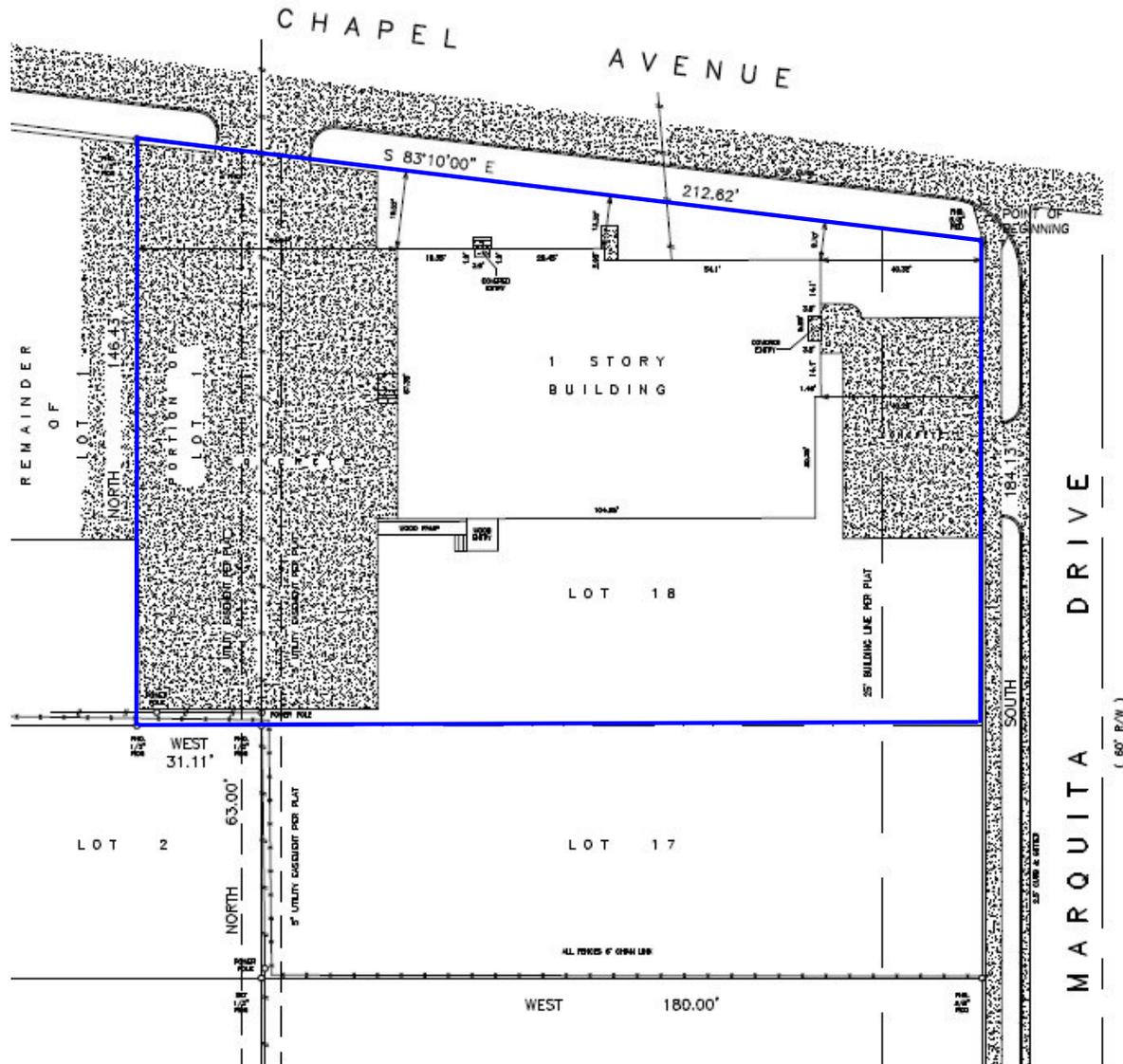
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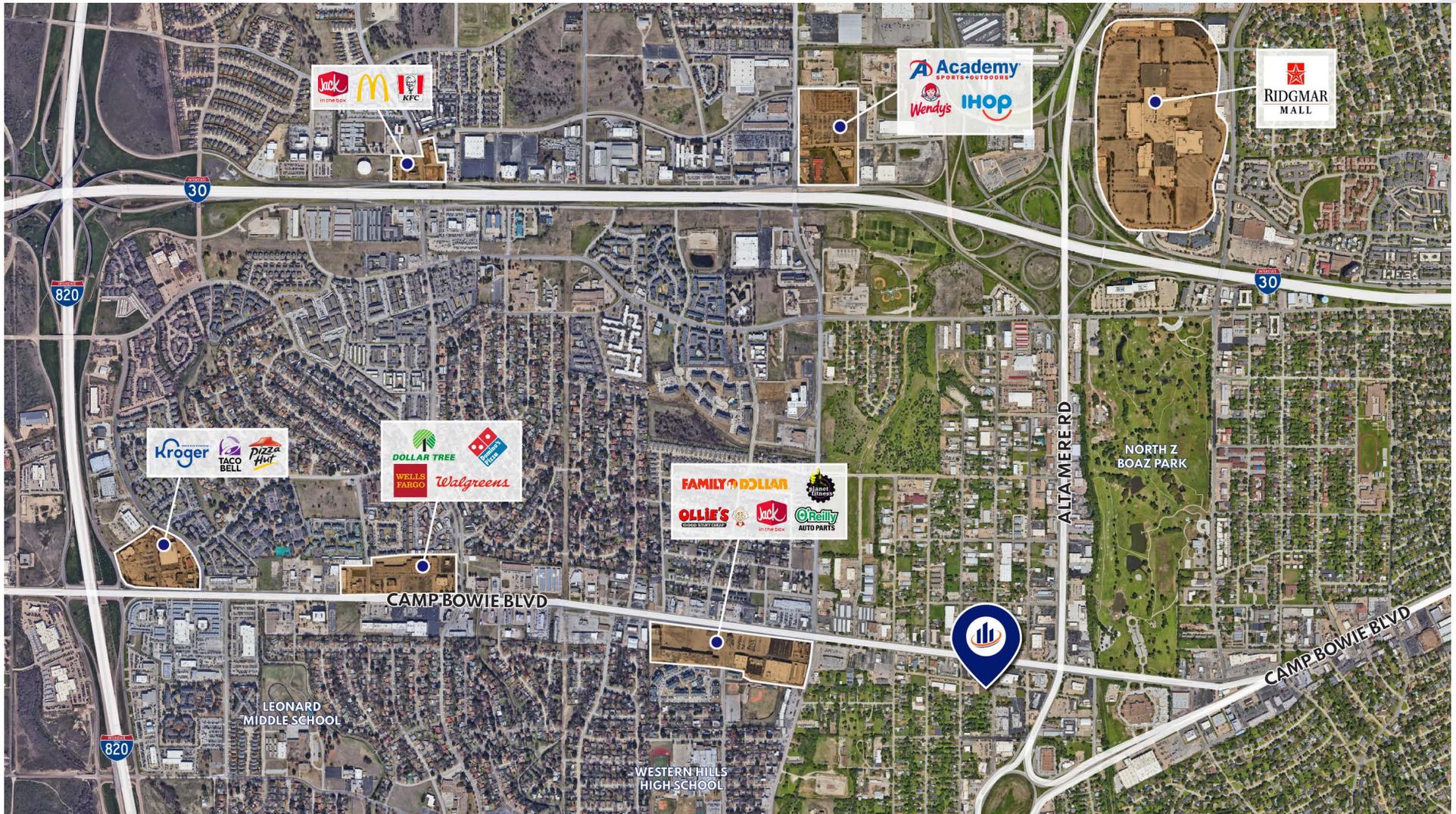
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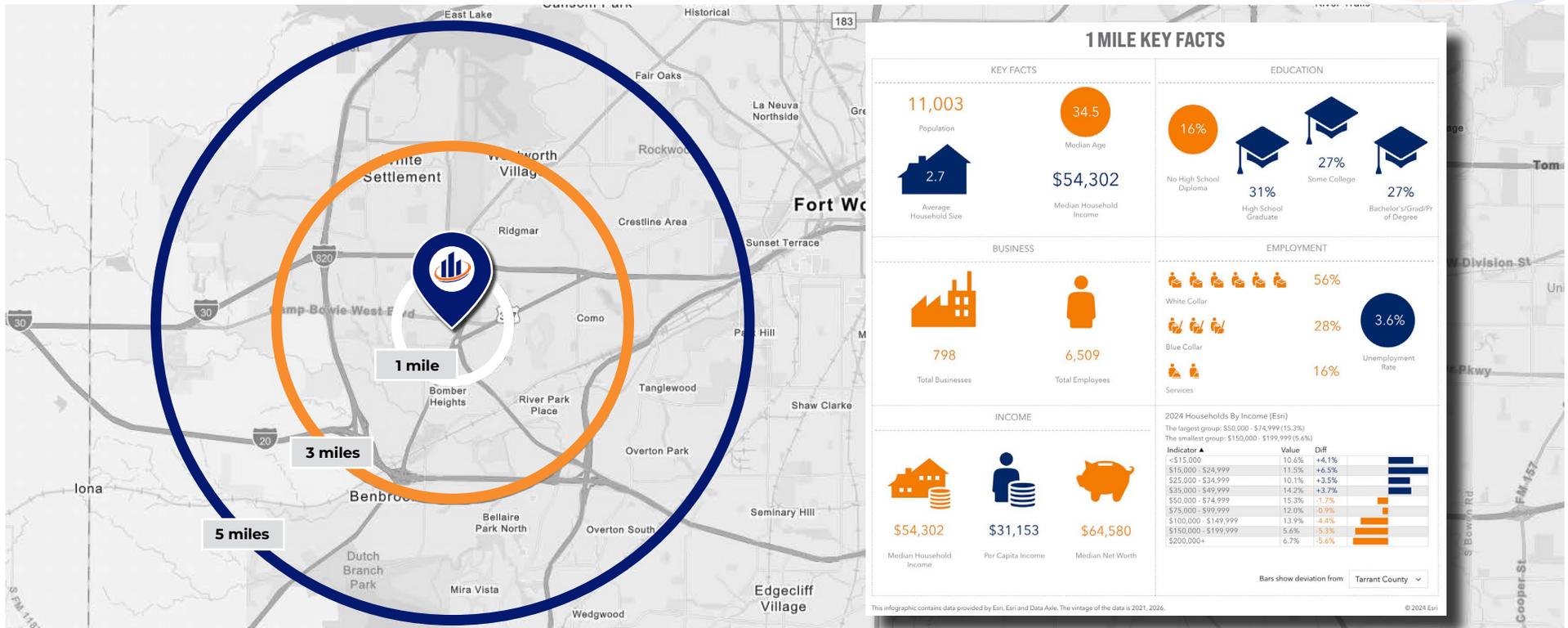
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**3500 Marquita Dr in Fort Worth, TX, is a strategically located property offering seamless access to Interstate 30 and Loop 820, facilitating convenient connectivity across the Fort Worth metro area. Positioned within a bustling commercial corridor, this site is surrounded by established businesses and amenities, making it an ideal choice for office space in an expanding market.**

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## 2024 Summary

## 2029 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
<b>Population</b>	11,003	85,229	204,957	10,926	85,340	210,508
<b>Households</b>	4,120	37,760	86,283	4,116	38,088	89,010
<b>Families</b>	2,529	19,779	48,404	2,487	19,599	49,386
<b>Average Household Size</b>	2.67	2.23	2.30	2.65	2.22	2.29
<b>Owner Occupied Housing Units</b>	2,004	14,966	42,766	2,074	15,625	45,150
<b>Renter Occupied Housing Units</b>	2,116	22,794	43,517	2,042	22,463	43,859
<b>Median Age</b>	34.5	36.0	36.3	35.1	37.5	37.8
<b>Median Household Income</b>	\$54,302	\$57,550	\$71,121	\$62,831	\$64,678	\$80,385
<b>Average Household Income</b>	\$82,372	\$90,766	\$109,427	\$93,973	\$102,683	\$123,840



# Information About Brokerage Services

11-2-2015

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.

DFW Trinity Advisors, LLC <small>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</small>	9004520 <small>License No.</small>	sfithian@visionsrealty.com <small>Email</small>	817-288-5525 <small>Phone</small>
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James Blake <small>Licensed Supervisor of Sales Agent/ Associate</small>	340987 <small>License No.</small>	james.blake@svn.com <small>Email</small>	817-288-5508 <small>Phone</small>
James Blake <small>Sales Agent/Associate's Name</small>	340987 <small>License No.</small>	james.blake@svn.com <small>Email</small>	817-288-5508 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

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Information About

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