

5300 River Oaks Blvd, River Oaks, Texas 76114



LOCATION:

NWC of River Oaks Blvd & Robert's Cut Off Rd 5300 River Oaks Blvd, Fort Worth, Texas 76114

HIGHLIGHTS:

- Located in Heart of River Oaks Re-Development District and provides retail for Fort Worth's Exclusive River District only 1 mile away'
- Exclusive opportunity to acquire one of the last hard corner signalized intersections near to Fort Worth's River District
- Area retailers include Walmart Supercenter, Sam's, Half Price Books, Target, LA Fitness, CVS, Bank of America, Taco Bell, Chicken Express, Title Max, Family Dollar, AutoZone & Subway
- Call for Pricing

AVAILABLE:

2,012 SF Freestanding Building, former Chicken Express

TRAFFIC COUNTS:

River Oaks: 19,476 VPD | Roberts Cut Off: 7,356 VPD (TXDOT 2009)

DEMOGRAPHICS:

	1 mi	3 mi	5 mi
Population	11,009	84,727	207,831
Median Age	35.4	34.3	34.3
Avg HH Income	\$49,899	\$75,218	\$73,148
Median HH Income	\$40,453	\$54,494	\$54,500
Daytime Population	10,242	77,918	356,121



















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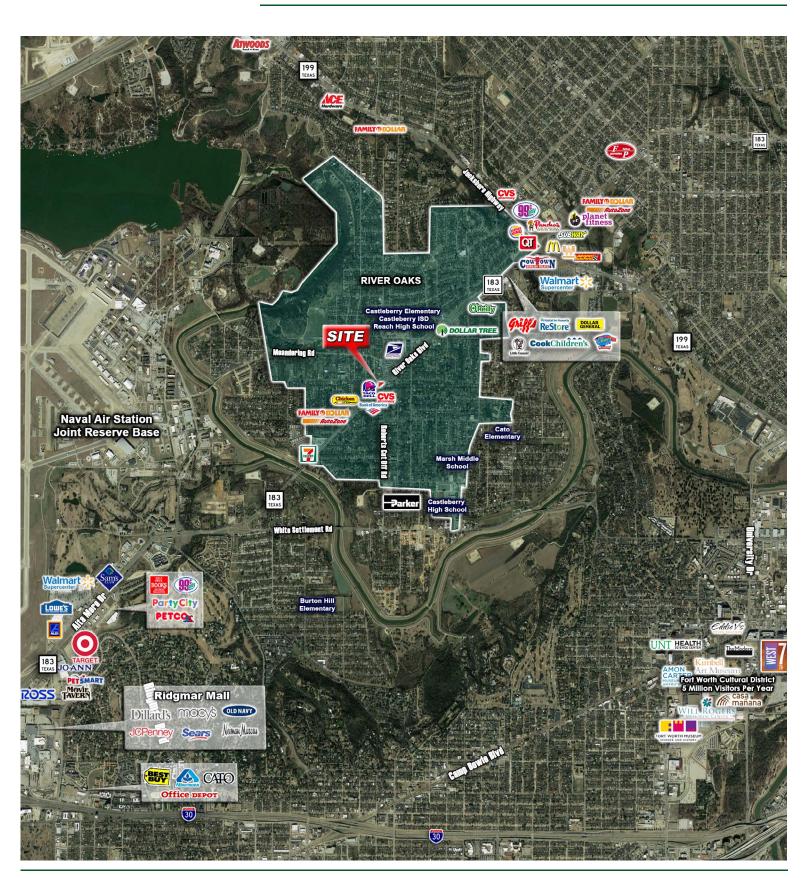
Directly across from CVS Pharmacy & Bank of America



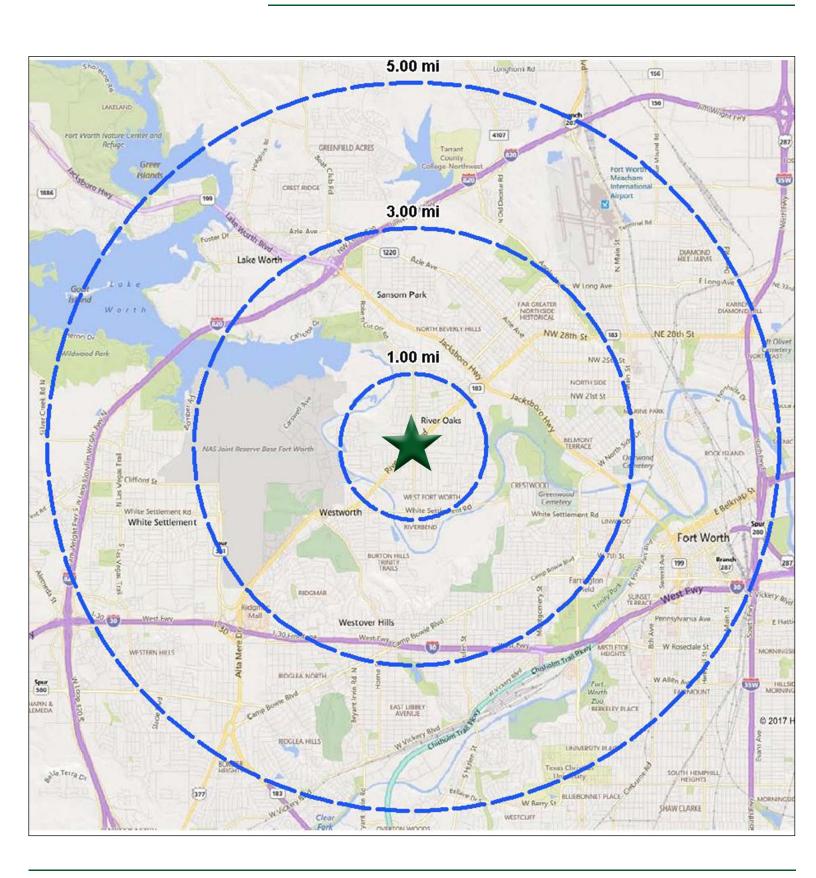
Adjacent to Taco Bell













	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
POPULATION			
2016 Population	11,009	84,727	207,831
2010 Population	10,668	78,075	190,445
% Proj Growth 2016 - 2021	-0.4%	4.4%	5.1%
HOUSEHOLDS			
2016 Households	3,956	31,395	77,802
Family Households w Children	1,530	9,324	23,036
Persons Per Household	2.8	2.7	2.7
DAYTIME POPULATION			
Total Daytime Population	10,242	77,918	356,121
White Collar Employees	909	10,358	62,882
Blue Collar Employees	1,585	21,227	104,346
Military	111	1,782	2,211
Work at Home	65	1,163	2,799
Unemployed	235	1,621	4,159
Children at Home	625	5,029	12,470
Retired or Disabled	1,256	8,668	20,415
Homemakers	1,646	13,078	34,410
Students PK - 8th	2,160	8,230	24,257
Students 9th - 12th	1,214	2,989	10,613
College Students	422	3,627	76,853
Unknown	13	146	707
RACE			
% White	48.0%	41.5%	46.2%
% Black	1.7%	4.0%	8.1%
% Asian	0.8%	1.0%	1.4%
% Hispanic	48.1%	52.0%	42.6%
White	5,285	35,183	95,967
Black	183	3,364	16,896
Asian	93	831	2,879
Hispanic	5,294	44,065	88,460
INCOME			
2016 Median Household Income	\$40,453	\$54,494	\$54,500
2016 Average Housheold Income	\$49,889	\$75,218	\$73,148
2016 Per Capita Income	\$18,409	\$33,557	\$32,150



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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