



### 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





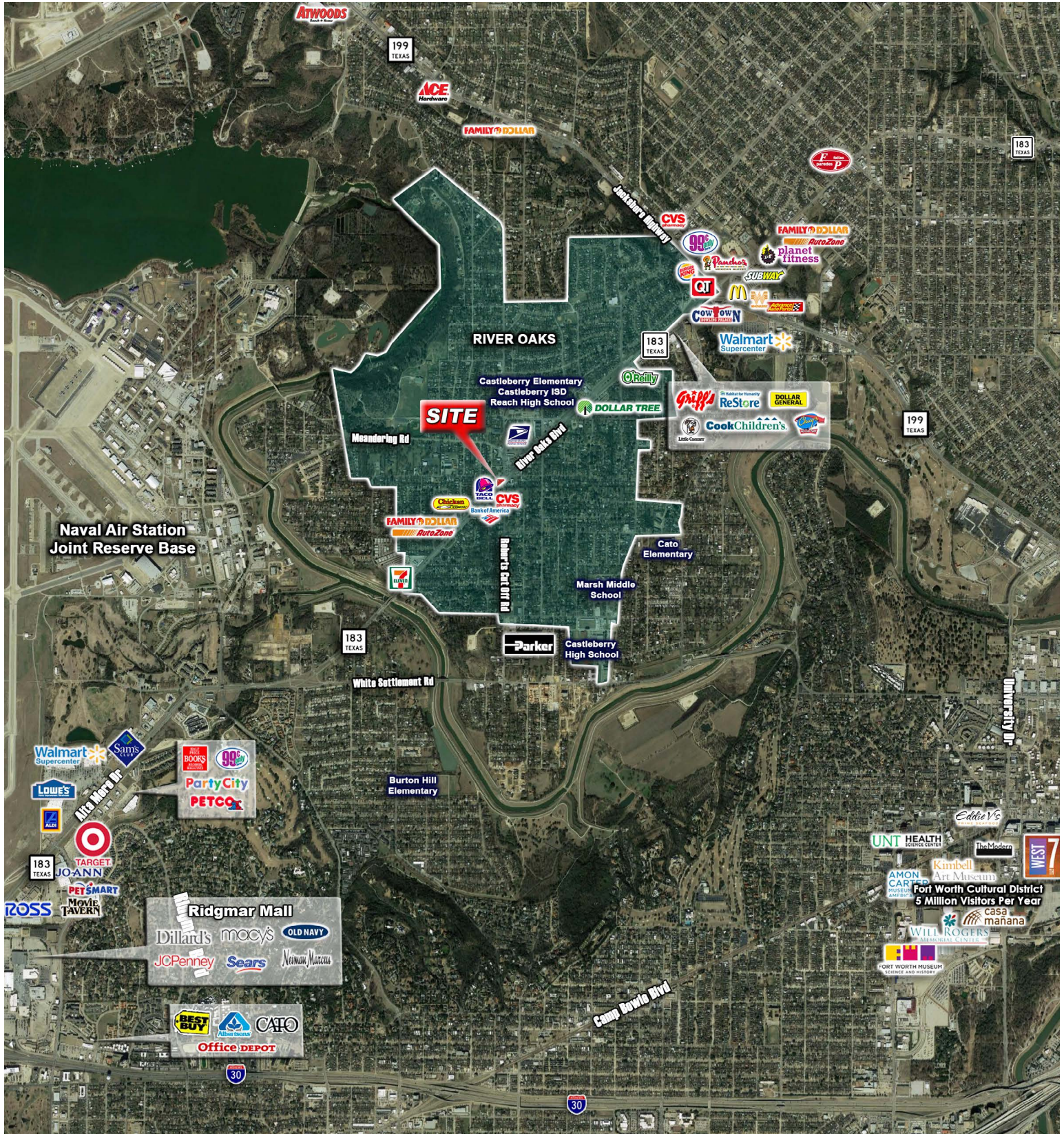
**Directly across from CVS Pharmacy & Bank of America**



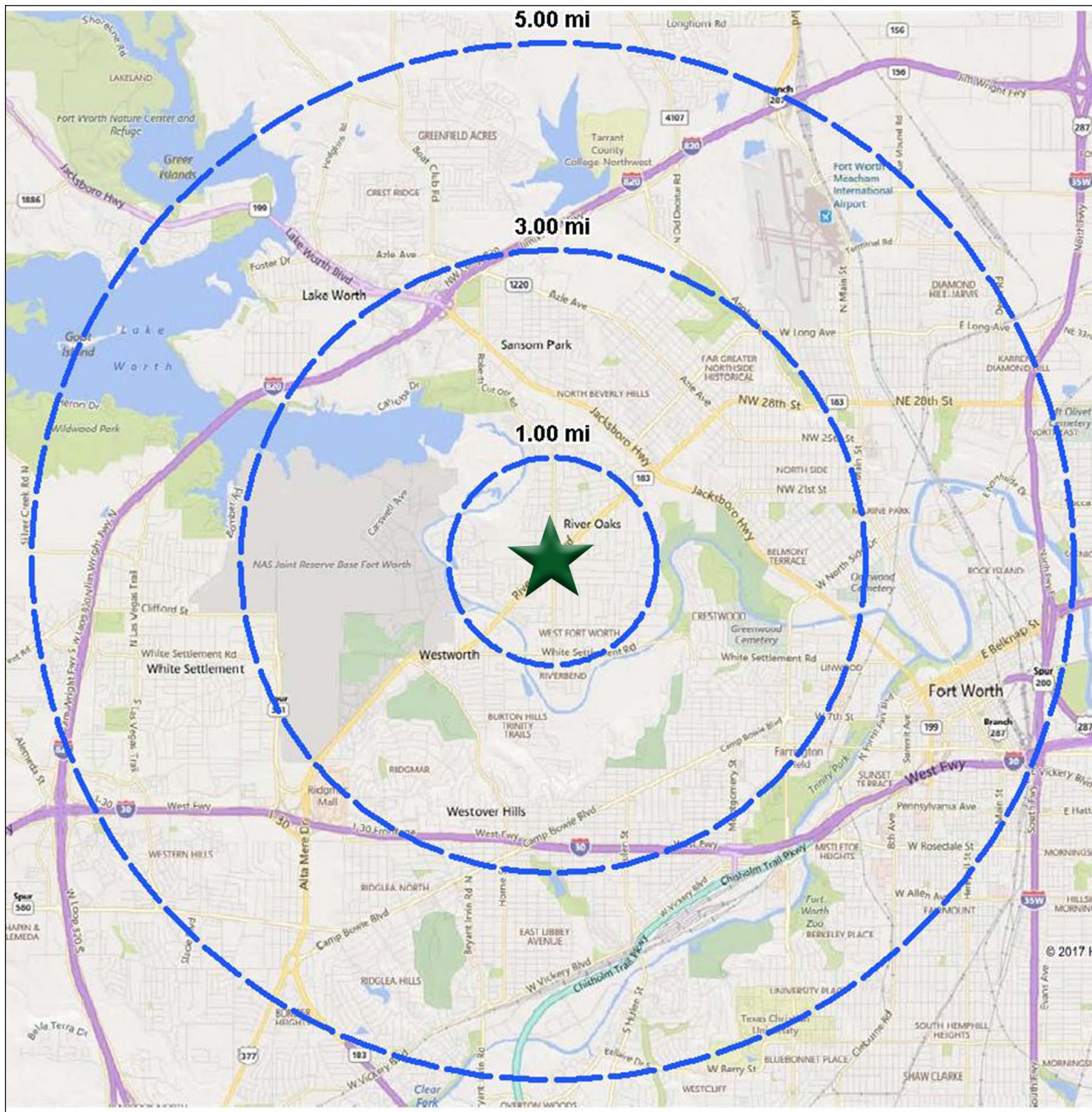
**Adjacent to Taco Bell**











	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
<b>POPULATION</b>			
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%
<b>HOUSEHOLDS</b>			
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
<b>DAYTIME POPULATION</b>			
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
<b>RACE</b>			
% 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
<b>INCOME</b>			
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



*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## IABS 1-0