

7570 NORTH BEACH ST.

Fort Worth, TX



Property Overview

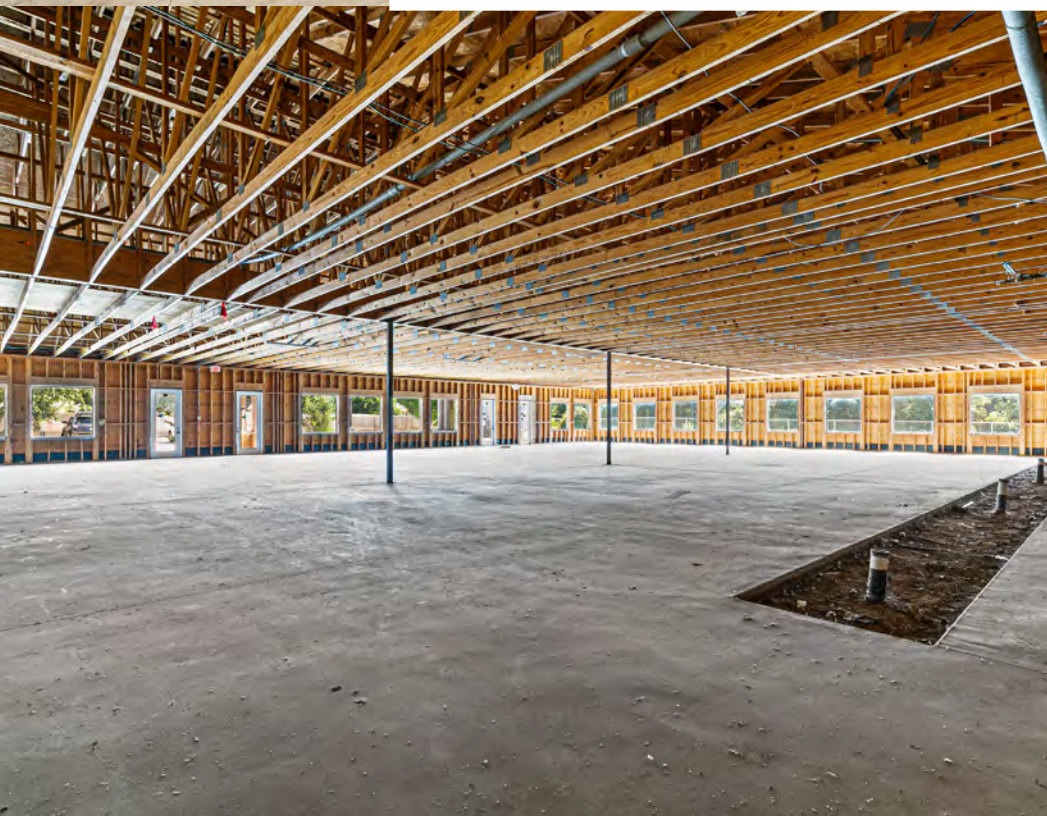
±4,000 square-feet of shell space available for lease with the option to sub-divide into two ±2,000 square-foot suites. There are two store front doors with exterior exits in the back. Located off North Beach Street, the property receives over 29,000 vehicles per day. This space is connected to Beach Dental and would be the perfect medical office or retail space. There is signage available at the entrance of the complex and a competitive TI package.

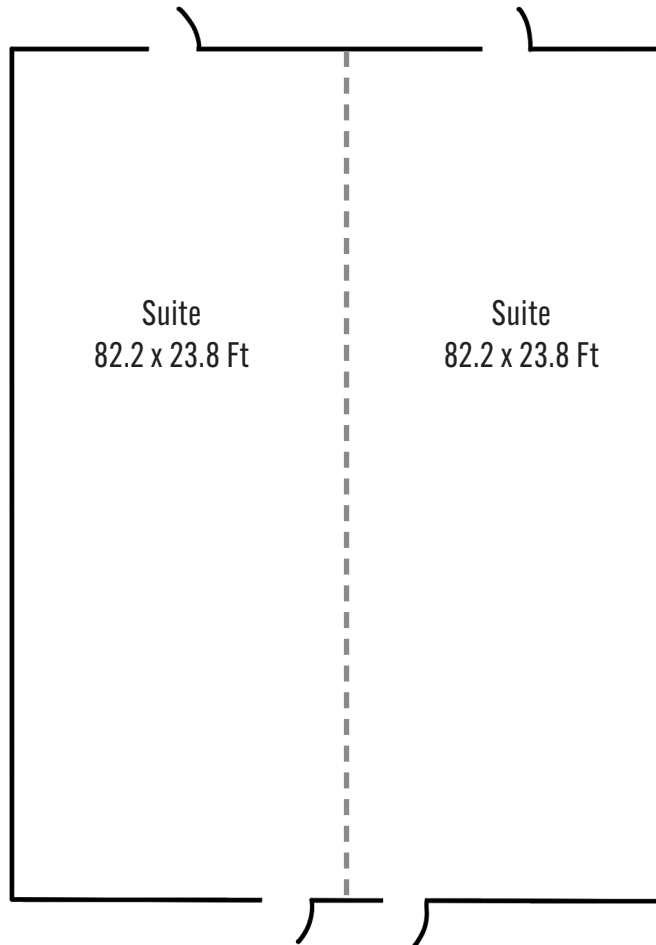
Property Highlights

- ±2,000 - 4,000 SF Shell Space
- Located off N Beach St with over 29,000 VPD
- Signage Available
- Competitive TI Package

M & D COMMERCIAL
GROUP

FOR LEASE





Features:

- ±4,000 SF of total shell space
- Option to sub-divide into two separate ±2,000 SF suites
- Signage available at complex entrance

Walmart TACO BELL MURPHY USA UPS
Walgreens CVS pharmacy Bank of America

Walgreens Famous Footwear BURGER KING GameStop SportClips HAIRCUTS
Chick-fil-e Marshalls petco MARBLE SLAB CREAMERY STAPLES Starbucks COFFEE Bath & Body Works

CVS pharmacy O'Reilly AUTO PARTS sadiaa
ACE Hardware 7 ELEVEN ROBERTS & REEF

SITE



Basswood Blvd 23,600 VPD

Walmart MURPHY USA PREMIER EYE CARE

Fort Worth, Texas is located in central Tarrant County and is **just 38 minutes west of Downtown Dallas**. Fort Worth has two major airports (DFW International Airport & Dallas Love Field) just 25 minutes away. The city of Fort Worth is strategically centered and wide open for business from innovative aerospace and aviation, oil and gas, transportation and logistics and some of the brightest medical researchers to numerous major corporations. The city has **grown nearly 28 percent in the past decade** and is **expected to double in the next twenty years**. Residents have easy access to five area malls, two outlet malls, the Fort Worth Stockyards, close proximity to area colleges, and are also close to recreational facilities at Burger's Lake, Eagle Mountain Lake and Lake Arlington. The community of Fort Worth also boasts 296 parks covering over 12,860 acres.

Tarrant County is located in the southwest market of DFW, a regular target among retail investors in Dallas-Fort Worth. Helping drive population growth is **excellent job growth of 68 percent** from 2016 to 2020. This quick growing market has lured companies and retailers alike, including American Airlines, GameStop, Six Flags and RadioShack. Tarrant County grew by more than 17 percent between 2010 and 2020, making it **the third largest county in Texas and 15th largest county nationwide**. The county was also **ranked the #4 Best Cities to Relocate to** for its excellent job market. Strong population growth coupled with tax incentives for development make Tarrant County an excellent choice for commercial investors.

2,126,477

2021 Estimated Population
Tarrant County

\$70,306

2020 Median HH Income
Tarrant County

\$209,600

2020 Median Home Value
Tarrant County



The DFW labor market is booming, along with the massive population growth seen by the region. Between 2019 and 2021, DFW added 59,000 workers in professional and business services, a gain of 8.9%, according to data from the U.S. Bureau of Labor Statistics. In contrast, New York, Los Angeles and Chicago had net declines in those workers over the same period (Dallas Morning News). **Dallas-Fort Worth is leading every U.S. metro area in labor market performance**, despite slowing national job gains, according to Dallas-based ThinkWhy's new data analysis of best-performing cities through September. According to Dallas Innovates, the city also had the **6th highest tech talent pool in the United States**. Furthermore, over 110 California companies relocated to Texas between Jan. 1, 2018, to June 30 2021, making it so the state is claiming California company headquarters at more than four times the rate of its nearest competitor, according to a study by Spectrum Location Solutions and Stanford University's Hoover Institution.





Location

Located off N Beach St with over 29,000 VPD



Size

±2,000 - 4,000 SF of shell space



Opportunity

Perfect medical office or retail space



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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.

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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 Buyer/Tenant/Seller/Landlord Initials Date