

# 2ND GEN QSR RESTAURANT - FOR SALE

915 E Seminary Dr | Fort Worth, TX 76115



**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

**WILLIAM CARR**

DIR: (214) 692-2152 | MOB: (404) 277-9037

License No. 706457 (TX)

[william.carr@matthews.com](mailto:william.carr@matthews.com)



**OFFERING SUMMARY**

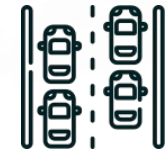
- Free-standing restaurant opportunity with a drive thru
- Perfect owner-user or redevelopment opportunity
- Located at the exit of Seminary Dr off of I-35W in South Fort Worth
- Less than ±0.25 miles from the ±75 AC La Gran Plaza de Fort Worth boasting over 200 stores
- Neighboring tenants include Whataburger, CVS Pharmacy, Napa Auto Parts, Jack in the Box, Taco Cabana, PPG Paint Store, Dollar General and many more
- Turning lane access with direct frontage & visibility to Seminary Dr

**DEMOGRAPHICS:**

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	13,846	292,015	861,124
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	3,905	99,299	311,112
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$49,995	\$71,376	\$80,096
Median Household Income	\$40,847	\$50,496	\$59,400
AVG AGE	1-MILE	3-MILE	5-MILE
Average Age	31	34	35



±1,695 SF  
AVAILABLE SF



I-35W: ±82,000 VPD  
SEMINARY DR: ±13,000 VPD



±0.51 AC  
LOT SIZE



E (NEIGHBORHOOD COMMERCIAL)  
ZONING



**Firestone**

**LA GRAN PLAZA DE FORT WORTH**

**DOLLAR TREE** **MELROSE**  
Family Fashions

**THE CHILDREN'S PLACE** **ROSS** **CITITRENDS**  
DRESS FOR LESS

**CHUCK E. CHEESE'S** **Conn's** **PIZZA PATRÓN**  
SHOE SHOW

**Foot Locker** **SKECHERS**  
**cricket** **Burlington**

**DOLLAR GENERAL**

**Advance Auto Parts** **Chevron** **metro**  
by T-Mobile

**FAMILY DOLLAR**

**AutoZone**

**Fiesta**

**Valero**

**CVS pharmacy** **BURGER KING**

**CHASE** **metro**  
by T-Mobile



**± 82,000 VPD**

**E SEMINARY DR ± 13,000 VPD**

**6**

**SUBJECT PROPERTY**

**Days Inn** **WHATABURGER**  
**TACO CABANA**  
THE ORIGINAL MEXICAN PASTO CAFE

**metro**  
by T-Mobile

**Valero**

**CONOCO**

**TEXACO**

**Pep Boys** **Bank of America**

**Valero** **Shell** **RAC** **Wendy's**

**Denny's**

**NAPA** **Jack**  
in the box

**Public Storage**

**DOLLAR GENERAL** **cricket**



**TCU**  
± 12,000 STUDENTS

Pizza Hut  
WHATABURGER  
Dutch Bros  
Chicken EXPRESS  
O'Reilly AUTO PARTS  
Goodwill

Public Storage

Walmart Neighborhood Market  
O'Reilly AUTO PARTS  
SUPERCUTS

LA GRAN PLAZA DE FORT WORTH  
ROSS Dress for Less  
Burlington  
THE CHILDREN'S PLACE  
Conn's  
CHUCK E. CHEESE  
DOLLAR TREE  
cricket wireless  
SHOE SHOW  
AT&T  
Foot Locker  
SKECHERS

McDonald's  
Auto Zone  
DOLLAR GENERAL  
WELLS FARGO

Rainbow  
EL RIO GRANDE Latin Market  
Domino's Pizza  
FAMILY DOLLAR

TX  
WHISKEY

Church's  
Jack in the box

BURGER KING  
VALERO  
TEXACO  
CONOCO

**SUBJECT PROPERTY**

Days Inn BY WYNDHAM  
WHATABURGER  
TACO CABANA MEXICAN PATIO CAFE

Goodwill

SAVERS  
COST+PLUS  
FAMILY DOLLAR

SOUTHWESTERN BAPTIST THEOLOGICAL SEMINARY  
FT. WORTH, TEXAS

Pop Boys  
Wendy's  
VALERO  
BANK OF AMERICA  
RAC  
SHELL

DOLLAR GENERAL  
cricket wireless

Tarrant County College  
SUCCESS WITHIN REACH  
± 8,000 STUDENTS

SUPERMERCADO  
EL RANCHO  
FAMILY DOLLAR  
McDonald's

Public Storage

NAPA  
Jack in the box

INTERSTATE 20  
± 86,000 VPD

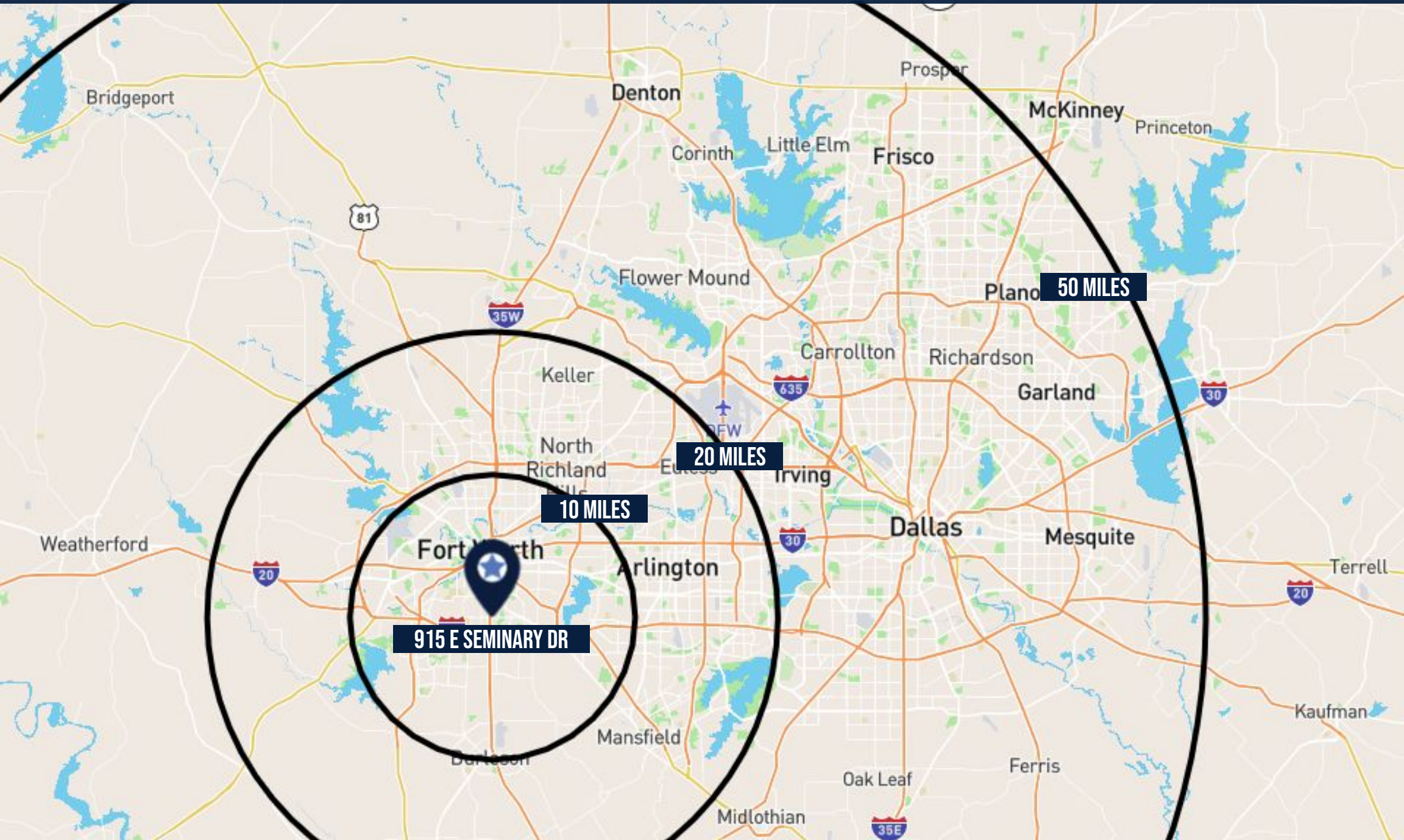


2nd Gen Restaurant For Sale

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

915 E SEMINARY DR

Fort Worth, TX 76115



**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

**WILLIAM CARR**

DIR: (214) 692-2152 | MOB: (404) 277-9037

License No. 706457 (TX)

[william.carr@matthews.com](mailto:william.carr@matthews.com)

**2nd Gen Restaurant For Sale**

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

**915 E SEMINARY DR**  
Fort Worth, TX 76115



## **FORT WORTH, TX**

Fort Worth, the City of Cowboys and Culture, is the 16th largest city in the United States and part of Texas' #1 tourist destination. An easily accessible international and domestic leisure destination, the city is conveniently located 17.5 miles away from Dallas-Fort Worth International Airport, which serves as a gateway for visitors from all over the world.

The city's nine major districts provide numerous possibilities for entertainment, cultural experiences, premier shopping and delicious cuisine. Residents have access to high-quality amenities for a low cost of living and educational opportunities ranging from grade school to research universities. Fort Worth maintains its small-town feel and hospitality as it embraces modernization and growth opportunities: It is one of the top locations in the country to live and work.

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

**WILLIAM CARR**

DIR: (214) 692-2152 | MOB: (404) 277-9037

License No. 706457 (TX)

[william.carr@matthews.com](mailto:william.carr@matthews.com)

## ECONOMY

Known as the most typically Texan of all Texas cities, Fort Worth balances its agriculture, cattle and oil heritage seamlessly with an ever-growing array of new businesses and industries. It is a city of partnership and progress that has evolved into one of the best places to do business in Texas. Burgeoning business opportunities are attracting international investment and world-class companies, earning Fort Worth a global reputation as a center for commerce.



## ATTRACTIONS

**WEST 7TH:** Located on Seventh Street and University Drive near the Fort Worth business and cultural districts, West 7th is a 13-acre urban village that has quickly become one of the hottest entertainment scenes in the city. This trendy, pedestrian-friendly area is a strategic blend of urban elements in a mixed-use community offering high-concept dining, local specialty fashion retailers, unique entertainment venues, office and residential communities.

Crockett Row at West 7th is a popular urban development that links downtown Fort Worth, the Will Rogers Memorial Center and the Cultural District. With a modern vibe and a distinctive mix of great shopping, restaurants and nightlife, this development is anticipated to attract more and more visitors.

**SUNDANCE SQUARE:** At the heart of Fort Worth's growing entertainment district, Sundance Square is the epitome of urban design and functionality and is one of the safest urban areas in the country. A 35-block development filled with boutiques, restaurants, night spots, and art galleries, Sundance Square is one of the best entertainment and shopping districts in the Southwest. The past and future intertwine in the square's 42 modern and historic buildings, red-brick streets, and expansive plaza, adding to its authenticity and charm.

**FROST TOWER:** Frost Tower is a 25-story, high-rise luxury office building currently under construction in downtown Fort Worth. When it opened for business in early 2018, the \$115 million tower transformed the Fort Worth skyline.

Designed by Bennett Benner Partners for Anthracite Realty Partners, LLC, the building includes retail, office, parking and residential units. Jetta Operating Company, Inc. and Frost Bank are the main building tenants with additional lease space available. Parking spaces for the Fort Worth Club & Morningstar have been designed into the parking garage to provide convenient access to their facilities. Pedestrian access to the new tower is along Taylor Street, where visitors have access to a bank of high efficiency elevators taking them to the Sky Lobby level. Ground floor retail space enlivens the streetscape along 5th, Taylor and 6th Streets.





**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:
  - 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.

Matthews Real Estate Investment Services	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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)

IABS 1-0

**CONFIDENTIALITY & DISCLAIMER STATEMENT**

This Leasing Brochure contains select information pertaining to the business and affairs of **915 E Seminary Dr, Fort Worth, TX 76115** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

**WILLIAM CARR**

DIR: (214) 692-2152 | MOB: (404) 277-9037

License No. 706457 (TX)

[william.carr@matthews.com](mailto:william.carr@matthews.com)