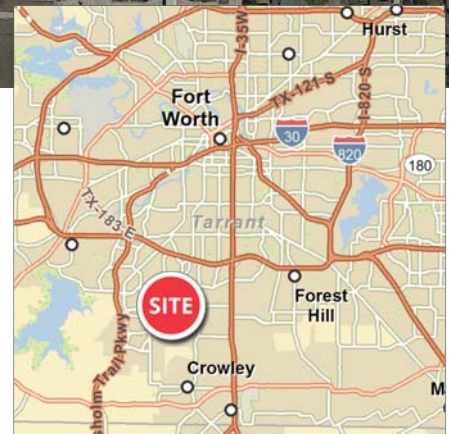


WALMART CARVEOUT AVAILABLE

STORE #2978



Price: Contact Broker
Lot Size: Approx. 1 Acre

Est. 2018 Population:

1-mile Radius.....	21,547
3-mile Radius.....	122,948
5-mile Radius.....	234,086

Est. 2018 Income:

1-mile Radius.....	\$56,649
3-mile Radius.....	\$58,472
5-mile Radius.....	\$56,514

Additional Information: • Anchored by Walmart Supercenter.

Area Retailers:



EXCLUSIVELY
OFFERED BY:

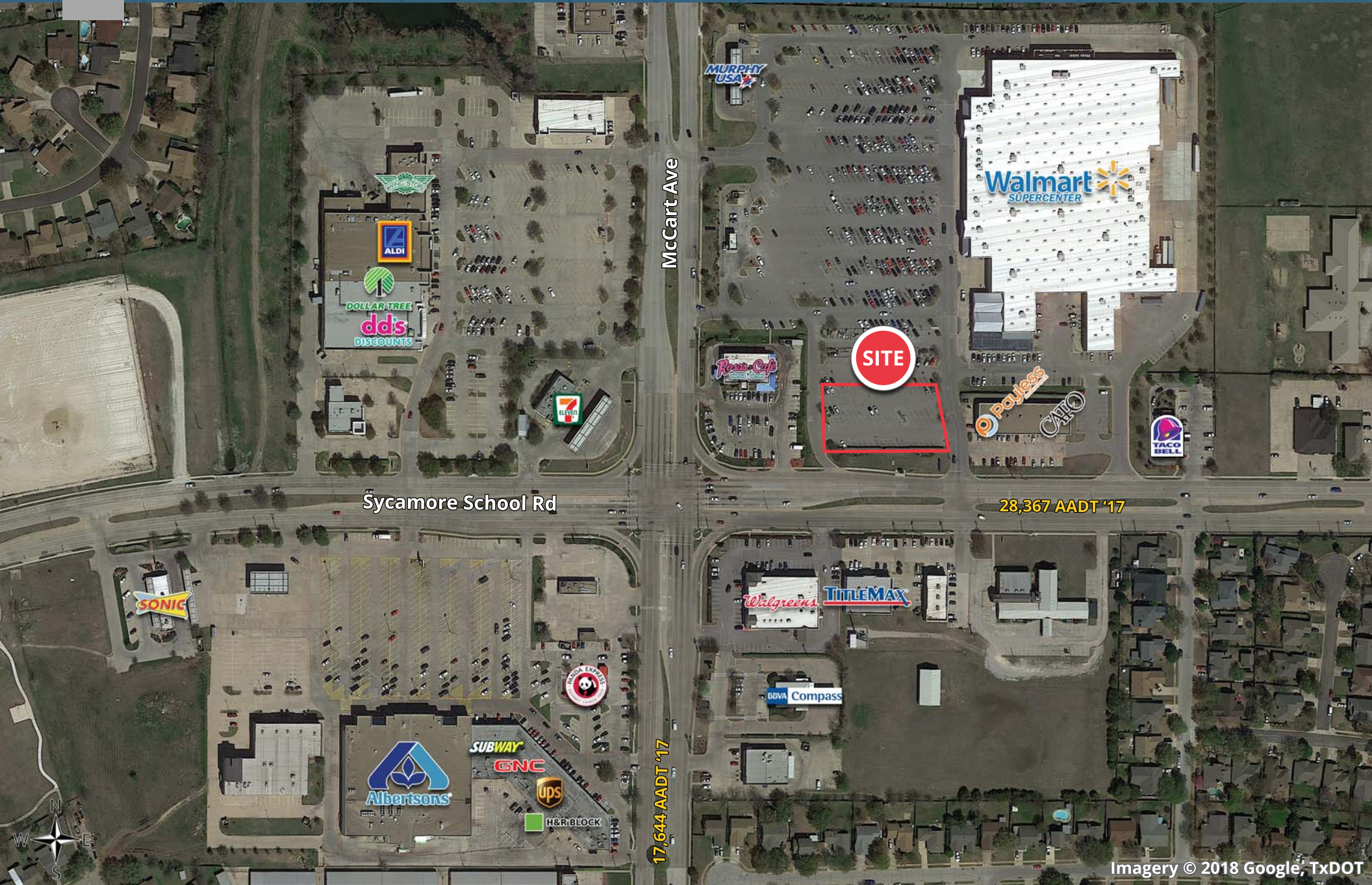
Hank Wright, Vice President
hank.wright@srsre.com
214 560 3328

www.srsre.com



Walmart Carveout | Store # 2978

Fort Worth, TX



McCart Ave

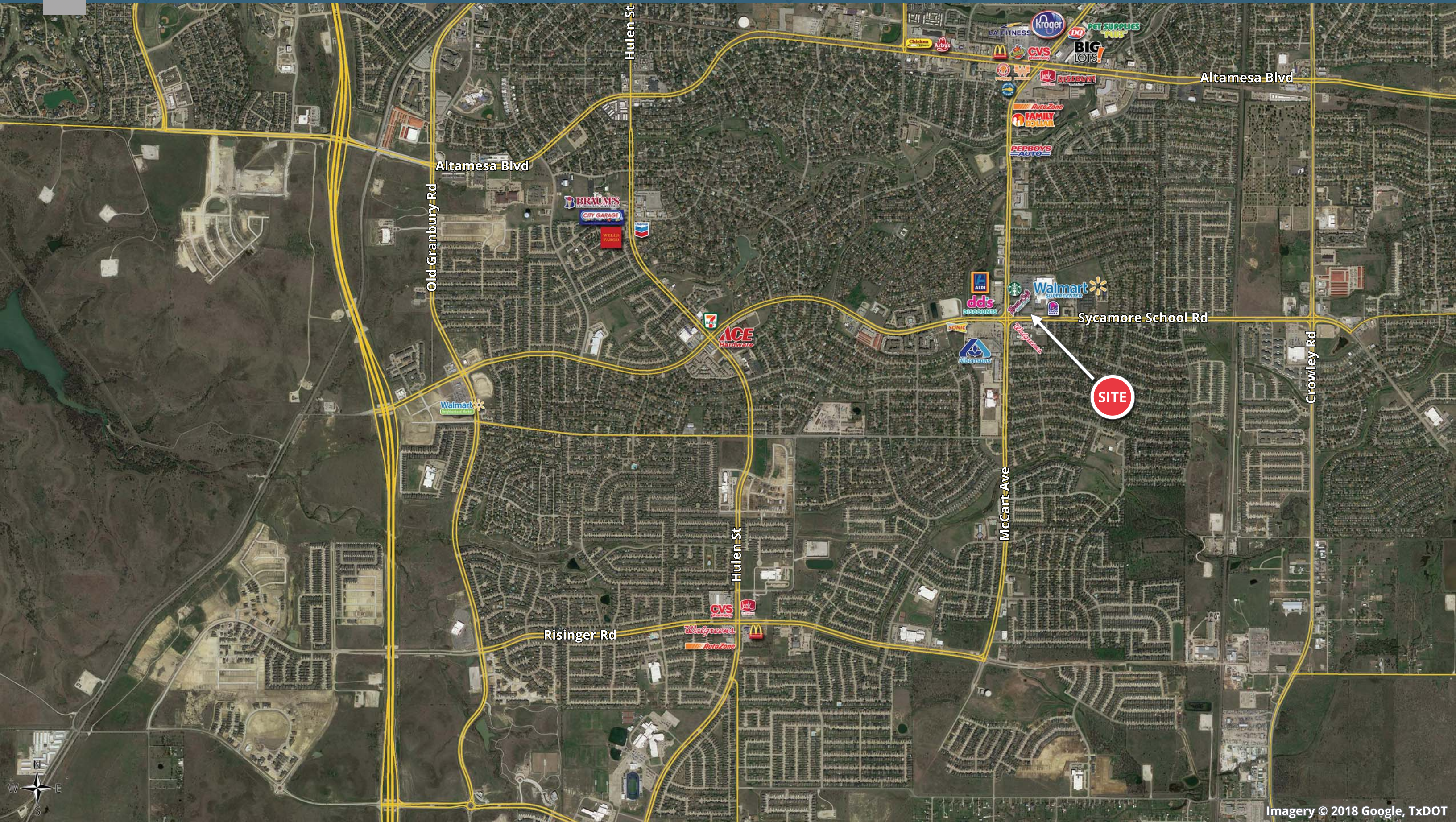
Sycamore School Rd

SITE

28,367 AADT '17

17,644 AADT '17

Imagery © 2018 Google, TxDOT





Demographic Summary Report

7451 McCart Ave, Fort Worth, Texas, 76133
Rings: 1, 3, 5 mile radii

Prepared by SRS Real Estate Partners

Latitude: 32.63585
Longitude: -97.36962

	1 mile	3 miles	5 miles
Population			
2000 Population	17,682	83,505	161,174
2010 Population	19,707	110,924	206,557
2018 Population	21,547	122,948	234,086
2023 Population	22,665	132,205	253,402
2000-2010 Annual Rate	1.09%	2.88%	2.51%
2010-2017 Annual Rate	1.09%	1.26%	1.53%
2017-2022 Annual Rate	1.02%	1.46%	1.60%
2018 Male Population	47.7%	47.5%	48.2%
2018 Female Population	52.3%	52.5%	51.8%
2018 Median Age	32.9	34.4	33.2
Households			
2000 Households	6,125	31,452	59,767
2010 Households	6,772	40,021	73,982
2018 Total Households	7,299	43,521	82,138
2023 Total Households	7,643	46,345	88,140
2000-2010 Annual Rate	1.01%	2.44%	2.16%
2010-2017 Annual Rate	0.91%	1.02%	1.28%
2017-2022 Annual Rate	0.93%	1.27%	1.42%
2018 Average Household Size	2.93	2.81	2.82
Housing Units			
2018 Total Housing Units	7,655	45,418	85,961
2018 Owner Occupied Housing Units	4,475	27,629	49,057
2018 Renter Occupied Housing Units	2,823	15,891	33,081
2018 Vacant Housing Units	356	1,897	3,823
Race and Ethnicity			
2018 White Alone	38.2%	49.8%	55.2%
2018 Black Alone	38.8%	30.7%	23.6%
2018 American Indian/Alaska Native Alone	0.5%	0.5%	0.6%
2018 Asian Alone	4.7%	4.5%	4.0%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Hispanic Origin (Any Race)	32.1%	30.6%	35.0%
Income			
2018 Median Household Income	\$56,649	\$58,472	\$56,514
2018 Average Household Income	\$70,462	\$75,414	\$78,238
Per Capita Income	\$24,203	\$27,007	\$28,018
2018 Population 25+ by Educational Attainment			
Total	13,493	78,572	146,818
High School Graduate	29.6%	25.3%	23.1%
GED/Alternative Credential	3.6%	3.4%	3.5%
Some College, No Degree	25.5%	23.3%	21.2%
Associate Degree	6.5%	7.5%	7.0%
Bachelor's Degree	16.0%	17.7%	18.2%
Graduate/Professional Degree	6.8%	10.0%	11.2%
Daytime Population			
2018 Total Daytime Population	14,660	83,350	209,219
Workers	3,114	17,798	82,124
Residents	11,546	65,552	127,095

Source: Esri, U.S. Census

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.

SRS Real Estate Partners-Southwest, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	600324 License No.	mark.reeder@srsre.com Email	214-560-3200 Phone
Mark B. Reeder Designated Broker of Firm	318755 License No.	mark.reeder@srsre.com Email	214-560-3251 Phone
Mark B. Reeder Licensed Supervisor of Sales Agent/Associate	318755 License No.	mark.reeder@srsre.com Email	214-560-3251 Phone
Henry Hayden Wright Sales Agent/Associate's Name	585383 License No.	hank.wright@srsre.com Email	214-560-3328 Phone

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date