

2ND GEN QSR RESTAURANT - FOR SALE

3767 Altamesa Blvd | Fort Worth, TX 76133

 INTERACTIVE
MARKETING PACKAGE



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

WILLIAM CARR

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

License No. 706457 (TX)

william.carr@matthews.com



OFFERING SUMMARY

This free-standing restaurant opportunity would allow any group to join other national franchises such as Chick-fil-a, KFC, Popeyes, Whataburger, McDonald's, Chicken Express, IHOP, Arby's, and many more. Located just south of I-20 in South Fort Worth on the main drag of Altamesa Blvd just off the signalized cross street of McCart Ave, this allows for any user to take advantage of the 52,511 households located within a 3 mile radius. With LA Fitness, Kroger, and Southwest High School just across the street, and Big Lots and South Hills High School located within 1 mile, this would allow for any user to take advantage of the ±25,600 vehicles seen per day.

DEMOGRAPHICS:

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	8,855	96,102	230,929
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	3,419	31,691	76,929
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$125,439	\$146,723	\$134,521
Median Household Income	\$93,854	\$120,873	\$108,379
AVG AGE	1-MILE	3-MILE	5-MILE
Average Age	38	35	40



±1,566 SF
AVAILABLE SF



ALTAMESA BLVD: ±12,801 VPD
MCCART AVE: ±37,028 VPD



40
FREE SURFACE SPACES



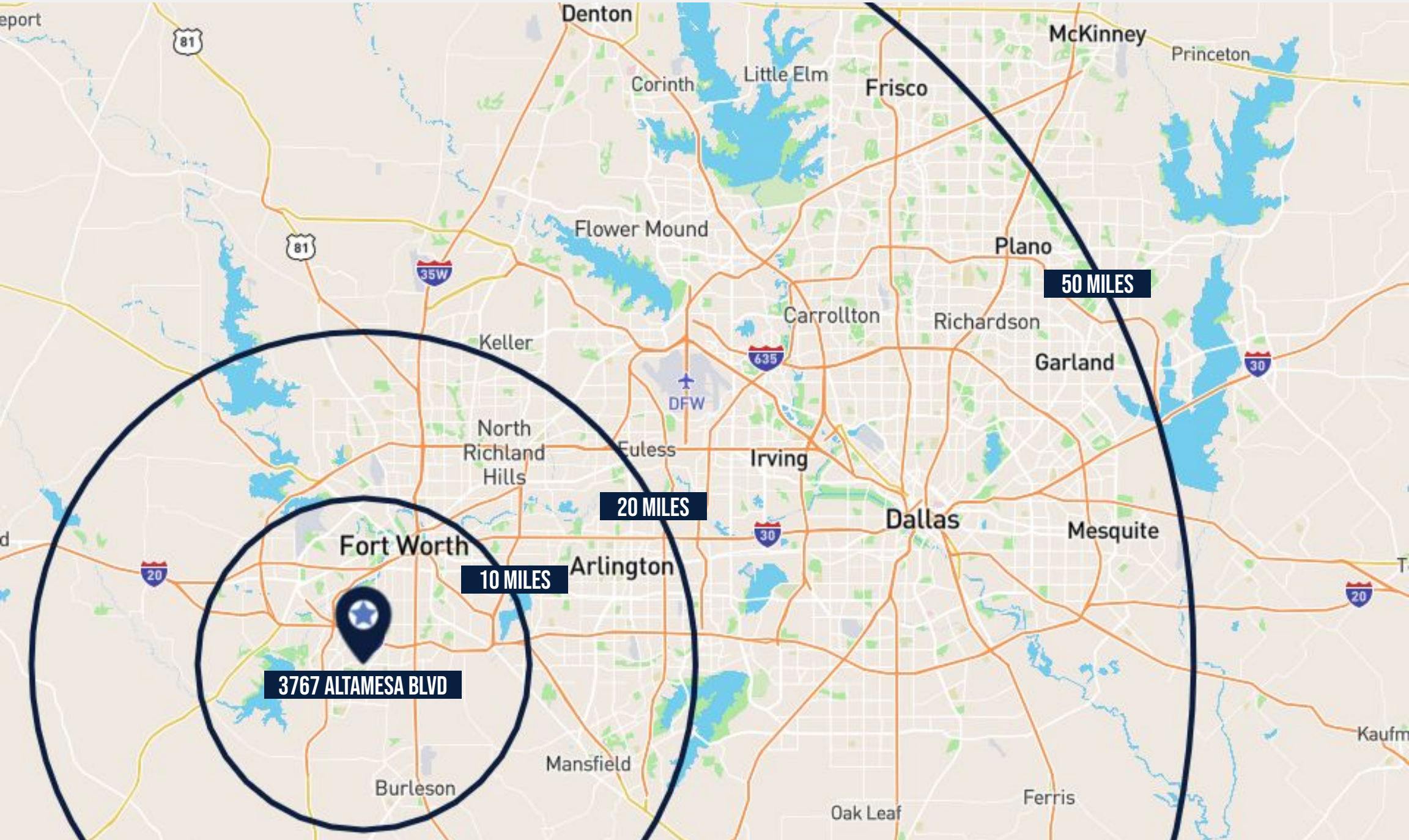
Drive Thru
AVAILABLE

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THE OFFERING

PROPERTY

Property Address 3767 Altamesa Blvd
Fort Worth, TX 76133

APN 45580-300-W

Zoning "E" Neighborhood Commercial

PROPERTY

Number of Stories One

Year Built 1979

GLA ±1,566 SF

Lot Size ±0.51 AC (±22,000 SF)

Type of Ownership Fee Simple

Parking ±40 Surface Spaces

Parking Ratio 25:54 : 1,000 SF

Building/Lot Ratio 0.07



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PARCEL OUTLINE



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WOODWAY DR
± 11,000 VPD

SALLY BEAUTY SUPPLY **GameStop** power to the players

Jackson Hewitt TAX SERVICE **SUBWAY**

LA FITNESS **Chick-fil-A**

Kroger **McDonald's** **MIDAS** **Firestone**

WELLS FARGO **BRAUM'S** ICE CREAM AND DAIRY STORES

SOUTHWEST H.S.
± 1,300 STUDENTS



Cash America **IHOP**

HALTOM THRIFT STORE

Comet **Chicken Express**

CLEANERS AND LAUNDRY **Arby's** **Chevron**

Schlitzsky's **Loan Star** **boost** mobile

BAKERY CAFE **La Familia** **Little Caesars**

SUPERCUTS **ACE CASH EXPRESS** **SHERWIN WILLIAMS** **Patron** **Pizza**

SOUTH HILLS H.S.
± 2,150 STUDENTS

ARIVA **CARLYLE CROSSING** APARTMENTS

RED OAK apartments

VEGA PLACE APARTMENTS

RED ROCK APARTMENTS

MCCART AVE
± 37,000 VPD

U-HAUL **Frost** **cricket** **meineke** wireless

Firestone **BANK OF AMERICA** **Advance** **Auto Parts**

Walgreens **PET SUPPLIES PLUS** **AMX** **BIG LOTS!**

BUENO **Pizza Hut** **7-ELEVEN** **CVS** **DQ**

Taco Bueno **jiffy lube** **multicare** **pharmacy**



ALTAMESA BLVD
± 25,600 VPD



SUBJECT PROPERTY



AutoZone **FAMILY DOLLAR**

my family, my family dollars.

POPEYES **WHATABURGER** **LONG JOHN SILVER'S**



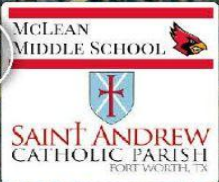
POLO CLUB APARTMENTS

DAKOTA RIDGE APARTMENTS

CREEKSIDE APARTMENTS



BRYANT IRVIN RD
± 26,000 VPD



± 162,500 VPD

183

± 24,000 VPD

RIDGE COUNTRY CLUB



GRANBURY RD
± 28,000 VPD



S. HULEN SR
± 42,000 VPD



W. SEMINARY RD
± 14,500 VPD



± 160,000 VPD

PECAN VALLEY GOLF COURSE



ALTAMESA BLVD
± 25,600 VPD

CROWLEY RD
± 23,500 VPD



LEGEND

- WORSHIP
- EDUCATION
- RETAIL
- PARK
- INDUSTRIAL
- HEALTHCARE

MCCART AVE
± 37,000 VPD



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3767 ALTAMESA BLVD

Fort Worth, TX 76133



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.

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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, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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

IABS 1-0

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Brochure contains select information pertaining to the business and affairs of **3767 Altamesa Blvd, Fort Worth, TX 76133** ("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

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BROKER OF RECORD

PATRICK GRAHAM

License No. 9005919 (TX)