

Corner Lot - Quick Serve Restaurant - Pad Site
7709 Camp Bowie Blvd., Fort Worth, TX



TGC
Realty Counselors



Corner lot at Camp Bowie Blvd. and Reagan Drive

Zoning: Camp Bowie Ind. Arts

Uses: Quick Serve Restaurants

Traffic Count - 2022: 21,783 CPD

Demographics

1 Mile - HH Income \$73,086

3 Mile - HH Income \$87,563

5 Mile - HH Income \$91,587

1 Mile - 2022 Pop.	12,342
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3 Mile - 2022 Pop. 85,585

5 Mile - 2022 Pop. 196,891

Price: Call for Pricing

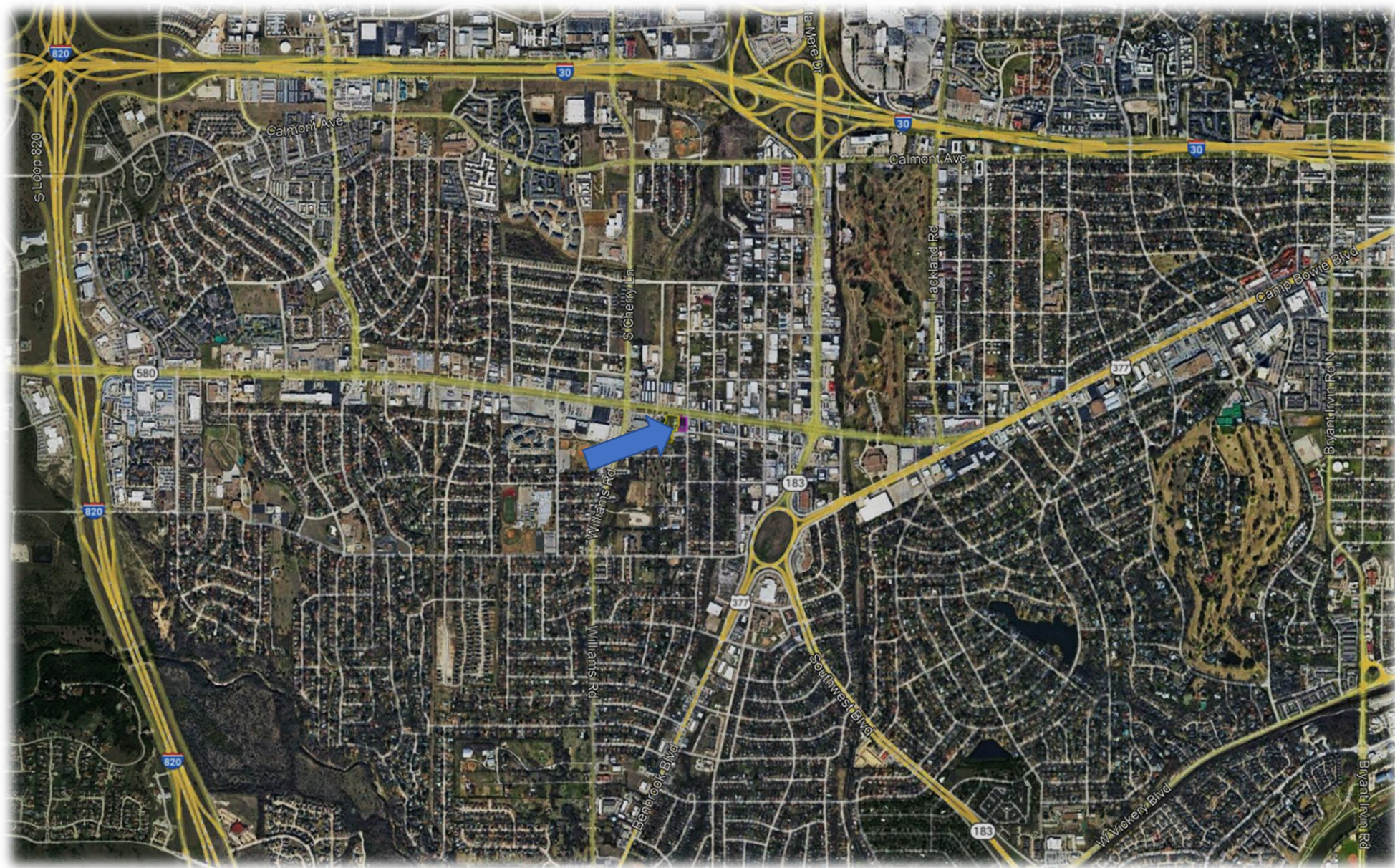


This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer/Tenant must verify the information and bears all risk for any inaccuracies. References to square footage or age are approximate.

Available For Sale - .57 Acres - 25,000 SF

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7709 Camp Bowie Blvd., Fort Worth, TX

Russ A. Gressett, Broker
6121 FM 1960 West, Suite 220
Houston, TX 77069
281.444.2044
www.tgcr.com

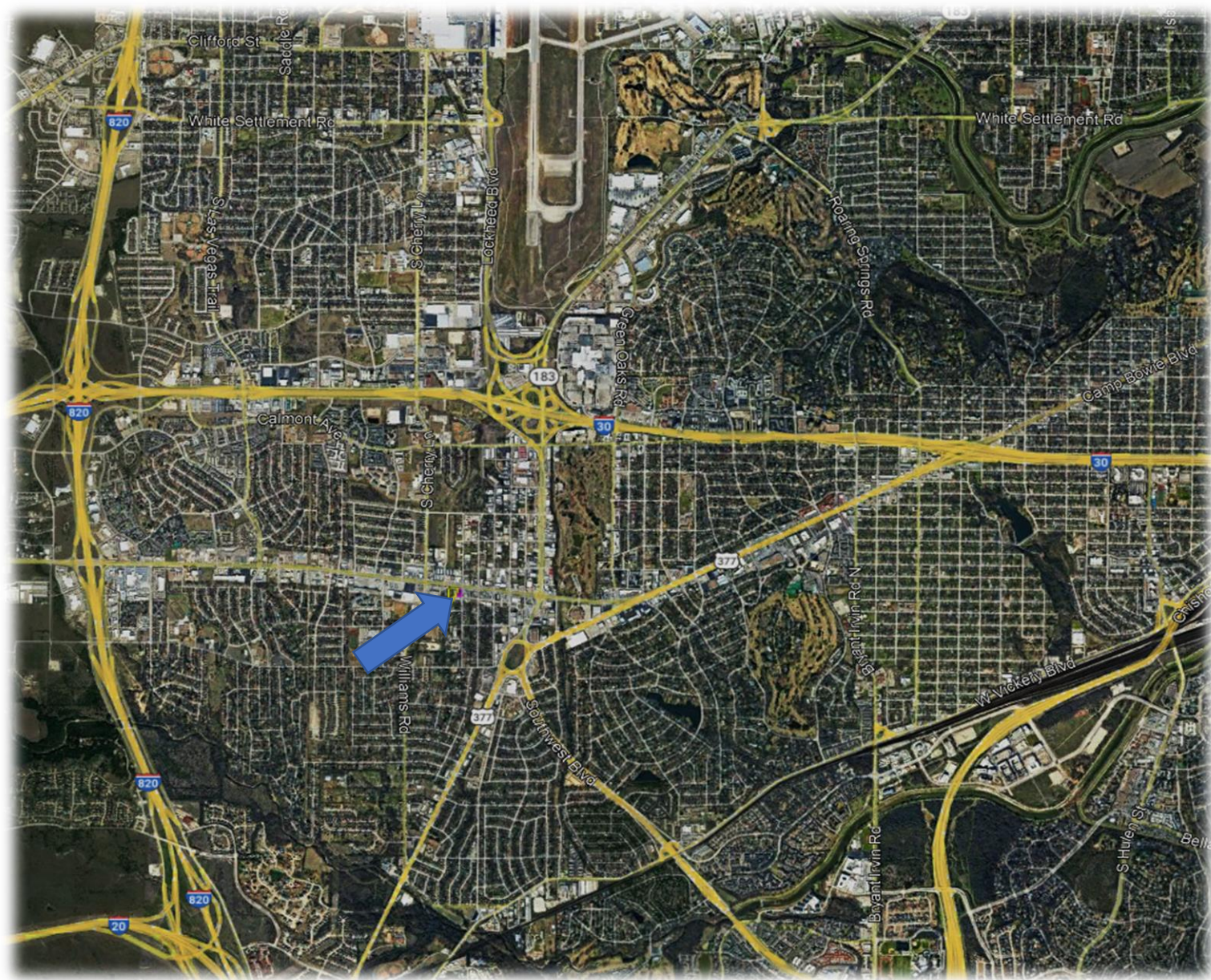


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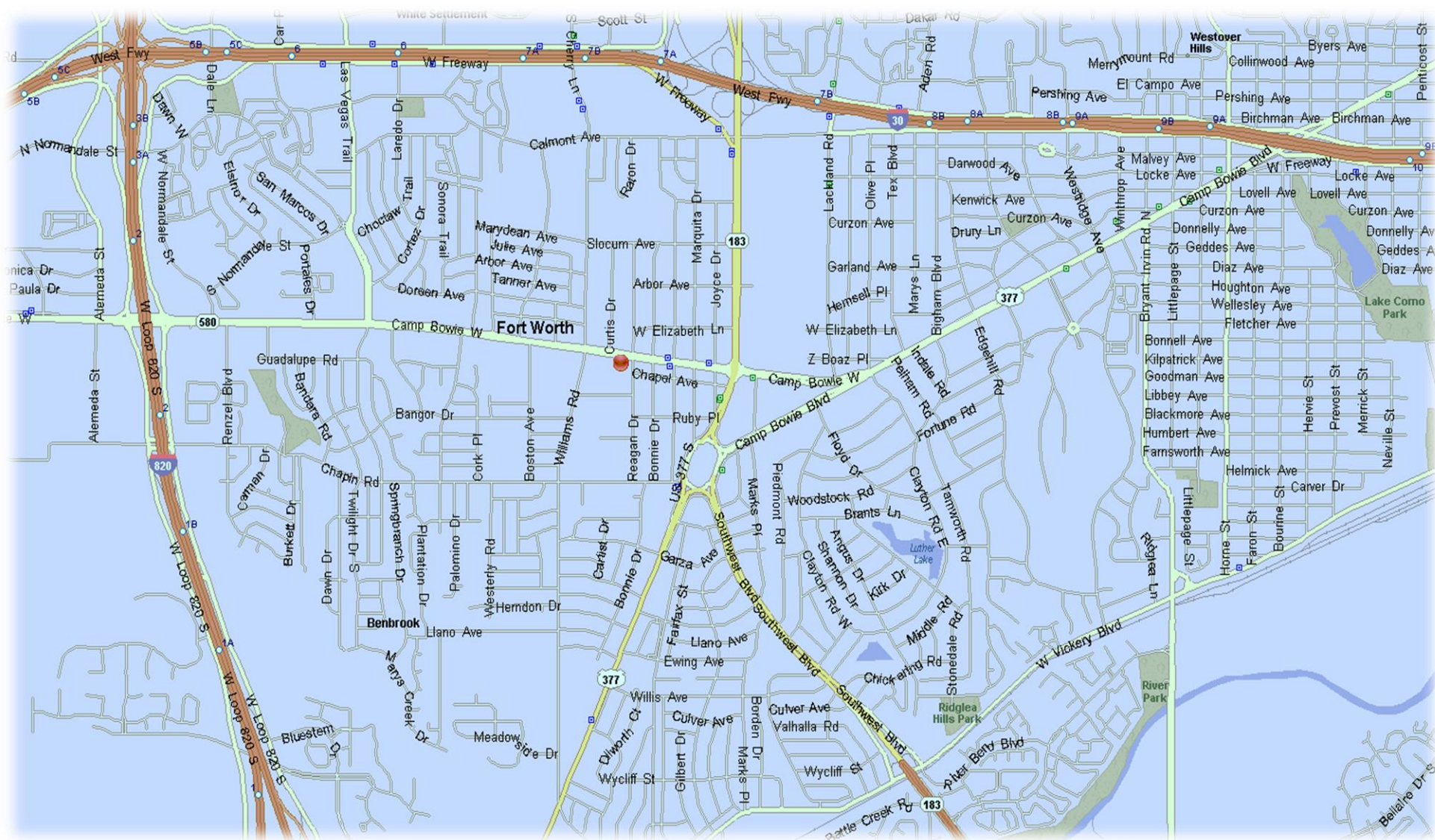
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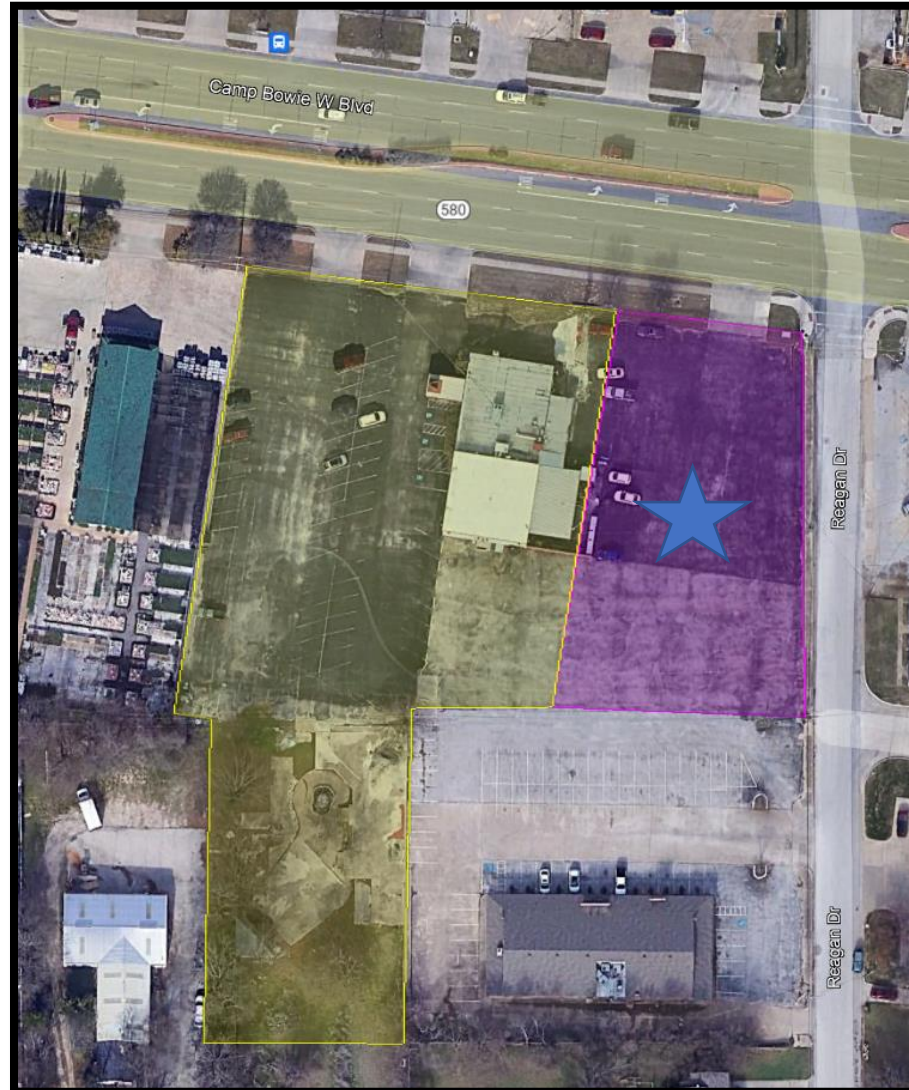
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Aerial Site Layout



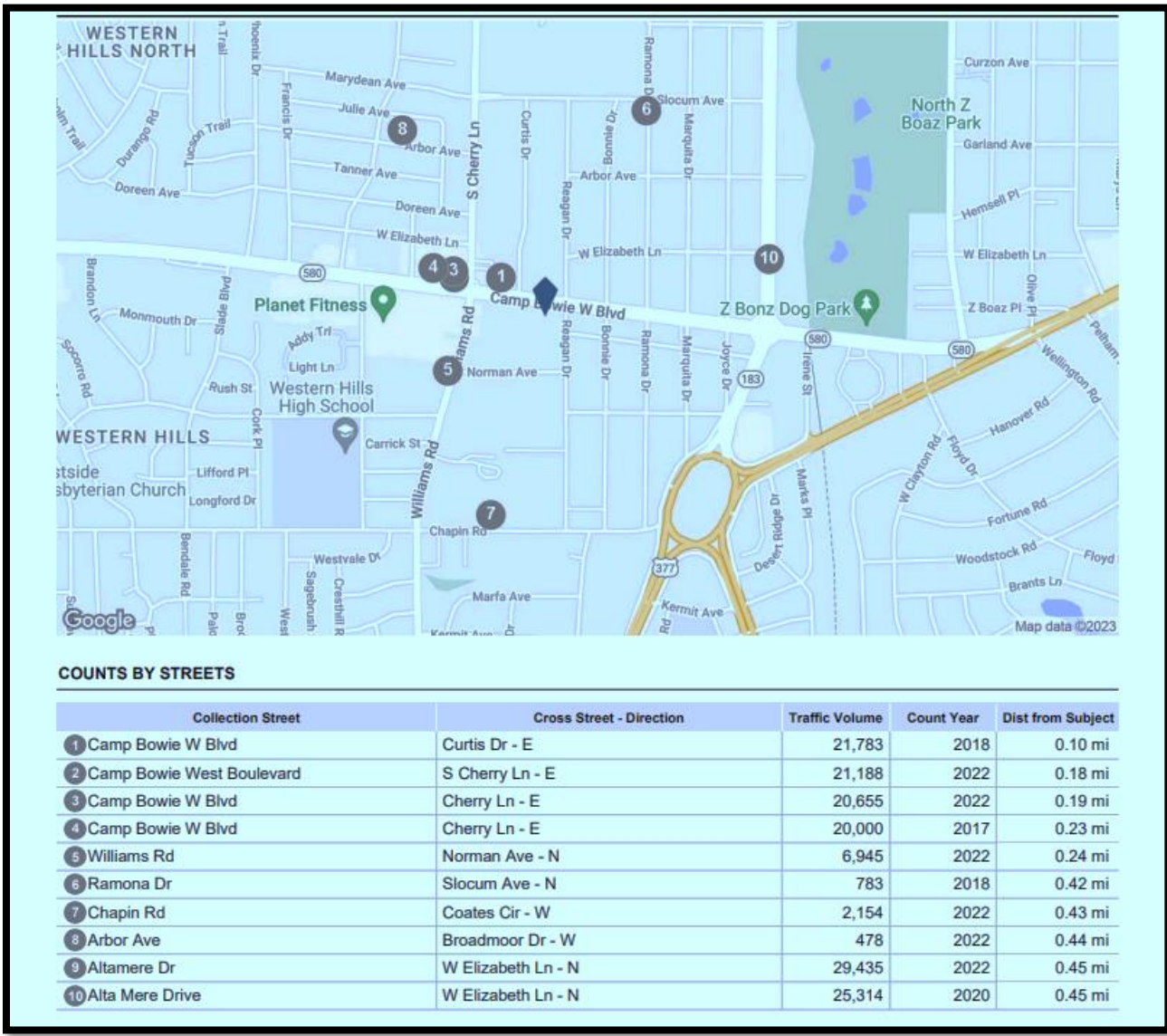
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Traffic Counts



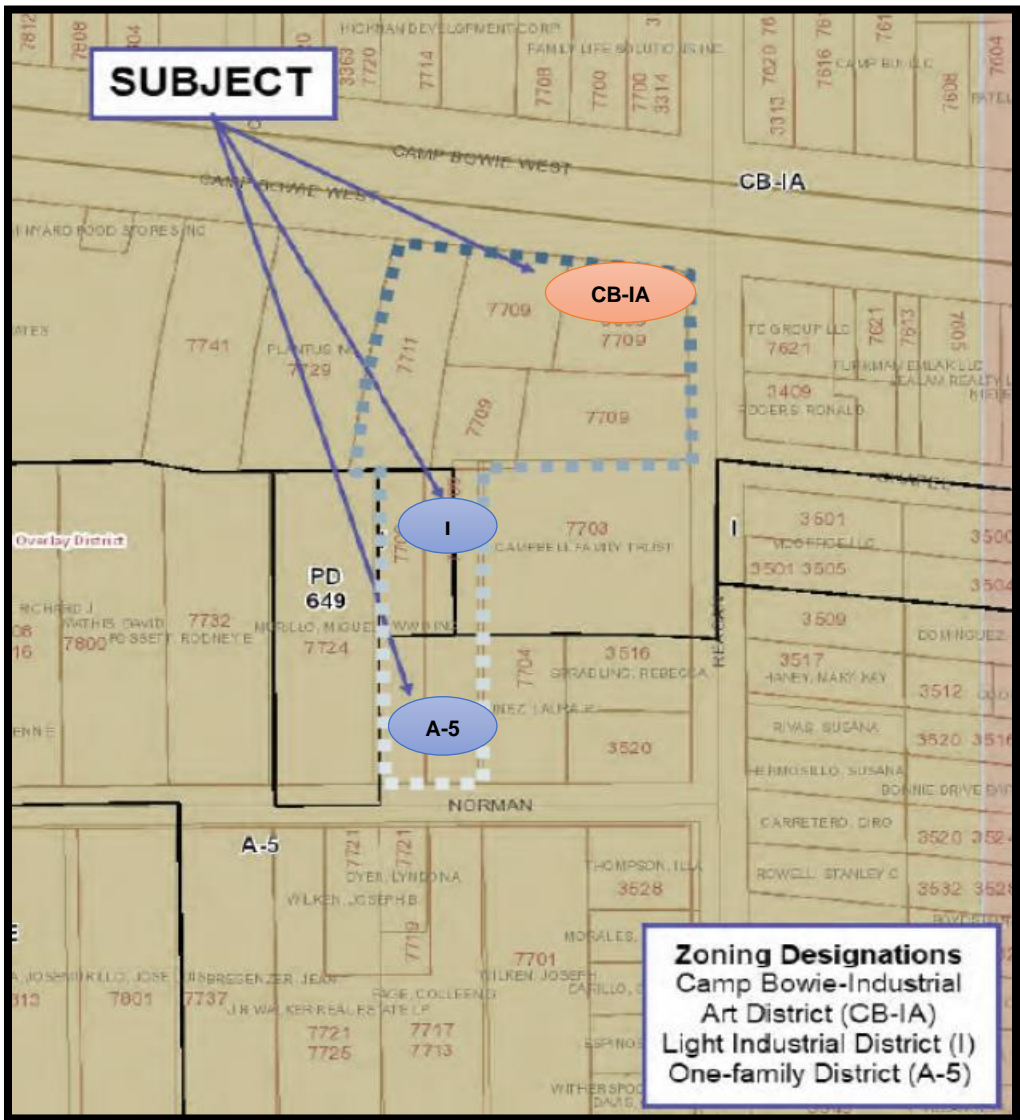
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Zoning Map



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Demographics – 1 Mile



Demographic and Income Profile

7709 Camp Bowie West Blvd, Fort Worth, Texas, 76116
Ring: 1 mile radius

Prepared by Esri
Latitude: 32.72234
Longitude: -97.44838

Summary	Census 2010	Census 2020	2022	2027
Population	10,209	12,167	12,342	12,513
Households	3,936	4,547	4,609	4,682
Families	2,516	-	2,816	2,848
Average Household Size	2.59	2.67	2.67	2.67
Owner Occupied Housing Units	2,025	-	2,123	2,167
Renter Occupied Housing Units	1,911	-	2,487	2,515
Median Age	33.8	-	35.6	36.0
Trends: 2022-2027 Annual Rate	Area	State	National	
Population	0.28%	0.88%	0.25%	
Households	0.31%	0.92%	0.31%	
Families	0.23%	0.96%	0.28%	
Owner HHs	0.41%	1.19%	0.53%	
Median Household Income	1.96%	2.93%	3.12%	
Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	541	11.7%	408	8.7%
\$15,000 - \$24,999	461	10.0%	332	7.1%
\$25,000 - \$34,999	608	13.2%	591	12.6%
\$35,000 - \$49,999	523	11.3%	551	11.8%
\$50,000 - \$74,999	892	19.4%	1,012	21.6%
\$75,000 - \$99,999	722	15.7%	727	15.5%
\$100,000 - \$149,999	539	11.7%	637	13.6%
\$150,000 - \$199,999	146	3.2%	218	4.7%
\$200,000+	177	3.8%	207	4.4%
Median Household Income	\$53,366		\$58,796	
Average Household Income	\$73,086		\$83,633	
Per Capita Income	\$27,441		\$31,463	

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Demographics – 5 Mile



Demographic and Income Profile

7709 Camp Bowie West Blvd, Fort Worth, Texas, 76116
Ring: 5 mile radius

Prepared by Esri
Latitude: 32.72234
Longitude: -97.44838

Summary	Census 2010	Census 2020	2022	2027
Population	169,596	191,707	196,891	202,018
Households	72,299	80,282	82,464	84,569
Families	41,601	-	45,708	46,974
Average Household Size	2.29	2.32	2.33	2.33
Owner Occupied Housing Units	37,963	-	41,840	43,820
Renter Occupied Housing Units	34,337	-	40,624	40,749
Median Age	35.6	-	37.9	38.6
Trends: 2022-2027 Annual Rate	Area	State	National	
Population	0.52%	0.88%	0.25%	
Households	0.51%	0.92%	0.31%	
Families	0.55%	0.96%	0.28%	
Owner HHs	0.93%	1.19%	0.53%	
Median Household Income	2.94%	2.93%	3.12%	
Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	6,354	7.7%	4,752	5.6%
\$15,000 - \$24,999	5,368	6.5%	3,960	4.7%
\$25,000 - \$34,999	7,168	8.7%	5,880	7.0%
\$35,000 - \$49,999	9,442	11.4%	8,694	10.3%
\$50,000 - \$74,999	15,861	19.2%	16,383	19.4%
\$75,000 - \$99,999	10,724	13.0%	11,632	13.8%
\$100,000 - \$149,999	12,914	15.7%	15,532	18.4%
\$150,000 - \$199,999	6,021	7.3%	8,150	9.6%
\$200,000+	8,611	10.4%	9,587	11.3%
Median Household Income	\$68,740		\$79,446	
Average Household Income	\$105,402		\$119,534	
Per Capita Income	\$44,539		\$50,446	

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Information About Brokerage Services

Texas law requires that all real estate licensees present this information about brokerage services to prospective sellers, landlords, buyers or tenants.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of sub-agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A Broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction of the other party. If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Buyer

Date

**Russ A. Gressett, Broker
TREC Corp. License – #9012838**



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rgressett@tgcr.com
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