

3767 ALTAMESA BLVD, FORT WORTH, TX

FREE STANDING RESTAURANT OPPORTUNITY FOR LEASE/SALE



OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY



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.

 <p>1,566 SF AVAILABLE</p>	 <p>±12,801 VPD (ALTAMESA BLVD) ±37,028 VPD (MCCART AVE)</p>
 <p>40 FREE SURFACE SPACES</p>	 <p>DRIVE THRU AVAILABLE</p>

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Est. Population	16,591	144,113	254,044
Family Households	4,451	35,780	60,512
Median HH Income	\$52,323	\$59,535	\$59,601
Avg HH Size	2.52	2.73	2.70

AREA TRAFFIC GENERATORS



THE OFFERING

Property	
Property Address	3767 Altamesa Blvd, Fort Worth, TX 76139
Assessor's Parcel Number	45580-300-W
Zoning	Commercial
Site Description	
Number of Stories	One
Year Built	1979
Gross Leasable Area (GLA)	± 1,566 SF
Lot Size	± 0.51 Acres (22,000 SF)
Type of Ownership	Fee Simple
Parking	± 40 Surface Spaces
Parking Ratio	25.54 : 1,000 SF
Building/Lot Ratio	0.07



PARCEL MAP





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

Jackson Hewitt TAX SERVICE **SUBWAY**

LA FITNESS **Chick-fil-A**

Kroger **McDonald's** **MIDAS** **Circle K**

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

WOODWAY DR
± 11,000 VPD

Cash America **IHOP**
HALTOM THRIFT STORE

Comet **Chicken Express**
CLEANERS AND LAUNDRY **Arbys** **Chevron**

Schlitzsky's **Loan Star**
CAFE **CELESTINE**

boost mobile

(La Familia) **Little Caesars**
AUTO INSURANCE **Pizza**

SUPERCUTS **SHERWIN WILLIAMS**
FACE CASH EXPRESS

PIZZA PATRON

SOUTHWEST H.S.
± 1,300 STUDENTS

the Y
SPORTS COMPLEX

ARIVA

CARLYLE CROSSING
APARTMENTS

SOUTH HILLS H.S.
± 2,150 STUDENTS

RED OAK
apartments

VEGA PLACE
APARTMENTS

MCCART AVE
± 37,000 VPD

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

Firestone **BANK OF AMERICA**
COMPLETE AUTO CARE **Advance**

Walgreens **Auto Parts**
PET SUPPLIES PLUS

SWENO **PIZZA HUT** **7-ELEVEN** **AMAX** **BIG LOTS!**
Taco Buena **AUTO INSURANCE**

jiffy lube **CVS** **DQ**
multicare pharmacy

RED ROCK
APARTMENTS

DEPARTMENT OF PUBLIC SAFETY
T E X A S
PROTEST-SERVICE PROTECTORS

ALTAMESA BLVD
± 25,600 VPD

UNITED STATES POSTAL SERVICE

SUBJECT PROPERTY

U-HAUL

GOLDEN CHICK

AutoZone
FAMILY DOLLAR
my family, my family dollar

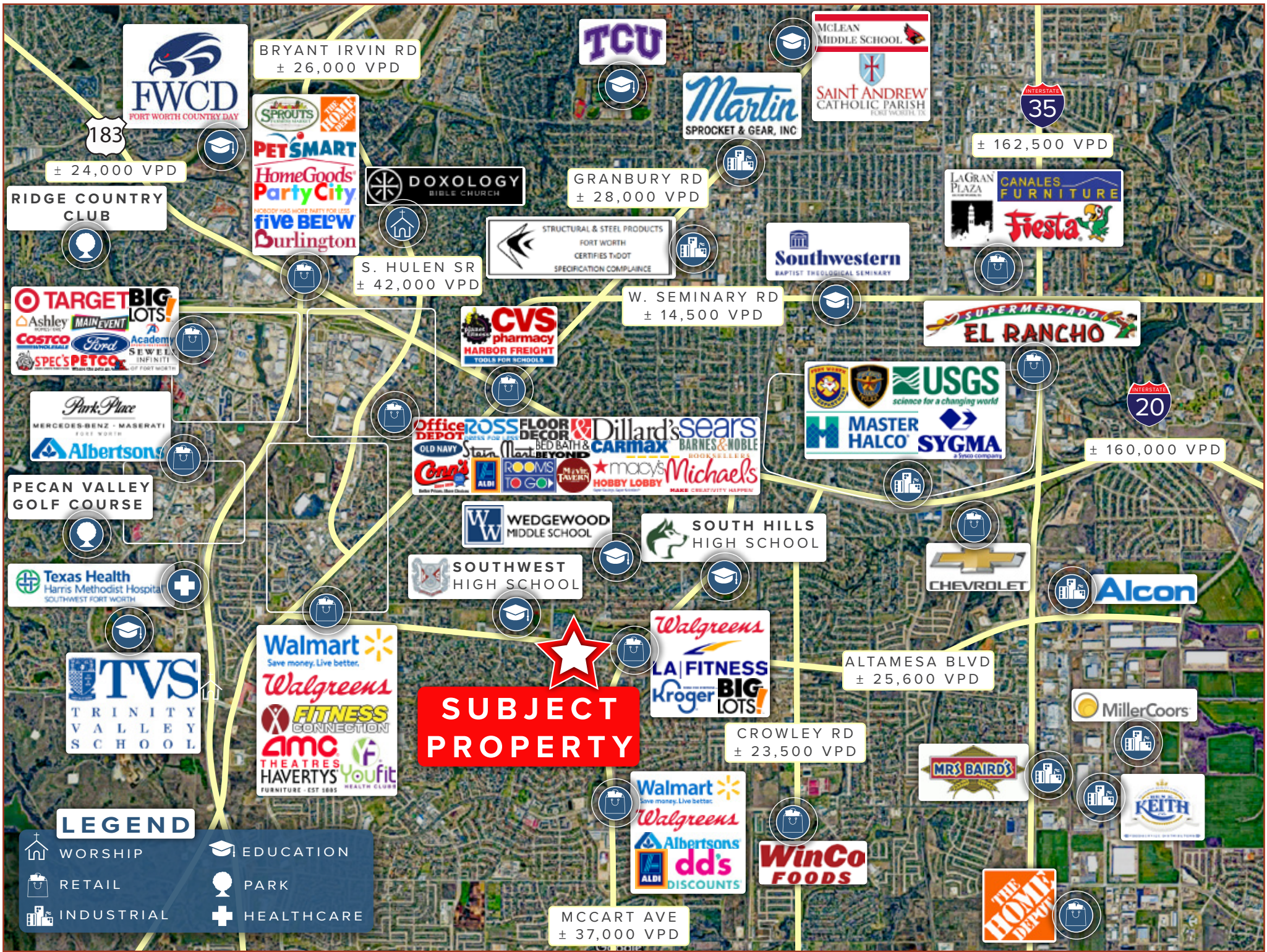
POPEYES **WHATABURGER** **LONG JOHN SILVER'S**

Pep Boys

POLO CLUB
APARTMENTS

DAKOTA RIDGE
APARTMENTS

CREEKSIDE
APARTMENTS



BRYANT IRVIN RD
± 26,000 VPD

TCU

MCLEAN MIDDLE SCHOOL
SAINT ANDREW CATHOLIC PARISH

INTERSTATE 35

± 162,500 VPD

LAGRAN PLAZA
CANALES FURNITURE
Fiesta

GRANBURY RD
± 28,000 VPD

DOXOLOGY BIBLE CHURCH

STRUCTURAL & STEEL PRODUCTS
FORT WORTH
CERTIFIES TADOT
SPECIFICATION COMPLIANCE

Southwestern BAPTIST THEOLOGICAL SEMINARY

S. HULEN SR
± 42,000 VPD

W. SEMINARY RD
± 14,500 VPD

SUPERMERCADO EL RANCHO

INTERSTATE 20

± 160,000 VPD

USGS science for a changing world
MASTER HALCO SYGMA

Office DEPOT ROSS FLOOR & DECOR Dillard's sears
OLD NAVY Star Market BED BATH & BARNES & NOBLE
Carmax HOOKERS & LEE
Cann's ALDI ROOMS TO GO MAZE TAVERN macy's MICHAEL'S
Hobby Lobby MAKE CREATIVITY HAPPEN

WEDGEWOOD MIDDLE SCHOOL

SOUTH HILLS HIGH SCHOOL

SOUTHWEST HIGH SCHOOL

CHEVROLET

Alcon

Walmart Save money. Live better.
Walgreens
FITNESS CONNECTION
AMC THEATRES
HAVERTY'S Youfit FURNITURE - EST 1985 HEALTH CLUBS

SUBJECT PROPERTY

ALTAMESA BLVD
± 25,600 VPD

Walgreens
LA FITNESS
Kroger BIG LOTS!

CROWLEY RD
± 23,500 VPD

MillerCoors

MRS BAIRD'S

KEITH

LEGEND

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

MCCART AVE
± 37,000 VPD

Walmart Save money. Live better.
Walgreens
Albertsons ALDI dd's DISCOUNTS

WinCo FOODS

THE HOME DEPOT

TARGET BIG LOTS!
Ashley MAIN EVENT
COSTCO Wholesale
Ford Academics
SPEC'S PETCO

Park Place MERCEDES-BENZ - MASERATI
Albertsons

PECAN VALLEY GOLF COURSE

Texas Health Harris Methodist Hospital
SOUTHWEST FORT WORTH

TVS TRINITY VALLEY SCHOOL

RIDGE COUNTRY CLUB

± 24,000 VPD

183

FWCD FORT WORTH COUNTRY DAY

SPROUTS
PETSMART
HomeGoods Party City
five BELOW
Burlington

Park Place MERCEDES-BENZ - MASERATI
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RIDGE COUNTRY CLUB

AREA OVERVIEW



FORT WORTH: A DESTINATION REDEFINED

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.

ECONOMIC SNAPSHOT

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.

Already a major center for industry, technology, distribution and transportation, Fort Worth offers corporations the best of Texas – an unparalleled mix of thriving businesses, entrepreneurial spirit, and an outstanding quality of life. An abundance of land and low operation costs distinguish Fort Worth from neighboring Dallas, especially for companies that need lots of space. Fort Worth has several major business parks located throughout the city, presenting copious opportunities for warehousing, industrial and other business space to suit the needs of effectively any company. Featured benefits of these business parks include foreign trade zone and triple freeport status.

Many of the nation's largest and most successful companies are already operating headquarters, manufacturing centers or distribution hubs in Fort Worth. These renowned businesses are in a wide array of industry clusters including natural gas, life sciences, logistics, aviation and aerospace, and manufacturing. To meet the demand for space, shopping centers, industrial building and offices are continuously being constructed, rendering real estate as one of the most dynamic sectors of the local economy.

HIGHER LEARNING

Dallas-Fort Worth provides exceptional education opportunities with seven universities and colleges located in the immediate area. Every year matriculating students join the ever-growing pool of employees. It is this diverse and talented workforce that has remained a competitive advantage for the area in attracting relocating businesses.



TEXAS CHRISTIAN UNIVERSITY

5.1 MILES FROM SUBJECT PROPERTY | 11 MINUTES DRIVING DISTANCE

Texas Christian University, or TCU, is the most prominent university in Fort Worth. Located about three miles from downtown, TCU's 325-acre campus consists of eight constituent colleges and schools. With a combined total undergraduate and graduate enrollment of over 10,000, TCU offers its students 119 undergraduate areas of study, 53 master's level programs and 28 areas of doctoral study.

DOWNTOWN FORT WORTH

Downtown Fort Worth is the central business district of Fort Worth and is home to many commercial office buildings. From well-known national firms to local up-and-comers, downtown is the place to grow for any business.

A place unlike any other, the city center is cutting edge, fresh, exciting, and quintessentially Texan. It is the perfect place to experience Fort Worth's friendly ambiance and vibrant community. Day and night, downtown is abuzz with people who are fully immersed in the best nightlife, dining and entertainment Fort Worth has to offer.

COMPANY HEADQUARTERS



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	17,430	153,933	270,759
2020 Estimate	16,591	144,113	254,044
Growth 2020-2025	5.06%	6.81%	6.58%
Growth 2010-2020	7.25%	13.82%	14.33%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	6,912	55,830	98,033
2020 Estimate	6,572	52,511	92,144
Growth 2020-2025	5.17%	6.32%	6.39%
Growth 2010-2020	7.68%	11.69%	12.72%

INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$69,727	\$76,450	\$82,523

VOTED ONE OF THE MOST WALKABLE DOWNTOWNS IN THE UNITED STATES

DEVELOPMENT

Fort Worth's population continues to boom as people flock to the city, drawn by its steady economy, topnotch entertainment and easy going lifestyle. This recent growth has prompted the City of Fort Worth to pursue new approaches in handling major population surges.

Piloted by the Trinity River Vision Authority (TRVA), the Trinity River Vision (TRV) is a master plan for sustainable redevelopment of Fort Worth's downtown core surrounding the Trinity River. Now in progress, the most well-known of the Trinity River Vision projects is that which will transform a once-neglected and under-used section of the Trinity River into an urban riverfront community: The Panther Island Plan. In creating a waterfront neighborhood just north of downtown Fort Worth, the Panther Island Plan will effectively be doubling the size of the downtown area, consequently generating more than \$600 million in economic development activity solely in the first decade alone.

Panther Island is the largest mixed-use development in Fort Worth, opening up for the development of 800 acres connecting downtown, the cultural district and the stockyards as well as creating twelve miles of urban waterfront development potential. An inspired collection of area requirements, such as smarter zoning, will encourage sustainable central city development of over three million square feet of commercial space and 10,000 mixed-income households.

MAGNOLIA AVENUE

On the southside of Fort Worth is a hipster enclave called Magnolia that's become one of the busiest pockets of the city. The streets here are lined with eccentric bars, coffee shops, vegan diners and B-Cycle stations — a citywide bike-share program. It's a newer neighborhood — still gentrifying, still up-and-coming, with chic hot spots thriving inside decades old buildings. The result: a funky-chic neighborhood where the antique meets the modern.



WEST 7TH

9.3 MILES FROM SUBJECT PROPERTY | 14 MINUTES DRIVING DISTANCE

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

9.3 MILES FROM SUBJECT PROPERTY | 13 MINUTES DRIVING DISTANCE

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

9.1 MILES FROM SUBJECT PROPERTY | 12 MINUTES DRIVING DISTANCE

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.

Modern, high-efficiency pedestrian lights further enhance the pedestrian experience by providing a well illuminated streetscape at the building perimeter. The Sky Lobby features views of surrounding downtown buildings as well as a security & visitor check-in area that guests will pass through on their way to the office tower elevator bank.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs located at **3767 Altamesa Blvd, Fort Worth, TX 75218 (“Property”)**. It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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 purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller 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 or sale of the Property.

This Offering Memorandum 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 Offering Memorandum.

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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.

Kyle Matthews/Matthews Retail Group Inc.	678067	kyle.matthews@matthews.com	(310) 919-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	kyle.matthews@matthews.com	(310) 919-5757
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