



Free-Standing Auto Shop

1008 NE 12th St
Fort Worth, TX 76102

FOR SALE



**Asking
Price:
\$275,000**

817-803-3287

Jeff Marek

C: 817-205-1245

jeff@visioncommercial.com

www.visioncommercial.com

SPACE AVAILABLE:

- 1,600 sf Medium Industrial Office/Garage
- 10,544 sf Lot

HIGHLIGHTS:

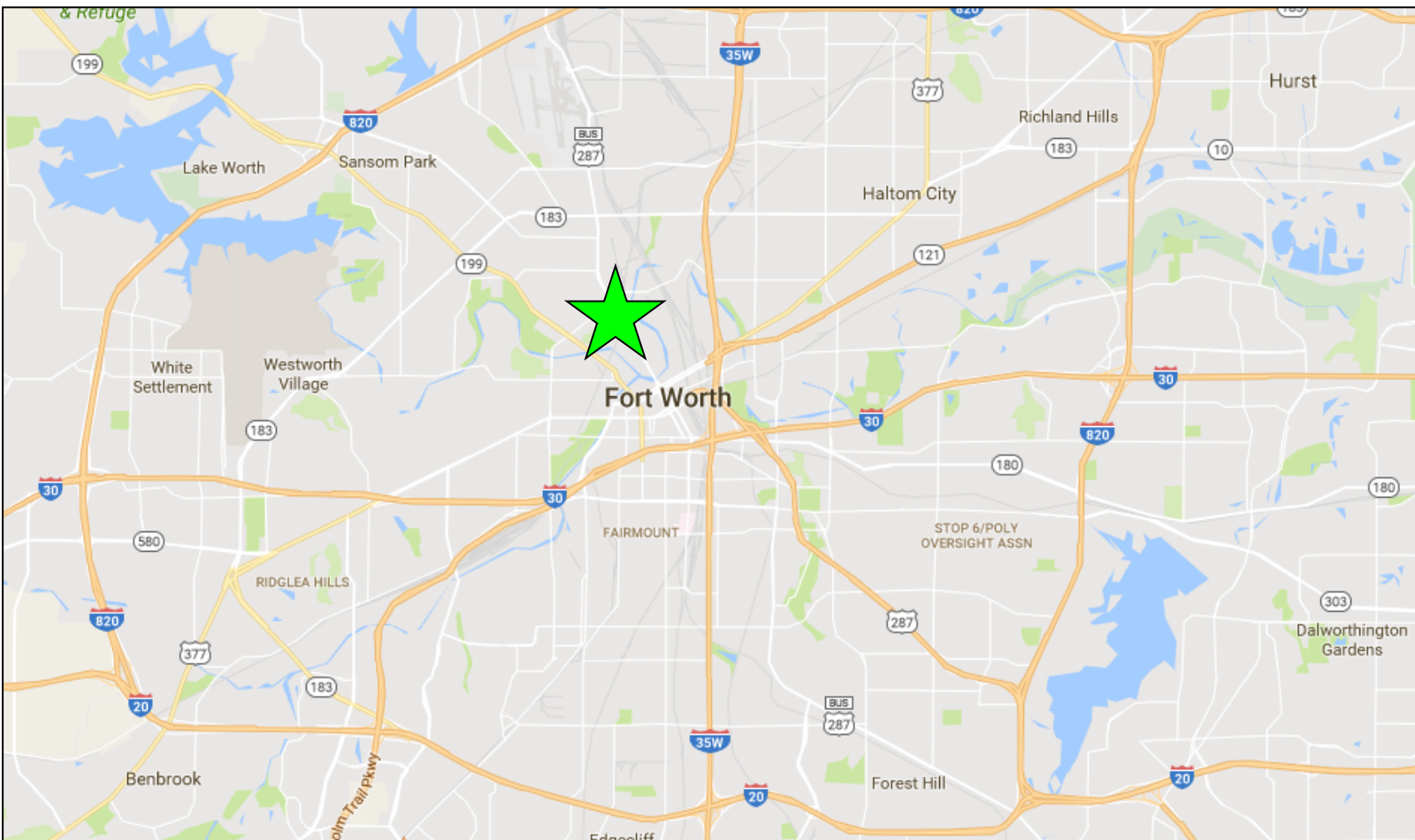
- Ready to go Car Lot/Auto Shop
- New Concrete Lot with 45+ Car Capacity
- Fully Enclosed with New Iron and Wood Fencing
- Adjacent Corner Lot For Sale (14,587 sf)
- Everything Onsite Negotiable!!
- Just REDUCED \$50,000!!

LOCATION:

- SEQ of Samuels Ave & 12th St
- 1 Mile East of N Main Near the FW

Renovated Car Lot/Auto Shop Near Stockyards

SEQ Samuels Ave & 12th St



DEMOGRAPHICS (STDBonline.com 2016)

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	3,361	38,282	87,356	219,808
Employees	4,355	57,490	115,535	200,419
Average HH Income	\$41,331	\$54,322	\$53,973	\$57,779
2016-2021 Annual Rate	2.70%	0.98%	0.96%	1.10%

Traffic Counts (STDBonline.com 2009)

Northside Dr

20,110 CPD

Jeff Marek
jeff@visioncommercial.com



817-205-1245
www.visioncommercial.com

Renovated Car Lot/Auto Shop Near Stockyards

SEQ Samuels Ave & 12th St

Area Retail Map



Jeff Marek
jeff@visioncommercial.com



817-205-1245
www.visioncommercial.com

Renovated Car Lot/Auto Shop Near Stockyards

SEQ Samuels Ave & 12th St

Site Plan



Jeff Marek
jeff@visioncommercial.com



817-205-1245
www.visioncommercial.com

Renovated Car Lot/Auto Shop Near Stockyards

SEQ Samuels Ave & 12th St



Jeff Marek
jeff@visioncommercial.com



817-205-1245
www.visioncommercial.com

Renovated Car Lot/Auto Shop Near Stockyards

SEQ Samuels Ave & 12th St



Jeff Marek
jeff@visioncommercial.com

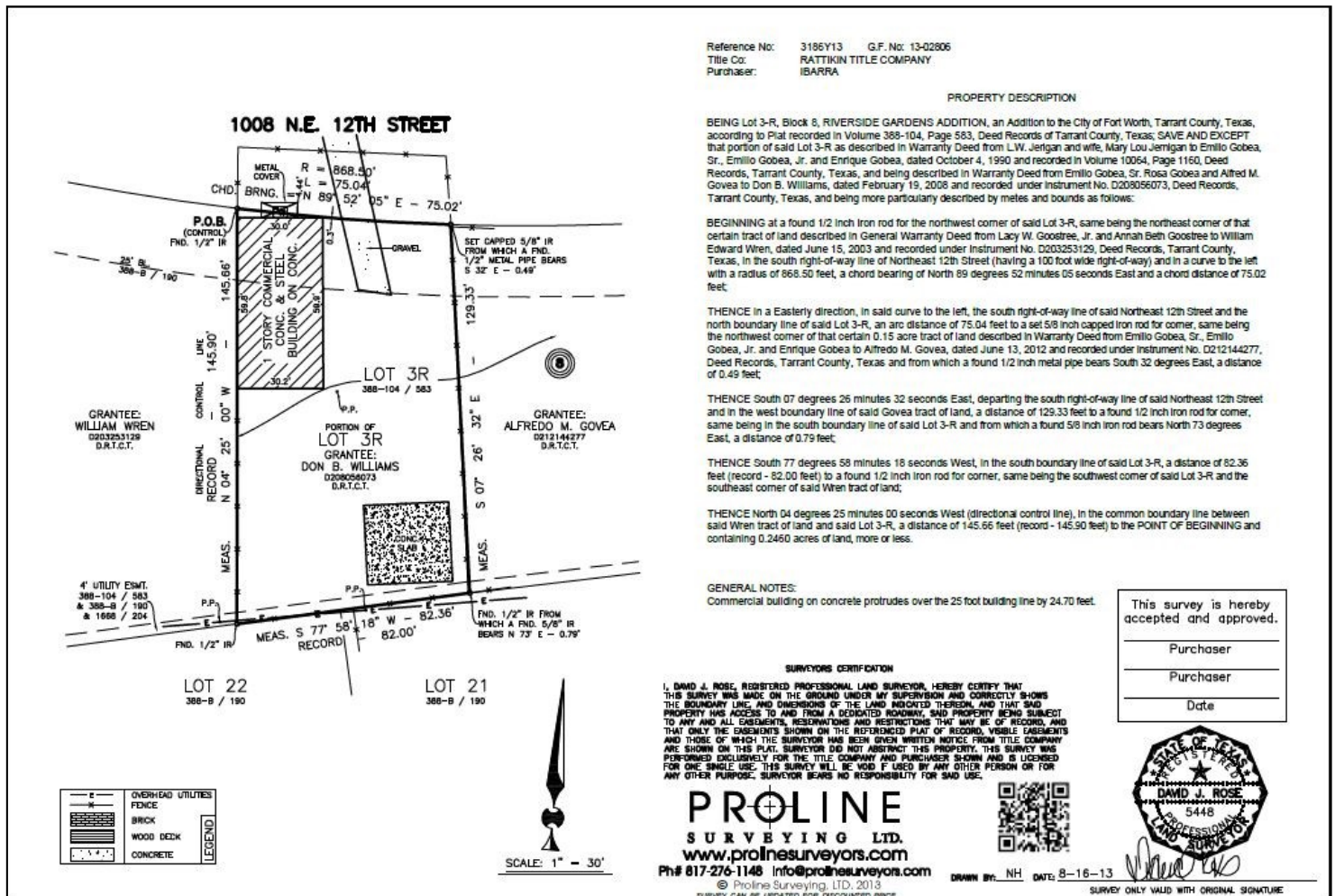


817-205-1245
www.visioncommercial.com

Renovated Car Lot/Auto Shop Near Stockyards

SEQ Samuels Ave & 12th St

Survey



Jeff Marek
jeff@visioncommercial.com



817-205-1245
www.visioncommercial.com



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.

Vision Commercial Real Estate LLC	9000294	Roger@VisionCommercial.com	817-320-2600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Roger Smeltzer Jr.	560209	Roger@VisionCommercial.com	817-320-2600
Designated Broker of Firm	License No.	Email	Phone
Roger Smeltzer Jr.	560209	Roger@VisionCommercial.com	817-320-2600
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jeffery Marek	648464	Jeff@VisionCommercial.com	817-320-2600
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date