

GRACE AVENUE BUILDING

606 GRACE AVENUE
FORT WORTH, TX 76111



Concept Plan Re-purposing Existing Building

FOR LEASE

LEASE BROCHURE

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TX #340987

INVESTMENT OVERVIEW

The Grace Street building is located half a block off of the re-gentrifying Race Street area. The building is a clear span 3,128 SF building can be retrofitted for many different uses including restaurant, retail, service. The building sits on 12,500 SF and currently has a parking lot that can accommodate 13 cars with outdoor green space. The Grace Street building is located minutes from downtown Fort Worth. The Grace Street building provides an exciting opportunity for a restaurant to capitalize on the growth of the River East District or it can be utilized by a single Tenant. The Six Points Urban Village received a multi-million dollar makeover that covered improvements along Race Street stretching more than 3,000 feet from Grace Avenue to Riverside Drive. The Grace Street building provides endless opportunities for any tenant!

PROPERTY HIGHLIGHTS

- Great Opportunity for Any Business to Capitalize on the Growth of the River East District.
- Street-Side Parking
- Located just two miles from Downtown Fort Worth.
Within walking distance of the Fuzzy Taco Shop, Tributary Cafe and Gypsy Scoop.
- Less than 1/2 a mile from the United States Postal Service
- Less than 23 miles to the Dallas/ Fort Worth Airport and 32 miles to Dallas Love Field Airport.
Located two miles east of downtown, two blocks from Airport Freeway, and right off the Trinity River.
- Single or two tenant building
- The parking lot can accommodate 13 cars.



OFFERING SUMMARY

Available SF:	3,128 SF
Lease Rate:	\$9.00 SF/yr (NNN) [Base Building Rent]
Lot Size:	12,500 SF
Year Built:	1969
Building Size:	3,128 SF
Zoning:	MU-1
Market:	Central Fort Worth
Submarket:	River East





MULTIPLE USES INCLUDING
RESTAURANT
RETAIL
SERVICE

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DEMOGRAPHIC OVERVIEW

3 MILES

606 GRACE AVENUE FORT WORTH, TX 76111

HOUSING



\$6,293

Mortgage Payment & Basics



\$4,926

Average Rent

KEY DEMOGRAPHIC FACTS



73,908

Population



\$44,819

Household Income



143,411

Daytime Population

EMPLOYMENT



White Collar

43%



Blue Collar

39%



Services

18%

10.42%

Expected Growth 19'-24'

RIVER EAST, FORT WORTH, TX



DEVELOPMENT OVERVIEW



The Scenic at River East

The Scenic at River East Apartments offers spacious studios, one and two-bedroom apartment floor plans and select from three options that include apartments, townhomes, and manor homes.



The Union

The Union at River East features a variety of modern apartments including spacious pet-friendly studios, one and two-bedroom floor plans designed with the creative types in mind.



The View

The View offers 300 studios, one-, two-, and three-bedroom apartments where luxurious finishes.



Presidio at River East

140 Boutique Apartment Homes with a Modern Hill-Country Living. Opening early year of 2020



The Bluffs at River East

The Bluffs at River East is a new development of single-family. Homes starting at \$350,000



Jefferson River East

400 unit community featuring 2 resort style pools and a rooftop terrace. Opening the Summer of 2020

RETAIL MAP



PROPERTY SURVEY



<p>LEGEND</p> <p>OF CONTROLLING INSTRUMENT</p> <ul style="list-style-type: none"> 1/2" IRON PIPE MARK 1/4" IRON PIPE MARK NO. 201 IRON CORNER RIGHT IRON CORNER WOOD POST WATER METER ELECTRIC RAIL ROAD ELECTRIC POWER POLE <p>CONCRETE FOUNDATION</p> <p>CONCRETE</p> <p>BRICK</p> <p>CONCRETE FOUNDATION</p> <p>WOOD FENCE</p> <p>CHARLES FENCE</p>		
<p>LEGAL DESCRIPTION</p> <p>Being a 0.29 acre lot, tract or part of land situated in the A. McClellan Survey, Official No. 1056, Tarrant County, Texas, and being all of that certain tract of land conveyed from Nancy G. DeLoach to Herman Thompson, Jr. and Helen H. Buehler, by General Warranty Deed as recorded in Volume 237, Page 272, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:</p> <p>Beginning at an "X" in concrete at the Southwest corner of said tract of land conveyed to Herman Thompson, Jr. at the Northwest corner of a tract of land conveyed to James H. Harris, as same is recorded in the No. 10000467, Official Public Records, Tarrant County, Texas, and on the East line of Grace Avenue;</p> <p>THENCE North 00 degrees 11 minutes 00 seconds East, with the West line of said tract of land conveyed to Herman Thompson, Jr. and the East line of Grace Avenue, a distance of 100.00 feet to a 1/2" iron pipe mark at the Northwest corner of said tract of land conveyed to Herman Thompson, Jr. at the Southwest corner of said parcel;</p> <p>THENCE North 00 degrees 44 minutes 23 seconds East, with the North line of said tract of land conveyed to Herman Thompson, Jr. and the East line of Grace Avenue, a distance of 125.00 feet to a 1/2" iron pipe mark at the Northeast corner of said tract of land conveyed to Herman Thompson, Jr. at the Southwest corner of said parcel;</p> <p>THENCE South 00 degrees 11 minutes 00 seconds East, (Block of Bearings) with the East line of said tract of land conveyed to Herman Thompson, Jr. and the West line of said Lot 4, Block 3, a distance of 100.00 feet to a 1/2" iron pipe mark at the Southwest corner of said tract of land conveyed to Herman Thompson, Jr. at the Southwest corner of said Lot 4, Block 3, and the Northeast corner of said parcel;</p> <p>THENCE South 00 degrees 11 minutes 00 seconds East, (Block of Bearings) with the East line of said tract of land conveyed to Herman Thompson, Jr. and the West line of said Lot 4, Block 3, a distance of 125.00 feet to a 1/2" iron pipe mark at the Northeast corner of said parcel;</p> <p>THENCE South 00 degrees 11 minutes 00 seconds East, (Block of Bearings) with the East line of said tract of land conveyed to Herman Thompson, Jr. and the West line of said Lot 4, Block 3, a distance of 100.00 feet to a 1/2" iron pipe mark at the Southwest corner of said parcel;</p> <p>THENCE South 00 degrees 11 minutes 00 seconds East, (Block of Bearings) with the East line of said tract of land conveyed to Herman Thompson, Jr. and the West line of said Lot 4, Block 3, a distance of 125.00 feet to a 1/2" iron pipe mark at the Northeast corner of said parcel;</p> <p>THENCE South 00 degrees 11 minutes 00 seconds East, (Block of Bearings) with the East line of said tract of land conveyed to Herman Thompson, Jr. and the West line of said Lot 4, Block 3, a distance of 100.00 feet to a 1/2" iron pipe mark at the Southwest corner of said parcel;</p> <p>THENCE South 00 degrees 11 minutes 00 seconds East, (Block of Bearings) with the East line of said tract of land conveyed to Herman Thompson, Jr. and the West line of said Lot 4, Block 3, a distance of 125.00 feet to a 1/2" iron pipe mark at the Northeast corner of said parcel;</p>		
<p>SCHEDULE B ITEMS</p> <p>The following instruments have been reviewed and found to be correct:</p> <p>1. A. F. Eisenhardt and Rights Incidental thereto, as granted in a document recorded in the Public Records of Tarrant County, Texas, as recorded in Volume 424, Page 160, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:</p> <p>2. A. F. Eisenhardt and Rights Incidental thereto, as granted in a document recorded in the Public Records of Tarrant County, Texas, as recorded in Volume 424, Page 160, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:</p>	<p>SURVEYOR'S NOTES</p> <p>1) Bearings and angles to a 1/2" iron pipe mark at the Northwest corner of a tract of land described in Volume 1988, Page 2076, Official Public Records, Tarrant County, Texas, THENCE South 00 degrees 11 minutes 00 seconds East, a distance of 100.00 feet to a 1/2" iron pipe mark at the Southwest corner of a tract of land described in Volume 1241, Page 272, Official Public Records, Tarrant County, Texas.</p> <p>2) The property described and located herein is the same property as described in (Public Records) the Instrument Company of No. 17-44123-3092200000, with an effective date of August 20, 2024, and that all easements, covenants and conditions referred to in said instrument or apparent from a proper inspection of the site in connection therewith have been printed herein or otherwise noted as to their effect on the subject property.</p> <p>3) The legal description, survey notes, plat and mathematics meet type.</p> <p>4) There is no assumed evidence of utility, water, sewer, building construction or utility easements and a fact or failure to follow any shown herein at the discretion of the plat.</p> <p>5) There are no proposed changes in street right of way lines according to the City of Fort Worth in Tarrant County, Texas, in this surveyor's knowledge.</p> <p>6) There is no assumed evidence of recent or about to be commenced construction or repairs of the boundaries of said work.</p> <p>7) There is no assumed evidence of site use or of a building, dam, pond or sanitary facility, except as noted below and shown herein, at the discretion of the plat.</p> <p>8) There is no assumed evidence of the property being, or having been, used for cemetery, burial ground or grave site purposes, at the discretion of the plat.</p> <p>9) All shown ground surface of utility, building, structure, structure, structure and highway, and surface to be shown otherwise as shown herein.</p> <p>10) There are no unadopted zoning laws.</p>	<p>SURVEYOR'S CERTIFICATE</p> <p>To Herman H. Thompson, Jr., 802 River Oaks, LLC, and (Metes and Bounds) The Instrument Company:</p> <p>This is to certify that this map or plat and the survey or survey is based thereon is in accordance with the 2024 Minimum Standard Detail Requirements for ALTA/ACSM and includes items 1, 2, 3, 4, 6(1), 7(a), 7(b), 7(c), 7(d), 8, 9, 10(a), 11, 12, 13, 14, 15, 16, 17, 18, and 25 of Table A. (Detail). The field work was completed on October 2, 2024.</p> <p>Date of Plat on This: October 4, 2024</p> <p>Name: <i>Name Beas</i></p> <p>BY: <i>Name Beas</i></p> <p>STATE OF TEXAS</p> <p>FLOOD STATEMENT</p> <p>The property is shown as being located in Zone X, as Flood Insurance Policy Map No. 48432C040, dated 05/21/2018. It is not shown as being located in a special flood hazard area provided by 100-year flood.</p> <p>ALTA/NSPS LAND TITLE SURVEY</p> <p>0.29 ACRES A. McCLEMORE SURVEY A-1056 CITY OF FORT WORTH TARRANT COUNTY, TEXAS</p> <p>606 GRACE AVENUE FORT WORTH, TX</p> <p>DATE: 10-02-2024 SCALE: 1" = 30' JOB NO.: 2024-088 CLIENT: FIDELITY NATIONAL TITLE</p> <p>BY-LINE SURVEYING LLC 401 New Era Arlington, TX 76010 Tel: (817) 473-4118 Fax: (817) 473-4118 www.byline-surveying.com</p>



ADVISOR CONTACT



JAMES BLAKE, CCIM

Managing Director

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PROFESSIONAL BACKGROUND

James Blake, CCIM serves as Senior Advisor for SVN | Trinity Advisors, specializing in multi-tenant retail shopping centers, freestanding single tenant retail buildings and industrial properties. With more than 30 years of Dallas/Fort Worth commercial real estate market experience, Blake has combined sales and leases in excess of \$510 million. While Blake's shopping center and industrial clients are all across the United States, his focus is retail and industrial income producing properties in the Dallas/Fort Worth metroplex area.

Blake began his commercial real estate career in 1985 with the Henry S. Miller Company. Blake teamed up with Fidelity Asset Management (FAM), a local commercial real estate asset management company, for six years. FAM focused on bank owned real estate and government owned real estate (FDIC, RTC). The company was responsible for management, leasing and disposition of assets. Blake also served as president of Butler Commercial Realty assisting local industrial and retail buyers and sellers for eight years. In 2013 James Blake was named Charles D. Tandy Commercial Realtor of the Year.

As an involved commercial real estate Advisor, Blake has served as region three representative for the Texas Association of Realtors Commercial Investment Division. He has also served as chairman of the Society of Commercial Realtors in Fort Worth, Texas. In addition, Blake is an active member of the community serving on several civic boards. Blake holds a Certified Commercial Investment Member (CCIM) designation and has earned a bachelor's degree in real estate finance from Texas Tech University, Lubbock, Texas.

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