

FOR SALE



**GIORDANO
WEGMAN
WALSH**

AND ASSOCIATES

Melanie Goeders
melanieg@gwwrealestate.com
405.314.4040

Giordano, Wegman, Walsh and Associates
www.gwwrealestate.com
817.882.6450



Click here to
visit webpage



Scroll down to
view PDF

6308 S. Freeway, Fort Worth, Texas
±11,000 SF Restaurant & Saloon w/FFE

The Cabaña, 6308 S. Freeway

Formerly The Rig Steakhouse, newly refurbished with updated mechanical, electrical and interior decor



SITE

6308 S. Freeway



**>156,000 VPD
NB/SB 2009**

Alcon

a Novartis company

**U.S. Corporate HQ
±4,000 employees**

**Waffle
House**

**South
Loop Inn**

**>20,000 VPD
EB/WB 2009**

**Fort Worth
South Hotel**

**WELLS
FARGO**



**BAYMONT
INN & SUITES**

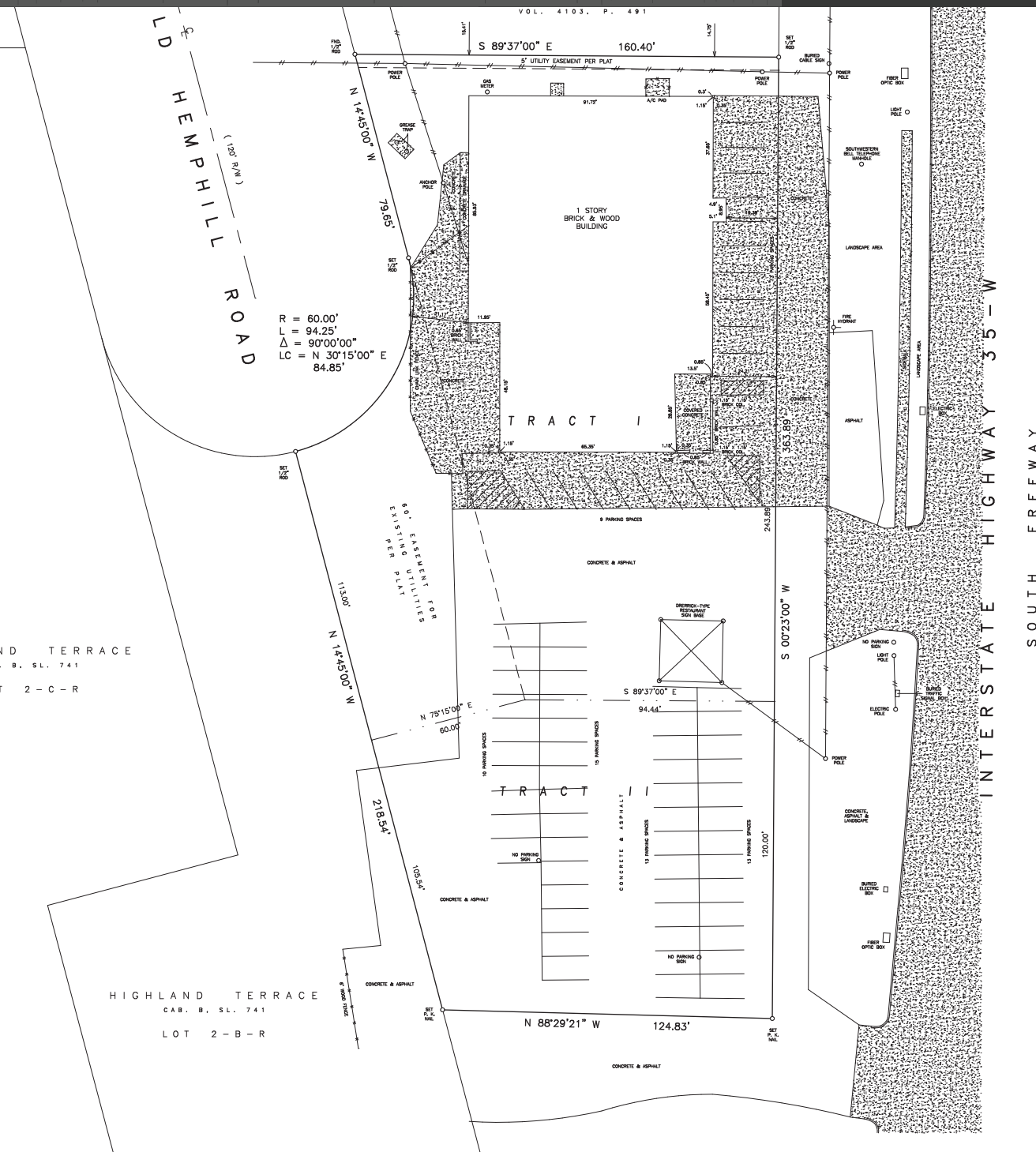


Alcon

a Novartis company



Survey - ± 1.24 Acres (January, 2016)



SCALE: 1" = 20'



0 10 20 40

Easements shown hereon and designated "Per Plat" refer to the revised plat recorded in Volume 388-66, Page 60, Plat Records, Tarrant County, Texas.

LEGAL DESCRIPTION

TRACT 1:
Lot 1, Block G-R, HIGHLAND TERRACE, an Addition to the City of Fort Worth,
Tarrant County, Texas, according to the revised plat recorded in Volume 388-66,
Page 60, Plat Records, Tarrant County, Texas.

TRACT II:

A 0.3720 acre tract out of the Jeremiah Asbury Survey, Abstract No. 47, Tarrant County, Texas, being a portion of that tract conveyed to the State of Texas by the Lawrence and Hubbard, J. D. Lawrence by deed recorded in Volume 421, Page 520, Deed Records, Tarrant County, Texas, also being a portion of that tract obtained by the State of Texas by virtue of the City of Fort Worth Ordinance No. 6529 which vacated the right-of-way known as Old Hemphill Road, said 0.3720 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of Lot 1, Block G-R, Highland Terrace, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the revised plat recorded in Volume 388-66, Page 60, Plat Records, Tarrant County, Texas, in the west right-of-way line of Interstate Highway 35W;

THENCE South 00 degrees 23 minutes 00 seconds West along the west right-of-way line of said Interstate Highway No. 35W, 120.00 feet to a set P. K. nail;

THENCE North 89 degrees 29 minutes 21 seconds West, 124.83 feet to a set P. K, nail in the east line of Lot 2-B-R, Block G-R, Highland Terrace, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet B, Slide 741, of said Plat Records;

THENCE North 14 degrees 45 minutes 00 seconds West along the east line of said Lot 2-B-R, 105.54 feet to the southwest corner of said Lot 1;

THENCE along the south line of said Lot 1 the following two calls:
North 75 degrees 15 minutes 00 seconds East, 60.00 feet to a point;
South 89 degrees 37 minutes 00 seconds East, 94.44 feet to the Point of
Beginning, and containing 0.3720 acres (16,205 square feet) of land, more or less.

Street Address: 6310 South Freeway Fort Worth, Texas 76134

No part of the subject property lies within the 100-year flood plain according to the FEMA map with the following designation:
Zone X Community 480596 Panel 0315-K Eff. Date 9-25-09

Certified to:

Southwest Bank
Fidelity National Title
SEGADOSA LLP
Torre & Cabana Inc.,

I hereby certify that this sketch of survey of the above described property is the result of an on-the-ground survey prepared under my direct supervision, and that there are no intrusions or protrusions, except as noted.

Date: Jan. 29, 2016
Job No. 10917-16
F.B. 382, P. 83
GF No. FT-44122-4412208752-NJ

John A. Grant III
JOHN A. GRANT, III
Registered Professional Land Surveyor 4151

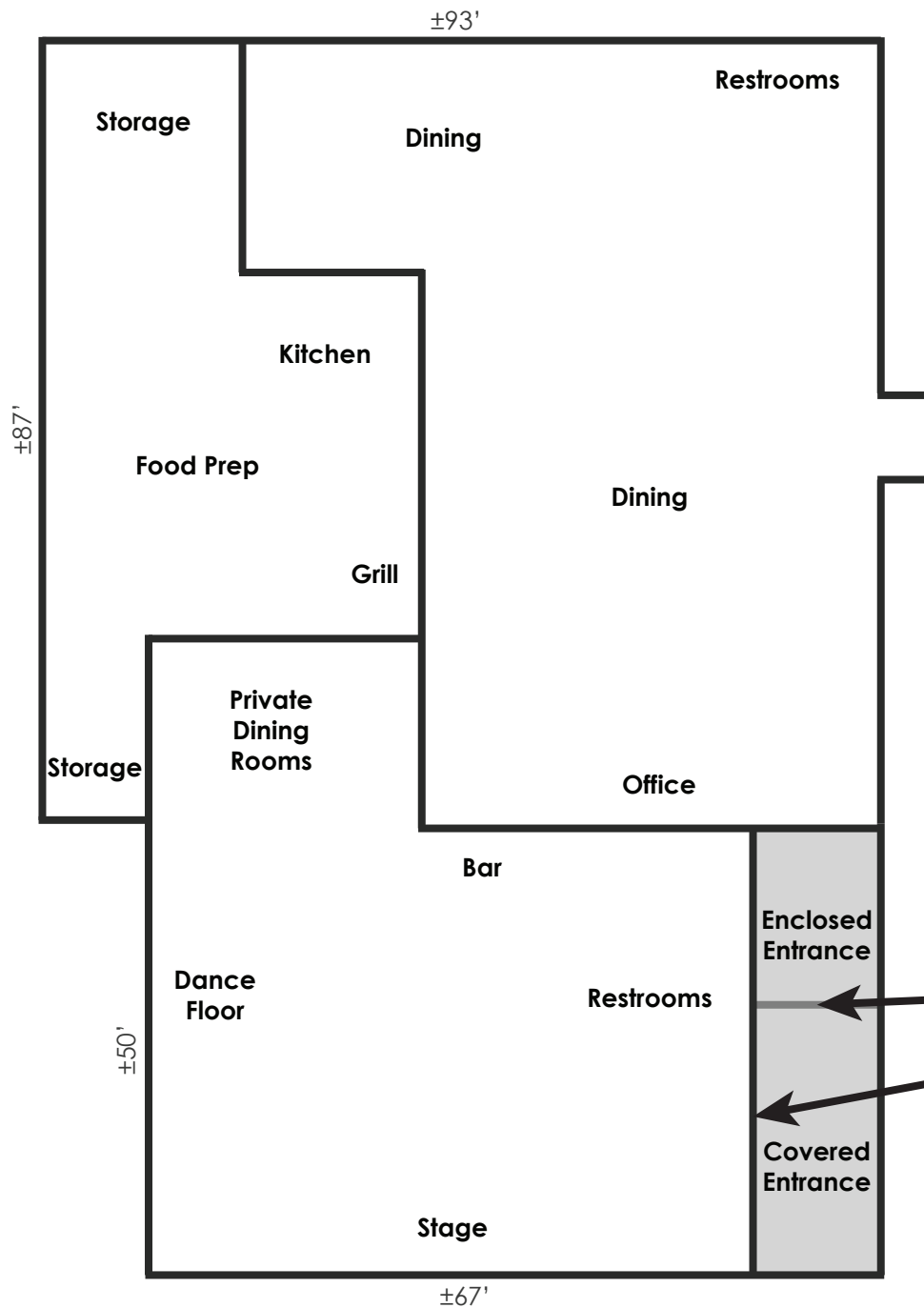


Tract	TRACT AREAS	
I	Square Feet	Acres
II	38,629	0.8785
Tract	16,205	0.3720
	54,834	1.2588

Grant Engineering, Inc.

Engineers	Surveyors	Planners
3244 Hemphill Street	Fort Worth, Texas 76110-4014	817-923-3131

Floor Sketch

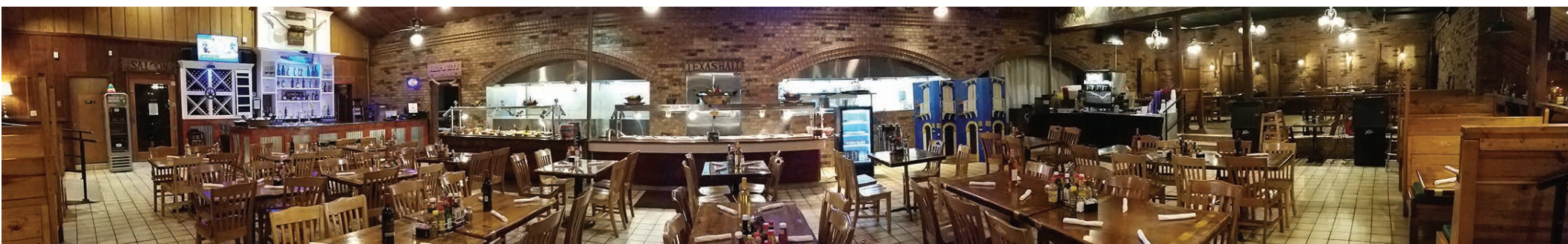


Important Details...

During the second half of 2016, major renovations and improvements were made to the property including:

- Two Roof-top HVAC Units, 25 tons each
- One Interior HVAC Unit, 10 tons
- Commercial grade, walk-in freezer room
- Commercial grade walk-in refrigerated room
- Two 15' aluminum vent hoods
- All kitchen appliances upgraded
- Washable commercial grade drop down ceiling in kitchen
- Complete electrical renovation including main panels and wiring
- LED energy efficient lighting, every interior and exterior fixture
- HDMI wiring for bar and restaurant
- Flat screen televisions and a high definition projector
- Professional sound system in saloon
- Night club lighting system in saloon
- Buffet table - hot/electric, 10 compartment
- Buffet table - cold
- Complete restroom renovation, custom cabinetry, new comodes and motion sensed lighting
- Cleaned and replaced of all internal duct work and ventilation system
- Erected 6' industrial steel perimeter fencing
- Oil rig signage refurbished

★2017 Real Estate Appraisal available upon request



What's inside: Furniture, Fixtures & Equipment

The sale of this property includes all of the items inside the restaurant used to operate the facility. It is turn-key ready. Click [HERE](#) for full photo album.



What's inside: Furniture, Fixtures & Equipment

The sale of this property includes all of the items inside the restaurant used to operate the facility. It is turn-key ready. Click [HERE](#) for full photo album.



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:
 - 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.

Giordano, Wegman, Walsh and Assoc., LLC	571057	johng@gwwrealestate.com	817-882-6450
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Aaron Farmer	443150	aaron@texasdiscountrealty.com	512-323-5656
Designated Broker of Firm	License No.	Email	Phone
Eric R. Walsh	549435	ericw@gwwrealestate.com	817-882-6450
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Melanie S. Goeters	640149	melanieg@gwwrealestate.com	817-882-6450
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date