

2-Bay Detail Shop | For Sale

TVCRE.com

5705 Wellesley Ave., Fort Worth, TX 76107



Positioned South of Camp Bowie and I-30, the property benefits from immediate access from Horne St., providing strong connectivity to Camp Bowie and I-30. The surrounding area consists of retail and office uses making it an ideal location for auto detail shop or small garage users seeking a convenient, accessible setting. 5705 Wellesley Avenue presents a unique opportunity to acquire or lease a functional two-bay shop in the heart of Fort Worth's Southside Camp Bowie District. Strategically located at the intersection of Horne Street and Wellesley Avenue, this former mechanic shop is currently operating as a detail shop and is highly adaptable for other uses within the CB-TF Zoning (contact the City of Fort Worth Zoning for more information (817) 392-8028). With strong accessibility, established infrastructure, and proximity to one of Fort Worth's most active commercial corridors, this property is well-positioned for both owner-users and investors seeking a versatile asset in a growing submarket.

Prepared by:



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Property Details

- Building size: 1,014 SF
- Land size: 6,534 SF (0.15 Acres)
- Built in 1980
- Renovated in 2015
- Zoning: CB-TF (Camp Bowie Transition Frontage; commercial/mixed use corridor)
- Configuration: Open 2 bay shop
- Office Space: One small waiting area with one restroom
- Parking: limited to 6 parking spots in front of building and 10 parking spots behind building

Sales Price

\$175,000

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INTERIOR



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EXTERIOR



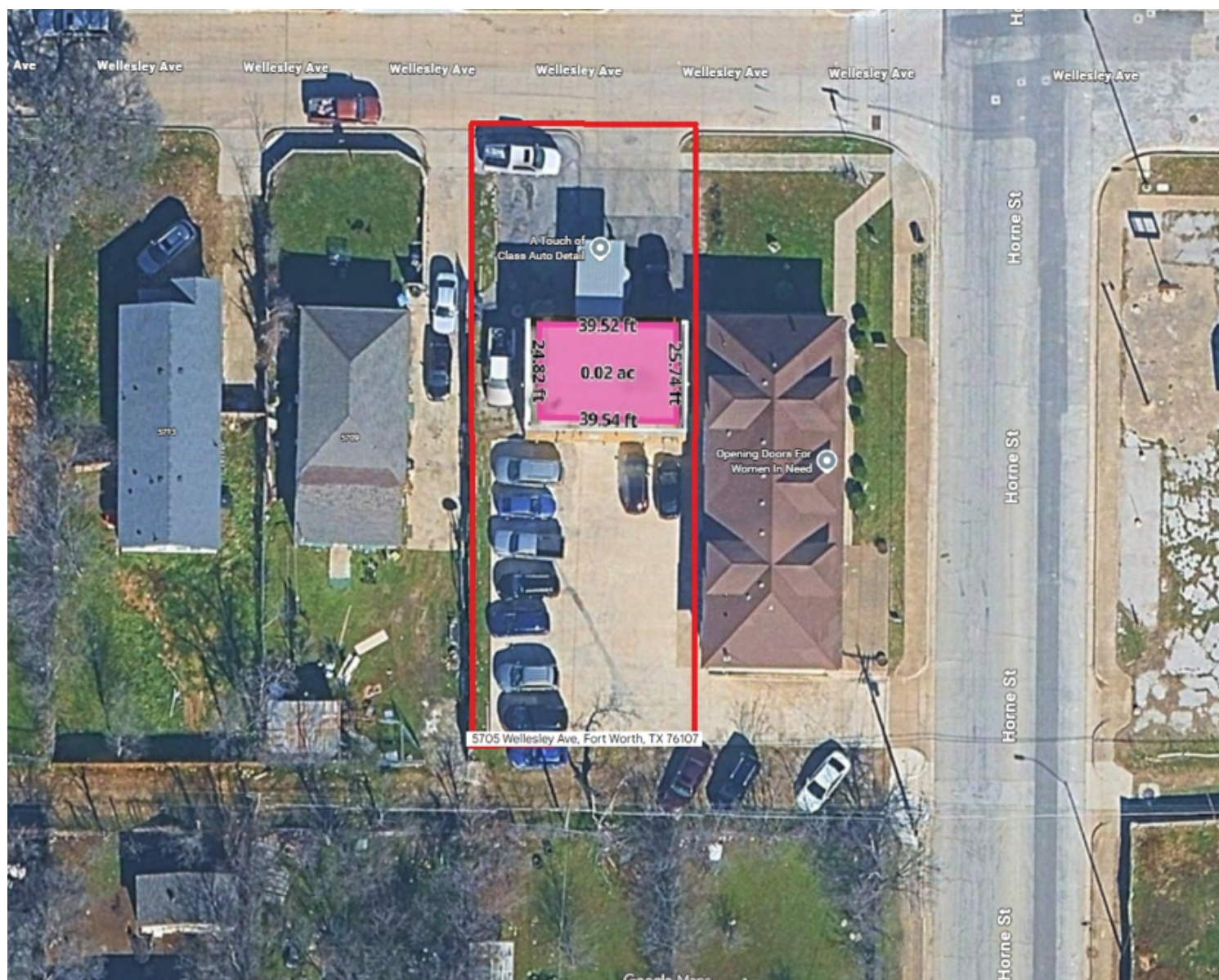
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AERIAL



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DEMOGRAPHICS

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **1,014 SF**
 Year Built: **1980**

Total Available: **1,014 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	14,210		99,139		308,720	
2025 Estimate	13,274		93,220		289,963	
2020 Census	11,676		84,897		262,425	
Growth 2025 - 2030	7.05%		6.35%		6.47%	
Growth 2020 - 2025	13.69%		9.80%		10.49%	
2025 Population by Hispanic Origin	3,782		23,573		98,689	
2025 Population	13,274		93,220		289,963	
White	5,654	42.59%	56,796	60.93%	161,051	55.54%
Black	4,003	30.16%	11,722	12.57%	35,968	12.40%
Am. Indian & Alaskan	64	0.48%	484	0.52%	1,917	0.66%
Asian	312	2.35%	2,749	2.95%	8,574	2.96%
Hawaiian & Pacific Island	7	0.05%	87	0.09%	306	0.11%
Other	3,234	24.36%	21,382	22.94%	82,145	28.33%
U.S. Armed Forces	21		416		1,395	
Households						
2030 Projection	6,132		44,502		125,872	
2025 Estimate	5,721		41,725		117,984	
2020 Census	5,043		37,765		106,515	
Growth 2025 - 2030	7.18%		6.66%		6.69%	
Growth 2020 - 2025	13.44%		10.49%		10.77%	
Owner Occupied	2,804	49.01%	19,021	45.59%	52,009	44.08%
Renter Occupied	2,917	50.99%	22,705	54.42%	65,975	55.92%
2025 Households by HH Income						
Income: <\$25,000	1,119	19.56%	7,311	17.52%	20,627	17.48%
Income: \$25,000 - \$50,000	1,326	23.17%	7,453	17.86%	21,916	18.58%
Income: \$50,000 - \$75,000	965	16.86%	6,491	15.56%	21,708	18.40%
Income: \$75,000 - \$100,000	766	13.39%	5,014	12.02%	15,199	12.88%
Income: \$100,000 - \$125,000	371	6.48%	3,524	8.45%	10,517	8.91%
Income: \$125,000 - \$150,000	296	5.17%	2,523	6.05%	7,430	6.30%
Income: \$150,000 - \$200,000	278	4.86%	2,848	6.83%	7,500	6.36%
Income: \$200,000+	601	10.50%	6,562	15.73%	13,086	11.09%
2025 Avg Household Income	\$89,417		\$107,783		\$96,133	
2025 Med Household Income	\$62,745		\$73,519		\$68,890	



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Team & Vasseur Commercial Real Estate	9015393	info@tvcre.com	817-335-7575
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Philip Samples	553590	psamples@tvcre.com	817-335-7575
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date