

SECOND-GEN RESTAURANT/BAR FOR SALE

Fort Worth, TX



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	11,012	99,253	272,606
Daytime Population	32,685	211,998	386,327
Avg. HH Income	\$123,017	\$111,534	\$100,355

LOCATION:

910 Currie St
Fort Worth, TX 76107

PROPERTY HIGHLIGHTS:

- **Building Size:** +/- 4,675 SF
- **Lot Size:** +/- .17 AC
- High-visibility corner building surrounded by top dining, nightlife, and entertainment
- Located in the heart of West 7th, between Downtown Fort Worth and the Cultural District
- Call for pricing

TRAFFIC COUNTS:

W 7th:	25,403 VPD (2023)
Currie St:	5,072 VPD (2023)
Morton St:	2,130 VPD (2023)

CONTACT:

MICHAEL WALTERS | 972.841.8800 | MWALTERS@FALCONCOMPANIES.COM

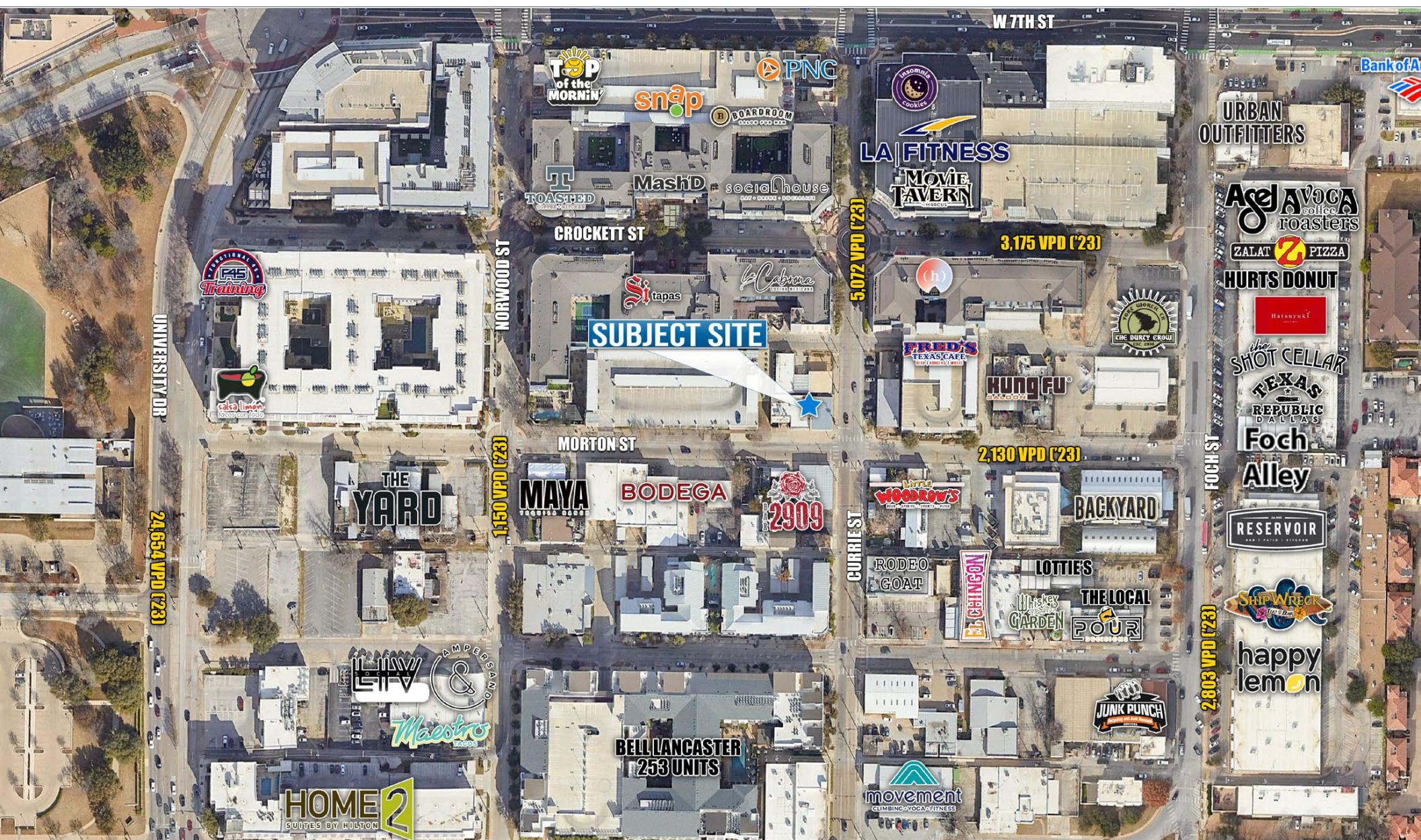
7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

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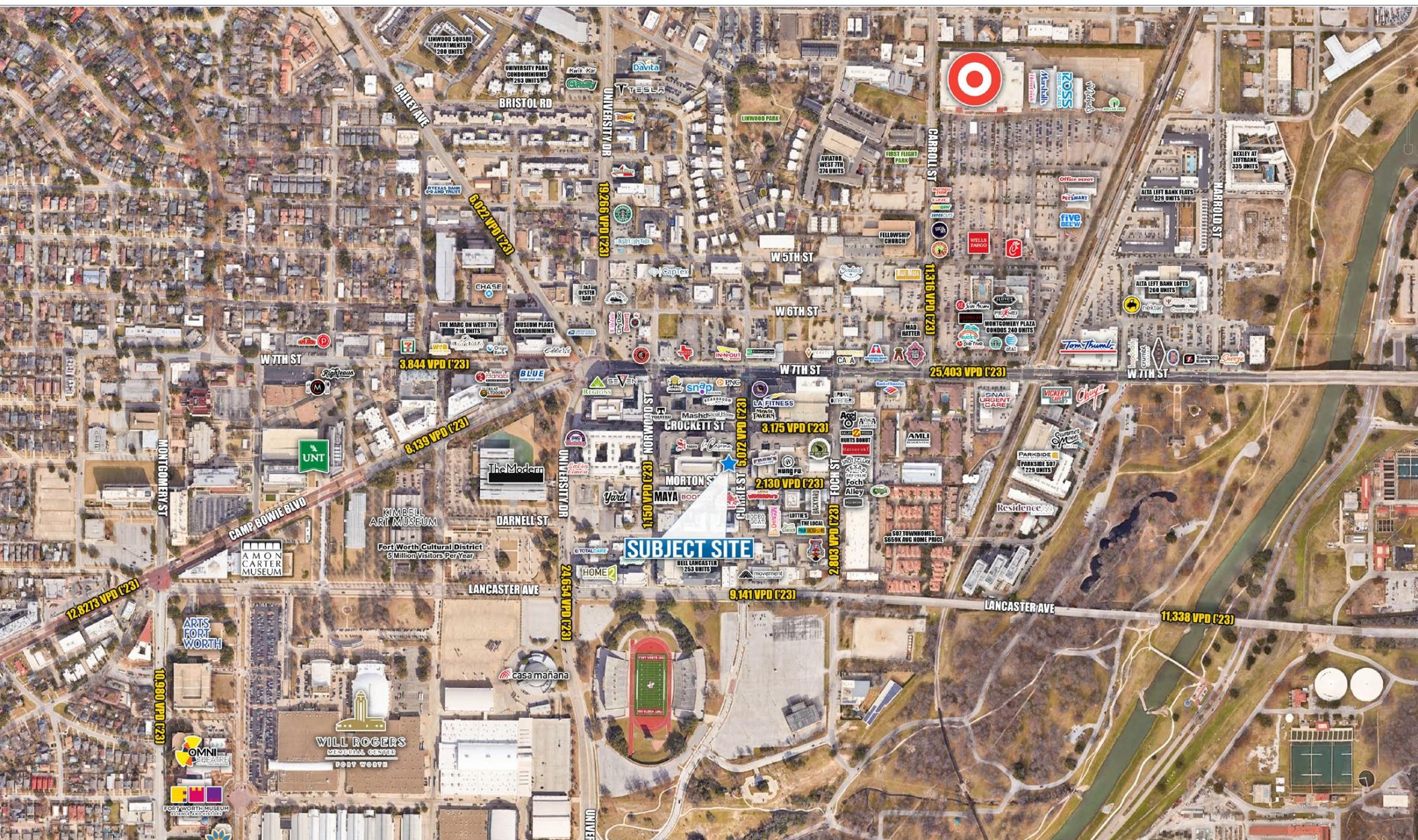
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DEMOGRAPHIC SUMMARY

Pathward

Ring of 3 miles

KEY FACTS



99,253

Population



211,998

Daytime Population



0.84%

'23-'28 Compound Annual Growth Rate



42,246

Households



\$413,750

Median Home Value



34.8

Median Age

INCOME



\$74,998

Median Household Income



\$111,534

Average Household Income



\$48,141

Per Capita Income



\$76,816

Median Net Worth



8,601

Total Businesses



137,923

Total Employees



33.16%

Blue Collar Occupation



66.85%

White Collar Occupation

BUSINESS



8,601

Tapestry segments



137,923

Tapestry segments



33.16%

Tapestry segments



66.85%

Tapestry segments

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$97,381

Total Annual Expenditures



\$4,192

2023 Meals at Restaurants



\$7,388

2023 Meals at Home



\$30,577

Retail Goods



\$3,854

Entertainment



\$1,062

Personal Care



\$7,044

Health Care

EDUCATION



15%

High School Diploma



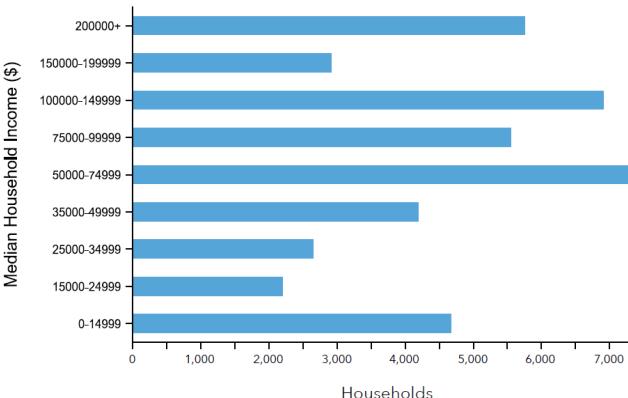
13%

Some College



45.27%

Bachelor's Degree or Graduate Degree



2025 Race and ethnicity (Esri)

The largest group: White Alone (55.35)

The smallest group: Pacific Islander Alone (0.06)

Indicator ▲	Value	Diff
White Alone	55.35	+6.80
Black Alone	10.98	-4.74
American Indian/Alaska Native Alone	0.78	-0.19
Asian Alone	3.28	-5.12
Pacific Islander Alone	0.06	-0.07
Other Race	14.54	+2.47
Two or More Races	15.00	+0.84
Hispanic Origin (Any Race)	37.52	+8.34

Bars show deviation from Dallas-Ft. Worth, TX

INFORMATION ABOUT BROKERAGE SERVICES

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 **subagent** 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.

Falcon Realty Advisors
Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

497539
License No.

Timothy Hughes
Designated Broker of Firm

335775
License No.

Sales Agent / Associate's Name

License No.

Buyer / Tenant / Seller / Landlord Initials

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.

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