



5938 CURZON AVE | FORT WORTH, TX 76107

For Sale

100% LEASED | MIXED-USE | CAMP BOWIE CORRIDOR

One of Four Assets | Available Individually or as a Portfolio

CONTACTS

Liam Denholm	817.201.9882
Joseph Davidson	817.575.7078
Casey Borgeers	817.813.5637

SPECS:

Building Size: ±4,680
Lot Size: ±0.14
Occupancy: 100% Leased
Year Built: 1948
Commercial: ±3,000 SF / 2 Tenants (Ground Floor)
Residential: 3 Units / ±560 SF Each (Upper Floor)
Features: Balcony, Public Transportation Accessible
Pricing: **Contact Brokers**



INVESTMENT HIGHLIGHTS:

- Dual Income Stream combining ground-floor commercial and upper-floor residential revenue
- Two Commercial Tenants providing diversified ground-floor income with Three Residential Units (~560 SF each) generating consistent multifamily cash flow above
- Value-Add Opportunity through future rent growth and operational efficiencies on both income streams
- Strategically Located near Camp Bowie Blvd and I-30 with excellent connectivity to Downtown Fort Worth, West 7th, and major DFW thoroughfares
- One of Four Assets | Available Individually or as a Portfolio — contact broker for details



For Sale

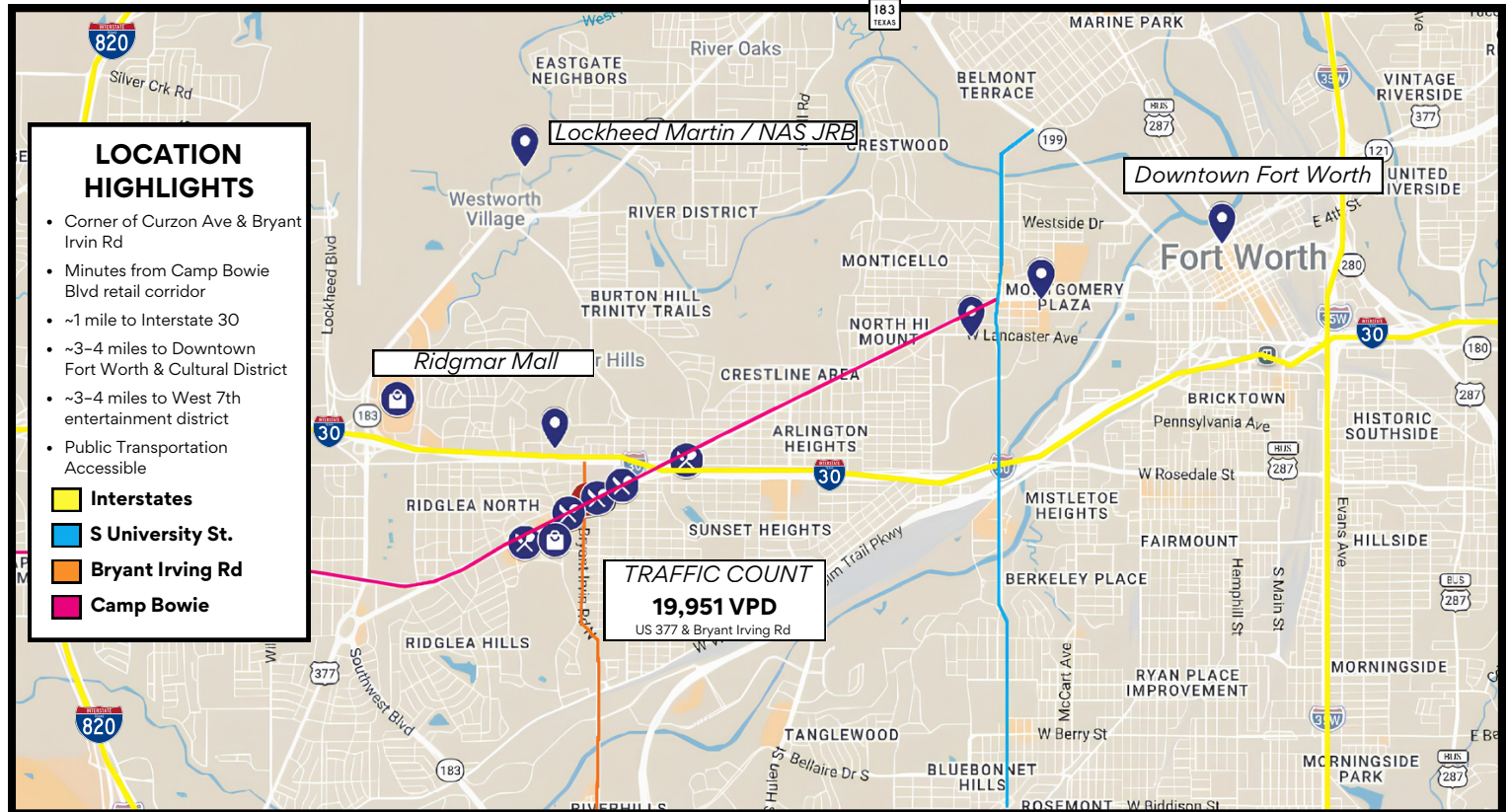
5938 Curzon Ave | Fort Worth, TX 76107

Contact Brokers for Price // One of Four Assets in Portfolio

100% LEASED | MIXED-USE | CAMP BOWIE CORRIDOR

LOCATION & SUBMARKET OVERVIEW:

5938 Curzon Ave is ideally situated at the corner of Curzon Ave and Bryant Irvin Rd in one of West Fort Worth's most desirable infill corridors. Just minutes from Camp Bowie Blvd and Interstate 30, the property offers excellent regional connectivity and immediate access to the area's strongest retail, dining, and employment destinations. Surrounded by established residential neighborhoods and benefiting from proximity to Downtown Fort Worth, the Cultural District, and West 7th, this asset sits in a transitioning submarket experiencing continued investment and long-term appreciation.



RADIUS	1 MILE	3 MILE	5 MILE
2025 Avg HH Income	\$93,753	\$102,701	\$96,340
Population Growth (20-25)	10.44%	10.65%	10.42%
2025 Population	13,477	96,712	277,446

NORTH TEXAS ACCOLADES

"IN TEXAS, WE WANT BUSINESSES TO SUCCEED. WHEN BUSINESSES SUCCEED, TEXANS SUCCEED."
- GOVERNOR GREG ABBOTT



Dominus Commercial || 214.941.9500
600 E Las Colinas Blvd, #130 || Irving, TX 75039

Dominus Commercial || 817.242.2361
909 W. Magnolia Ave, #2 || Fort Worth, TX 76104

My Information About Brokerage Services

This document has been prepared by Dominus Commercial, Inc for advertising and general information only. Dominus Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Dominus Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. © 2026 Dominus Commercial, Inc. All rights reserved.