



6108 AZLE AVE.
Lake Worth, TX 76135

Retail Available

Drive-Thru Retail
Opportunity



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OVERVIEW

The property is strategically located in Lake Worth near the busy intersection of Boat Club Rd. and Azle Ave. with heavy traffic counts. New developments have seen a rise; multi-family, QSR's, medical offices, and big box retail. Currently performing conceptual site plans for development.

This sub-market has seen staggering growth being just 15min. from downtown Fort Worth. The site has easy access to Hwy 820 and Jacksboro Hwy (Hwy 199). Great visibility along Azle Ave. and Boat Club Rd.

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FEATURES

- **3.12 AC. (135,907 SF)**
- Utilities to site
- End cap Drive-Thru w/ patio
- Flat topo with little to no trees
- Easement access to site along Azle Ave. (can also be accessed from Boat Club Rd.)
- Monument signage available per city code
- Convenient access to Hwy 820 and Hwy 199 (Jacksboro Hwy)
- Surrounded by new developments, multi-family, Dutch Bro's, Dairy Queen, HteaO, Rosa's Cafe, Target, Kohls, Hobby Lobby, Walmart, and many more great retail users.

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AREA DEMOGRAPHICS

POPULATION	1 MILE	5 MILE	10 MILE
2010 Population	20,950	149,142	552,555
2023 Population	30,828	184,398	700,328
2028 Population	30,953	195,061	730,323

HOUSEHOLD INCOME	1 MILE	5 MILE	10 MILE
AVG. HH Income	\$82,042	\$86,450	\$90,841

TRAFFIC COUNTS

Azle Ave.	31,225 VPD
Boat Club Rd.	36,498 VPD
Jacksboro Hwy	46,860 VPD
Hwy 820	101,540 VPD



LAKE WORTH HIGH SCHOOL
2,400+ STUDENTS

MULTI-FAMILY

RESERVE AT QUEBEC
296 UNITS

SHADY OAKS
MANOR
138 UNITS

ASCENT LAKE
WORTH
265 UNITS

SUMMIT
ON THE LAKE
458 UNITS

MAP / LOCATION



PRELIMINARY SITE PLAN

START A CONVERSATION

[BLUEALPHACAP.COM](https://bluealphacap.com)

Colton Wallis

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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees 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 the broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES ARE REQUIRED BY LAW (A client is the person or party 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 clients question 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 TRANSACTIONS:

AS AN 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 to and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless otherwise 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 coincidental 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 by 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 for your records.

BILLY W. NEWBY III	692556	bwn@wayneequities.com	817-907-4749
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date		
_____	_____		

