

2-Bay Auto Shop | For Sale

TVCRE.com

3420 South Freeway, Fort Worth, Texas 76110



(Digitally cleaned and refined with AI)

Positioned just south of Downtown Fort Worth, the property offers immediate access to I-35 and excellent connectivity throughout Downtown Fort Worth and the DFW Metroplex. Surrounded by established auto, warehouse, and other neighborhood-serving businesses, it is an ideal location for auto retail or service users seeking a convenient, highly accessible setting.

Prepared by:



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TEAM & VASSEUR
COMMERCIAL REAL ESTATE

4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107
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Property Overview

- Building Size: 2,600 SF (+/-) - 2 small offices and waiting area
- Lot Size: 9,100 SF (+/-) or 0.21 Acres (+/-)
- Year Built: 1987, renovated in 2021
- Parking: 6 to 8 in front
- Loading: (4) 16' grade level doors
- Ceiling Height: 18'
- Zoning: "I" Light Industrial

Property Features

- Excellent accessibility to I-35
- Existing pole sign
- Fenced outside storage

Sales Price

\$425,000

Demographics >>

	1 mile	3 miles
Population	14,095	127,710
Households	4,353	40,722
Median Age	33.30	32.40
Median HH Income	\$49,044	\$59,216
Daytime Employees	5,040	80,049
Population Growth '25 - '30	↑ 5.58%	↑ 5.96%
Household Growth '25 - '30	↑ 5.77%	↑ 6.39%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
South Fwy	Echo Lake Dr N	4,921	2025	0.13 mi
South Fwy	Echo Lake Dr NE	9,602	2025	0.13 mi
E Ripy St	South Fwy E	4,956	2025	0.18 mi
E Biddison St	Stuart Dr E	3,838	2025	0.21 mi
E Ripy St	Evans Ave E	2,843	2025	0.22 mi
South Freeway	E Ripy St N	176,605	2022	0.27 mi
V C Shamblee Dr	E Shaw St NE	738	2025	0.27 mi
I- 35 W	E Berry St N	12,083	2025	0.28 mi
Jones St	E Butler St N	683	2025	0.32 mi
S Main St	E Shaw St N	1,033	2025	0.33 mi

Made with TrafficMetrix® Products

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PROPERTY PHOTOS (Digitally cleaned and refined with AI)



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PROPERTY PHOTOS



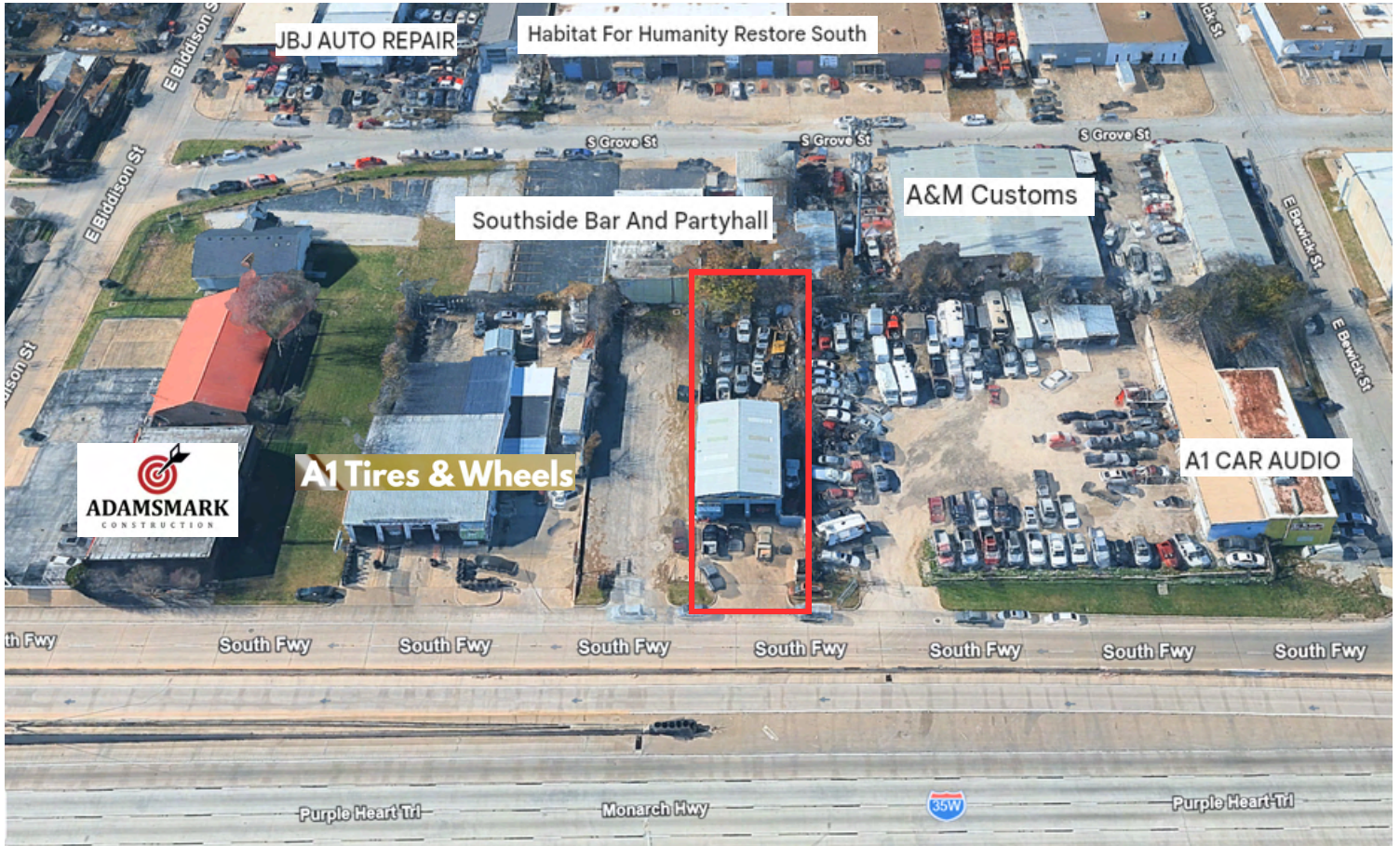
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AERIAL

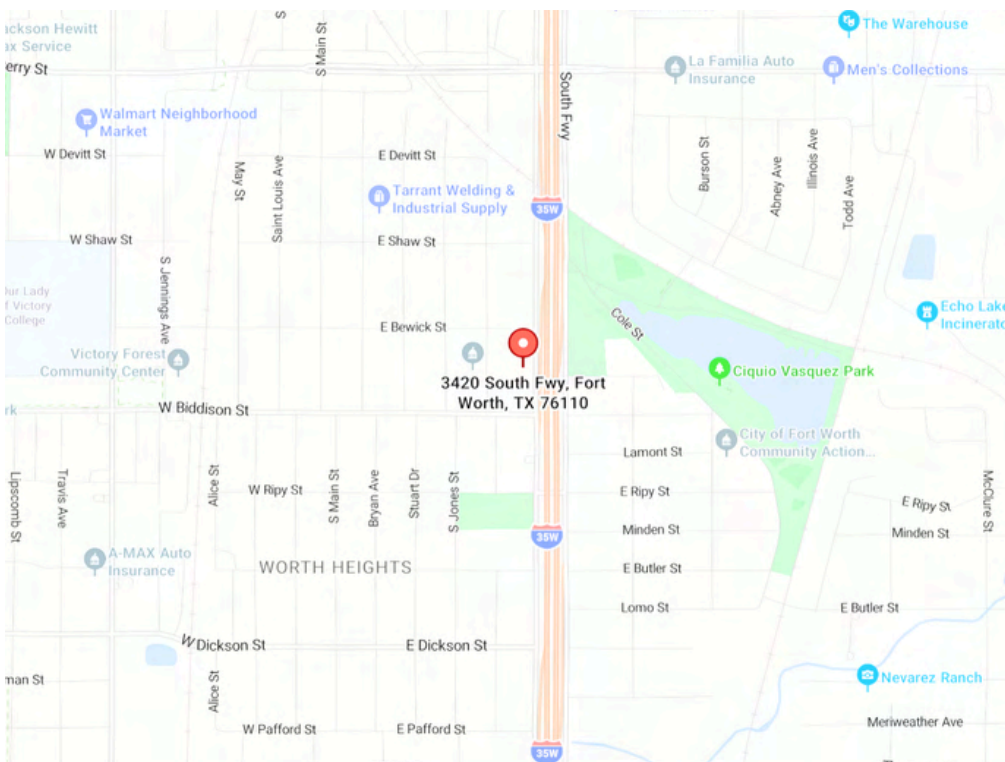
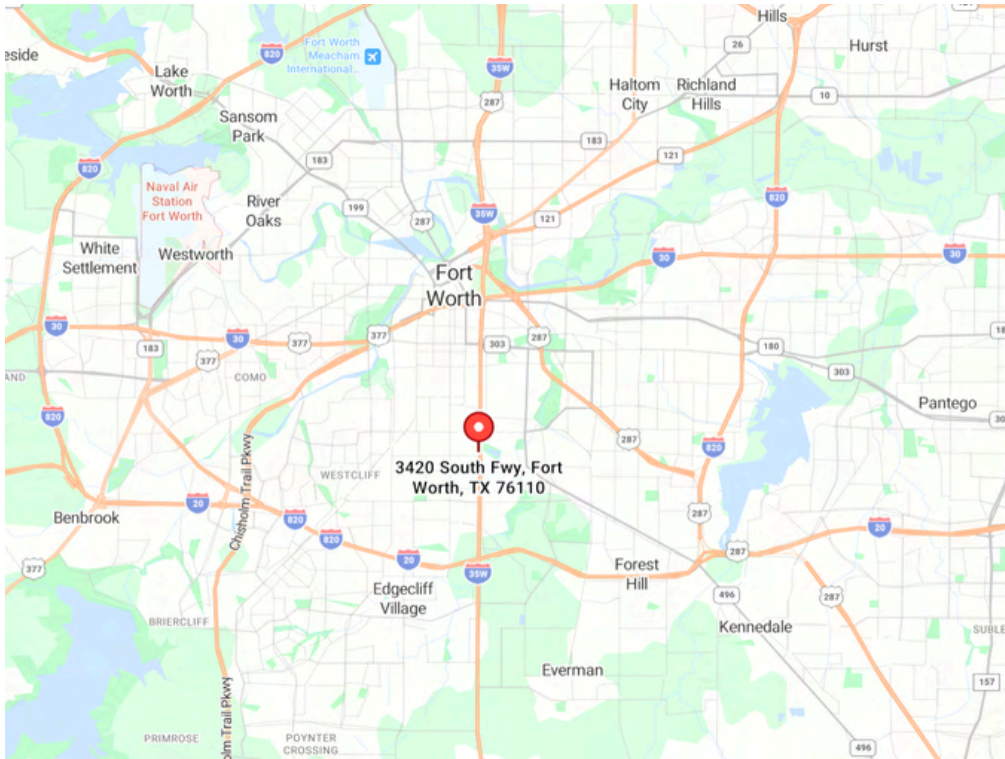


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LOCATION MAPS



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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:
 - 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.

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.

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

Buyer/Tenant/Seller/Landlord Initials

Date