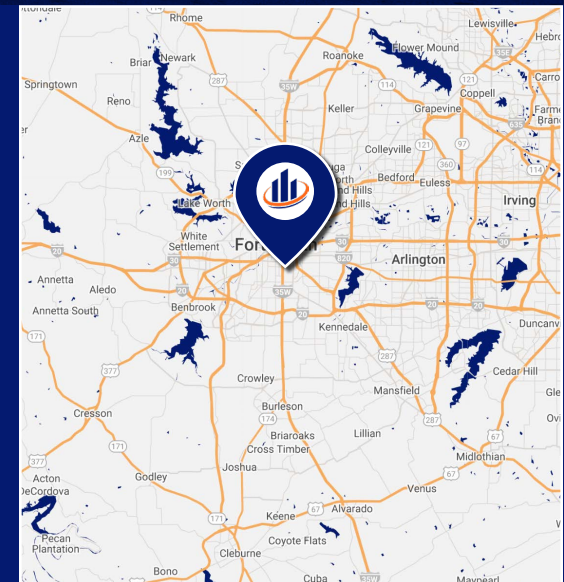


ADAPTIVE REUSE COMMERCIAL OPPORTUNITY FOR SALE

1700 Evans Ave
Fort Worth, TX 76104

AVAILABLE:
4,200 SF



PRICING
\$395,000

The property at 1700 Evans Ave in Fort Worth, TX, is a 4,200-square-foot freestanding commercial facility located on a signalized corner with convenient access to I-35W and US-287. Originally constructed in 1965 and renovated in 1975, the property offers a functional layout with existing assembly areas, private offices, reception space, restrooms, and on-site parking. The building presents an opportunity for office, institutional, nonprofit, educational, counseling, community-oriented, and other specialty commercial users seeking an affordable owner-user property with substantial existing improvements already in place. Its central location near Downtown Fort Worth and surrounding residential neighborhoods provides accessibility to multiple areas of the city.

FEATURES

Building SF: 4,200 SF
Land AC: 0.31 AC
Year Built: 1965; Renov 1975

HIGHLIGHTS

- » Freestanding 4,200 SF commercial facility
- » Signalized corner location with strong visibility
- » Existing assembly, office, and reception areas in place
- » Convenient access to I-35W and US-287
- » Located near Downtown Fort Worth, medical, and educational centers

COMMERCIAL REDEVELOPMENT OPPORTUNITY

1700 Evans Ave | Fort Worth, TX 76104



POTENTIAL USES

- » Professional Office
- » Counseling or Therapy Center
- » Nonprofit Organization Headquarters
- » Educational or Training Facility
- » Community Resource Center
- » Religious Assembly Facility
- » Adult Day Care Center
- » Event or Meeting Facility
- » Government or Public Service Office
- » Healthcare Outreach Facility
- » Workforce Development Center
- » Specialty Commercial Use

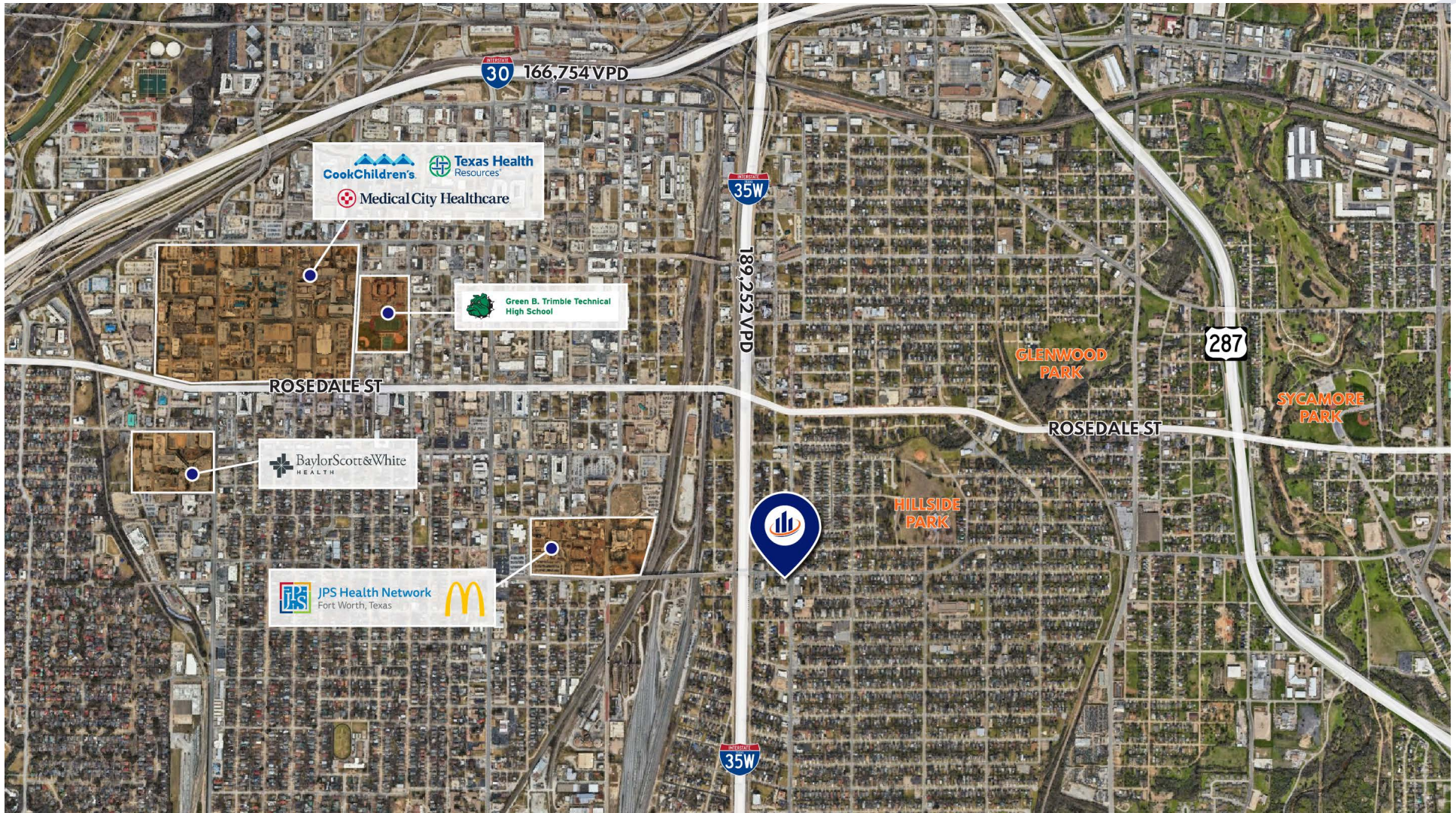
DEED RESTRICTIONS

The property will be conveyed subject to certain deed restrictions prohibiting funeral home, crematory, cemetery, and related funeral service uses, along with certain additional restricted uses. Buyer shall independently verify all permitted and prohibited uses.

Additional information regarding deed restrictions is available upon request.

COMMERCIAL REDEVELOPMENT OPPORTUNITY

1700 Evans Ave | Fort Worth, TX 76104



This property is situated in Fort Worth's southeast submarket, a vibrant area with a strong community presence and convenient access to major thoroughfares, including I-35W and US-287. Located near retail, dining, and established residential neighborhoods, this location offers excellent opportunities for businesses looking to serve a well-connected and growing community.



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.

11/2/2015



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.

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.

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.

<u>DFW Trinity Advisors LLC</u>	<u>9004520</u>	<u>steve.fithian@svn.com</u>	<u>(817)288-5525</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Steve Fithian</u>	<u>407418</u>	<u>steve.fithian@svn.com</u>	<u>(817)288-5525</u>
Designated Broker of Firm	License No.	Email	Phone
<u>James Blake</u>	<u>340987</u>	<u>james.blake@svn.com</u>	<u>(817)288-5508</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Steven McPherson</u>	<u>767194</u>	<u>steven.mcpherson@svn.com</u>	<u>(817)781-8770</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date