Automotive Dealership | For Sale or Lease

TVCRE.com

400 N. Riverside Drive, Fort Worth, Texas 76111

5,296 SF (+/-) automotive dealership with freeway frontage on 2.37 Acres (+/-) of land. Located on the north side of 121 (Airport Freeway), approximately 1 mile east of downtown Fort Worth.

Prepared by:

Nathan Vasseur
Cell: 682-429-7400
nvasseur@tvcre.com

TEAM & VASSEUR
COMMERCIAL REAL ESTATE

4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107
817.335.7575 | info@TVCRE.com
TVCRE.com

Automotive Dealership | For Sale or Lease

400 N. Riverside Drive, Fort Worth, Texas 76111

TVCRE.com

Property Overview

- Zoned “FR” General Commercial Restricted (which allows for automotive sales and repair)
- Site has access from both N. Riverside Drive and Grapewood Street

Improvements

- 5,296 SF (+/-) office building - built in 2002 on 2.37 Acres (+/-) of land (Per TAD). Fully surfaced with concrete and fully lit.
- Building is in good condition with heavy power, multiple offices, waiting room/lounge area, break room for employees and approximately 1,000 SF of warehouse area with two garage doors.
- 25,000 SF (+/-) of parking lot is fenced at the rear or property.

Special Features

- Heavy traffic/highly visible site
- Over 100,000 vehicles per day along 121 (Airport Freeway)
- Two existing pylon signs - one that is visible from 121 and one along N. Sylvania Avenue

Price

Sales Price: $2,699,000

Lease Price: $25,000 per month NNN

CLICK HERE FOR VIDEO TOUR

4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107
817.335.7575 | info@TVCRE.com
TVCRE.com

Automotive Dealership | For Sale or Lease

400 N. Riverside Drive, Fort Worth, Texas 76111

TVCRE.com

INTERIOR PHOTOS

4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107
817.335.7575 | info@TVCRE.com
TVCRE.com

Automotive Dealership | For Sale or Lease

400 N. Riverside Drive, Fort Worth, Texas 76111

TVCRE.com

INTERIOR PHOTOS

4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107
817.335.7575 | info@TVCRE.com
TVCRE.com

INTERIOR PHOTOS

INTERIOR PHOTOS

Automotive Dealership | For Sale or Lease

400 N. Riverside Drive, Fort Worth, Texas 76111

TVCRE.com

EXTERIOR PHOTOS

4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107
817.335.7575 | info@TVCRE.com
TVCRE.com

Automotive Dealership | For Sale or Lease

400 N. Riverside Drive, Fort Worth, Texas 76111

TVCRE.com

EXTERIOR PHOTOS

4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107
817.335.7575 | info@TVCRE.com
TVCRE.com

Automotive Dealership | For Sale or Lease

400 N. Riverside Drive, Fort Worth, Texas 76111

TVCRE.com

DEMOGRAPHICS

400 N Riverside Dr, Fort Worth, TX 76111

Building Type:	**General Retail**	Total Available:	**0 SF**
Secondary:	**Auto Dealership**	% Leased:	**100%**
GLA:	**5,396 SF**	Rent/SF/Yr:	**-**
Year Built:	**2002**		

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	14,850		86,614		276,361	
2024 Estimate	13,840		81,111		259,525	
2020 Census	12,152		73,460		239,134	
Growth 2024 - 2029	7.30%		6.78%		6.49%	
Growth 2020 - 2024	13.89%		10.42%		8.53%	
2024 Population by Hispanic Origin	**8,990**		**44,233**		**134,928**	
2024 Population	**13,840**		**81,111**		**259,525**	
White	4,666	33.71%	31,400	38.71%	94,144	36.28%
Black	1,210	8.74%	10,864	13.39%	45,625	17.58%
Am. Indian & Alaskan	133	0.96%	733	0.90%	2,037	0.78%
Asian	306	2.21%	2,550	3.14%	6,926	2.67%
Hawaiian & Pacific Island	9	0.07%	88	0.11%	307	0.12%
Other	7,516	54.31%	35,477	43.74%	110,485	42.57%
U.S. Armed Forces	2		45		185	
Households						
2029 Projection	4,736		29,787		98,473	
2024 Estimate	4,399		27,702		92,171	
2020 Census	3,807		24,160		83,651	
Growth 2024 - 2029	7.66%		7.53%		6.84%	
Growth 2020 - 2024	15.55%		14.66%		10.19%	
Owner Occupied	2,322	52.78%	12,359	44.61%	43,459	47.15%
Renter Occupied	2,077	47.22%	15,343	55.39%	48,712	52.85%
2024 Households by HH Income	**4,397**		**27,703**		**92,173**	
Income: <$25,000	888	20.20%	6,054	21.85%	20,277	22.00%
Income: $25,000 - $50,000	1,188	27.02%	7,637	27.57%	24,240	26.30%
Income: $50,000 - $75,000	1,007	22.90%	5,058	18.26%	18,280	19.83%
Income: $75,000 - $100,000	715	16.26%	3,839	13.86%	10,705	11.61%
Income: $100,000 - $125,000	179	4.07%	1,803	6.51%	6,783	7.36%
Income: $125,000 - $150,000	159	3.62%	998	3.60%	3,180	3.45%
Income: $150,000 - $200,000	85	1.93%	1,015	3.66%	3,822	4.15%
Income: $200,000+	176	4.00%	1,299	4.69%	4,886	5.30%
2024 Avg Household Income	**$67,631**		**$70,302**		**$71,810**	
2024 Med Household Income	**$53,603**		**$50,784**		**$51,902**	

Automotive Dealership | For Sale or Lease

400 N. Riverside Drive, Fort Worth, Texas 76111

TVCRE.com

TAD MAP

4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107
817.335.7575 | info@TVCRE.com
TVCRE.com

AERIAL

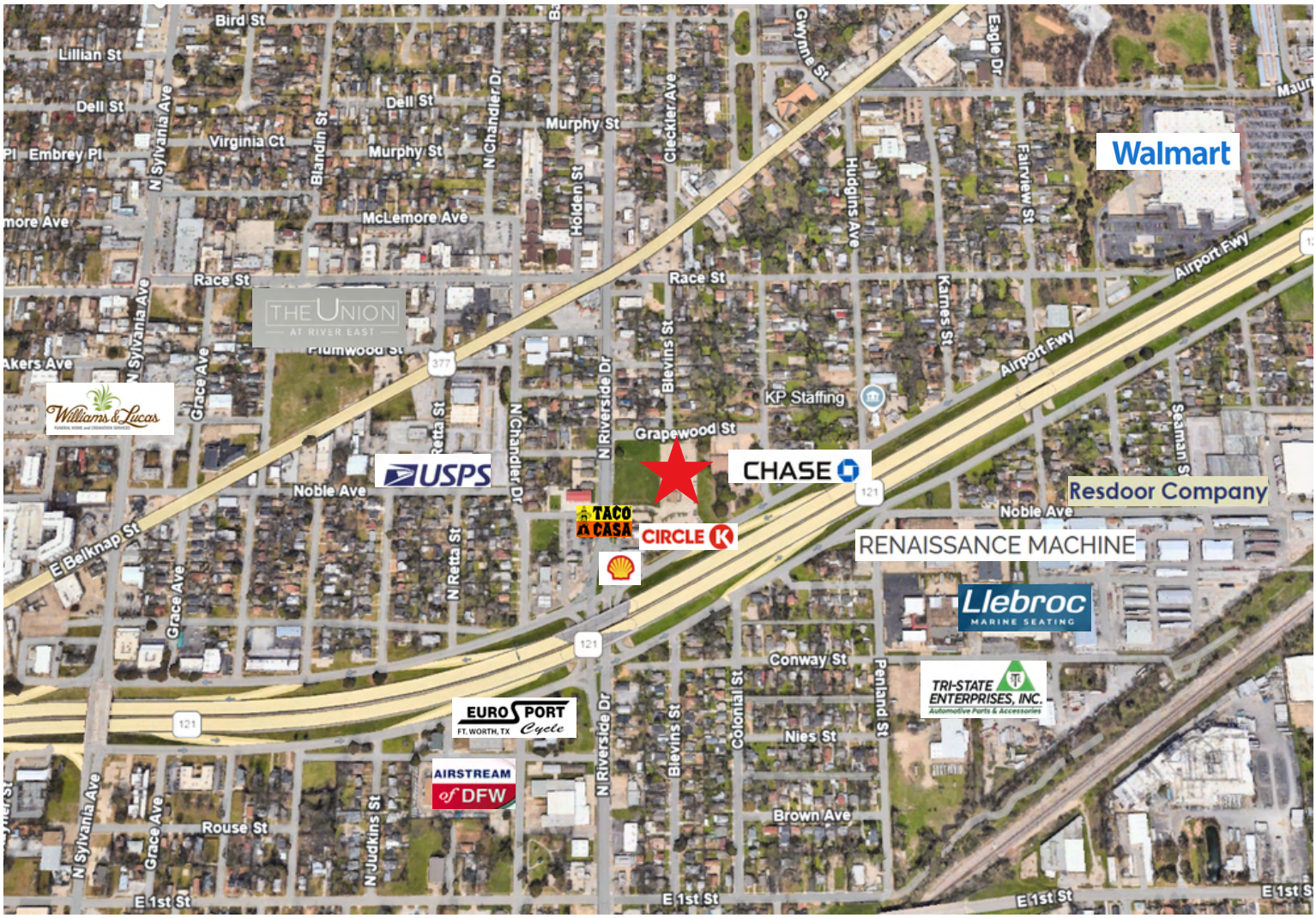
Grapewood St
Grapewood St
CHASE
Colonial St
Airport Fwy
Airport Fwy
TACO CASA
CIRCLE K
N Riverside Dr
Riverside Dr
121
121

Automotive Dealership | For Sale or Lease

400 N. Riverside Drive, Fort Worth, Texas 76111

TVCRE.com

AERIAL



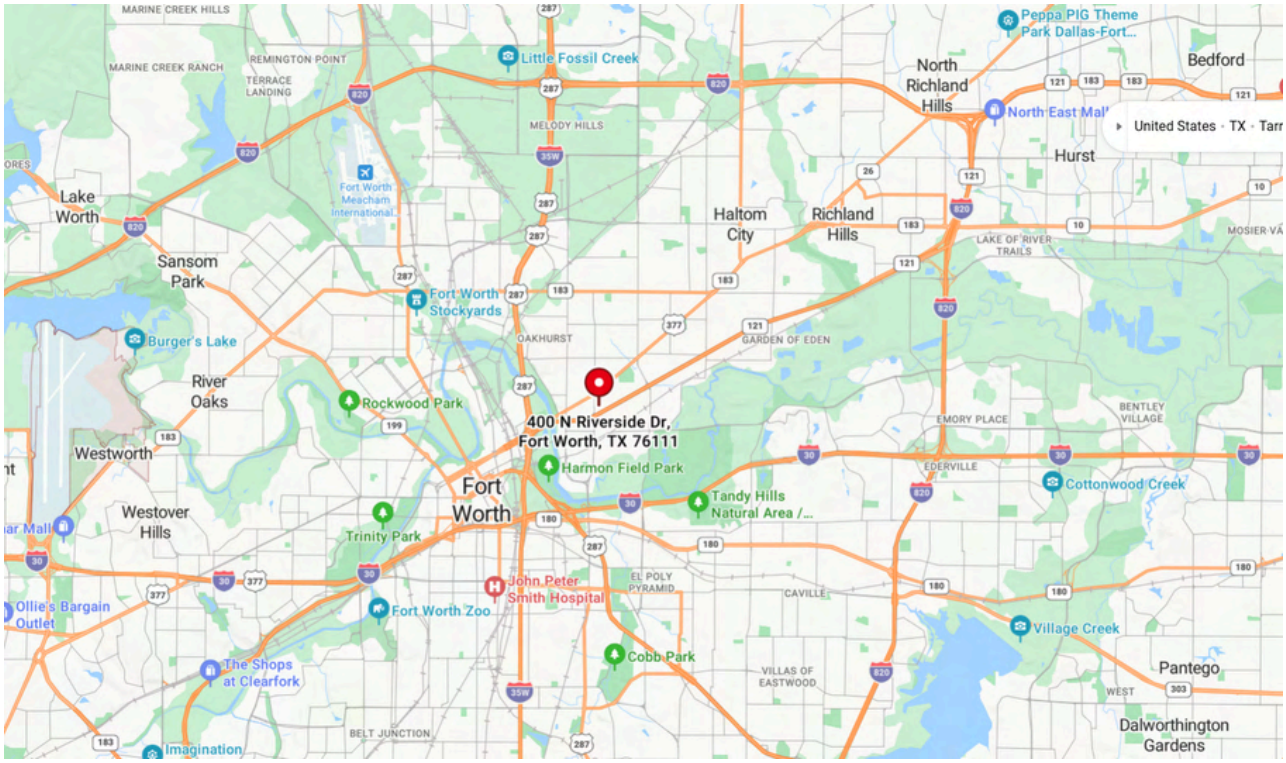
4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107
817.335.7575 | info@TVCRE.com
TVCRE.com

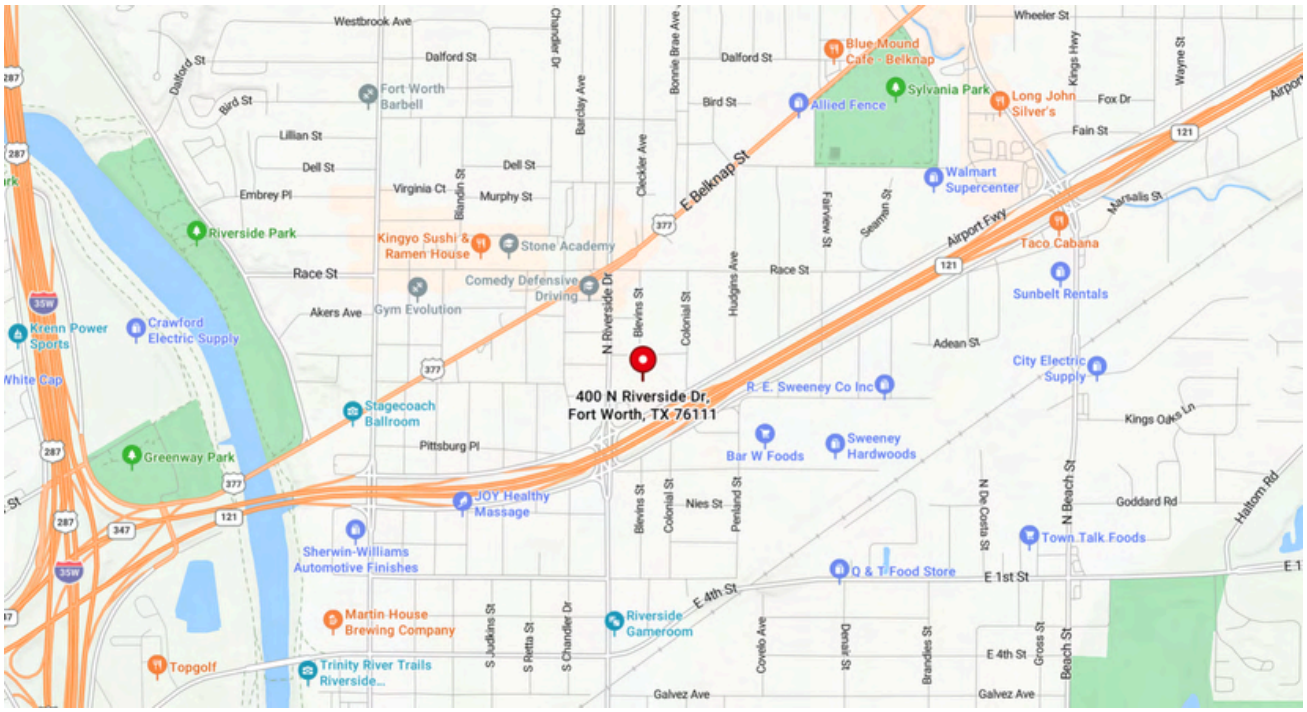
Automotive Dealership | For Sale or Lease

400 N. Riverside Drive, Fort Worth, Texas 76111

TVCRE.com

LOCATION MAPS





4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107
817.335.7575 | info@TVCRE.com
TVCRE.com

11-03-2025

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.

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:
  - 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.

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.

Team & Vasseur Commercial Real Estate	9015393	info@tvcre.com	817-335-7575
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Nathan Vasseur	588136	nvasseur@tvcre.com	817-335-7575
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____