

RETAIL CENTER FOR SALE

FULLY OCCUPIED 9,176.00 SF RETAIL CENTER IN FORT WORTH
IDEAL FOR 1031 EXCHANGE. LEASES CURRENT. STRONG MANAGEMENT.

FORT WORTH, TEXAS | SERVING KELLER SUB-MARKET
4516 GOLDEN TRIANGLE BLVD, FORT WORTH, TX 76244



9,176 SF
BUILDING SIZE



\$2,795,000
SALE PRICE

SITE HIGHLIGHTS

- » Mix of Long Term NNN Tenants with Modified Gross Leases
- » Limited Landlord Responsibility - Roof, Foundation, Structure
- » Diverse Tenant Mix: Restaurant, Dentist, Smoke Shop, Donut Shop, Body Art, Nail Salon
- » NEW ROOF, Utilities separately metered, Water sub-metered
- » Property situated between the signalized corner of Golden Triangle Blvd and Beach Street minutes to Keller and Texas Health Alliance Hospital
- » Serving the I-35 commercial + residential corridor
- » Immediate surrounding tenants include Chase Bank, Colonial Bank, Circle K, Sonic, and Golden Chick
- » Strong, Proven Long Term NOI
- » 2026 Projected NOI: \$156,000.00 / 5.6% Cap
- » Value Add Potential with Vacant ATM (former BOA) - not reflected in current NOI



FRANKS REALTY INTERNATIONAL, LLC

📍 Fort Worth

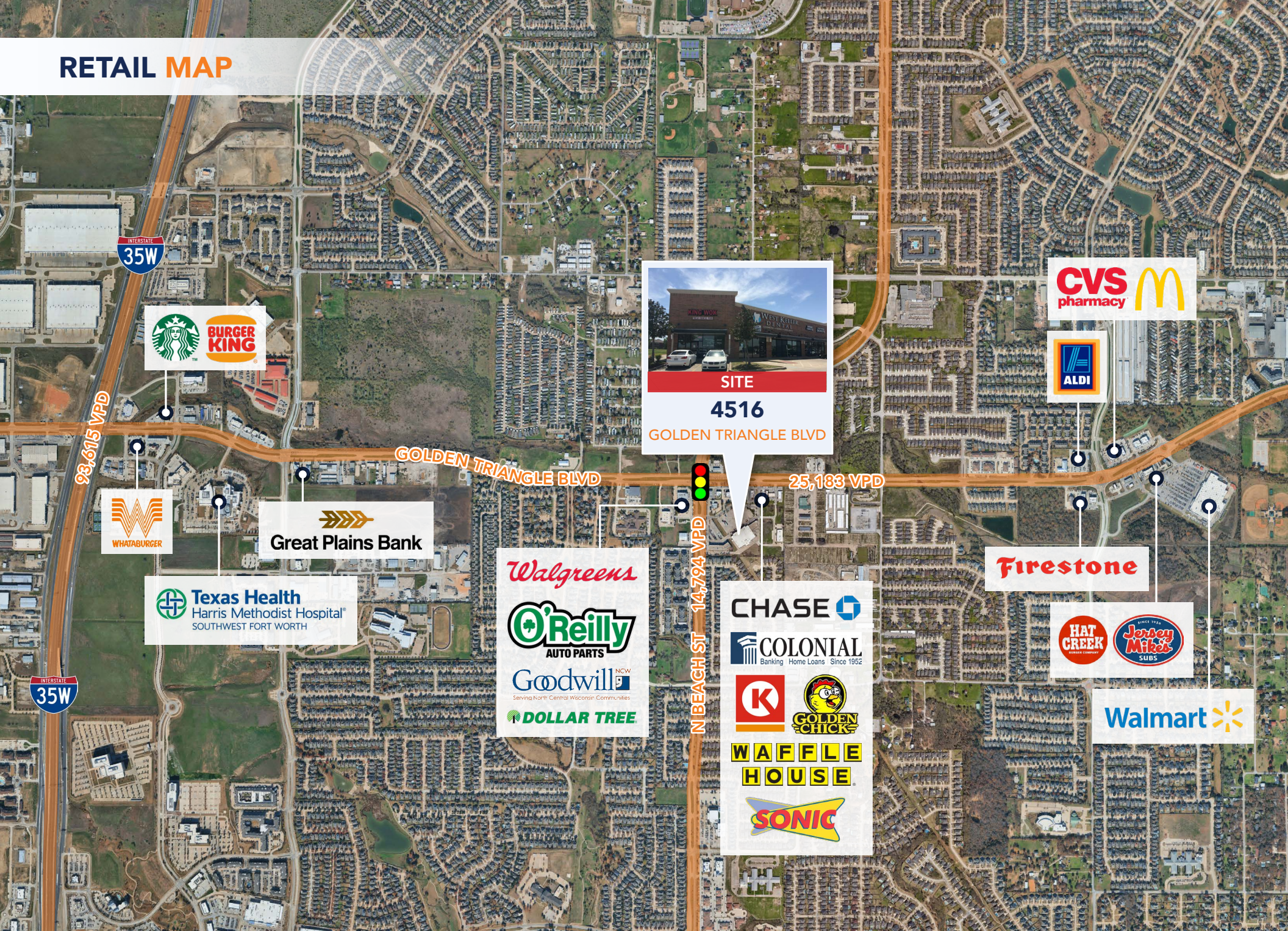
🌐 www.krisfranksrealty.com

KRISTOPHER FRANKS, BROKER

📞 817-805-2400

✉️ kris@krisfranksrealty.com

RETAIL MAP



SITE
4516
GOLDEN TRIANGLE BLVD

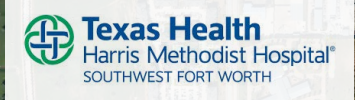


93,615 VPD

GOLDEN TRIANGLE BLVD

25,183 VPD

N BEACH ST 14,794 VPD



INTERSTATE 35W

REGIONAL MAP

- » 2.3 miles to I-35W
- » 15 miles to downtown Fort Worth
- » This affluent residential corridor is centrally located within the DFW metroplex.
- » The 76244 zip code is sought after by growing families due to the centrality to major employers and the highly rated Keller ISD
- » Golden Beach Marketplace serves the daily work traffic getting to and from I-35 for their work commute



MARKET OVERVIEW

FORT WORTH: CITY OVERVIEW

Fort Worth, Texas is a major economic center within the Dallas–Fort Worth (DFW) Metroplex, one of the fastest-growing regions in the United States. The city benefits from strong connectivity via Interstate 35W, Interstate 30, and State Highway 121, along with proximity to Dallas/Fort Worth International Airport. Its strategic location supports regional commerce, logistics, and access to a large and growing population base.

The local economy is driven by a diverse mix of industries including aerospace and defense, healthcare, logistics, energy, and manufacturing. Major employers such as Lockheed Martin, BNSF Railway, and Texas Health Resources anchor the market, while continued population growth fuels residential development and expanding retail and commercial corridors. Fort Worth's strong economic fundamentals and ongoing development position it as a dynamic and attractive market within the DFW Metroplex.

The 76244 zip code in North Fort Worth/Keller, TX, has approximately **26,000 to 27,000 residential homes**, based on 2020–2025 housing data. It is a high-density, rapidly developing area predominantly made up of single-family homes, and a forecasted housing demand expected to exceed 26,900 by 2030. Not only is the trade area a heavily populated residential area, but there are numerous corporate employers within commuting distance. The subject property is well positioned to accommodate this residential demand primarily made up of up and coming families.

DEMOGRAPHICS OVERVIEW

2025 SUMMARY	1 MILE	3 MILE	5 MILE
Population	15,605	113,160	261,196
Daytime Population	3,206	30,109	60,993
Households	5,314	38,735	89,133
Average Household Size	2.92	2.91	2.92
Median Age	35.4	35.2	36.1
Median Household Income	\$127,666	\$119,997	\$118,215
Average Household Income	\$145,186	\$148,144	\$149,709

5 MILE RADIUS



TOTAL
BUSINESSES
6,226



TOTAL
EMPLOYEES
60,993



MEDIAN
NET WORTH
\$408,598

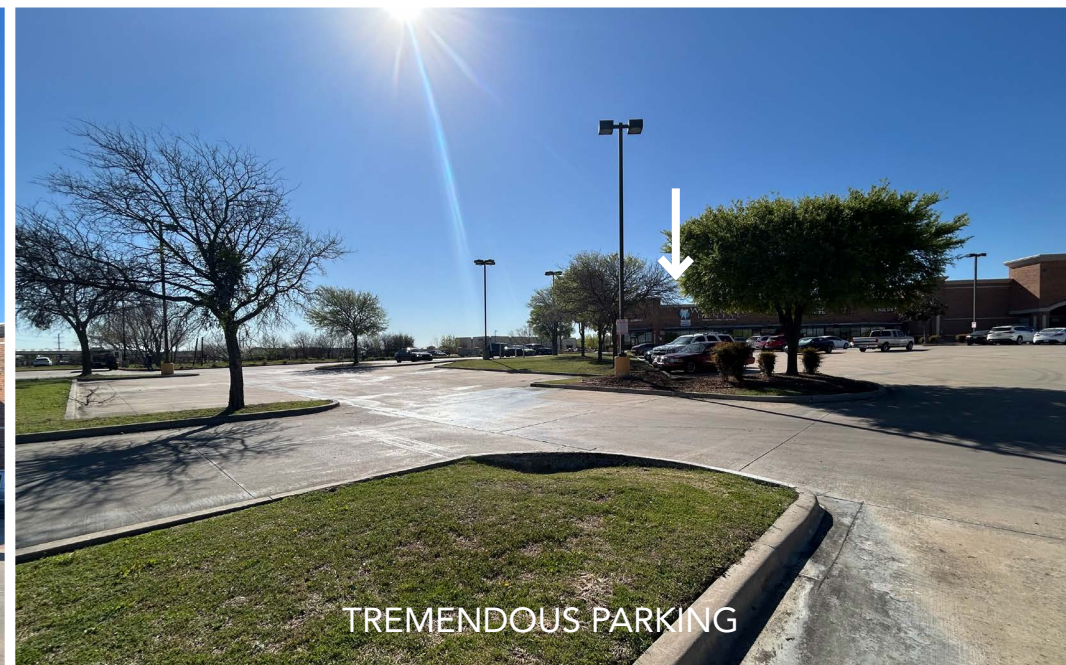


PER CAPITA
INCOME
\$51,007

PROPERTY PHOTOS



PROPERTY PHOTOS



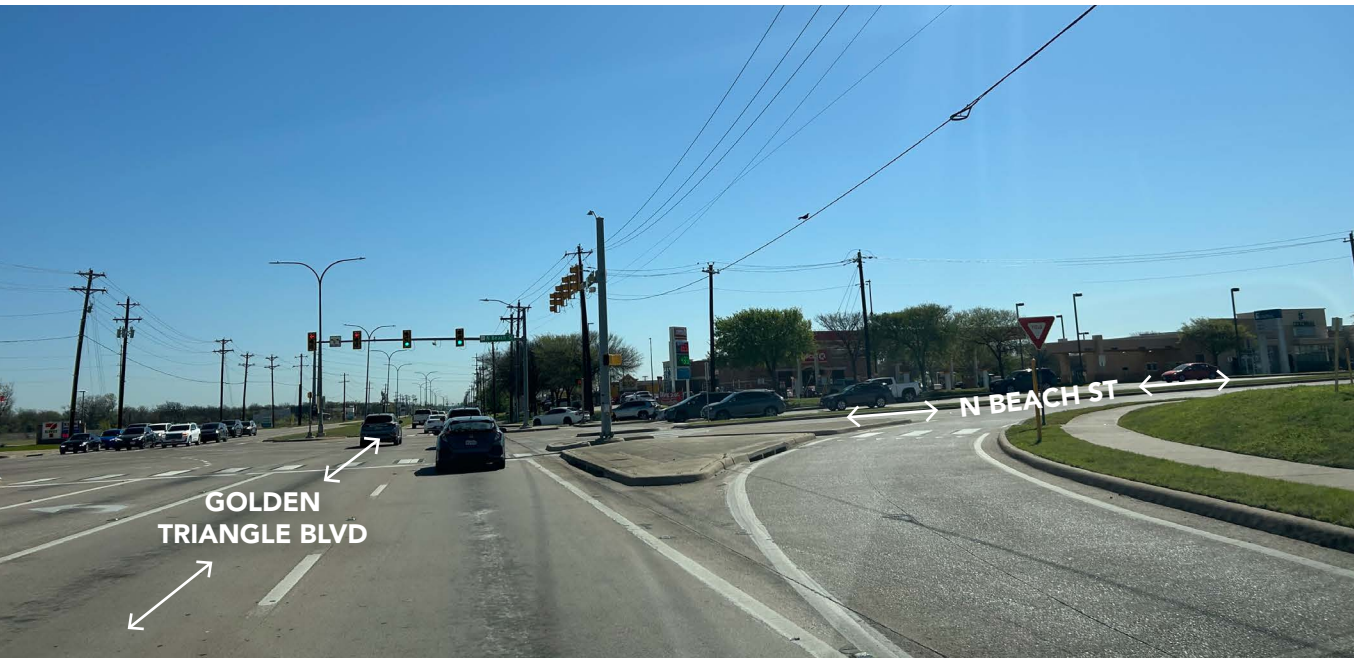
PROPERTY PHOTOS



GOLDEN CHICK IN FRONT OF PROPERTY



PROPERTY PHOTOS



SONIC IN FRONT OF PROPERTY





Information About Brokerage Services

2-10-2025

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.

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'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.

Franks Realty International, LLC	9006449	kris@krisfranksrealty.com	817-720-5500
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
Kristopher Franks	0586589	kris@krisfranksrealty.com	817-805-2400
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initial

Date