



## MCCART PLAZA

5201-5215 McCart Avenue  
Fort Worth, Texas 76115

RETAIL FOR LEASE  
**1,600 SF-8,510 SF**  
PAD SITE FOR LEASE  
**UP TO 1,800 SF BUILDING**

**NAI** Robert Lynn / Retail

**SV** Steeplechase  
VENTURES



## AVAILABILITY

### Building 1:

- 8,510 SF – Former Gym Space
- Available: Now

### Building 2:

- 1,600 SF
- Available: Now



## PROPERTY FEATURES:

- Excellent Retail, Office and Flex Spaces Available
- Proposed ± 10,500 SF Building Available
- Pad Site Available for Lease (Up to 1,800 SF Building)
- 2nd Gen Retail & Restaurant Spaces Available
- Monument Signage Available
- Lease Rates: Contact Broker



## RECENTLY REDEVELOPED! COMPLETED IMPROVEMENTS INCLUDE:

- Re-Paint Property, Parking Lot Sealcoating, Roof Repair, Façade Upgrades, Updated Signage, and Many More!
- New Ownership, Leasing and Management Teams



## LOCATION:

- Prime Frontage & Visibility to Interstate 20 & McCart Ave
- Centrally Located in Fort Worth
- Easy Access to the Center and Interstate
- Strong Daytime Population



### DRIVE TIMES:

- I-20: Less than 1 Minute
- I-35: Less than 5 Minutes
- Chisholm Trail: Less than 5 Minutes
- Hulen Mall: 6 Minutes
- TCU: 6 Minutes
- La Gran Plaza: 8 Minutes
- Downtown Fort Worth: 11 Minutes



## AREA TRAFFIC GENERATORS:



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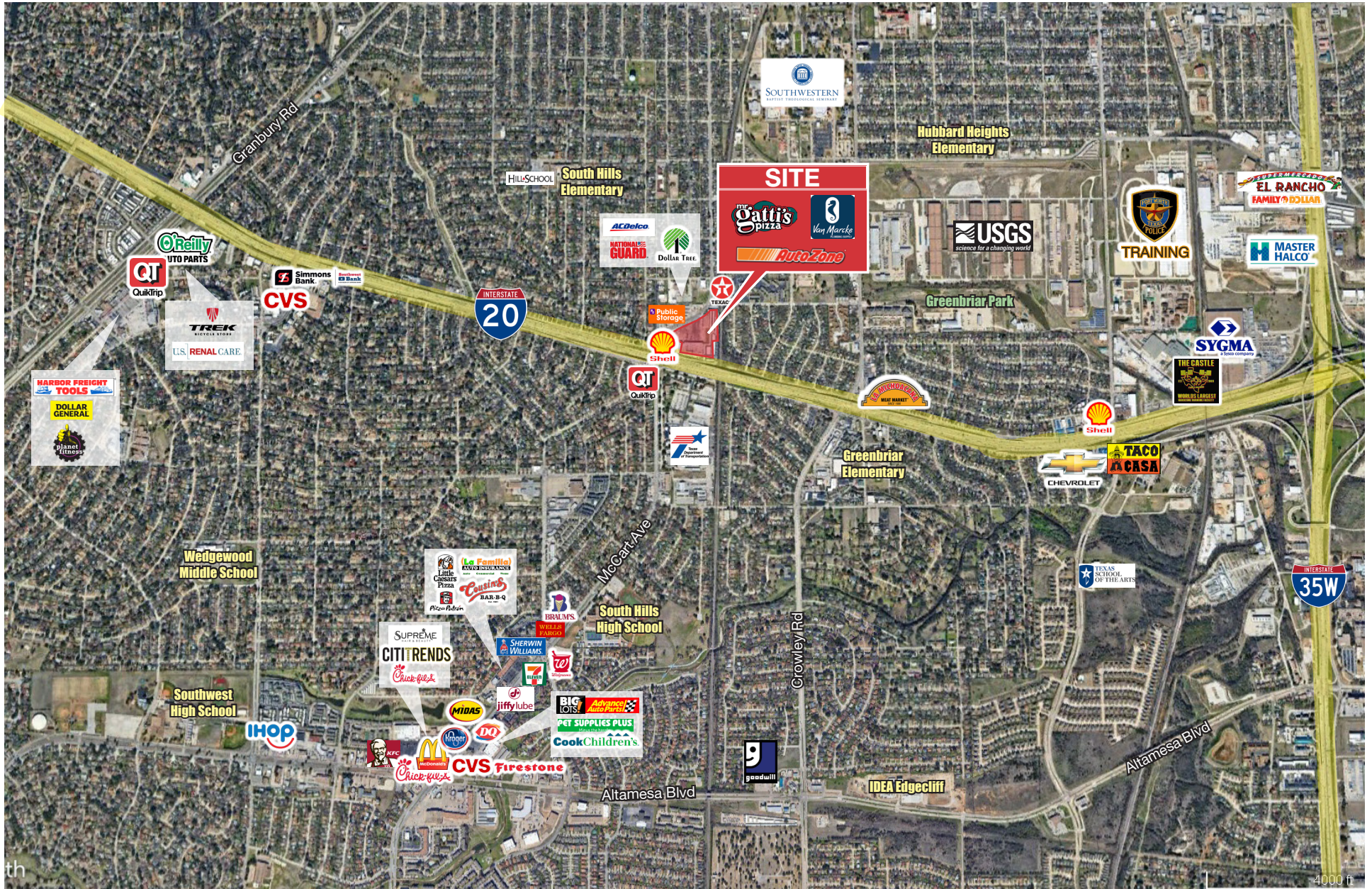
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# ROOFTOP AERIAL



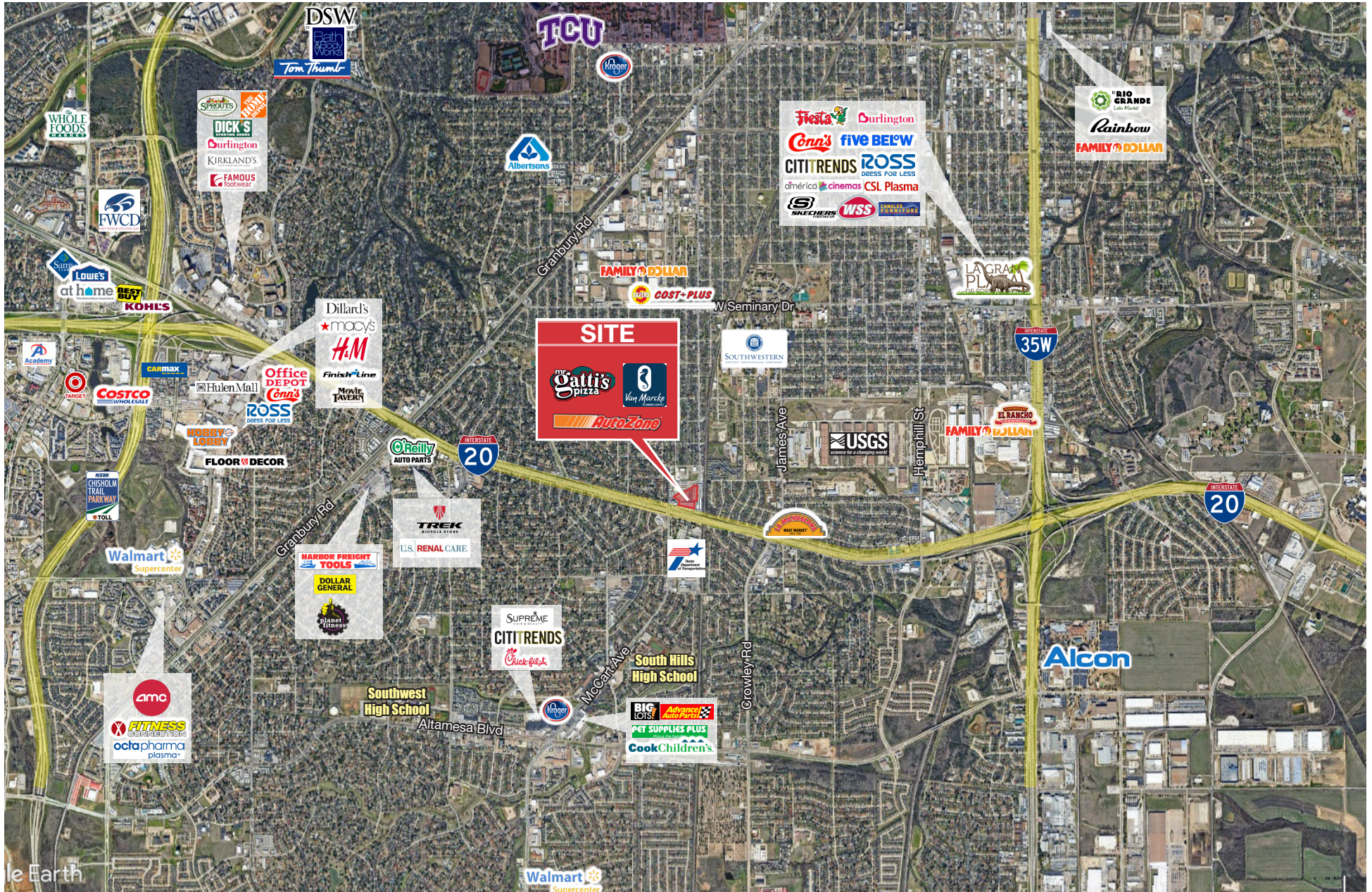
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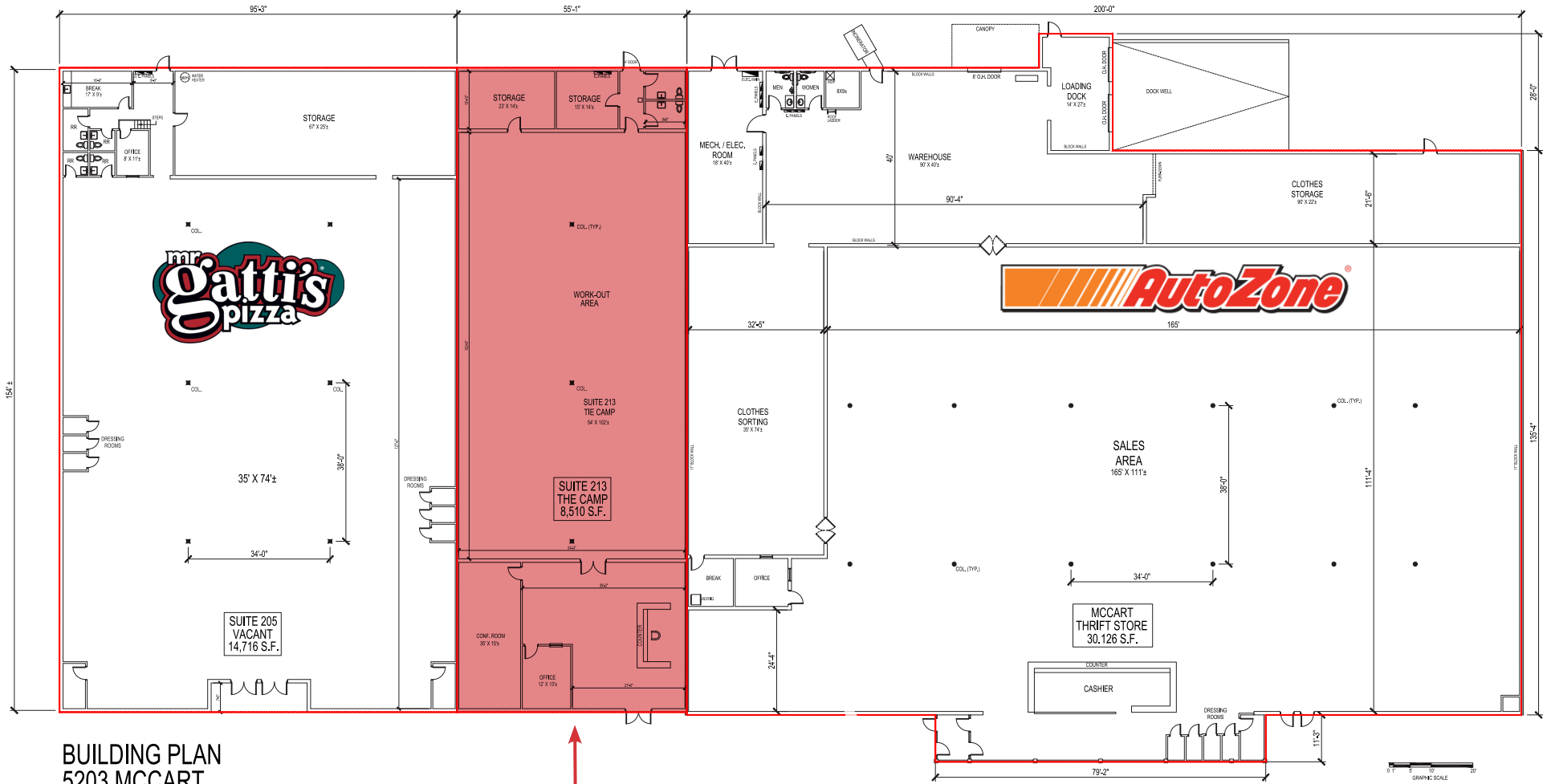
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# BUILDING 1 FLOOR PLAN



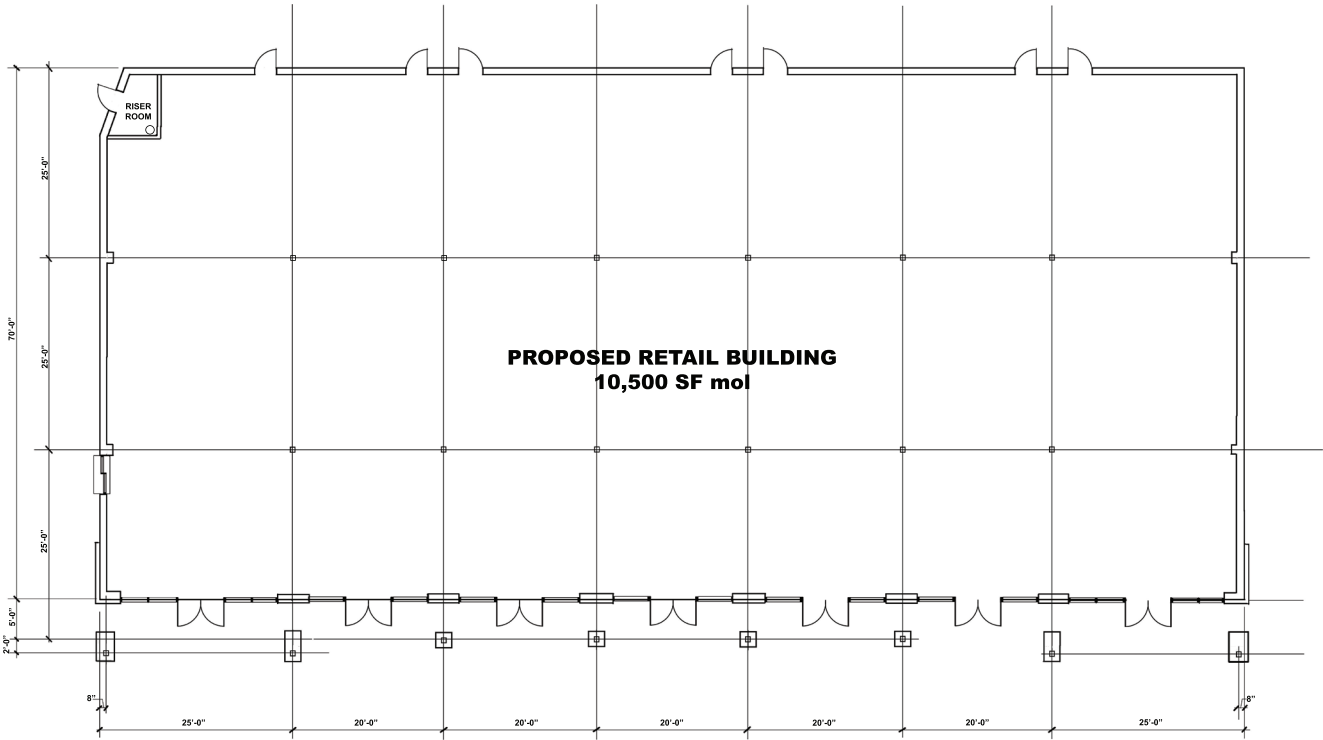
**BUILDING PLAN**  
**5203 MCCART**  
**FORT WORTH, TEXAS**  
 Revised: 4/1/22

**8,510 SF - Gym**  
**Available Now**

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# FUTURE BUILDING



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# EXTERIOR



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# DEMOGRAPHICS

TOTAL POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,195	132,203	303,320
TOTAL HOUSEHOLDS	5,071	44,054	108,843
AVERAGE HOUSEHOLD INCOME	\$69,156	\$78,797	\$83,007
DAYTIME EMPLOYEES	1,976	45,599	151,149

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE	5,807	49,645	115,860
BLACK	1,387	23,688	71,720
HISPANIC ORIGIN	10,411	63,247	118,976
AMERICAN INDIAN/ALASKAN NATIVE	147	1,028	2,082
ASIAN	342	4,911	12,354
HAWAIIAN & PACIFIC ISLANDER	9	122	323
TWO OR MORE RACES	8,503	52,809	100,980

Source: CoStar 2024

**TRAFFIC COUNT:**



I-20

**156,347 VPD**

MCCART AVENUE

**17,705 VPD**

**AGENT**

**Jake Blankenship**

817.872.3904

JBLANKENSHIP@NAIRL.COM



201 S. Adams Street  
Fort Worth, Texas 76104  
817.885.8333 | [nairl.com](http://nairl.com)



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

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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.

2-10-2025



### 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.

### 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. **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.

**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.

Robert Lynn Company dba NAI Robert Lynn	405391	mmiller@nairl.com	214-256-7100
<b>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Mark Miller, SIOR	393389	mmiller@nairl.com	214-256-7100
<b>Designated Broker of Firm</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Jon T. McDaniel	552186	jmcdaniel@nairl.com	817-885-8333
<b>Licensed Supervisor of Sales Agent/Associate</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Jake Blankenship	700909	jblankenship@nairl.com	817-885-8333
<b>Sales Agent/Associate's Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>