



Retail For Sale | Fort Worth, TX

5566 Meadowbrook Dr
Fort Worth TX 76112

Mike Turner
J. Elmer Turner
(214) 502-8020
mike@jelmerturner.com

Logan Turner
J. Elmer Turner
(214) 250-4578
logan@jelmerturner.com

J. ELMER TURNER
"SINCE 1898"

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J. ELMER TURNER
"SINCE 1898"

<https://jelmerturner.com>

OFFERING SUMMARY

ADDRESS	5566 Meadowbrook Dr Fort Worth TX 76112
COUNTY	Tarrant

FINANCIAL SUMMARY

PRICE	Call For Pricing
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	12,141	84,781	231,871
2025 Median HH Income	\$59,802	\$56,813	\$63,397
2025 Average HH Income	\$76,663	\$74,125	\$85,688

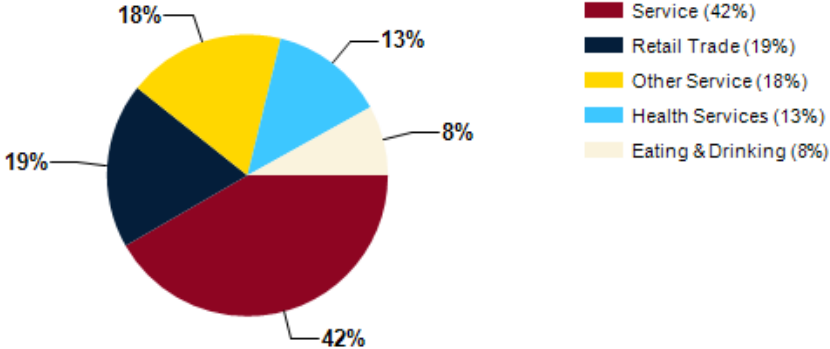
INFORMATION

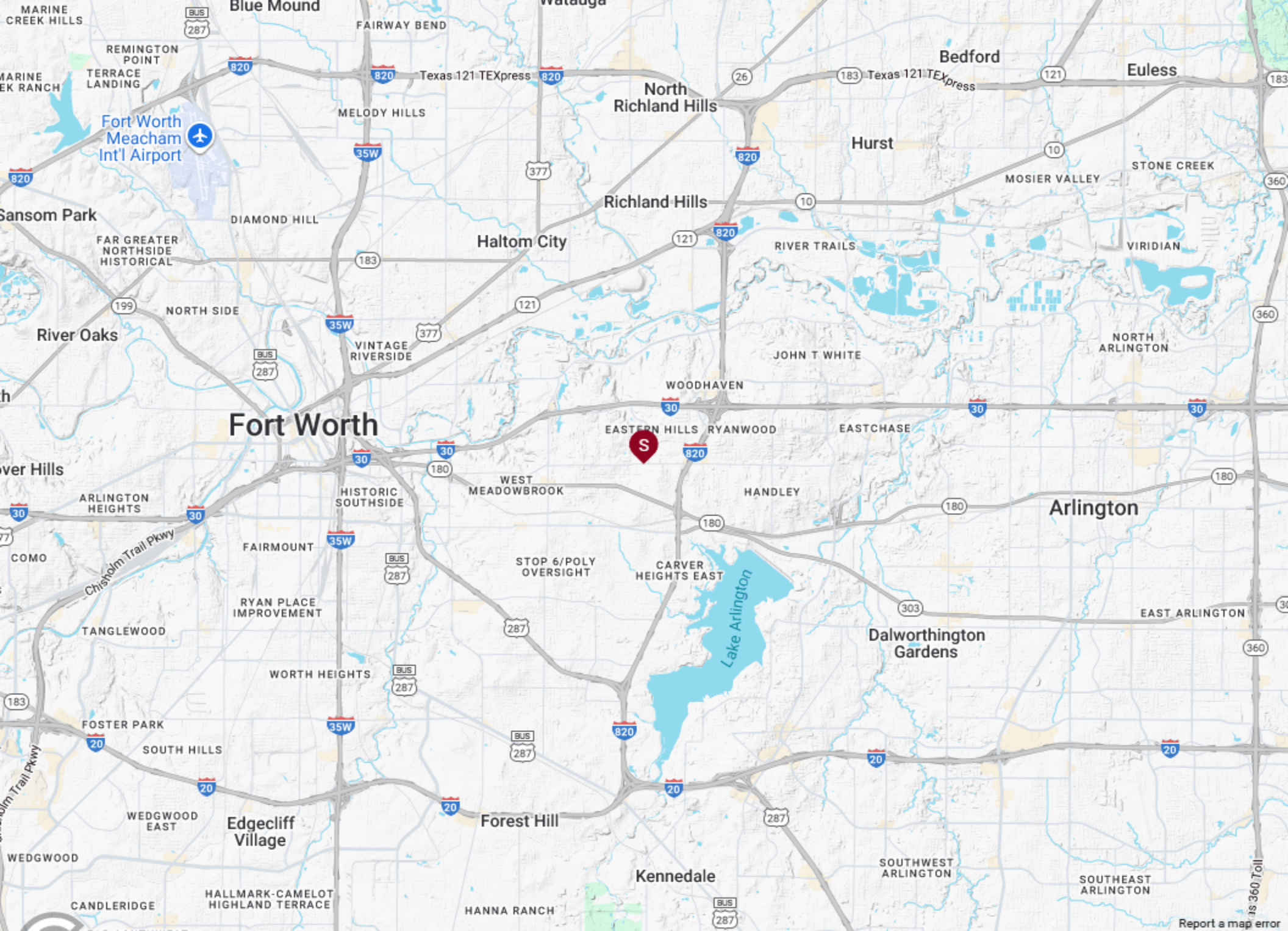
- Located at the south side of Meadowbrook Dr between San Jose Dr and Weiler Blvd, 0.7 miles west of Loop 820
- Size: 4,962 sqft of building
21,210 sqft of land
- Year built: 1962
- There are three suites within the building
 - Suite 5556: 1,200 sqft (24%) Tenant: Touch of Grace
 - Suite 5565: 2,562 sqft (52%) Vacant
 - Suite 5564: 1,200 sqft (24%) Tenant: Typhany's Perfumes
- Allowed uses are retail or office

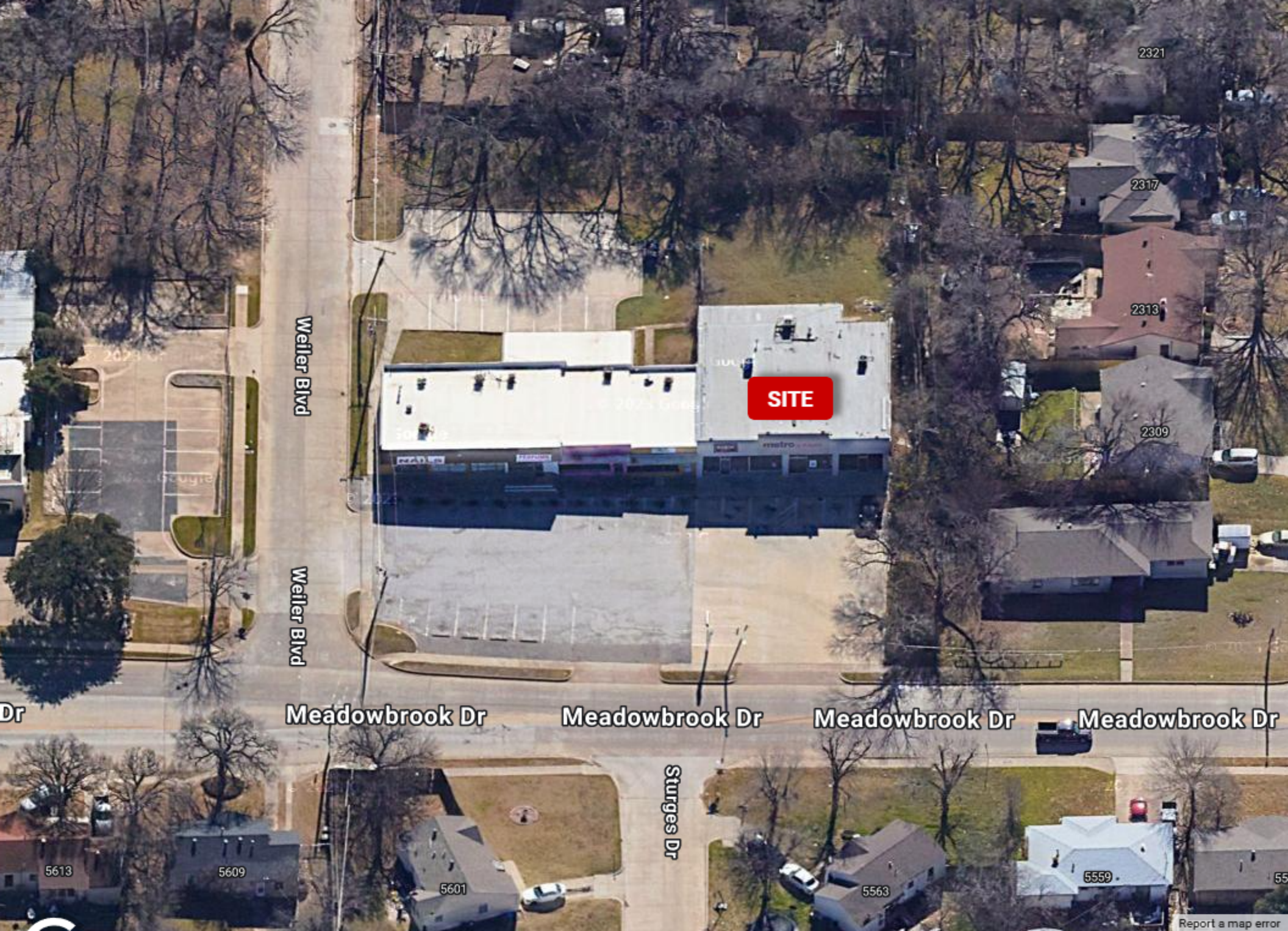


- The property is located in the Meadowbrook neighborhood of Fort Worth, known for its diverse community and vibrant local businesses.
- The area is in close proximity to major highways such as I-30 and I-820, providing convenient access for customers and employees.
- Meadowbrook Drive itself is a well-maintained thoroughfare with a mix of residential and commercial properties, ensuring steady traffic flow.

Major Industries by Employee Count







SITE

Weller Blvd

Weller Blvd

Meadowbrook Dr

Meadowbrook Dr

Meadowbrook Dr

Meadowbrook Dr

Sturges Dr

5613

5609

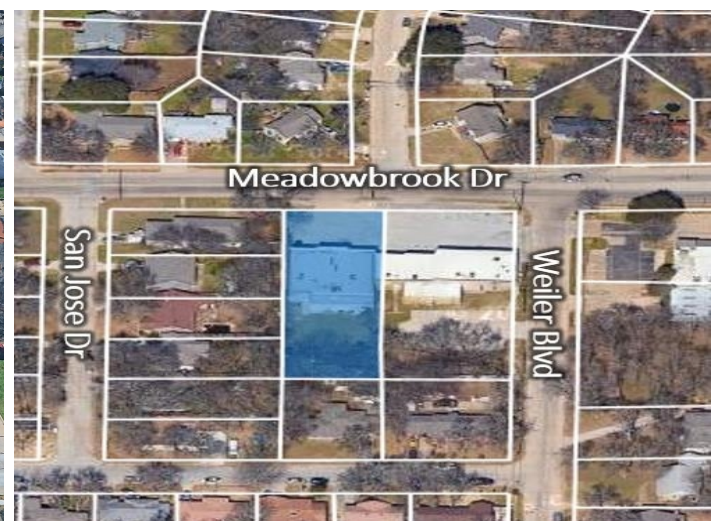
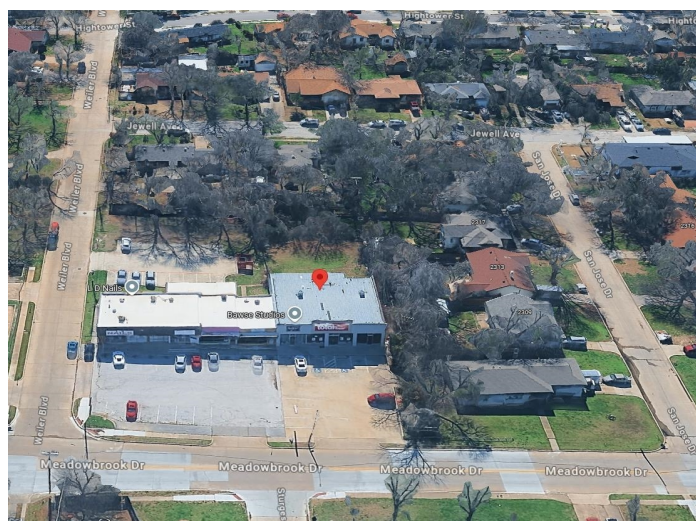
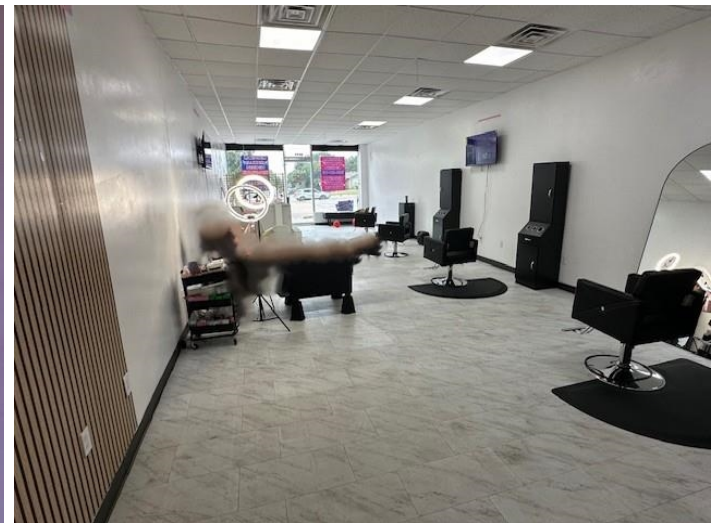
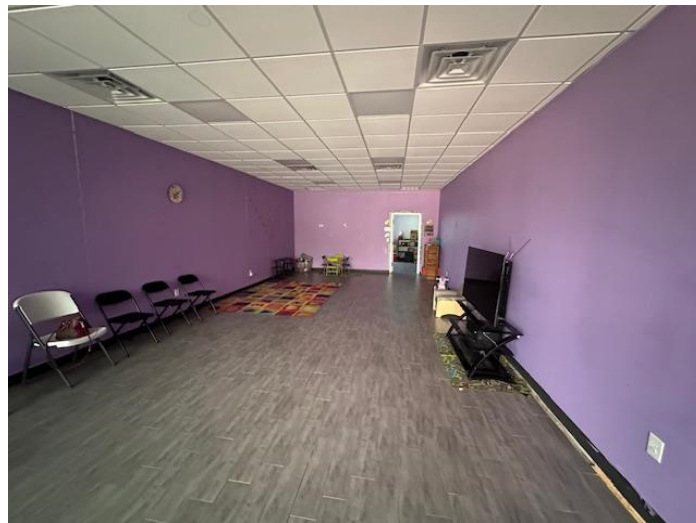
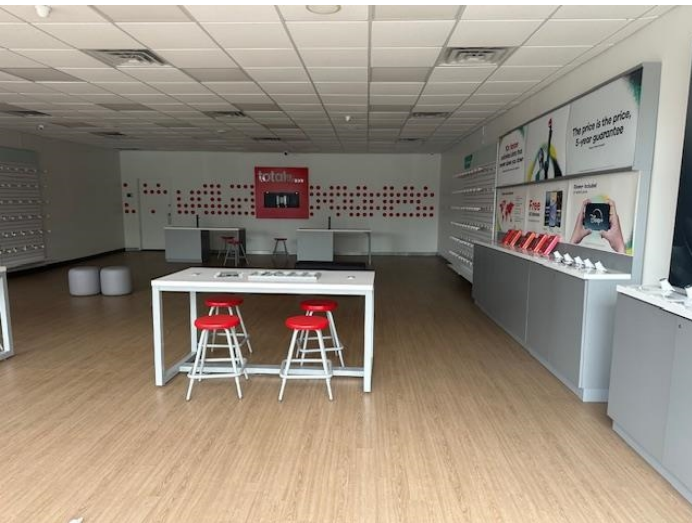
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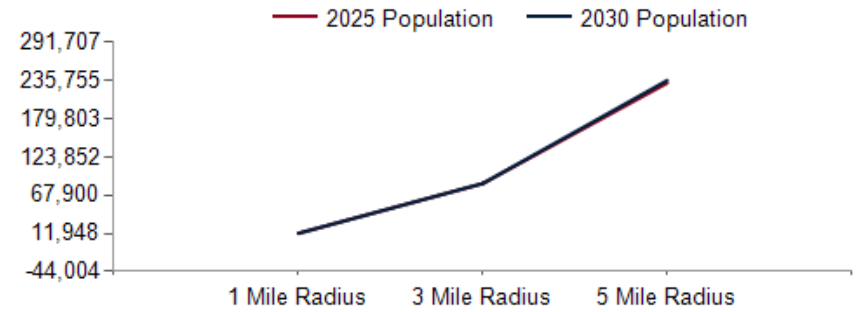
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Report a map error

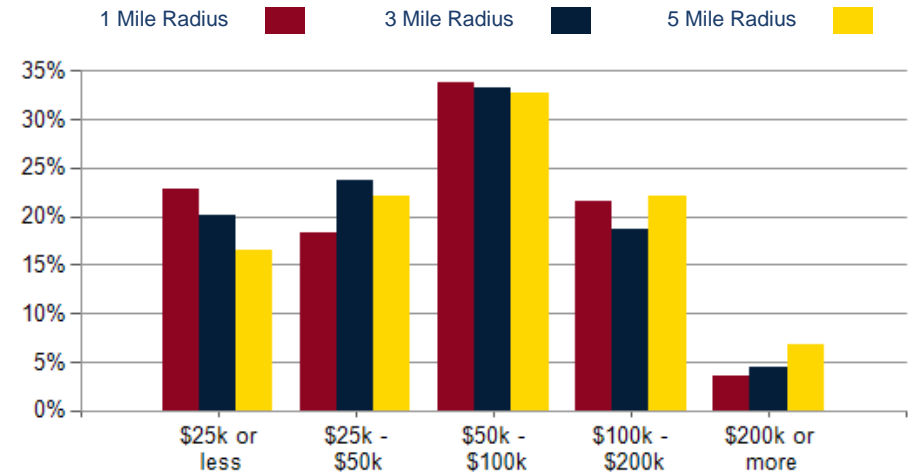


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,677	76,831	197,454
2010 Population	10,597	78,391	208,822
2025 Population	12,141	84,781	231,871
2030 Population	11,948	84,955	235,755
2025 African American	3,868	33,970	64,320
2025 American Indian	118	733	2,199
2025 Asian	248	1,809	8,833
2025 Hispanic	5,018	33,799	95,341
2025 Other Race	2,674	16,838	44,558
2025 White	3,597	19,377	75,621
2025 Multiracial	1,630	11,974	35,961
2025-2030: Population: Growth Rate	-1.60%	0.20%	1.65%

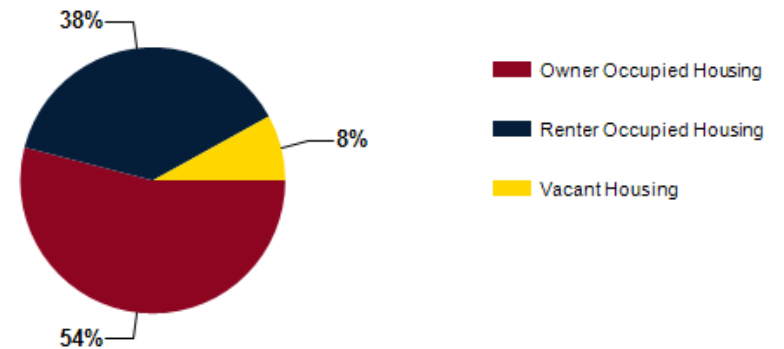
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	651	3,731	7,576
\$15,000-\$24,999	345	2,508	6,054
\$25,000-\$34,999	313	2,865	7,048
\$35,000-\$49,999	487	4,475	11,224
\$50,000-\$74,999	887	6,684	17,084
\$75,000-\$99,999	585	3,630	9,961
\$100,000-\$149,999	618	4,117	12,506
\$150,000-\$199,999	322	1,679	5,809
\$200,000 or greater	152	1,364	5,689
Median HH Income	\$59,802	\$56,813	\$63,397
Average HH Income	\$76,663	\$74,125	\$85,688



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

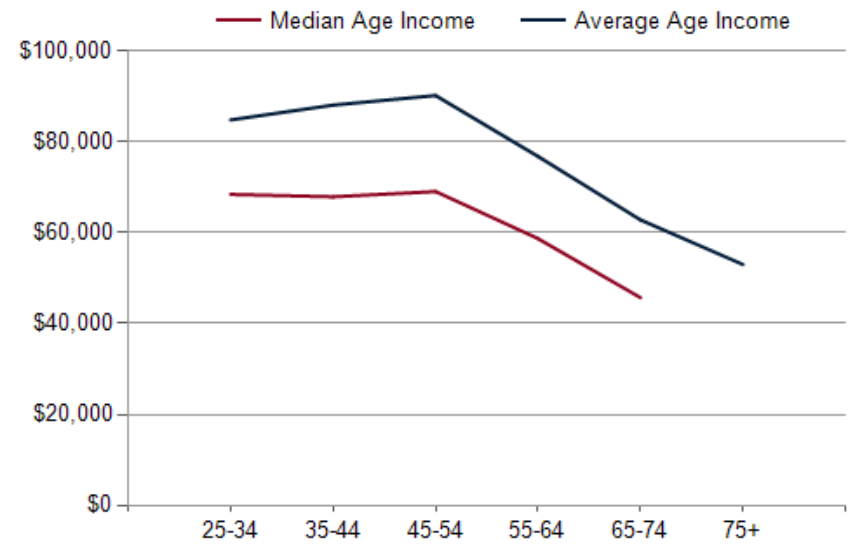
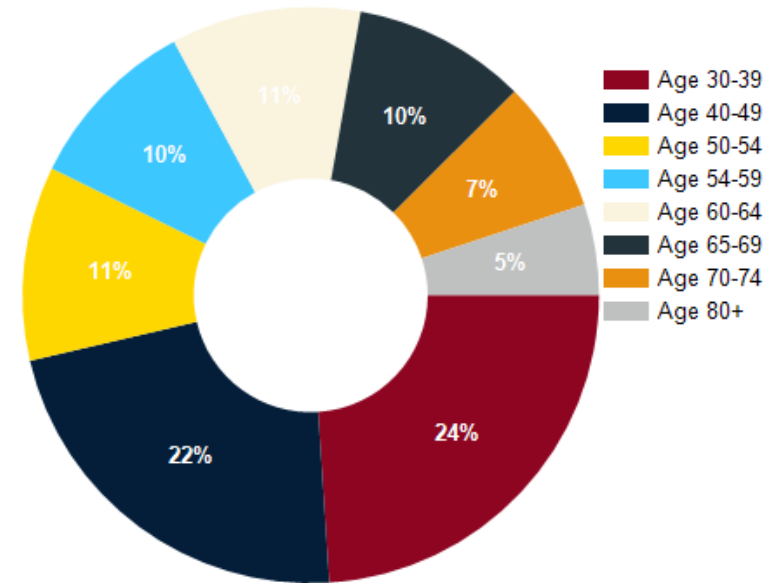


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	835	6,147	16,405
2025 Population Age 35-39	787	5,846	15,798
2025 Population Age 40-44	781	5,403	15,174
2025 Population Age 45-49	732	4,806	13,559
2025 Population Age 50-54	738	4,769	13,472
2025 Population Age 55-59	669	4,565	12,732
2025 Population Age 60-64	720	4,714	12,916
2025 Population Age 65-69	658	4,147	11,244
2025 Population Age 70-74	500	3,304	8,854
2025 Population Age 75-79	345	2,167	6,425
2025 Population Age 80-84	179	1,259	3,875
2025 Population Age 85+	131	979	3,111
2025 Population Age 18+	9,020	62,907	173,525
2025 Median Age	36	35	35
2030 Median Age	37	36	36

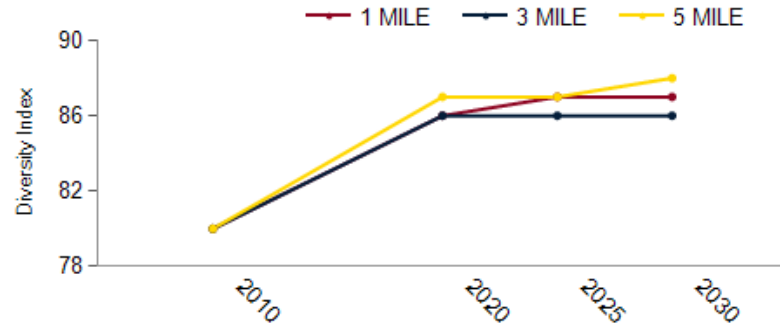
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,459	\$60,586	\$67,062
Average Household Income 25-34	\$84,853	\$76,696	\$85,918
Median Household Income 35-44	\$67,928	\$61,695	\$69,410
Average Household Income 35-44	\$88,122	\$85,304	\$98,313
Median Household Income 45-54	\$69,083	\$62,480	\$72,197
Average Household Income 45-54	\$90,233	\$83,554	\$98,006
Median Household Income 55-64	\$58,708	\$54,671	\$62,826
Average Household Income 55-64	\$76,810	\$75,053	\$89,934
Median Household Income 65-74	\$45,704	\$45,503	\$52,169
Average Household Income 65-74	\$62,831	\$62,385	\$74,065
Average Household Income 75+	\$53,007	\$59,803	\$64,095

Population By Age

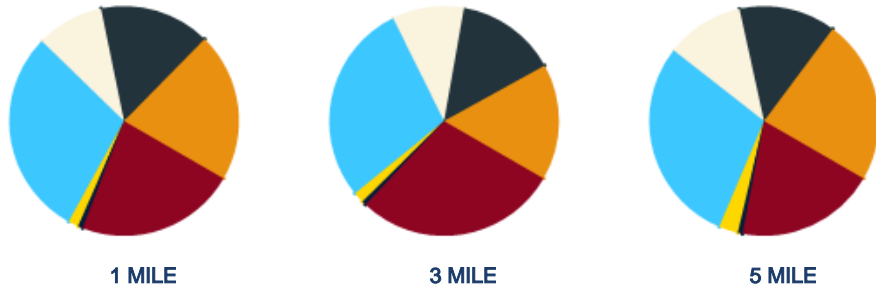


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	87	86	88
Diversity Index (current year)	87	86	87
Diversity Index (2020)	87	86	87
Diversity Index (2010)	80	80	80

POPULATION DIVERSITY



POPULATION BY RACE

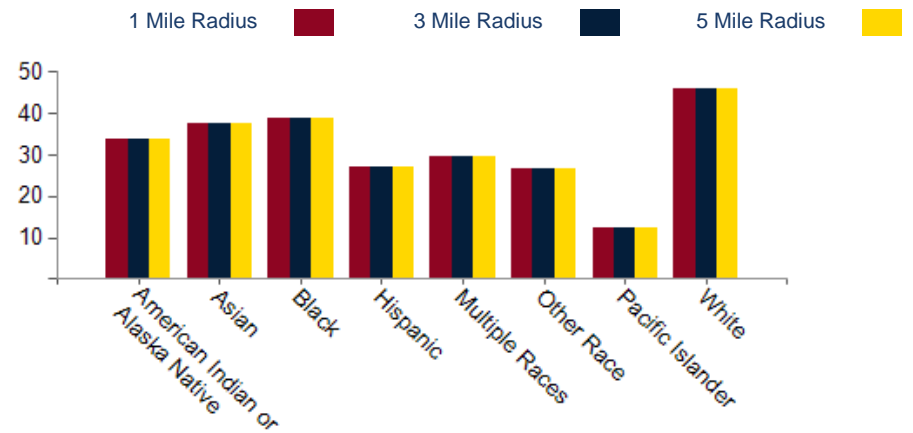


2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	34	34	33
Median Asian Age	38	41	38
Median Black Age	39	36	36
Median Hispanic Age	27	28	28
Median Multiple Races Age	30	29	29
Median Other Race Age	27	29	29
Median Pacific Islander Age	13	35	31
Median White Age	46	42	43

2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	23%	29%	20%
American Indian	1%	1%	1%
Asian	1%	2%	3%
Hispanic	29%	29%	29%
Multiracial	10%	10%	11%
Other Race	16%	14%	14%
White	21%	16%	23%

2025 MEDIAN AGE BY RACE





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.

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.

J. Elmer Turner, Realtors Inc.	381055	mike@jelmerturner.com	214-954-1221
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael C. Turner	0277278	mike@jelmerturner.com	214-954-1221
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Logan F. Turner	681322	logan@jelmerturner.com	214-954-1221
Sales Agent/Associate's Name	License No.	Email	Phone

J. ELMER TURNER
"SINCE 1898"

Buyer/Tenant/Seller/Landlord Initials

Date

Information About Brokerage Services | Retail For Sale | Fort Worth, TX

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

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