

CENTURY 21 COMMERCIAL.

1714 VAUGHN

1714 Vaughn Blvd, Fort Worth, TX
76105



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Contact

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License: 721367

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2 PROPERTY INFO & DISCLAIMER

3 PROPERTY DESCRIPTION

4 PROPERTY PHOTOS

6 DEMOGRAPHIC ANALYSIS

11 AERIAL & LOCATION REPORT

12 IABS



1714
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PROPERTY INFORMATION

Purchase Price
\$380,000

Property Address
1714 Vaughn Blvd
Fort Worth, TX 76105

Property Size
9,580 Sq. Ft.

Land Size
26,250.00 Sq. Ft.

**1714
VAUGHN**

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CENTURY 21 Commercial[®], the CENTURY 21 Commercial Logo and C21 Commercial[®] are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.



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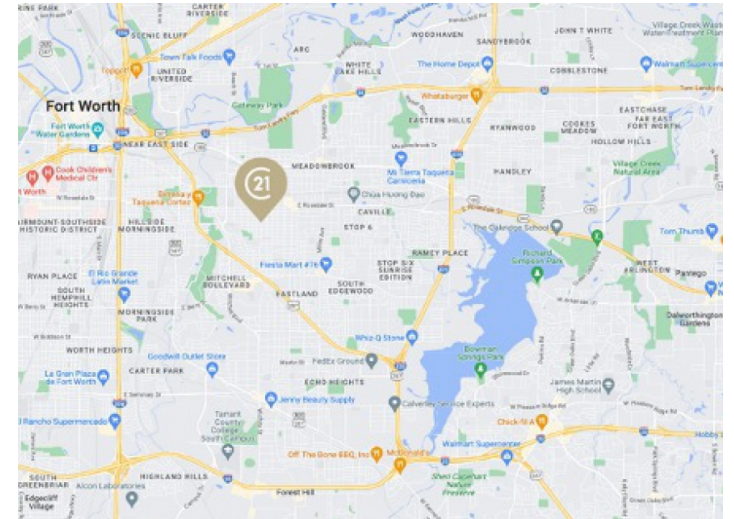
PROPERTY OVERVIEW

Great redevelopment opportunity within 4 blocks of Texas Wesleyan University. Zoned for Mixed-Use, FormBased MU-1 allows for higher density, mixed-use, pedestrian-oriented development. This property would be excellent to serve retail or education users with opportunity for housing the nearby student body. Maximum height 3-5 stories with available height bonus.

The building is suitable for reconstruction or demolition; it is unsafe to tour. Property will need to be gutted from roof to floors with all interior scrapped. Exterior walls are in good condition; no structural concerns. Requests to tour will not be granted without an executed LOI by Buyers, Sellers, and Brokers.

APN: 2242001, 2241986, 2241978

PROPERTY PHOTOS

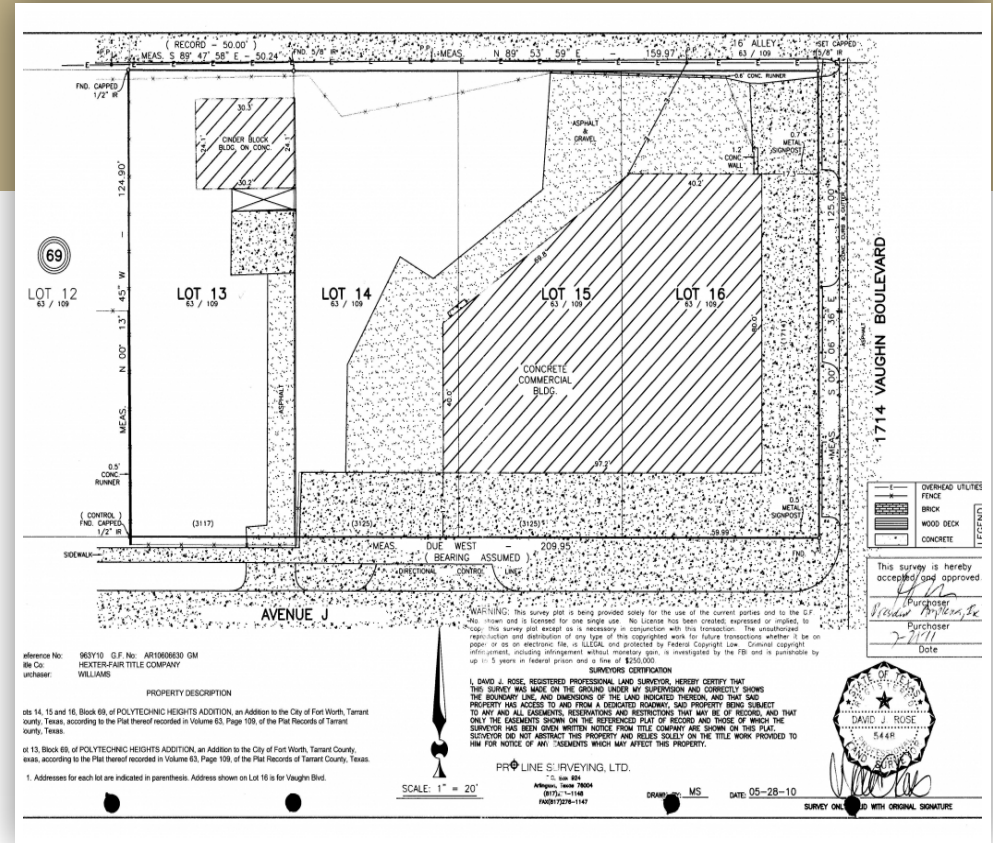


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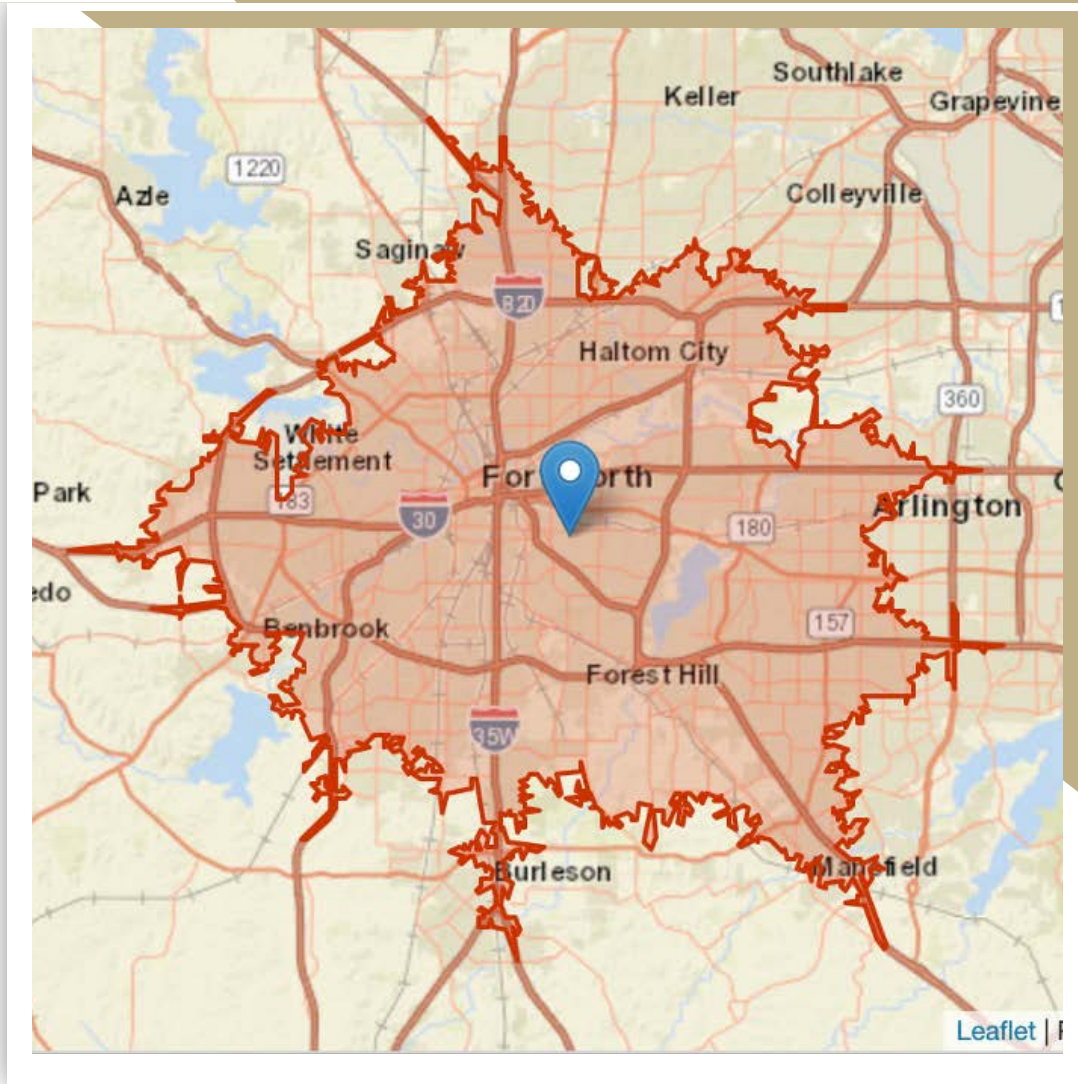


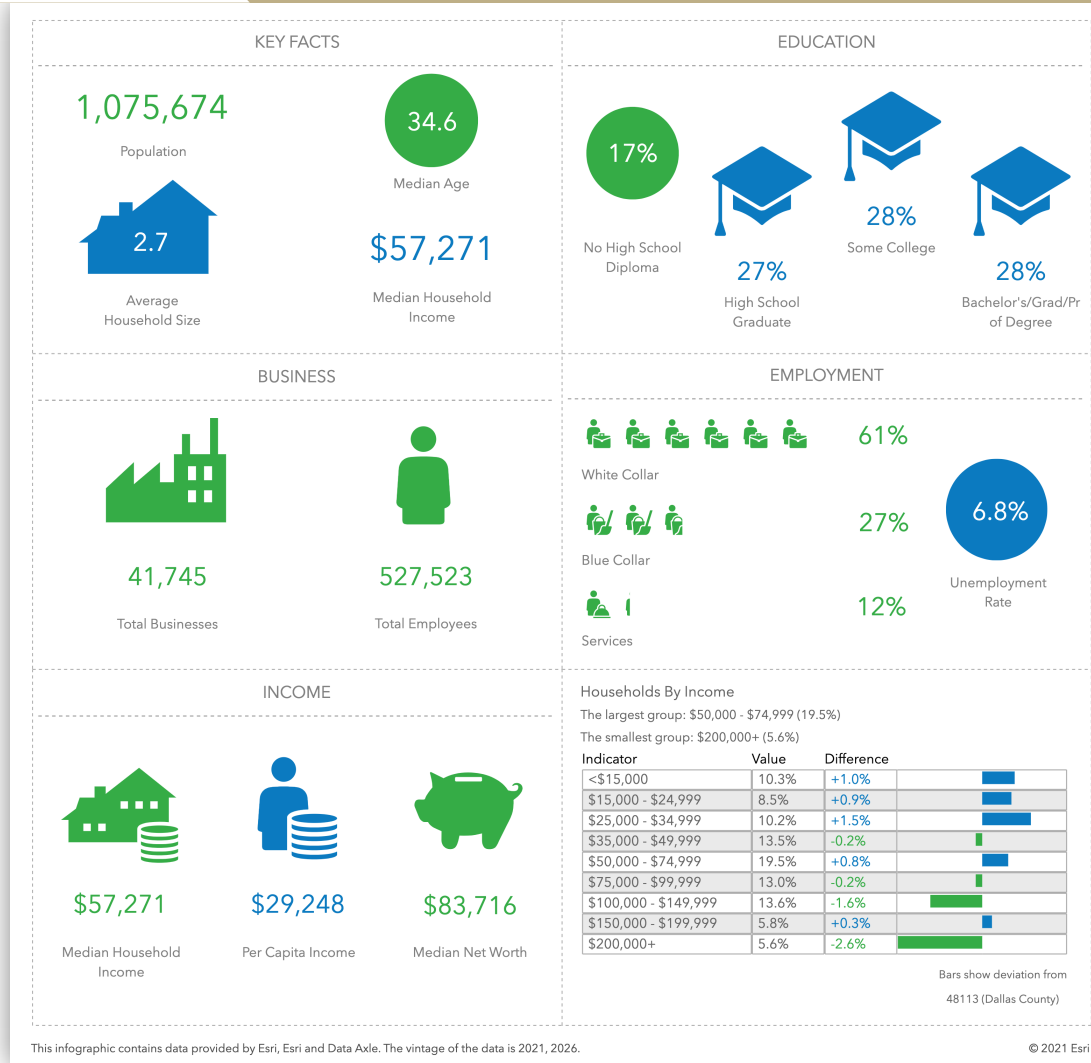
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COMMUNITY PROFILE

1,075,674 **1.1%** **2.7** **80.4** **34.6** **\$57,271** **\$83,716** **\$203,130** **25%** **62%** **13%**
 Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



12.0%
Service Workers

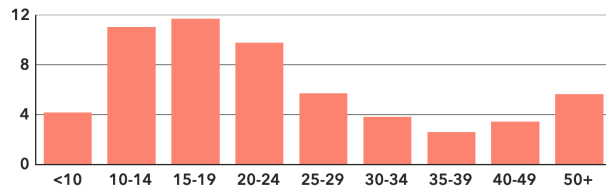


27.0%
Blue Collar Workers

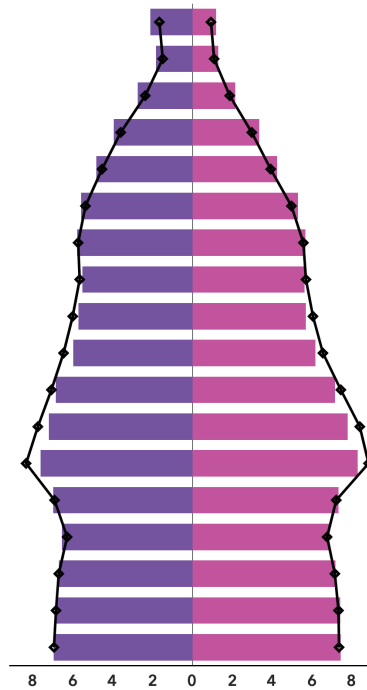


61.0%
White Collar Worker

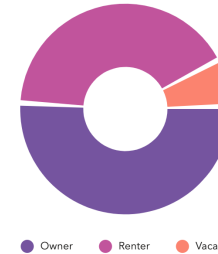
Mortgage as Percent of Salary



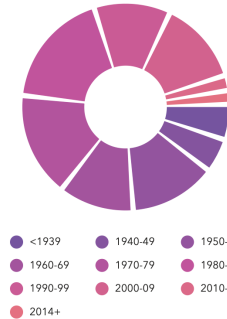
Age Profile: 5 Year Increments



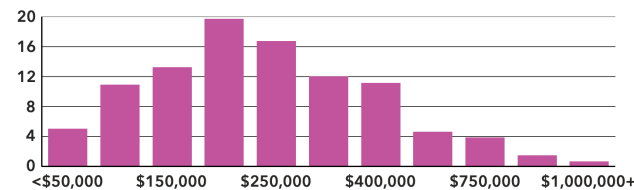
Home Ownership



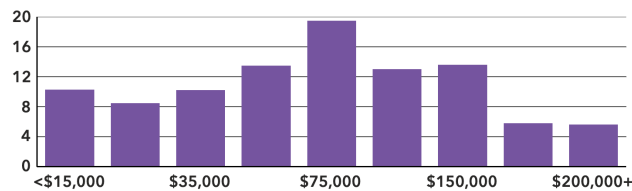
Housing: Year Built



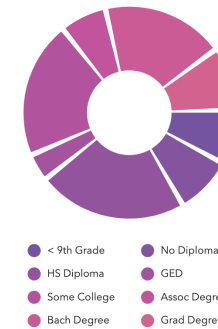
Home Value



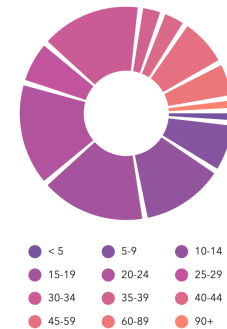
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to 48113 (Dallas County)

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026



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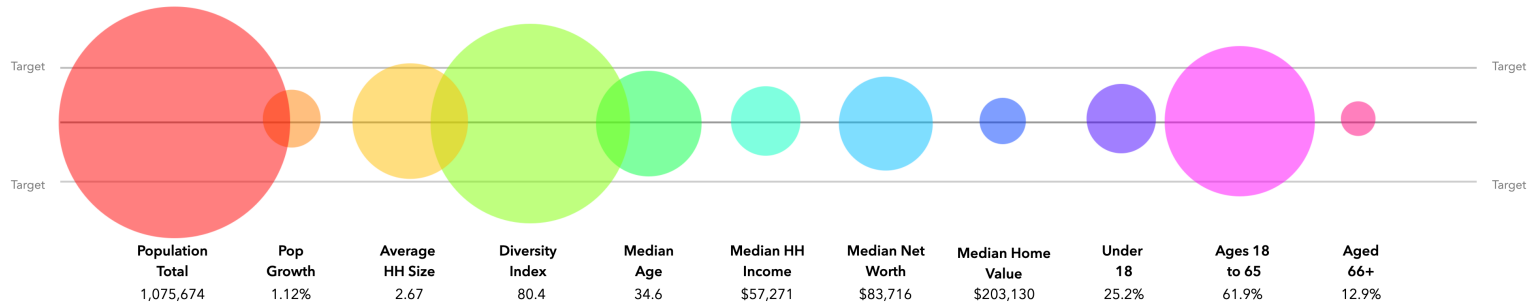
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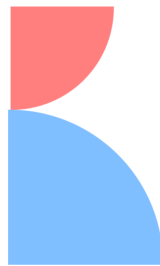
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MARKET SUMMARY 1714 Vaughn Blvd, Fort Worth, TX, 76105



No High School Diploma 17%



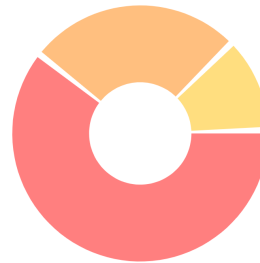
Bachelor's, Professional or Graduate Degree 28%

High School Graduate 27%



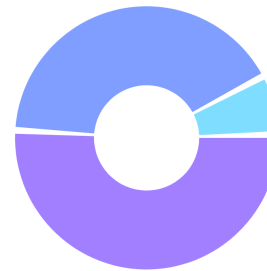
Some College 28%

Educational Attainment



White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership

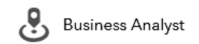


< 5 5-9 10-14 15-19 20-24
25-29 30-34 35-39 40-44 45-59
60-89 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



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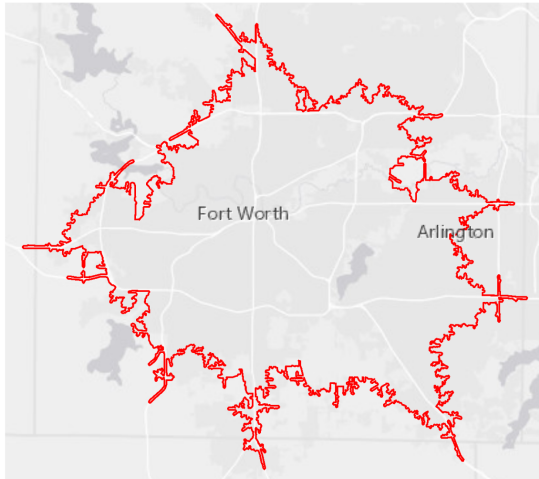


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POPULATION TRENDS AND KEY INDICATORS

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1,092,504	401,864	2.66	34.6	\$62,113	\$221,984	76	112	85
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



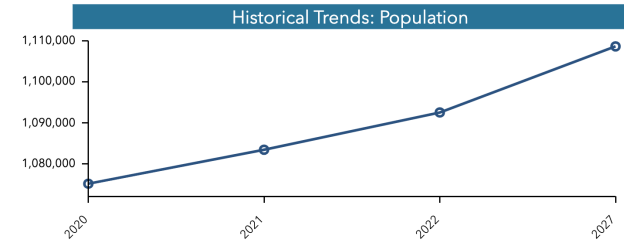
\$9,648

Avg Spent on Mortgage & Basics

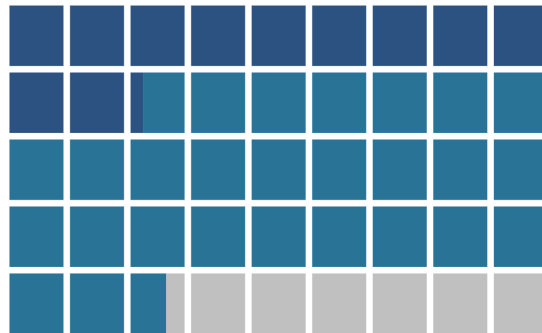


18.8%

Percent of Income for Mortgage



POPULATION BY AGE



■ Under 18 (25%) ■ Ages 18 to 64 (61%) ■ Aged 65+ (14%)

POPULATION BY GENERATION



4.7%

Greatest Gen:
Born 1945/Earlier



17.1%

Baby Boomer:
Born 1946 to 1964



18.2%

Generation X:
Born 1965 to 1980



26.4%

Millennial:
Born 1981 to 1998



25.1%

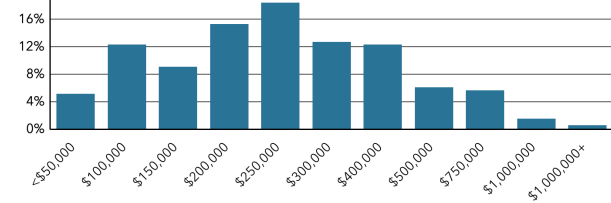
Generation Z:
Born 1999 to 2016



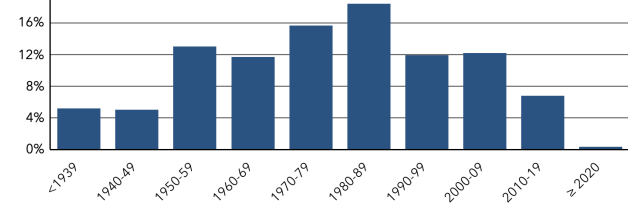
8.5%

Alpha: Born
2017 to Present

Home Value



Housing: Year Built



Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2022, 2017-2021
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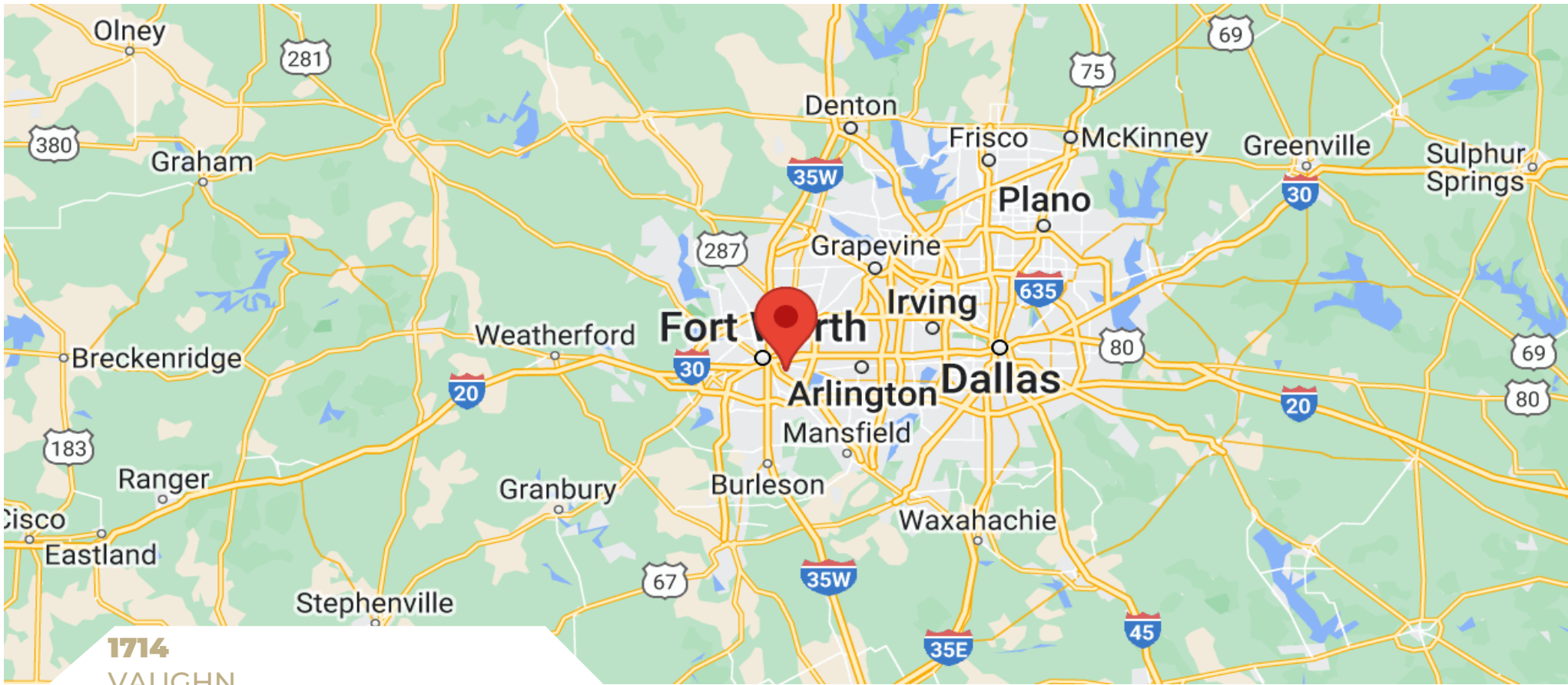
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AREA LOCATION MAP



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Information About Brokerage Services

11-2-2015

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.

<u>CENTURY 21 MIKE BOWMAN, INC.</u>	<u>273938</u>	<u>INFO@C21BOWMAN.COM</u>	<u>(817) 354-7653</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>MIKE BOWMAN, PRESIDENT</u>	<u>147730</u>	<u>INFO@C21BOWMAN.COM</u>	<u>(817) 354-7653</u>
Designated Broker of Firm	License No.	Email	Phone
<u>JEANE DEES</u>	<u>280300</u>	<u>JEANEDEES@GMAIL.COM</u>	<u>(817) 328-2550</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>STEPHANIE BUNN</u>	<u>721367</u>	<u>STEPHANIE.BUNN@C21BOWMAN.COM</u>	<u>(817) 354-7653</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

TAR 2501

IABS 1-0

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Mike Bowman

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