

**Small town Texas Restaurant
Successful Tenant
For Sale
\$950,000**



FIRSTLIGHT
COMMERCIAL REAL ESTATE

Dawn Potthoff, Broker

COMMERCIAL REAL ESTATE

FirstLight Commercial RE

FirstLightCRE.com

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Fort Worth, TX 76162

Offering Summary:

Sale Price: \$950,000

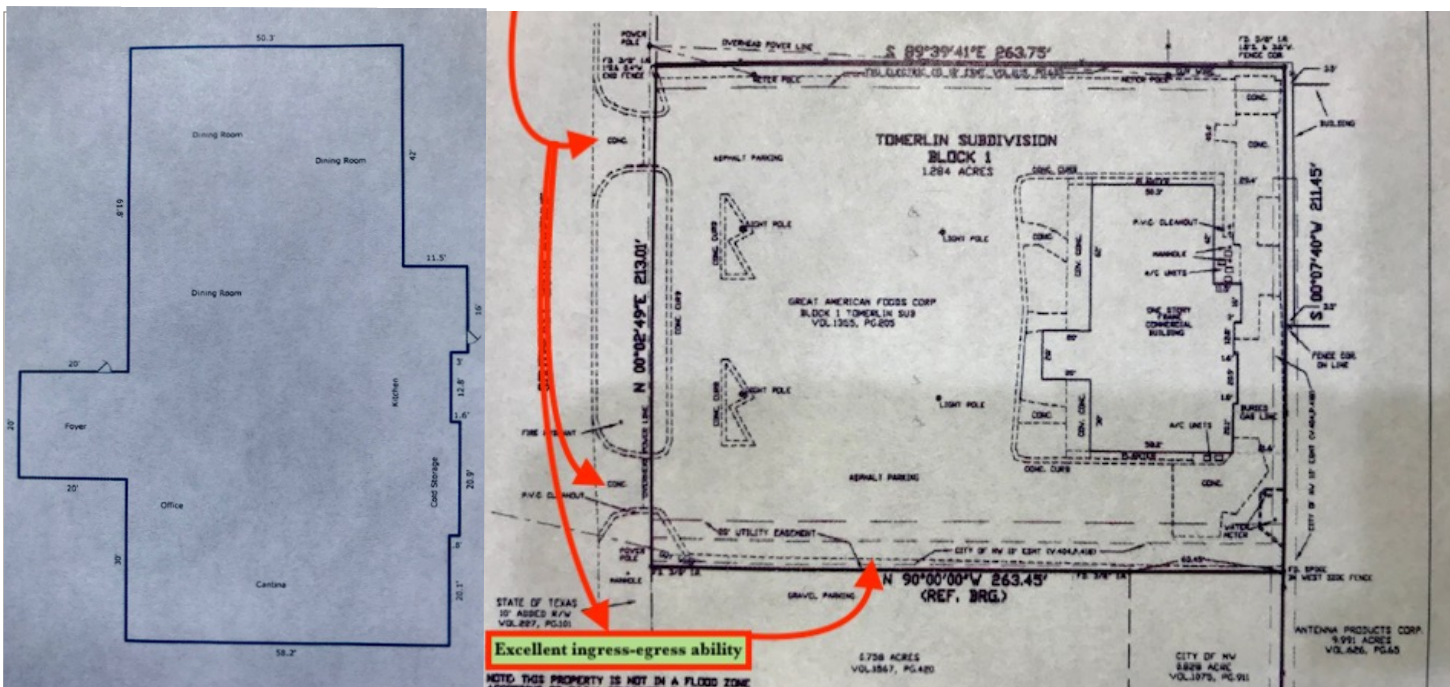
Cap Rate: 6.5

NOI: \$61,530

Building Sq Ft: 6662+/-

Lot Size: 1.28+/- AC

Year Built: 02+/-



Property Highlights:

New Roof in 2015
Major Renovation in 2011
FFE included is extensive
Established Tenant



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Demographics

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Population	3,333	14,831
Households	1,276	5,473
Average Age	37.10	36.90
Median HH Income	\$34,919	\$34,711
Daytime Employees	2,456	6,235
Population Growth '18-'23	↑ 0.2%	↑ 0.5%
Household Growth '18-'23	↑ 0.2%	↑ 0.2%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
United States Highw...	NE 27th Ave W	22,000	2017	0.11 mi
Garrett Morris Pky	N Murco Dr S	7,900	2017	0.20 mi
United States Highw...	SE Industrial Pky E	17,300	2017	0.24 mi
Garrett Morris Pky	N Murco Dr S	9,200	2017	0.26 mi
Farm-to-Market Road...	Ellis White Rd N	6,500	2017	0.95 mi

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