

**FOR SALE**

# Ramey Avenue Car Wash

5425 Ramey Ave | Fort Worth, TX 76105



## SPACE AVAILABLE

**0.3009 Land**

## PRICING INFORMATION

**\$350,000**

## LOCATION

**NWQ Ramey Ave & Stalcup Rd**

## AREA RETAILERS



- 👁️ 13,110 SF Pad Site ready for redevelopment
- 👁️ Operational 4 Self Serve Bays, 4 Vacuum Stations with 2 Change Machines
- 👁️ FI Commercial Zoning
- 👁️ Over 6,500 VPD Ramey Ave
- 👁️ West of Hwy 820

| DEMOGRAPHICS*         | 1 MILE   | 2 MILE   | 3 MILE   | 5 MILE   |
|-----------------------|----------|----------|----------|----------|
| Population            | 11,713   | 39,060   | 89,260   | 223,920  |
| Employees             | 1,972    | 9,225    | 20,446   | 71,937   |
| Average HH Income     | \$41,063 | \$43,266 | \$53,532 | \$63,230 |
| 2017-2022 Annual Rate | 1.21%    | 1.04%    | 0.94%    | 0.91%    |

Traffic Count 6,590 VPD on Ramey Ave and Stalcup Rd  
 \*STDBonline.com 2018

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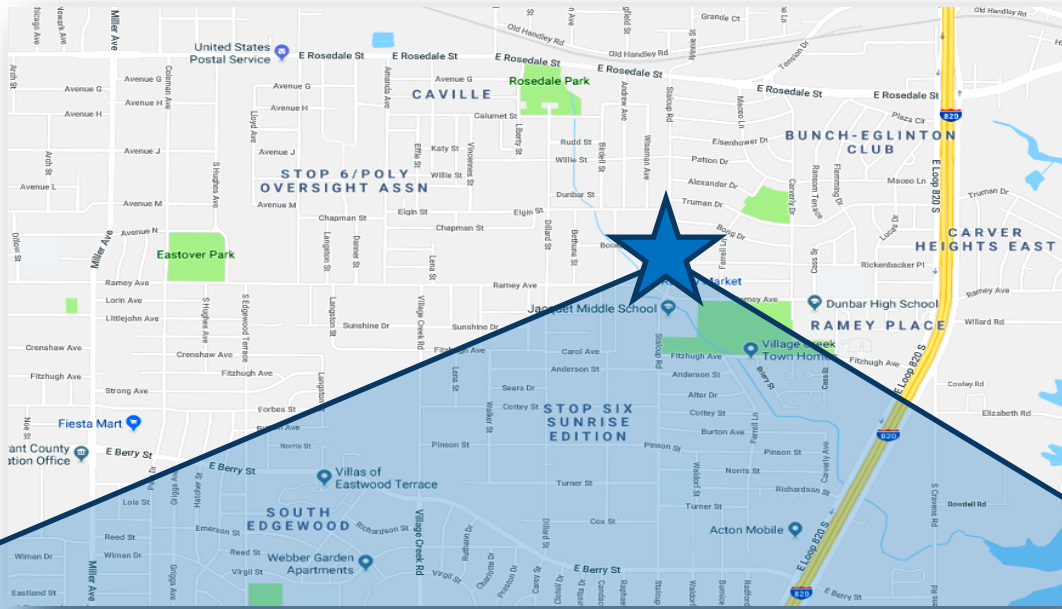
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# Ramey Avenue Car Wash

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**VISION**  
COMMERCIAL REAL ESTATE



**E. Rosedale St.**

**Cash America**

**Child Care associates**

**LISA SCHICKEN**

**UNITED STATES POSTAL SERVICE**

**FORT WORTH HOUSING SOLUTIONS**  
Housing with a Mission

**BOYS & GIRLS CLUBS OF GREATER FORT WORTH**

**Rosedale Park**

**Lakeview Mission**

**FWSOC**  
Fort Worth Soccer Club

**Christ The Risen King Church**

**Young Men's Society**

**Metro Junk and Trash Removal Service**

**Rising Star Baptist Church**

**Ebenezer Missionary Baptist Church**

**BOYS & GIRLS CLUBS OF GREATER FORT WORTH**

**New Creation Fellowship**  
Church of God in Christ  
Pastor Charles D. & First Lady Jennifer Jones

**WILLIAMS CHICKEN**

**JETS**

**INTERSTATE 820**

**Miller Ave.**

**B & D Liquor**

**Cook Children's**

**McDonald's**

**FORT WORTH STATE DEPARTMENT**

**Johnson Street Church of Christ**

**GREATER TRUE LIGHT BAPTIST CHURCH**

**CHASE**

**Littlejohn Park**

**metro PCS**

**(La Familia) AUTO INSURANCE**

**The Zion Missionary Baptist Church**

**Tarrant County College**

**NATIONWIDE TRAILERS**

**PACIFIC TRUCK SALES LLC**

**TRAILERS PLUS**

**Miller Ave.**

**the**

**Fiesta**

**PARKSIDE BAPTIST CHURCH**

**HOUSE OF PRAYER**

**CONNECTIONAL MARKER**

**CHURCH OF THE CROSS**

**TRAILERS PLUS**

**Miller Ave.**

**Miller Dental & Orthodontics**

**Doc Jackson INSURANCE AGENCY**

**EDGWOOD CHURCH OF CHRIST**

**ACTON MOBILE**

**Tarrant County Public Health**

**AutoPlus AUTO PARTS**

**S & S Auto Supply**

**VILLAS OF EASTWOOD TERRACE**

**metro PCS**

**MASTER FLEET, LLC**  
PURE MAINTENANCE SOLUTIONS

**S. Cravens Rd.**

**INTERSTATE 820**

# Information On 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.

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