

FOR SALE

# Prime Free Standing Retail

1901 W Berry St | Fort Worth, TX 76110



## SPACE AVAILABLE

2,500 - 7,410 SF

## PRICING INFORMATION

# CONTACT BROKER FOR PRICING INFORMATION

## LOCATION

### SEC of W Berry St & Cleburne Rd

- 7,410 SF Building Divisible to 2,500 SF
- 125' Wide (All Frontage) by 150' Deep - 18,750 SF Lot
- Redevelopment Opportunity on a Prime Street Front/Hard Corner Location
- Zoned Commercial Mixed Use - Max 6 Story (see last page)
- High Traffic 20,000 VPD Signalized Corner with Dedicated Turn-in
- 1.5 Miles from I-35W; 1/2 Mile from TCU; and Less Than 3 Miles from Downtown Fort Worth

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	21,405	64,448	116,927	281,253
Employees	5,598	37,614	81,318	197,485
Average HH Income	\$ 64,571	\$ 70,247	\$ 68,682	\$ 68,861

Traffic Count                      20,000 VPD @ W Berry St & Gordon Ave (0.02 mi. W) 2009  
 23,062 VPD @ W Berry St & 6th Ave (0.40 mi. E) 2009

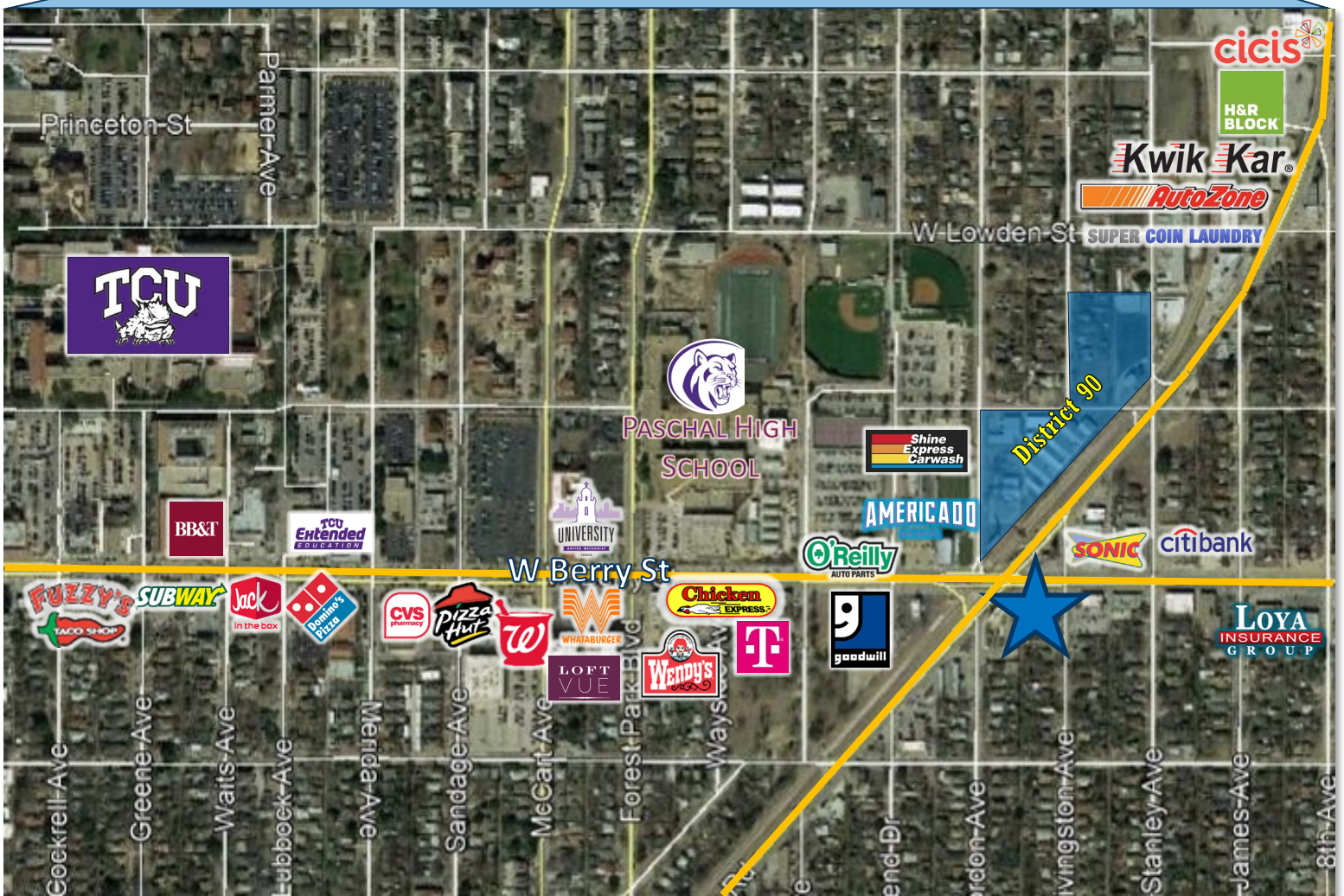
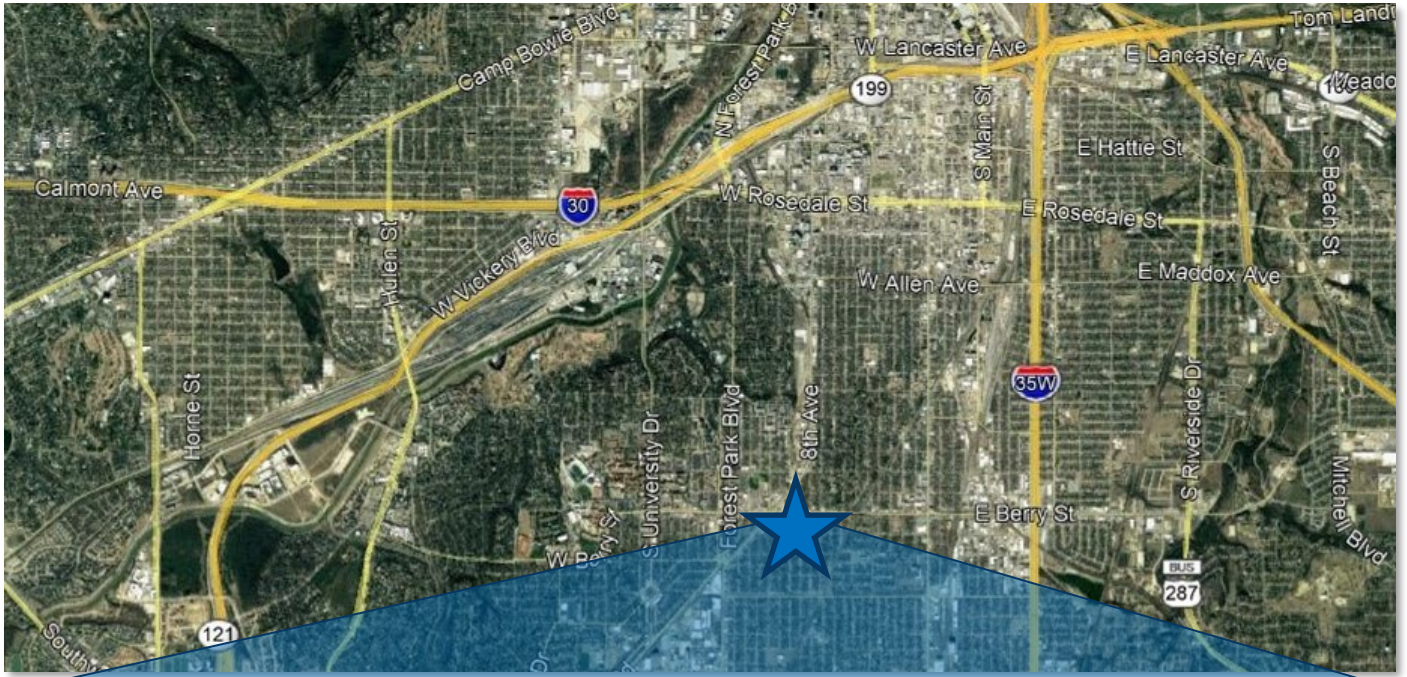
\*STDBonline.com 2017

Scott Lowe/Clint Renfro | 817-803-3287 | Info@VisionCommercial.com | VisionCommercial.com

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.

# 1901 W Berry St

High Traffic Corner Building Ideal for Auto Service near TCU Campus



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## NEARBY REDEVELOPMENT: DISTRICT 90

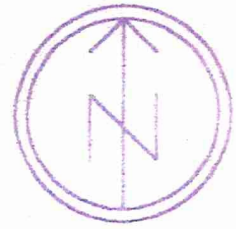


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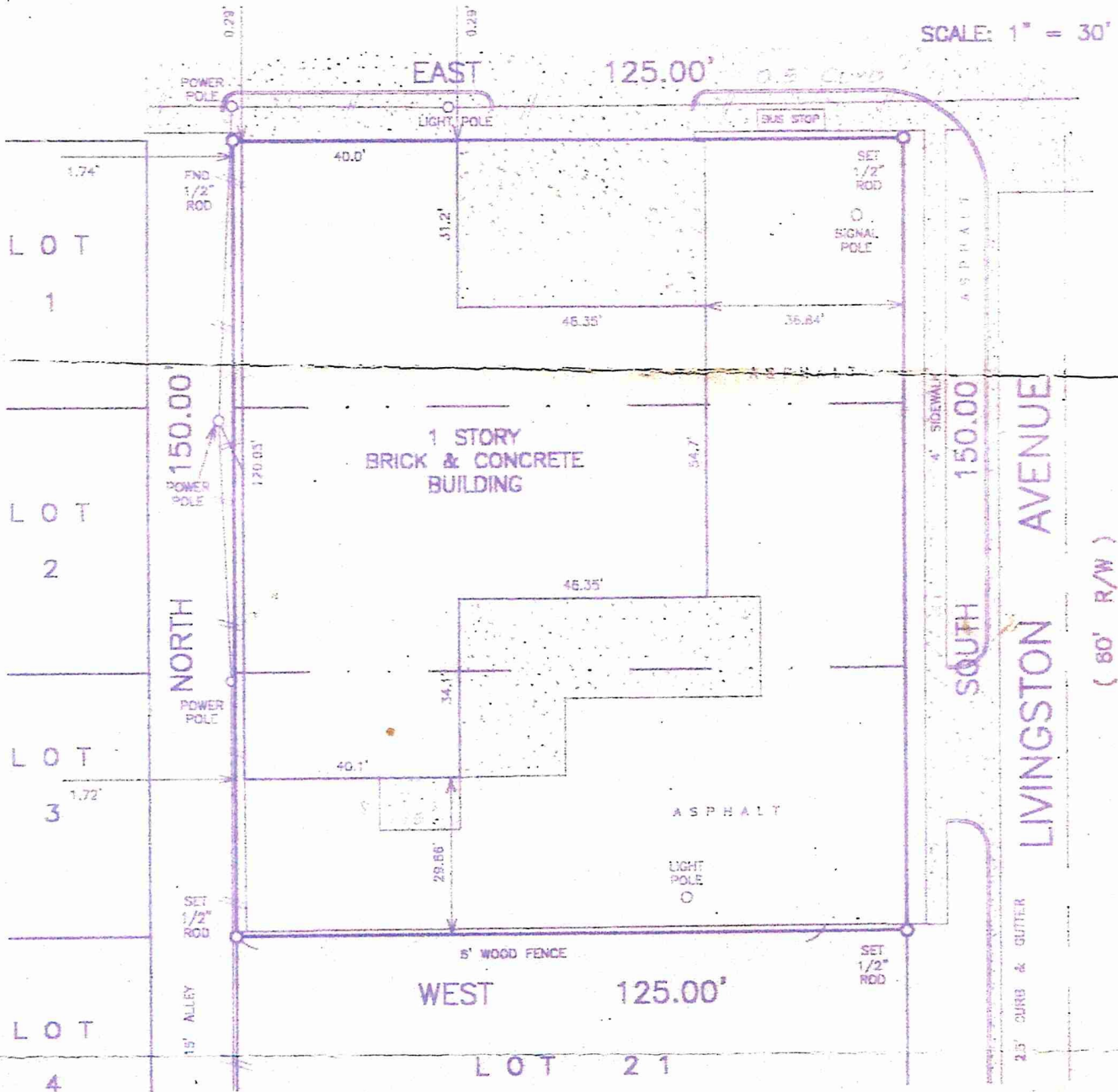


## Survey



WEST BERRY STREET

SCALE: 1" = 30'



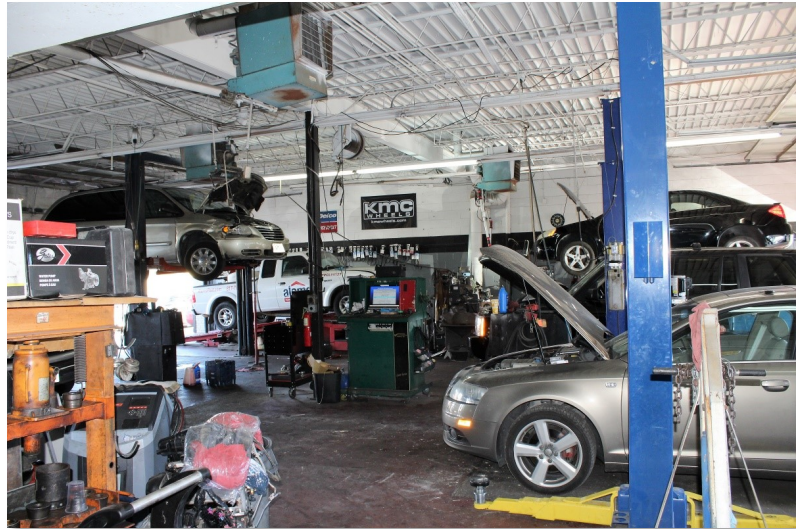
No Part of the subject property lies within the 100 year flood plain.

Flood Zone X Community 430596 Panel 0405-J Eff. Date 8-25-00

I hereby certify that this sketch of survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction on the ground, and that there are no encroachments or provisions, except as noted.

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Commercial Mixed Use | BU-CX | FORM STANDARDS

## Div. 2.5. BU-CX: Commercial Mixed Use

### SEC. 2.5.1. SUMMARY



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**Intent**

The Commercial Mixed Use (BU-CX) district is intended to provide for a variety of residential, retail, service and commercial uses at a variety of scales and intensities in a pedestrian-friendly environment. While BU-CX accommodates commercial uses, the inclusion of residential and employment uses are strongly encouraged in order to promote live-work and mixed-use opportunities.

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**Applicable Districts**

BU-CX-3, BU-CX-4, BU-CX-6

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**Use**

Allowed uses see Div. 3.1

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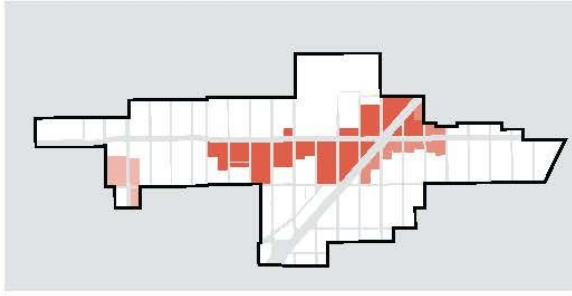
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**Lot Types**

Hybrid see Sec. 2.1.9

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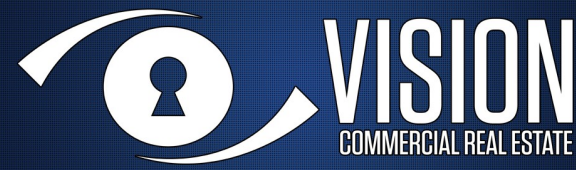
**Zoning Map** See Div. 2.2



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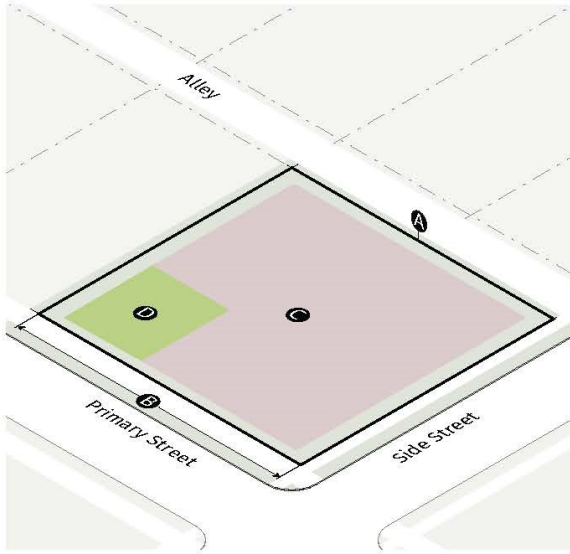
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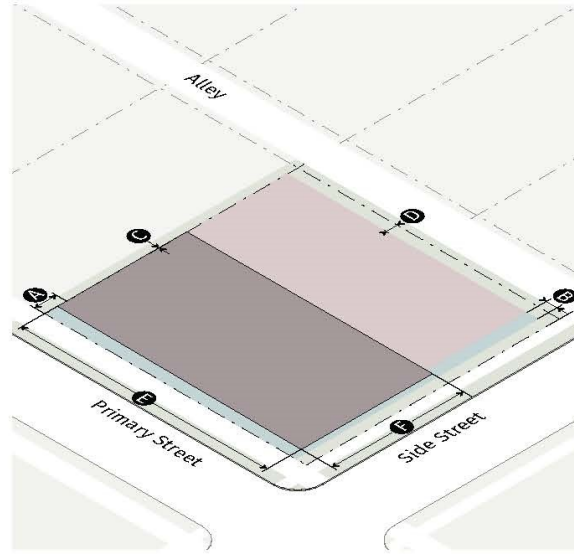
FORM STANDARDS | BU-CX | Commercial Mixed Use

## SEC. 2.5.2. LOT PARAMETERS



Lot	A Area	B Width
Hybrid	1,800 SF min	20' min
<b>Coverage</b>		
C Building coverage		80% max
D Outdoor amenity space		
Lot up to 10,000 SF		n/a
Lot 10,000 SF or more		20% min

## SEC. 2.5.3. BUILDING PLACEMENT



Building Setbacks		
A	Build-to zone: primary street	15' max
B	Build-to zone: side street	15' max
C	Side: common lot line	0' min
C	Side: alley	5' min
C	Side: protected district	6' min
D	Rear: common lot line	0' min
D	Rear: alley	5' min
D	Rear: protected district	6' min
Build-to		
E	% of building facade in primary street build-to zone	80% min
F	% of building facade in side street build-to zone	40% min

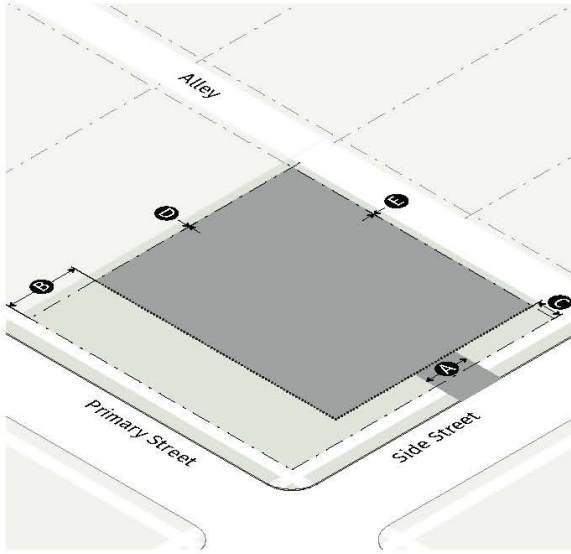
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Commercial Mixed Use | BU-CX | FORM STANDARDS

## SEC. 2.5.4. ACCESS AND PARKING LOCATION



### Vehicle Access

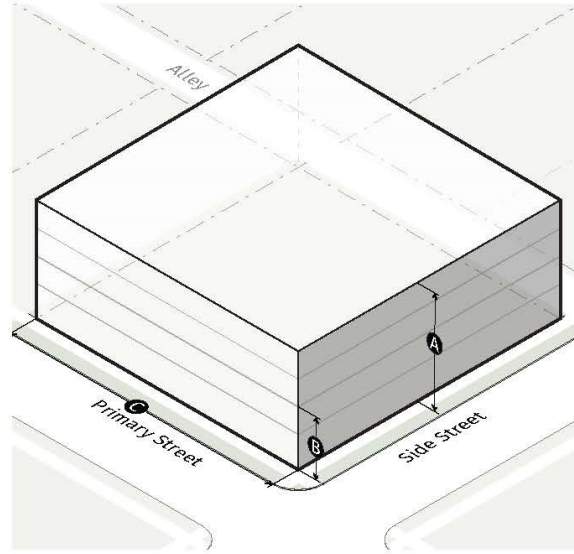
Primary street	Not allowed
Side street	Allowed
Alley	Allowed

<b>A</b> Driveway width in side street setback	18' max
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### Parking Setbacks

<b>B</b> Primary street setback	30' min
<b>C</b> Side street setback	10' min
<b>D</b> Side: common lot line/alley	0' min
<b>E</b> Rear: common lot line/alley	0' min

## SEC. 2.5.5. HEIGHT AND MASS



### Building Height

#### **A** Maximum height

Without stormwater bonus

BU-CX-3 3 stories/35' max

**BU-CX-4 4 stories/50' max**

BU-CX-6 6 stories/75' max

With stormwater bonus (see Div. 210)

BU-CX-3 n/a

**BU-CX-4 6 stories/75' max**

BU-CX-6 8 stories/100' max

<b>B</b> Minimum height	2 stories of occupiable space
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### Building Mass

<b>C</b> Street-facing building length	200' max
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### Div. 2.10. Stormwater Management Bonus

#### Sec. 2.10.1. Applicability

All sites designated as eligible to receive the stormwater bonus on the map in Sec. 2.10.4 are entitled to a stormwater management bonus, subject to the requirements below. For the purpose of the stormwater management bonus review, the applicant must contact and coordinate with the FBC Administrator and Stormwater Development Services (SDS) when applying for the stormwater management bonus.

#### Sec. 2.10.2. Height Bonus

- A. A bonus of 2 stories (1 story in RA-3) of additional height beyond that allocated in Article 2 is allowed within a designated stormwater management bonus area, provided that:
1. All existing stormwater requirements are met without the need for any variance or waiver and a stormwater facility maintenance agreement is executed;
  2. An additional 1 inch of rainfall is retained on-site for a minimum of 24-hours or until the end of the rainfall event, whichever is longer. It is anticipated that the stormwater storage facility will require a manually operated discharge valve or a specifically designed ground infiltration system. Early coordination with SDS is recommended.
  3. The installed stormwater measures meet or exceed the technical design requirements of the Site Development Controls in the NCTCOG iSWM manual;
  4. Where the stormwater measures are not visible on the site, educational signage must be provided to raise awareness of the general public about the additional stormwater measures employed; and
  5. Regional storage solutions are allowed to be implemented off site, but must be within the stormwater boundary area and must show the solutions are equal to or greater than providing the stormwater improvement on site.
- B. In BU-IX, a bonus of 4 stories of additional height beyond that allocated in Article 2 is allowed within a designated stormwater management bonus area, provided that:
1. All existing stormwater requirements are met without the need for any variance or waiver and a stormwater facility maintenance agreement is executed;
  2. An additional 2 inch of rainfall is retained on-site for a minimum of 24-hours or until the end of the rainfall event, whichever is longer. It is anticipated that the stormwater storage facility will require a manually operated discharge valve or a specifically designed ground infiltration system. Early coordination with SDS is recommended.
  3. The installed stormwater measures meet or exceed the technical design requirements of the Site Development Controls in the NCTCOG iSWM manual;
  4. Where the stormwater measures are not visible on the site, educational signage must be provided to raise awareness of the general public about the additional stormwater measures employed; and
  5. Regional storage solutions are allowed to be implemented off site, but must be within the stormwater boundary area and will be evaluated on a case by case basis to determine eligibility.

# 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.

Vision Commercial RE DFW LLC  
Broker Firm Name

9006752  
License No.

[info@visioncommercial.com](mailto:info@visioncommercial.com)  
Email

817-803-3287  
Phone

Roger Smeltzer, Jr.  
Designated Broker of Firm

560209  
License No.

[info@visioncommercial.com](mailto:info@visioncommercial.com)  
Email

817-803-3287  
Phone