



FOR LEASE | CAR WASH

WEATHERFORD CAR WASH

701 Fort Worth Highway, Weatherford, TX 76086



LEASE OVERVIEW

AVAILABLE SF: 7,183 SF

LEASE RATE: \$10.02 - 5000.00 SF/Yr (NNN)

LOT SIZE: 1.43 Acres

BUILDING SIZE: 7,183 SF

YEAR BUILT: 2000

ZONING: Planned Development

PROPERTY DESCRIPTION

The Weatherford Car Wash is a highly developed 1.428 acres of land with a 7,183 SF tunnel wash and lube center. Also includes multiple detail bays. Equipment included in the lease includes all car wash equipment and lube equipment.

LOCATION OVERVIEW

The Weatherford Full Service Car Wash facility is located one mile from the historic Weatherford Town Square on Fort Worth Highway (Hwy 180). The traffic count on Fort Worth Highway is 38,000 cars per day and is a major arterial into Weatherford.



JAMES BLAKE, CCIM

Managing Director
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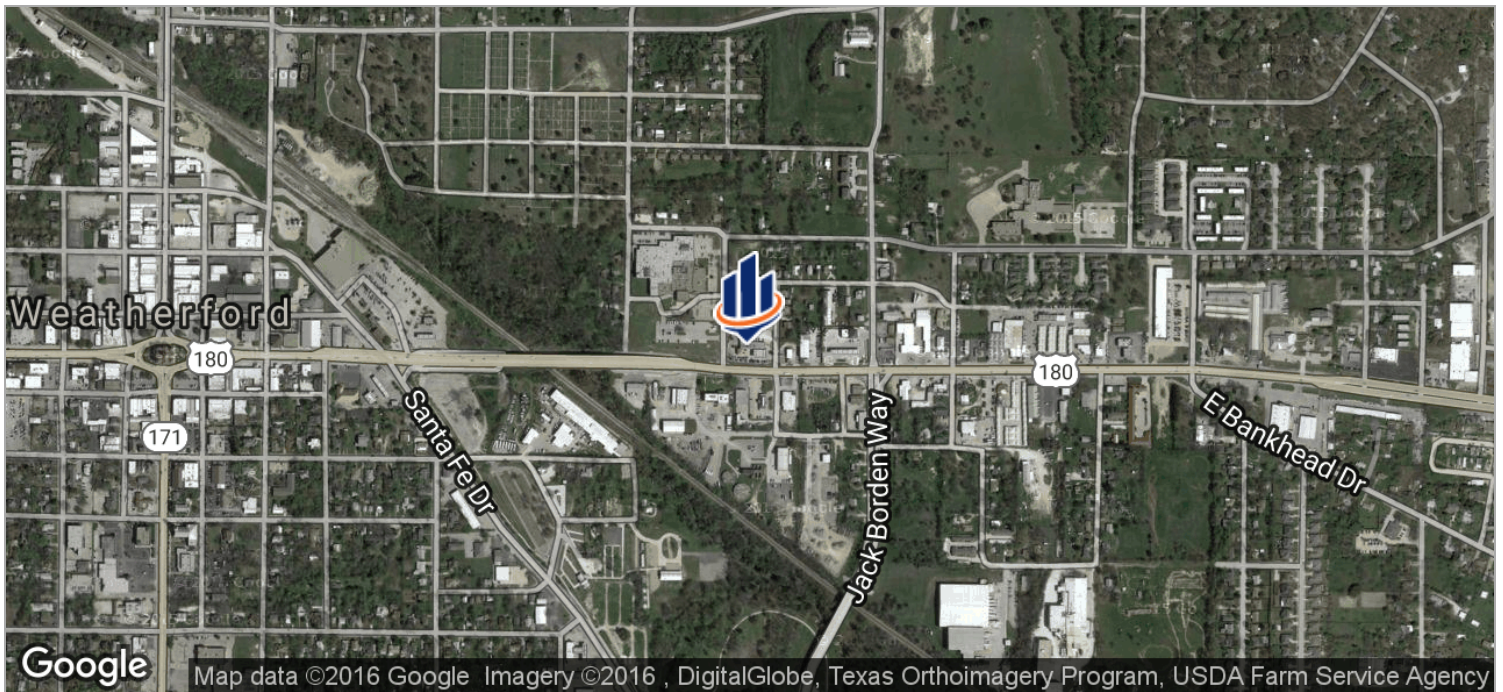
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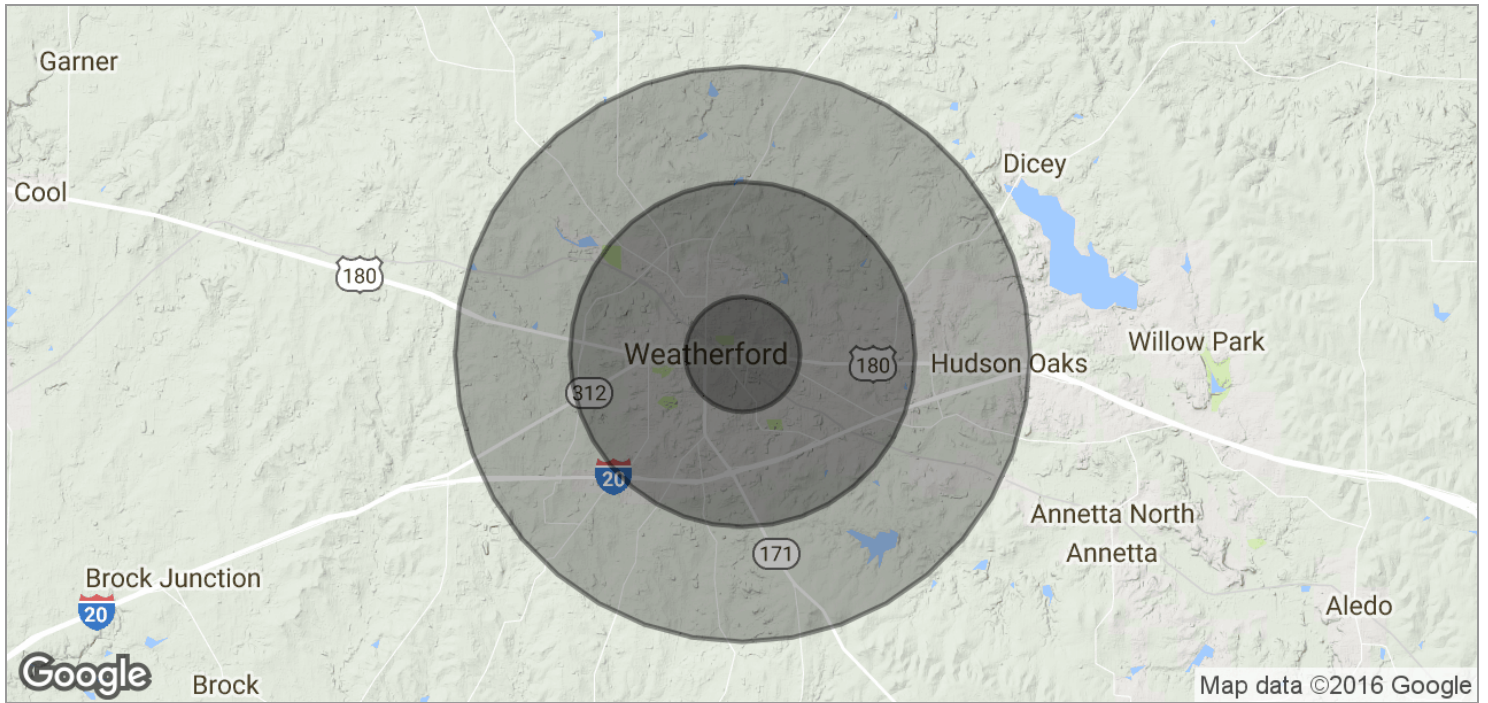
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,003	22,856	33,648
MEDIAN AGE	32.6	34.3	36.0
MEDIAN AGE (MALE)	32.1	33.2	34.7
MEDIAN AGE (FEMALE)	33.5	35.6	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,568	8,855	12,841
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$51,584	\$54,475	\$61,061
AVERAGE HOUSE VALUE	\$128,331	\$142,243	\$170,770



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James Blake, CCIM

Managing Director
SVN | Trinity Advisors

James Blake, CCIM serves as Senior Advisor for SVN | Trinity Advisors, specializing in multi-tenant retail shopping centers, freestanding single tenant retail buildings and industrial properties. With more than 29 years of Dallas/Fort Worth commercial real estate market experience, Blake has combined sales and leases in excess of \$342 million. While Blake's shopping center and industrial clients are all across the United States, his focus is retail and industrial income producing properties in the Dallas/Fort Worth metroplex area.

Blake began his commercial real estate career in 1985 with the Henry S. Miller Company. Blake teamed up with Fidelity Asset Management [FAM], a local commercial real estate asset management company, for six years. FAM focused on bank owned real estate and government owned real estate [FDIC, RTC]. The property was responsible for management, leasing and disposition of assets. Blake also served as president of Butler Commercial Realty assisting local industrial and retail buyers and sellers for eight years. In 2013 James Blake was named Charles D. Tandy Commercial Realtor of the Year.

As an involved commercial real estate Advisor, Blake has served as region three representative for the Texas Association of Realtors Commercial Investment Division. He has also served as chairman of the Society of Commercial Realtors in Fort Worth, Texas. In addition, Blake is an active member of the community serving on several civic boards including being chairman of Parents and Children Together, an organization that counsels the children of incarcerated parents, Boy Scouts of America.

Blake holds a Certified Commercial Investment Member [CCIM] designation and has earned a bachelor's degree in real estate finance from Texas Tech University, Lubbock, Texas.

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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.

DFW Trinity Advisors, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9004520 License No.	sfithian@visionsrealty.com Email	817-288-5525 Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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Information About

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