

FORMER CVS FOR SUBLEASE

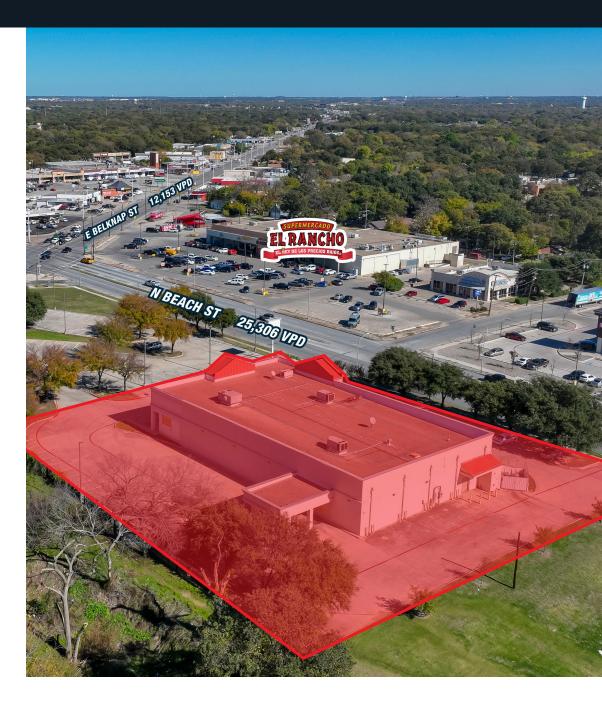
1201 N BEACH ST | FORT WORTH, TX 76111



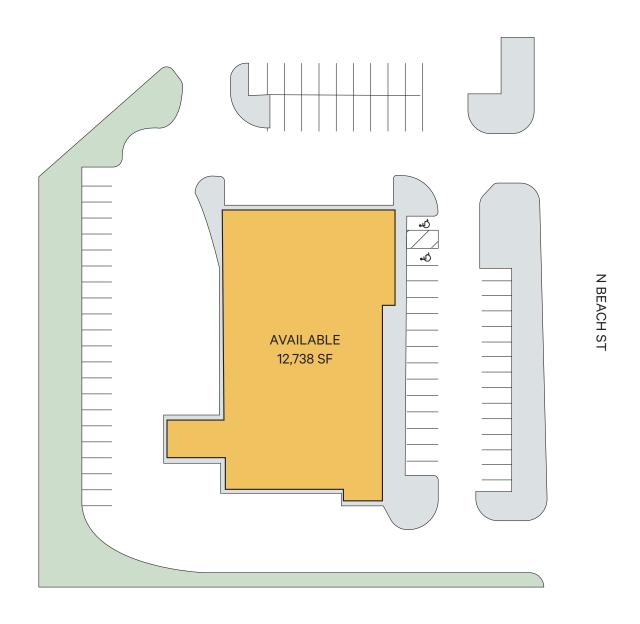
PROPERTY OVERVIEW

ADDRESS	1201 N Beach St Fort Worth TX 76111
PROPERTY TYPE	Freestanding Vacant CVS w/ Drive-Thru
BUILDING SIZE	12,738 SF
LOT SIZE	2.55 Acres
YEAR BUILT	1997
ZONING	Neighborhood Commercial "E"
SUBLEASE TERM	10/29/2027

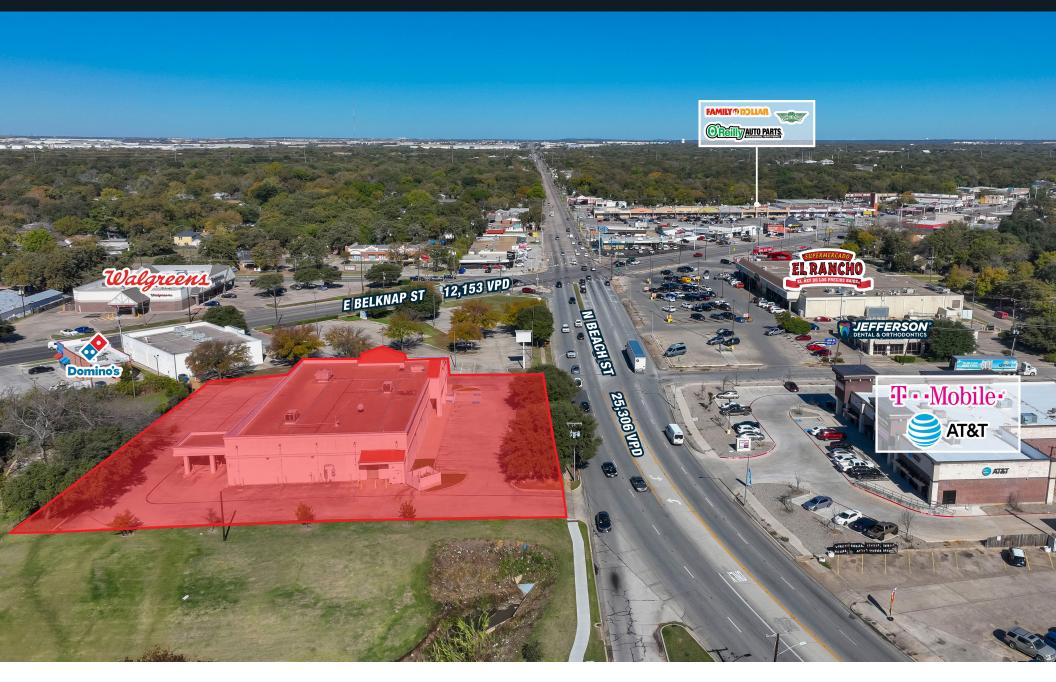
The freestanding Class A building represents an ideal opportunity for an exciting concept to serve a strong trade area. The location is zoned as retail, and is one of the key retail intersections for the surrounding neighborhoods, which offers strong density.





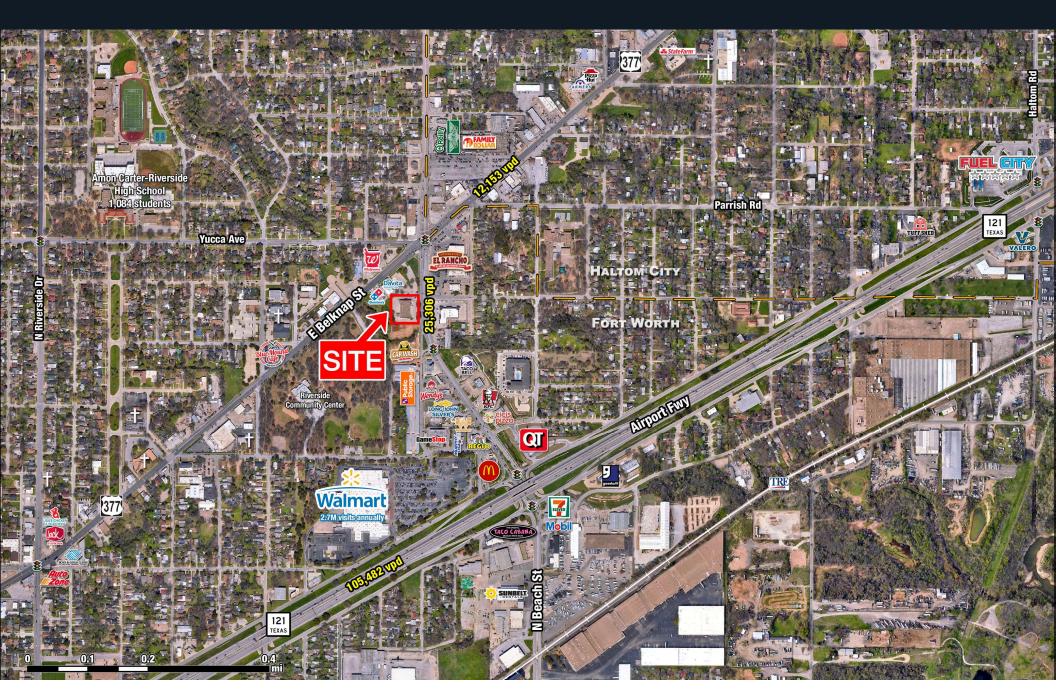


OBLIQUE AERIAL



weitzman®

PROPERTY AERIAL

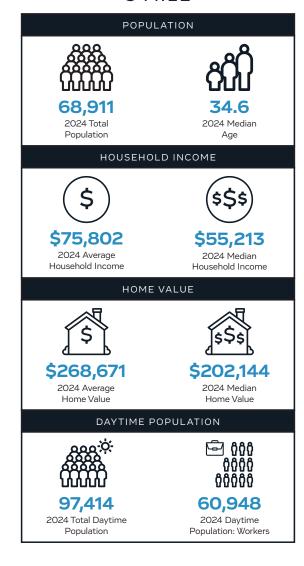


DEMOGRAPHICS

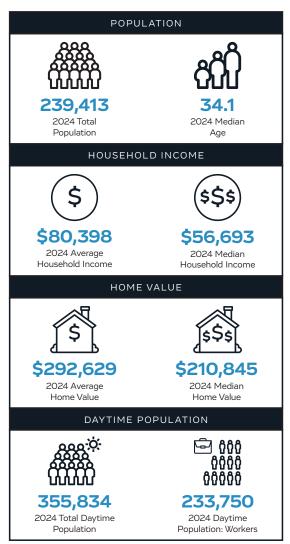
1 MILE

POPULATION 13,931 2024 Total 2024 Median Population Age HOUSEHOLD INCOME \$73,273 \$52,667 2024 Average 2024 Median Household Income Household Income HOME VALUE \$183,283 \$249,719 2024 Average 2024 Median Home Value Home Value DAYTIME POPULATION \Box 000ប្រកួបប្រកួ ስስስስስ 6,684 13,905 2024 Total Davtime 2024 Davtime Population Population: Workers

3 MILE



5 MILE





KEVIN BUTKUS

SENIOR VICE PRESIDENT

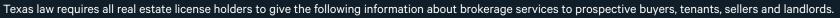
kbutkus@weitzmangroup.com 214.720.6683

CORBIN TANENBAUM

VICE PRESIDENT

ctanenbaum@weitzmangroup.com 214.720.7506

INFORMATION ABOUT BROKERAGE SERVICES





TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage actives, 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 writen 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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker

Buver/Tenant/Seller/Landlord Initials

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 writting 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.

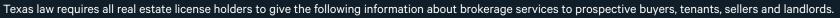
Weitzman	402795	twgre@weitzmangroup.com	214-954-0600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert E. Young, Jr.	292229	byoung@weitzmangroup.com	214-720-6688
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kevin Butkus	678298	kbutkus@weitzmangroup.com	(214) 720-6683
Sales Agent/Associate's Name	License No.	Email	Phone

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Data

2-10-2025 IABS 1-0

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert E. Young, Jr.	292229	byoung@weitzmangroup.com	214-720-6688
Designated Broker of Firm	License No.	Email	Phone
Robert E. Young, Jr	292229	byoung@weitzmangroup.com	214-720-6688
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Corbin Tanenbaum	704178	ctanenbaum@weitzmangroup.com	(214) 720-7506
Sales Agent/Associate's Name	License No.	 Email	Phone

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INFORMATION AVAILABLE AT WWW.TREC.TEXAS.GOV

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