



# 2ND GENERATION FREESTANDING RESTAURANT

304 US-377  
ROANOKE, TEXAS 76262

# PROPERTY OVERVIEW

## TENANT OPERATING - DO NOT DISTURB

ADDRESS	304 US-377, Roanoke, TX 76262
PROPERTY TYPE	Restaurant & Land
GLA	5,766 SF
LOT	1.041 Acres
YEAR BUILT	1987
ZONING	Oak Street Zone US-377 Zone
PRICING	CONTACT BROKERS

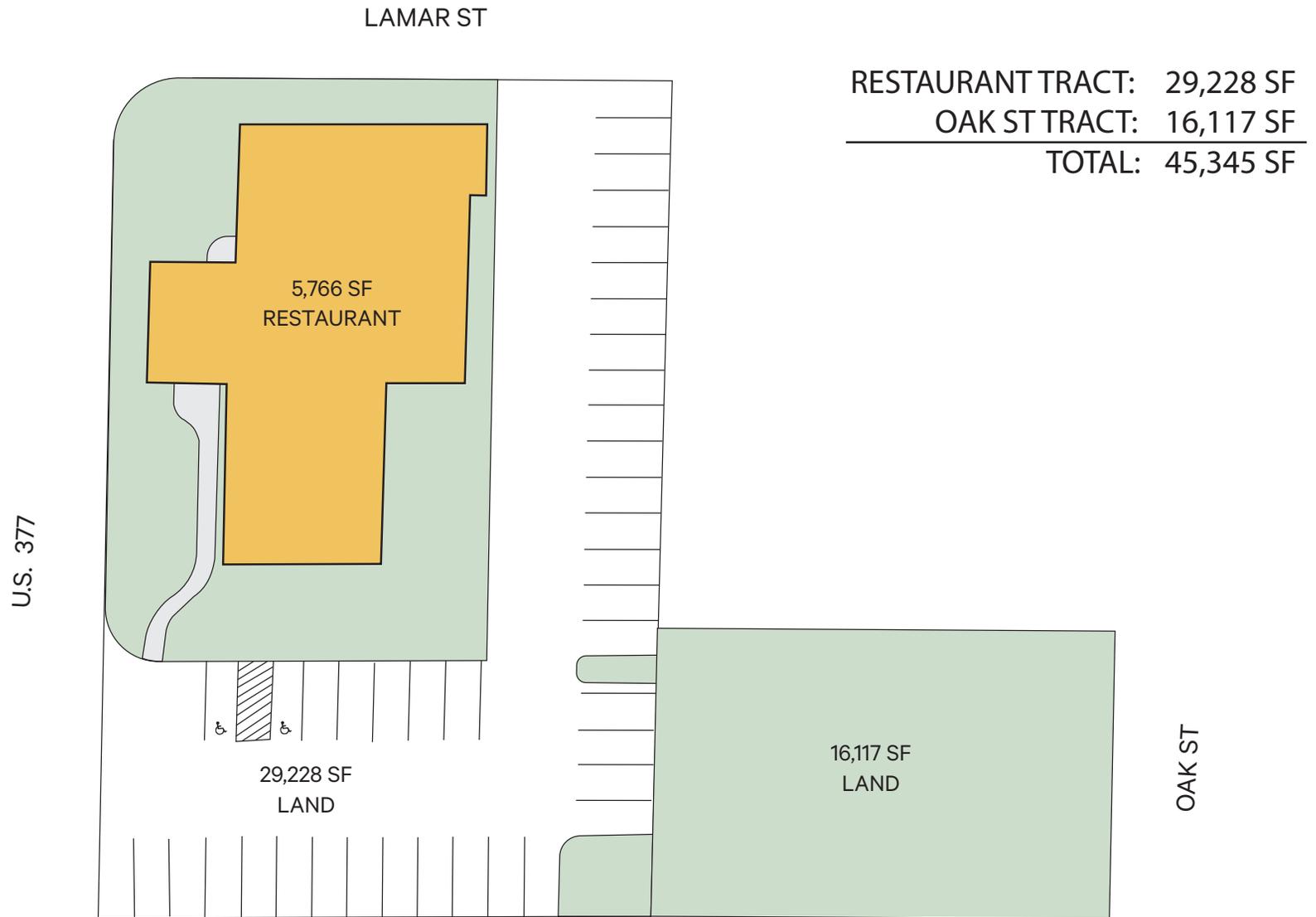
### SITE HIGHLIGHTS:

- 2nd Generation freestanding restaurant equipped with FF&E
- Located in Historic Downtown District of Roanoke
- Full ingress/egress on US-377 and Oak Street
- 0.37 acre tract on Oak Street available for development or restaurant expansion
- Utilities on site

### AREA HIGHLIGHTS:



# SITE PLAN





# OBLIQUE AERIAL



Charles Schwab

Roanoke City Hall

Hard Eight  
PIT BBQ

Dove Creek  
CAFE

That monkey

Oak Street

Lamar Street

Land  
16,117 SF

Restaurant Tract  
29,228 SF

US-377

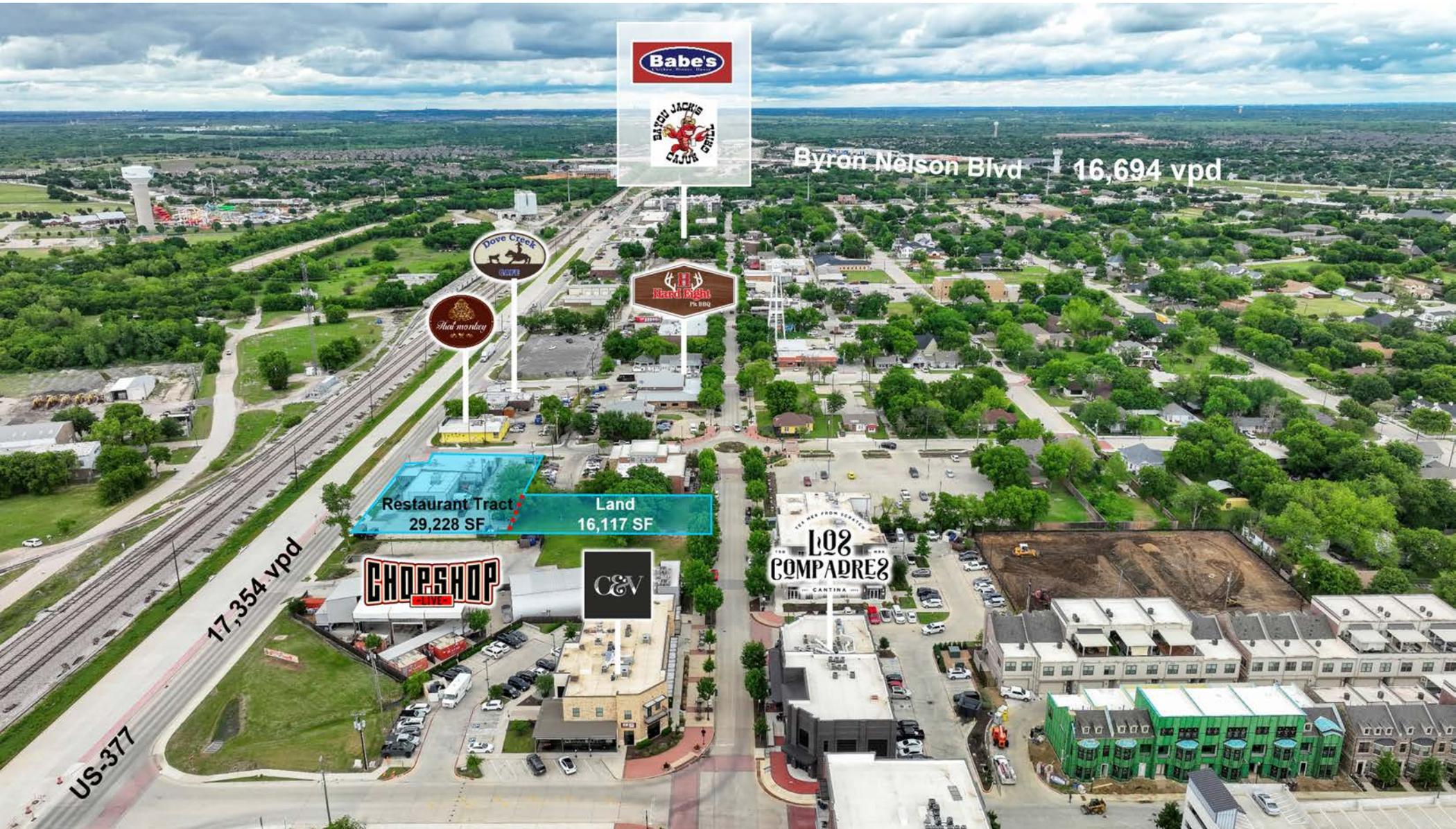
17,354 vpd

LO2  
COMPADRES  
CANTINA

C&V

CHOPSHOP  
LIVE

# OBLIQUE AERIAL



# OBLIQUE AERIAL

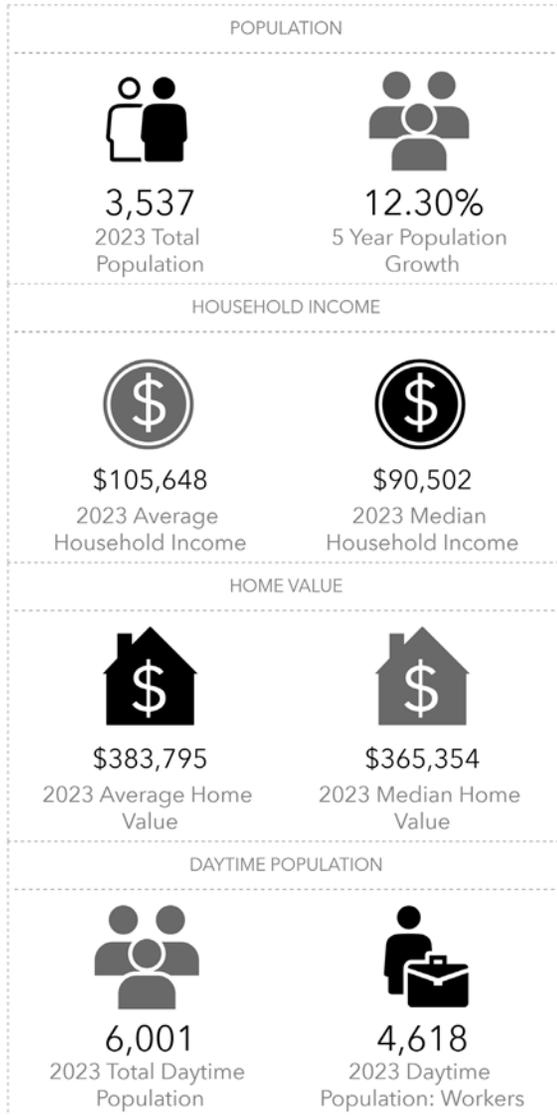




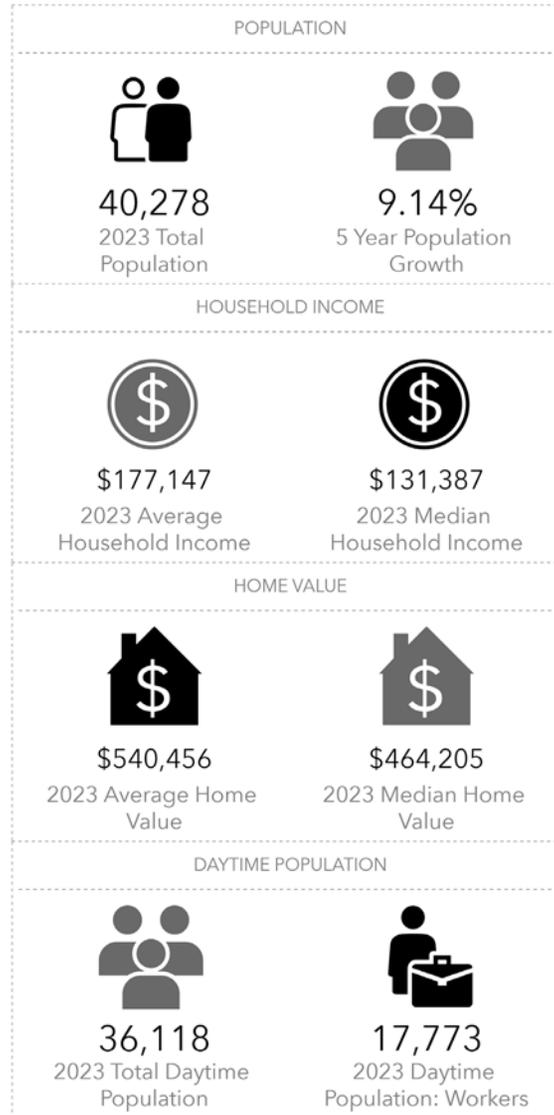


# DEMOGRAPHICS

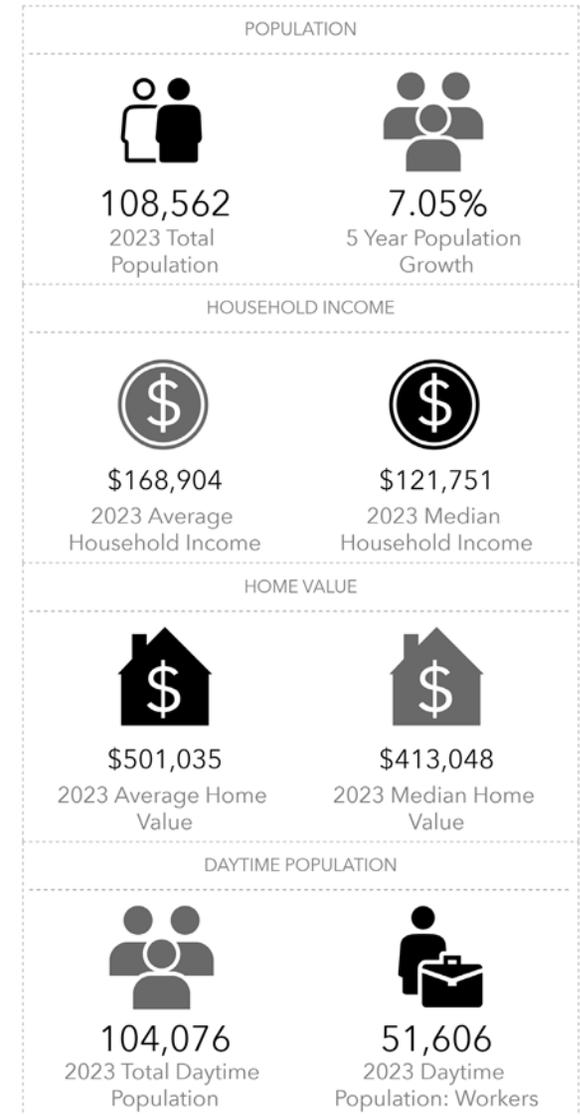
## 1 MILE



## 3 MILE



## 5 MILE



# ROANOKE OVERVIEW



## A LOCATION WITHIN THE UNIQUE DINING CAPITAL OF TEXAS

The freestanding restaurant building benefits from a prime position in the midst of one of D-FW's most popular restaurant and entertainment districts. In fact, Roanoke is known as the "unique dining capital of Texas" due to its cluster of popular independent concepts in the city.

The freestanding space is in proximity to popular dining destinations including Babe's Chicken Dinner House, Hard Eight Barbeque, Bayou Jack's Grill, Inzo Italian Kitchen, Thai Monkey and others.

Due to its access to affluent markets like Argyle, Trophy Club, Lantana and others, Roanoke's dining and entertainment district has grown to become a regional destination.

## STRONG TRADE AREA DEMOGRAPHICS

The freestanding restaurant location at 304 US-377 sits in the midst of a high-growth, high-income trade area. Within a three-mile radius of the location, the population totals 40,509 residents in 13,688 households. Between 2010 and 2023, the population within the radius jumped by 8.1 percent.

The average household within the radius is an affluent \$164,920, and the median household income is an equally strong \$123,526.

The daytime population within the radius totals 36,525. Restaurants and retailers rely on daytime population totals to drive traffic through the workday.

# DFW BY THE NUMBERS

# 1

## IN TEXAS FOR JOB GROWTH

294,700 NET NEW JOBS  
MAY 2021-MAY 2022  
#3 IN THE NATION

U.S. BUREAU OF LABOR STATISTICS

# 1

## IN THE U.S. FOR 3-YEAR JOB GROWTH

U.S. BUREAU OF LABOR STATISTICS

# 1

## IN THE NATION FOR POPULATION GROWTH

DFW ADDED 97,290 RESIDENTS  
JULY 2020-JULY 2021

U.S. CENSUS

# 1

## IN THE NATION FOR SINGLE-FAMILY DEVELOPMENT

OVER THE PAST DECADE, SINGLE-FAMILY BUILDING PERMITS IN DFW TOTALED 323,000

STORAGECAFE

# 1

## IN THE NATION FOR MULTI-FAMILY DEVELOPMENT

OVER THE PAST DECADE, DFW HAS REPORTED 233,000 NEW MULTI-FAMILY UNITS

STORAGECAFE

# TEXAS BY THE NUMBERS

# **1**

## IN JOB GROWTH

**82,500 JOBS** IN JUNE 2022 – #1  
**779,000 JOBS** YEAR TO DATE – #1

*U.S. BUREAU OF LABOR STATISTICS*

# **1**

## IN POPULATION GROWTH

**310,200** BETWEEN 2020 AND 2021  
**4 MILLION** BETWEEN 2010 AND 2020

*U.S. CENSUS*

# **5**

## BEST STATES FOR BUSINESS

*CNBC*

# **1**

## FOR FORTUNE 500 COMPANIES

TEXAS IS HOME TO **53** FORTUNE 500  
COMPANY HEADQUARTERS, MORE  
THAN ANY OTHER STATE

*FORTUNE*

# **9**

## WORLD ECONOMY

TEXAS IS THE WORLD'S 9<sup>TH</sup> LARGEST  
ECONOMY WITH **\$1.985 TRILLION** IN  
GDP

*TEDC*

# **1**

## FOR ECONOMIC GROWTH

TEXAS RANKS 1<sup>ST</sup> IN THE NATION  
IN FORECASTS FOR STRONG  
EMPLOYMENT AND INCOME GROWTH  
FOR THE NEXT 5 YEARS.

*FORBES*

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# INFORMATION ABOUT 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 on 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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