



612 N HENDERSON | 612 N HENDERSON ST, FORT WORTH, TX 76107

Features

- Free-standing 2nd generation restaurant fully renovated in 2022
- Located at major intersection of White Settlement Rd, Jacksboro Hwy, and Henderson St

FOR LEASE & SALE

AVAILABLE SF: 3,800
CONTACT FOR MORE INFORMATION

Traffic Counts

N Henderson St	33,503 VPD
White Settlement Rd	11,270 VPD

Demographics

YEAR: 2025

1 MILE

3 MILES

5 MILES

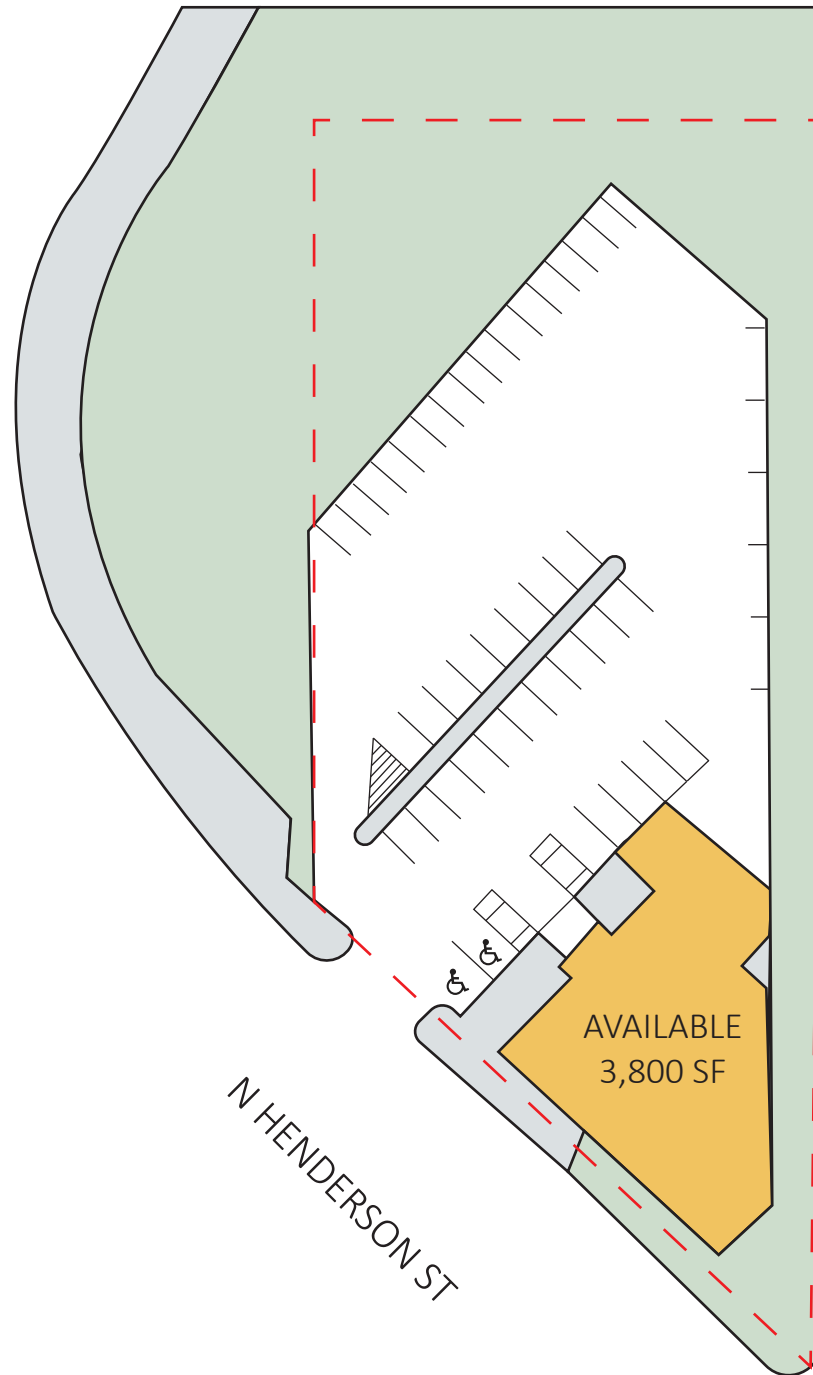
Total Population	13,797	95,745	266,651
Daytime Population	60,168	204,988	378,021
Average Household Income	\$116,782	\$103,045	\$95,774
5 Year Population Growth	8.60%	6.57%	3.03%

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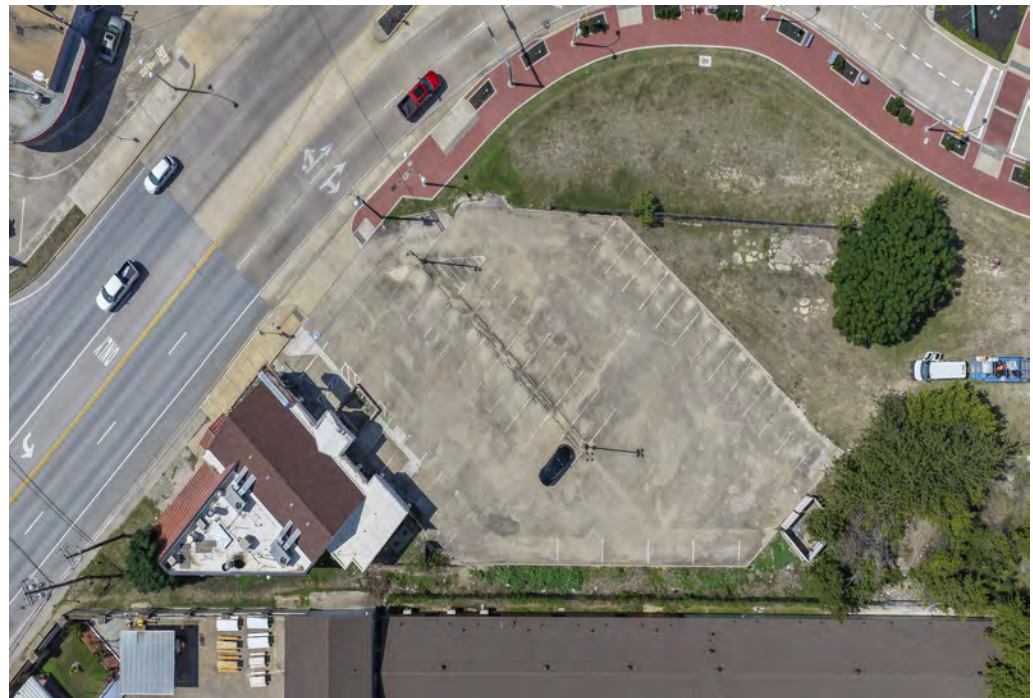
Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.



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Westside Village
 \$1.7B mixed-use u/c;
 including \$45M infrastructure
 4 phases (2025-2035)
 880k SF class AA office
 238k SF retail
 175-key hotel
 1,785 MF units

PANTHER ISLAND | Central City Flood Project
 \$1B+ mixed-use u/c
 2032 est. completion
 projected: 29K employees
 \$3.7B+ annual economic activity
 10K housing units & 3M SF commercial space

SITE

Aviator West 7th
 374 MF units

Montgomery Plaza
 243 MF units

Left Bank Development
 1.5M SF mixed-use

Madera at Leftbank
 589 MF units

Bexley at Left Bank
 337 MF units

Bexley at Left Bank II
 385 MF units

Carter House
 331 MF units proposed

The Braden on Fifth
 345 MF units

Resia
 492 MF units proposed

Encore Panther Island
 300 MF units

Rocklyn Apts
 274 MF units

The Franklin
 369 MF units

Trinity Urban
 560 MF units

TCC Trinity River Campus East
 11,483 students

24,272 vpd

33,503 vpd

0 0.05 0.1 0.2 0.3 mi

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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 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. **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

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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Buyer/Tenant/Seller/Landlord Initials

Date