

# Information Package



**EBG**  
EUREKA BUSINESS GROUP



# FOR LEASE

**5715 Azle Ave.**

**Fort Worth, TX 76114**

**Joseph Gozlan**

**P: (903) 600-0616**

**E: [Joseph@ebgtexas.com](mailto:Joseph@ebgtexas.com)**

# Retail Space

# Executive Summary



## Property Overview

Renovated in 2020, this versatile retail space sits on a generous 0.3-acre lot on busy Azle Avenue in Fort Worth. The property offers an efficient footprint complemented by valuable fenced outdoor storage space, providing flexibility for various business operations. With immediate availability. This C-Commercial zoned property accommodates retail, medical, light industrial, automotive, and office uses.

## Location & Market Advantages

The property enjoys excellent visibility in a growing area of Fort Worth with strong demographic fundamentals. The surrounding 3-mile radius boasts 73,842 residents with an average household income of \$79,186 and a median age of 33-35 years. The area is projected to grow by 5.3% over the next five years, creating sustained demand for retail and service businesses. This opportunity comes at a time when the Dallas-Fort Worth retail market continues to outperform many other regions.

## Versatile Applications

The property's layout and zoning make it particularly suitable for a variety of businesses including traditional retail operations, medical offices, professional services, light industrial uses, or some automotive services. The combination of indoor space and secure outdoor storage provides flexibility rarely found in properties of this size.



# The Property

5715 Azle Ave. Fort  
Worth, TX 76114

**Address:** 5715 Azle Ave. Fort Worth, TX 76114

**RBA:** 864 SF

**Lot:** 0.3AC including fenced area for outside storage.

**Renovated:** 2020

**HVAC:** In Office

**Roofs:** Pitched / Shingles

**Traffic:** 12,380 VPD (^19)

**Zoning:** C – Commercial (See list of permitted uses attached)

**Permitted Uses:** Retail, Light Industrial, Some Auto use, Office

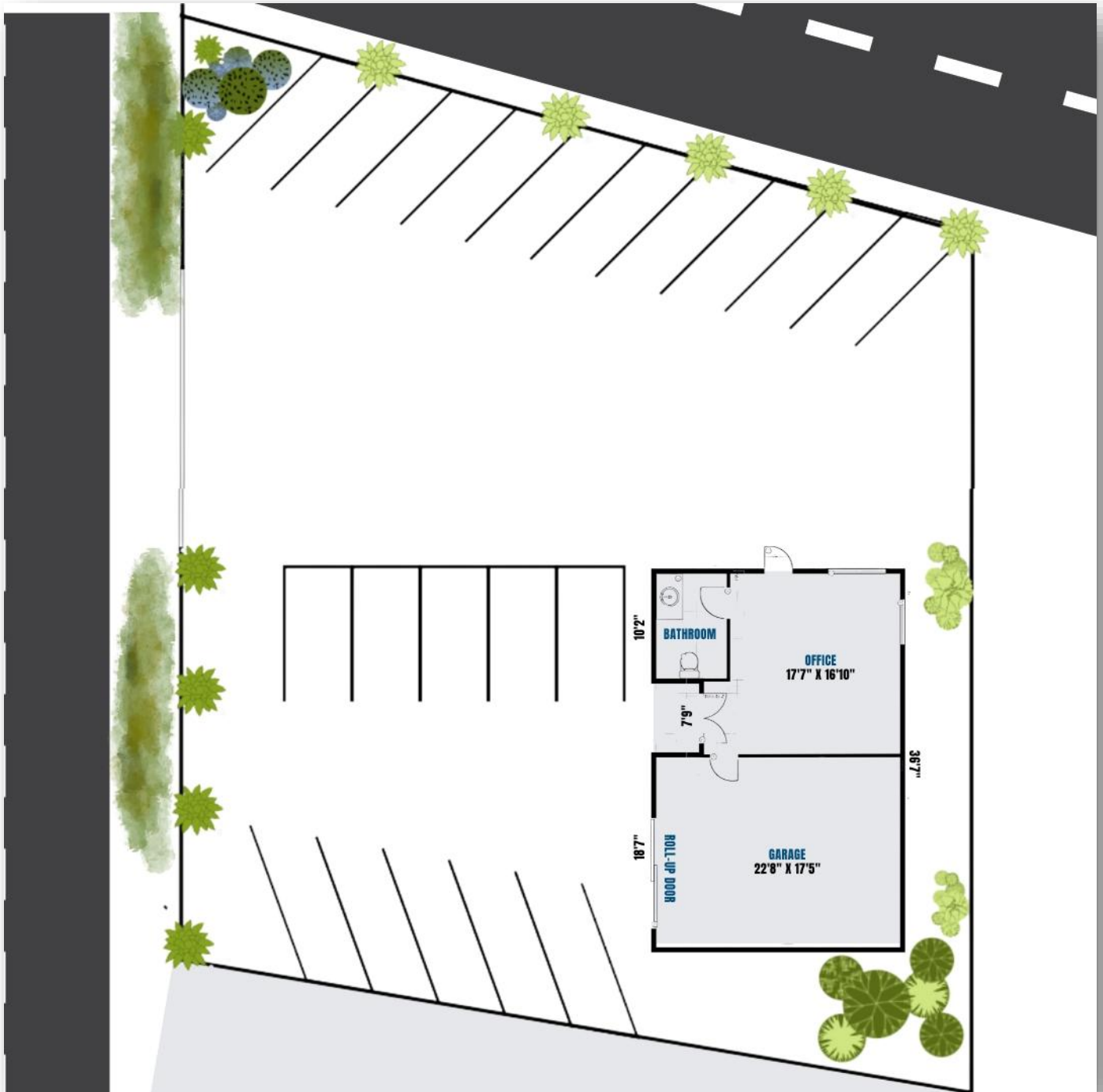
**Asking Rent:** \$3,000/month Gross

**Availability: Immediate!**



# Floorplan

5715 Azle Ave. Fort  
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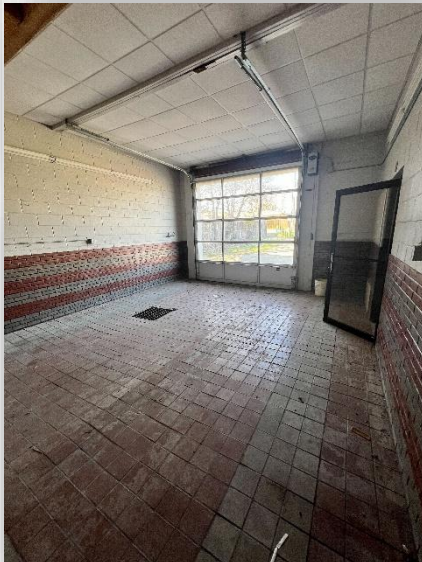


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# Pictures

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# Video

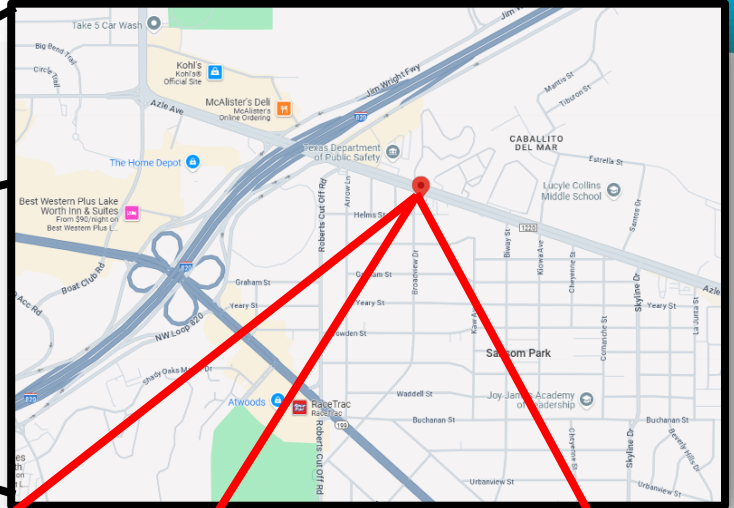
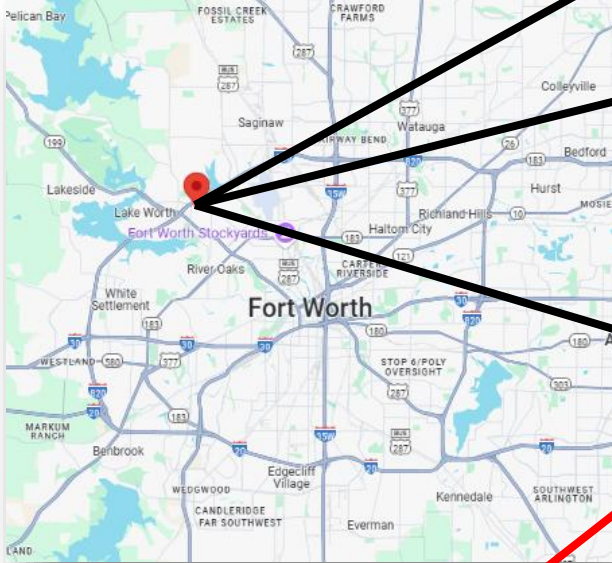
Click Below to Watch  
the Video Tour





# Location

**5715 Azle Ave. Fort  
Worth, TX 76114**

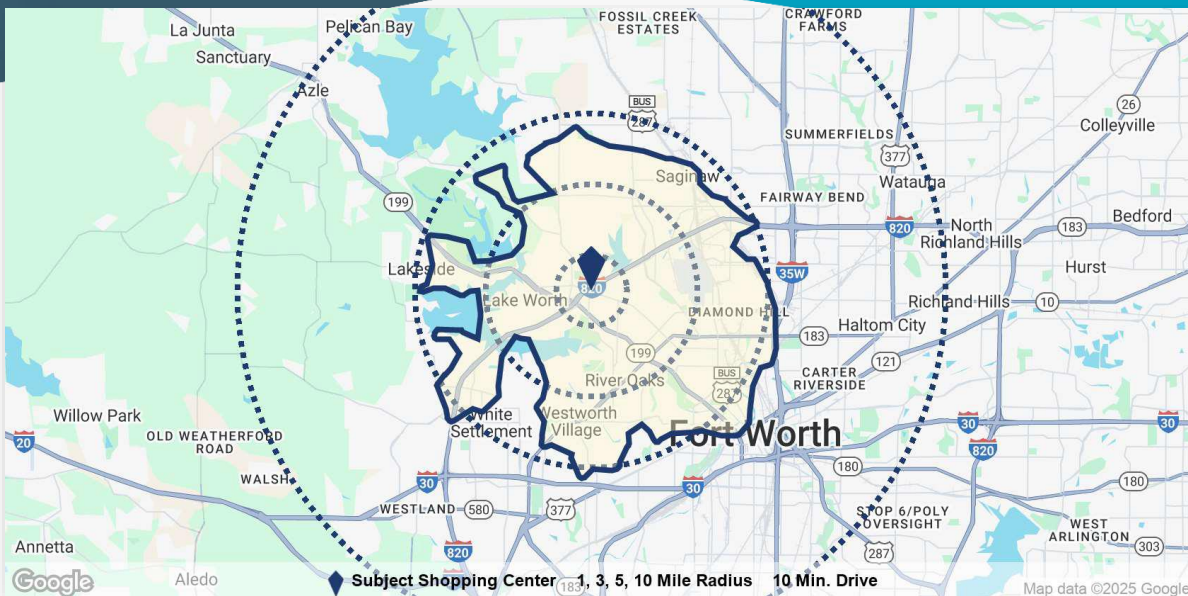


**5715 Azle Ave.**  
→ **Fort Worth, TX 76114**

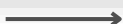
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# Demographics

5715 Azle Ave. Fort Worth, TX 76114



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	10,589	73,842	181,312	731,192	161,013
5 Yr Growth	6.4%	5.3%	5.8%	6.2%	4.7%
Median Age	34	33	35	35	33
5 Yr Forecast	35	35	36	37	35
White / Black / Hispanic	46% / 10% / 50%	45% / 10% / 51%	48% / 8% / 49%	51% / 11% / 37%	87% / 7% / 54%
5 Yr Forecast	46% / 10% / 50%	45% / 10% / 51%	48% / 8% / 49%	51% / 11% / 37%	86% / 7% / 55%
Employment	5,087	15,804	70,199	358,213	72,340
Buying Power	\$212.7M	\$1.4B	\$4.1B	\$18.2B	\$3.2B
5 Yr Growth	6.7%	4.1%	4.5%	5.2%	7.6%
College Graduates	15.0%	15.5%	19.3%	27.4%	23.2%
<b>Household</b>					
Households	3,678	23,469	60,966	264,704	51,852
5 Yr Growth	6.3%	5.4%	6.0%	6.4%	4.8%
Median Household Income	\$57,826	\$60,230	\$66,727	\$68,758	\$62,201
5 Yr Forecast	\$58,008	\$59,453	\$65,788	\$68,002	\$63,896
Average Household Income	\$72,617	\$79,186	\$85,353	\$90,175	\$77,332
5 Yr Forecast	\$72,352	\$78,905	\$85,306	\$90,115	\$79,348
% High Income (>\$75K)	36%	39%	43%	46%	38%
<b>Housing</b>					
Median Home Value	\$169,154	\$215,089	\$225,868	\$255,094	\$169,958
Median Year Built	1994	1991	1987	1988	1977
Owner / Renter Occupied	47% / 53%	59% / 41%	61% / 39%	56% / 44%	65% / 35%



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# The Market

5715 Azle Ave. Fort  
Worth, TX 76114

## Dallas-Fort Worth Market Summary

Azle Ave & 820 Retail

The Dallas-Fort Worth retail market remains on firm footing at the start of 2025, as strong tenant demand has held vacancies at historically tight levels. Tenants have filled 30.1 million SF of space in the last two years while vacating just 22.3 million SF, with both measurements showing signs of slowing from their respective pre-pandemic norms as available space becomes more scarce.

In the last year, Dallas-Fort Worth has seen the most net absorption of any major U.S. market at 2.1 million SF. This has been made possible by the robust construction pipeline in the region, which also leads the country in terms of annual deliveries and current construction activity. This new stock gives retailers the space needed to enter and expand into the market without drastically impacting vacancies, as over 65% of these spaces are pre-leased before delivery.

Deliveries have been picking up to meet demand where possible, with the coming months seeing the largest wave of project completions in years. Construction largely occurs outside the core urban areas of Dallas and Fort Worth, with the highest concentrations to the north in Collin and Denton counties, where population growth has been strongest. In this part of the market, the availability rate on the nearly 9.6 million SF of space delivered since 2020 currently registers above 8%, as new power centers in communities like Murphy and Aubrey sit vacant. The primary impetus behind these

speculative developments is to get ahead of the population growth in this area.

These new projects have been made possible, in part, by the increasing premium users are willing to pay for both new and existing inventory. Market participants share this sentiment, saying tenants have been flexible on higher starting rents, especially for newly developed spaces. Year-over-year rent growth has held firm at 4% or greater for eleven consecutive quarters. As this new stock is delivered to the market and demand softens, rent growth will likely slow in the coming year.

While capital markets activity has retreated for all sectors, the retail segment has been largely insulated from the worst of these reversals. Elevated interest rates have shifted the buyer profile to more private investors as institutional players and REITs stand by, awaiting more favorable financing conditions. For multi-tenant buildings sold within the last year, the average occupancy was around 94%, showcasing a buyer preference for strong cash flow fundamentals.

CoStar's Base Forecast is still very strong for Dallas-Fort Worth, with vacancies remaining low and rent growth above the national average. The remaining slate of construction deliveries will be more spread out in the upcoming quarters, and steady tenant demand should absorb most of the new space completed in 2024 in less than a year.



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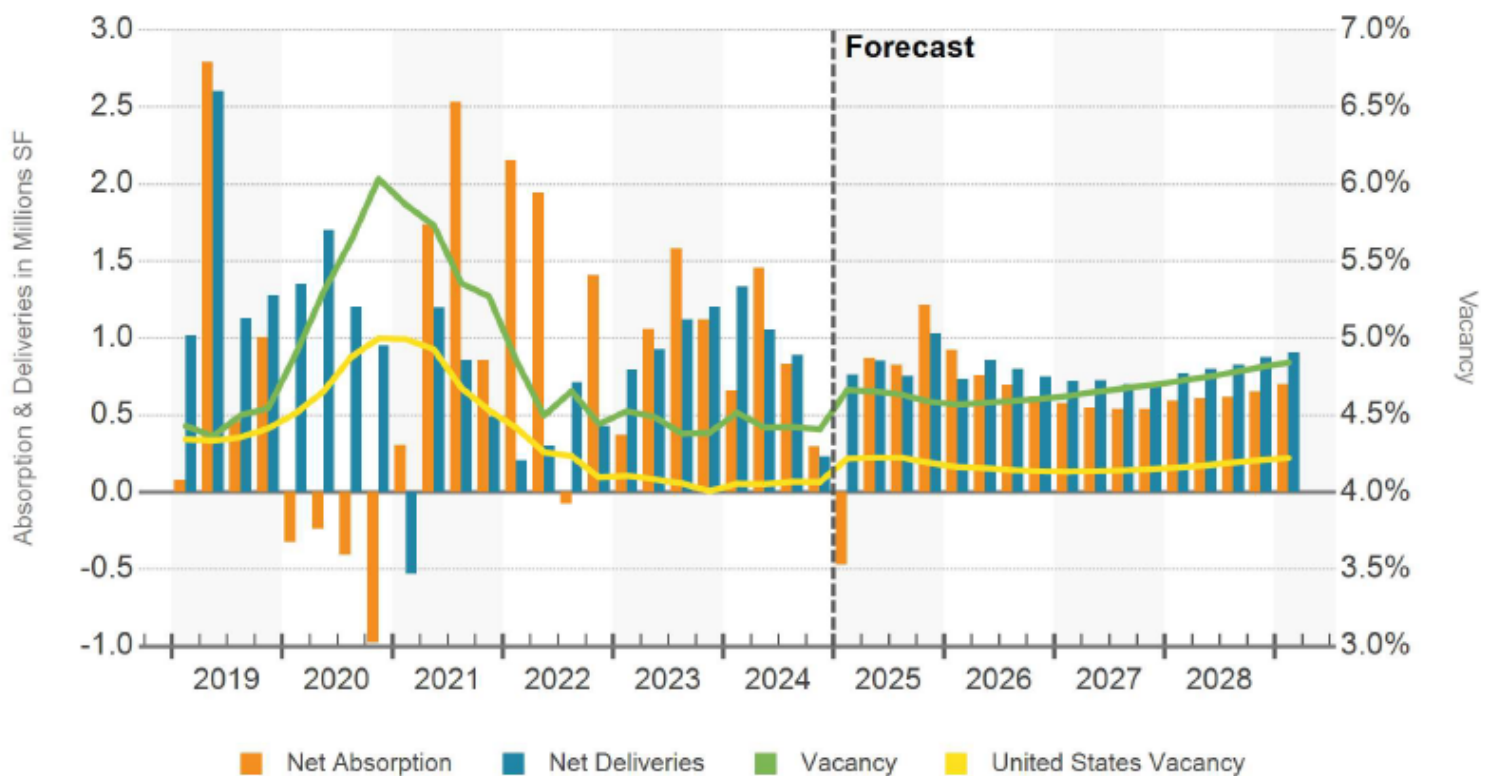
# The Market (Cont.)

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## Dallas-Fort Worth Market Summary

Azle Ave & 820 Retail

NET ABSORPTION, NET DELIVERIES & VACANCY



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# Contact



## **Joseph Gozlan** **Managing Principal**

M: (903) 600-0616

E: [Joseph@EBGTexas.com](mailto:Joseph@EBGTexas.com)

W: [www.EBGTX.com](http://www.EBGTX.com)



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Management



Consulting Services



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Representation



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(903) 600-0616



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.





# Information About Brokerage Services

Texas law requires all real estate licensees 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 work with clients on behalf of the broker.

## ABROKER'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 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.

<u>Joseph Gozlan</u>	<u>0593483</u>	<u>Joseph@EBGTexas.com</u>	<u>(903)600-0616</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	

Regulated by the Texas Real Estate Commission

Eureka Business Group, 5760 Legacy Dr, Suite B3-127 Plano TX 75024  
Joseph Gozlan

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

Harvest Run

Phone: 4694436336

Fax:

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)