

Drive Thru **Value Add** Opportunity

Freestanding Retail Asset with Existing Drive Thru



PARTNERS REALTY
& Advisory Group, LLC

Kay Jin, CCIM

Broker/Principle

kayjin@prnag.com / 972-898-8447 / www.Prnag.com

13155 Noel Dr. #900 Dallas, TX 75240

Executive Summary

- **Turnkey Value-Add Opportunity:**
Fully renovated in 2019 with new HVAC, plumbing, electrical wiring, grease trap and modern interiors.
- **Ready for Occupancy:**
Ideal for QSR, coffee shop, smoothie bar, retail user.
- **Drive-Thru Lane:**
Perfect for quick-service or mobile pickup concepts.
- **Freestanding Building:**
Great signage visibility and independent access.
- **Strong Neighborhood Base:**
Surrounded by dense residential neighborhoods with consistent daily traffic from major nearby roads.
- **Low Maintenance:**
Newer systems reduce operating costs for the next owner.
- **Existing pole sign structure available:**
Reinstall for strong street visibility and branding.

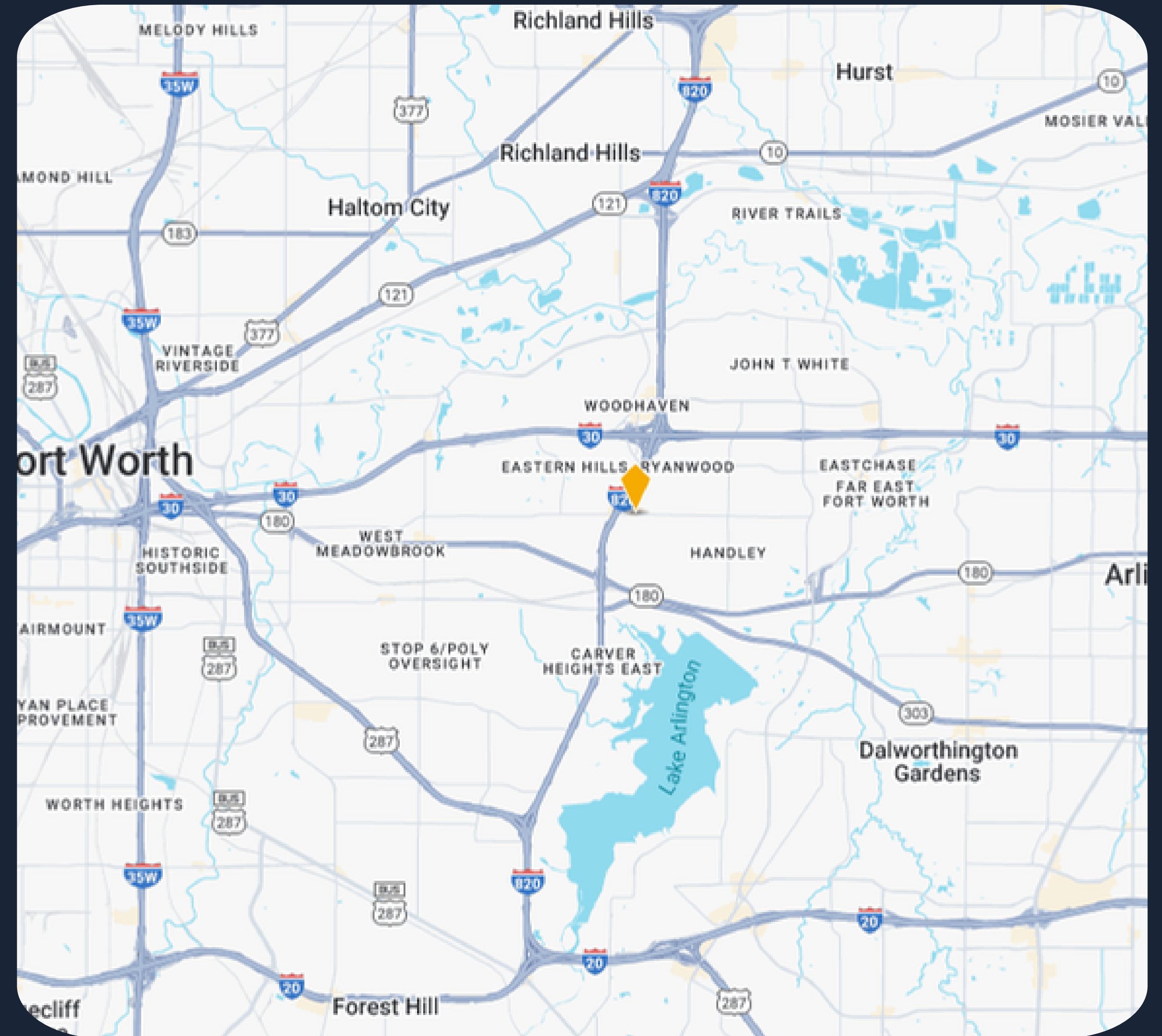
Property Summary

- **Address:**
6508 Brookmeadow Dr. Ft.Worth, Tx 76112
- **Building Type:**
Free-Standing Retail/Restaurant with Drive Thru
- **Building Size:**
±1,210 SF
- **Lot Size:**
0.21 Acres (9,147 SF)
- **Year Built / Renovated:**
1972 / 2019
- **Parking:**
15
- **Access:**
Excellent visibility and easy ingress / egress from Brook Meadow Dr



Traffic & Demographics

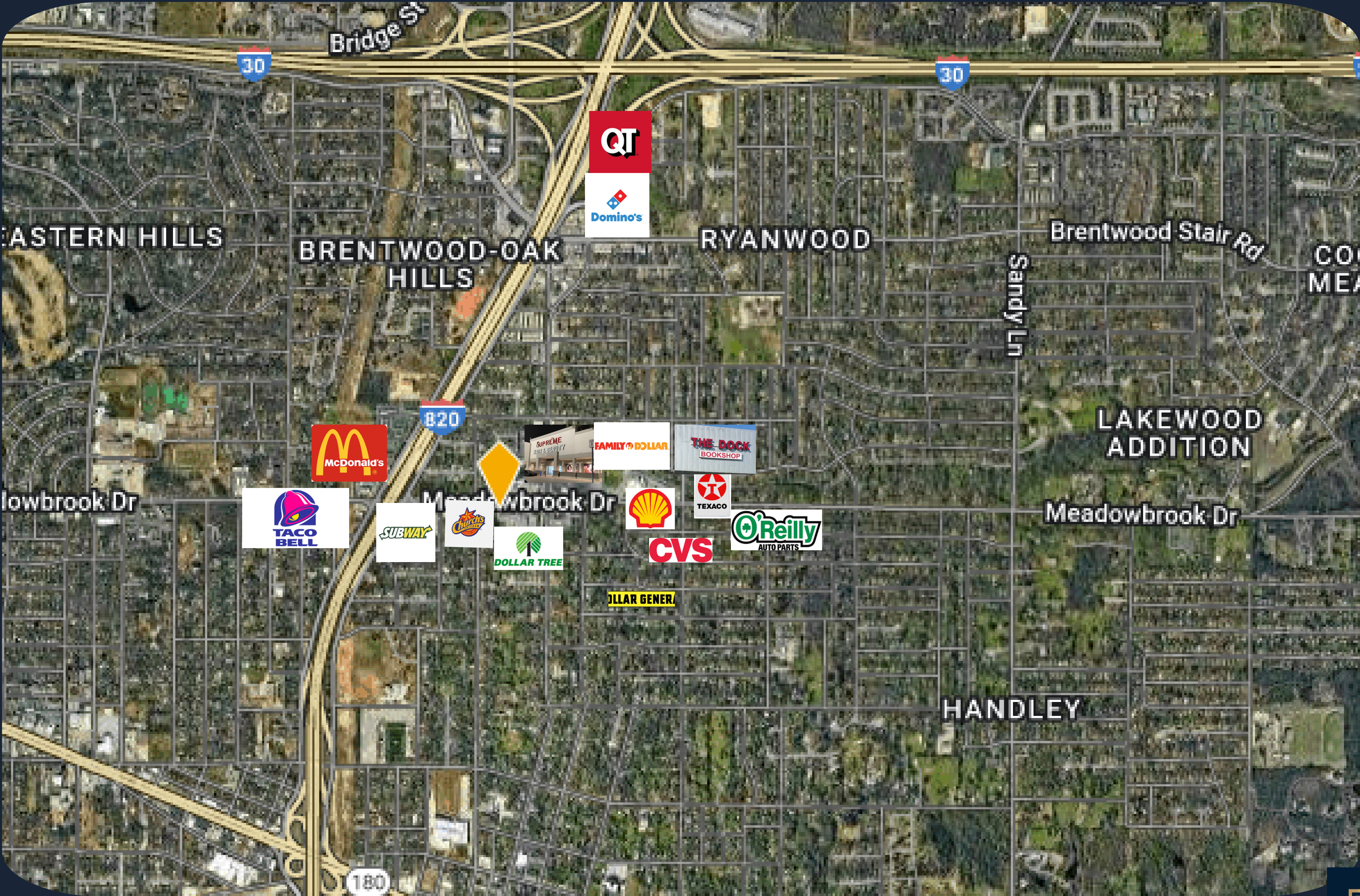
- **Traffic Count:** The site experiences approximately 22,000 vehicles per day on nearby arterial roads, supporting a steady flow of potential customers.
- **Demographics :** (1 mile radius)-8,200 residents / \$78,000 avg household income / 19,000+ VPD on E Loop 820 (3-mile radius)- Around 85,000 residents live within three miles, with an average household income of roughly \$78,000, indicating a stable and reasonably affluent customer base.
- **Visibility & Signage:** The property enjoys excellent visibility and access, with the added potential to reinstall an existing pole sign for heightened exposure.
- Located in South Fort Worth, minutes from Hwy820 and Altamesa Blvd, providing easy regional access.
- Surrounded by established residential neighborhoods, schools, and local retail — ideal for daily-use businesses like drive-thru restaurants or convenience retail.
- Within 10 minutes of major retail anchors including Walmart Supercenter, H-E-B, Kroger, Target, and Home Depot, creating strong consumer draw.
- Close to Tarrant County College South Campus and Texas Health Harris Methodist Hospital Southwest, providing steady daytime population.



Within 10 minutes of major retail anchors including

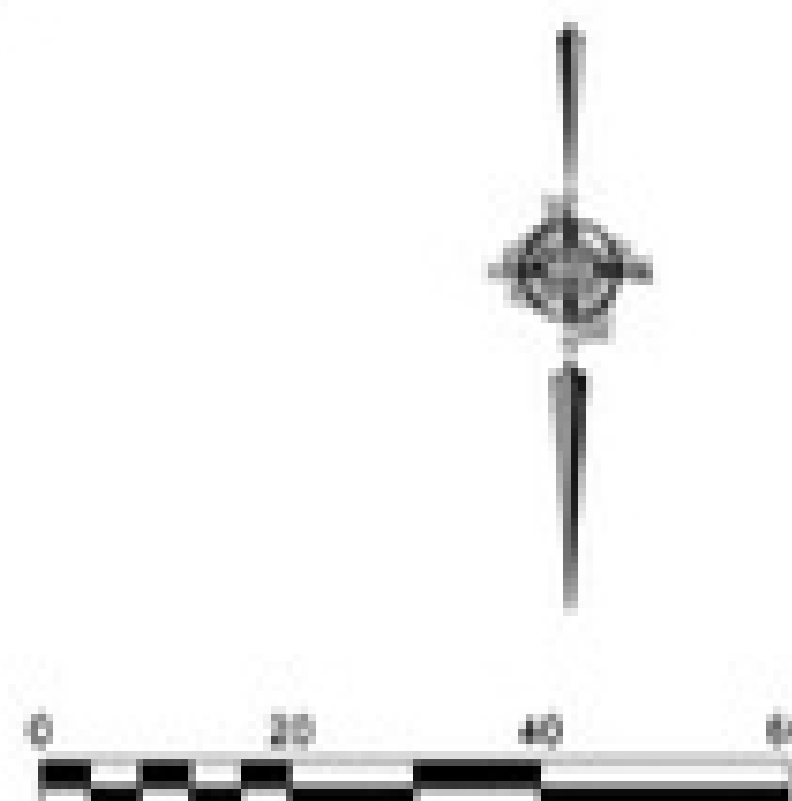


Site Overview



Photos





This survey is made relying on information provided by First Western Life Company in connection with the transaction described in SF 9 18-1928-271. The undersigned Registered Professional Land Surveyor Todd Fisher hereby certifies to Justin Tate, First Western Life and Old Republic National Life Insurance Company that, (a) this plat of survey and the property description set forth herein were prepared from an actual on-the-ground survey of the real property 5006 Westbourne (also described in volume 0008, Page 220), and shows herein; (b) such survey was conducted by the Surveyor, or under his direction; (c) all instruments shown herein actually existed on the date of the survey, and the location, size and type of sections thereof are correctly shown; (d) except as shown herein there are no observable encroachments on the Property or observable encroachments there from; there are no observable discrepancies, conflicts, abutments or areas of boundary line conflicts; (e) the size, location and type of improvements, are shown herein, and all are located within the boundaries of the Property and adjacent from the Property from the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has separate access to and from a public roadway; (h) recorded easements related thereto have been located and plotted herein; (i) the boundaries, dimensions and other details shown herein are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is located in Block 2 (27.4A) and is not located in a 100 Year Flood Plain or in an identified "Flood Zone Area" as defined by the U. S. Department of Housing and Urban Development ("Flood Insurance Rate Map No. 4806000100R, with a date of 08/15/2008) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Justin Teas, First Western Title and the Republic National Title Insurance Company are entitled to rely on this survey as being based performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth in the Texas Board of Professional Land Surveyors.

Use of this survey by any other person and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the respondent.

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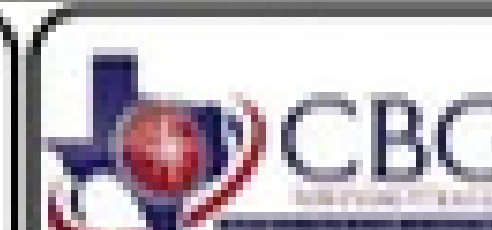
John Fisher
John Fisher
Registered Professional Land Surveyor No. 5833



DOI: 10.1002/for

1997. *Environmental Monitoring for Air Quality*.
London: Taylor and Francis.
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REMARKS: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 84

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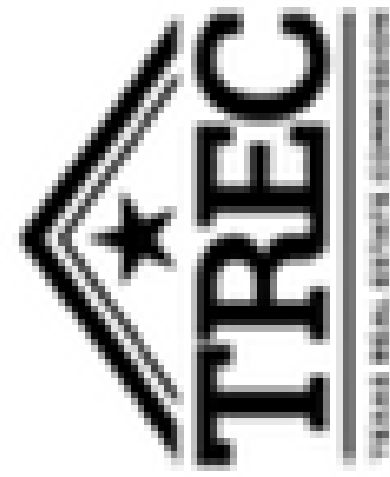
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TEXAS LAND TITLE SURVEY

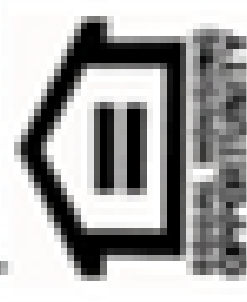
ET. OF 101 300. BLOCK D OF HASCHKE HEIGHTS ADDITION.

CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

2010-2011 2011-2012 2012-2013



12-10-2025



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.		Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Sales Agent/Associate's Name	License No.		Phone
Buyer/Tenant/Seller/Landlord Initials			Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

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