

LA PLACITA COMMERCIAL - RETAIL

115 W SEMINARY DR
FORT WORTH, TX 76115



FOR MORE INFORMATION CONTACT:

LUIS PINA
214-597-7651
Lpina@accentcre.com

ZIUTLANCY LARA
214-944-8528
Zi@accentcre.com



Accent Commercial
Real Estate

2909 COLE AVE, SUITE 210
DALLAS, TX 75204
ACCENTCRE.COM
214-987-3600

TABLE OF CONTENTS

115 W SEMINARY DR

- 1 PROPERTY INFORMATION**
Overview
Demographics
- 2 MAP**
Traffic Counts
Surrounding Neighborhoods
- 3 PROPERTY FACTS**
City Facts
City Economics
- 4 SITE PLAN**
Available Space
Building layout
- 5 AERIAL MAP**
Satellite view
Zoning
- 6 CONTACT INFORMATION**

FOR MORE INFORMATION CONTACT:

LUIS PINA
214-597-7651
Lpina@accentcre.com

ZIUTLANCY LARA
214-944-8528
Zi@accentcre.com



Accent Commercial
Real Estate

2909 COLE AVE, SUITE 210
DALLAS, TX 75204
ACCENTCRE.COM
214-987-3600

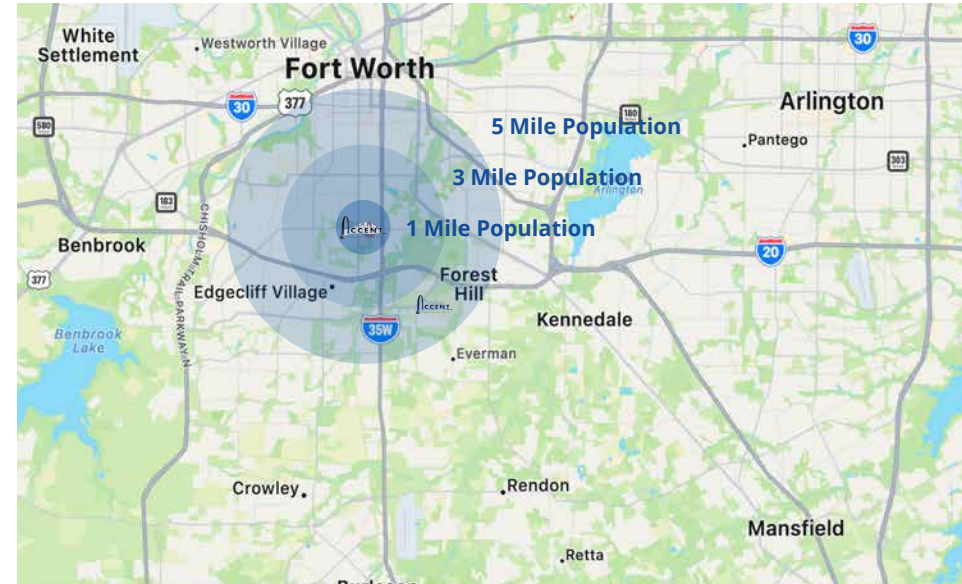


115 W Seminary Dr | Fort Worth, TX 76115

PROPERTY OVERVIEW

Excellent location along **W Seminary Rd (26,600 VPD)**. Across from La Gran Plaza Regional Mall. Just **1/4 Mile from I-35W** & 1 Mile North of I-20. 27 Parking Spaces, 3.41/1,000 SF Parking Ratio. Surrounded by High Performing **National Retailers**. Ideal for: Optometrist, Barber/Nail/Salon, or Any Other Professional Service.

AREA RETAILERS



POPULATION	1 Mile	3 Mile	5 Mile
2027 Projection	20,089	93,906	196,954
2022 Estimate	21,725	100,613	211,241
Annual Growth	1.6%	1.4%	1.4%
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2027 Projection - Total HH	6,859	35,012	76,094
2022 Estimate - Total HH	6,364	32,794	71,166
Annual Growth	1.6%	1.4%	1.4%
HOUSEHOLDS & VALUE	1 Mile	3 Mile	5 Mile
Average Household Income	\$49,837	\$66,437	\$72,827
Median Home Value	\$92,218	\$159,808	\$168,052

FOR MORE INFORMATION CONTACT:

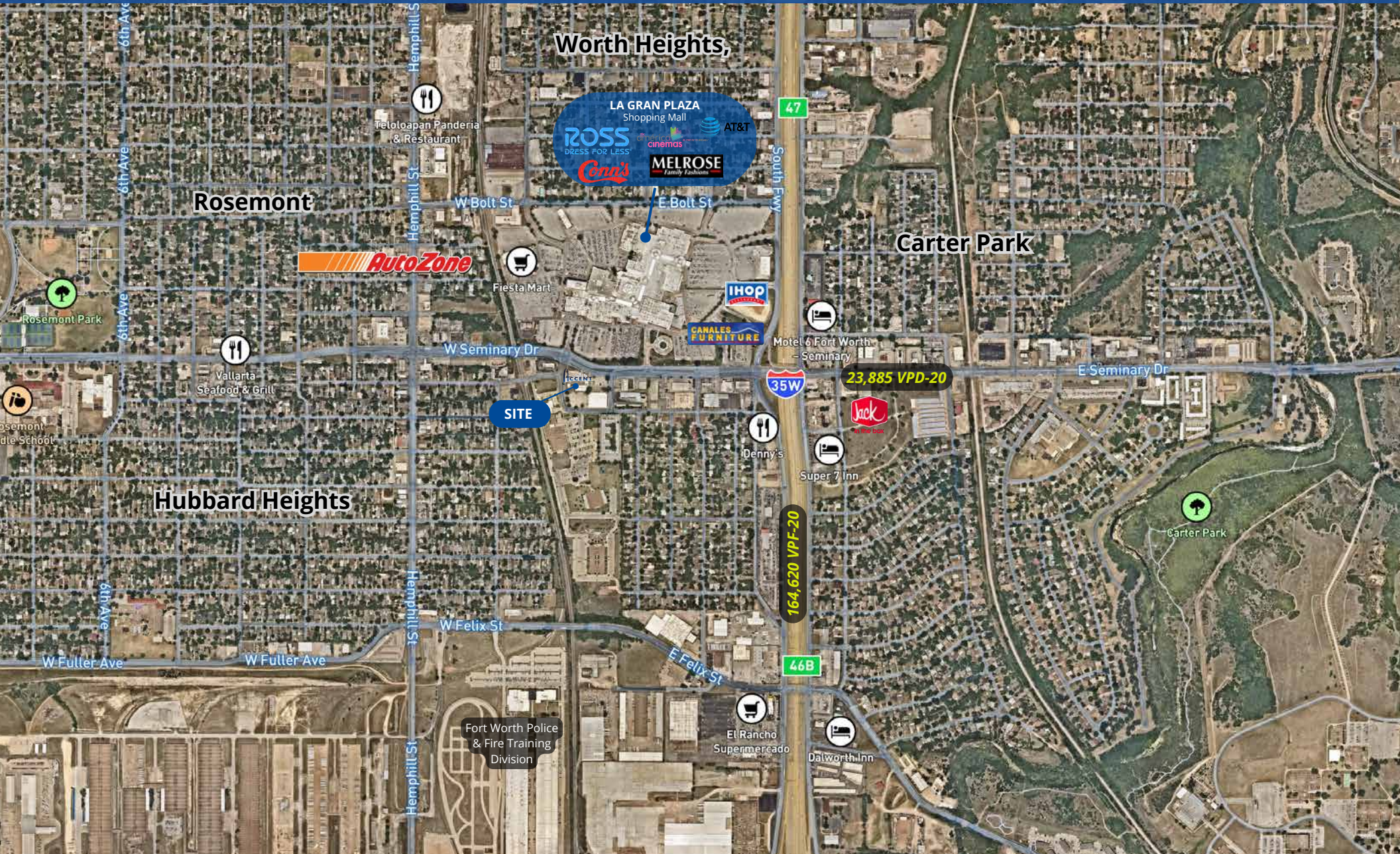
LUIS PINA
214-597-7651
Lpina@accentcre.com

ZIUTLANCY LARA
214-944-8528
Zi@accentcre.com



Accent Commercial
Real Estate

2909 COLE AVE, SUITE 210
DALLAS, TX 75204
ACCENTCRE.COM
214-987-3600



FOR MORE INFORMATION CONTACT:











LUIS PINA
214-597-7651
lpina@accentcre.com

ZIUTLANCY LARA
214-944-8528
Zi@accentcre.com



Accent Commercial
Real Estate

2909 COLE AVE, SUITE 210
DALLAS, TX 75204
ACCENTCRE.COM
214-987-3600

-  **Address:** 115 W Seminary Dr, Fort Worth Tx 76115
-  **Property Type** Shopping Center
-  **Building Area** 7,925 SF
-  **Lot Size SF** 29,582 SF
-  **Site Name** La Placita
-  **Year Built** 1969
-  **Zoning** "E"Neighborhood Commercial
-  **Parcel** 2498014A
-  **Legal Des.** Martin Place Addition Blk 1 Lot 4A
-  **School District** Fort Worth ISD

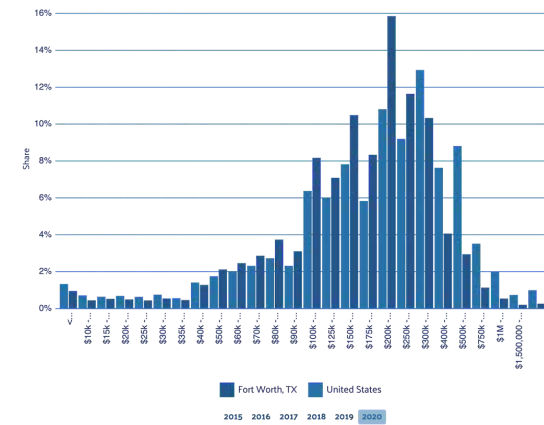
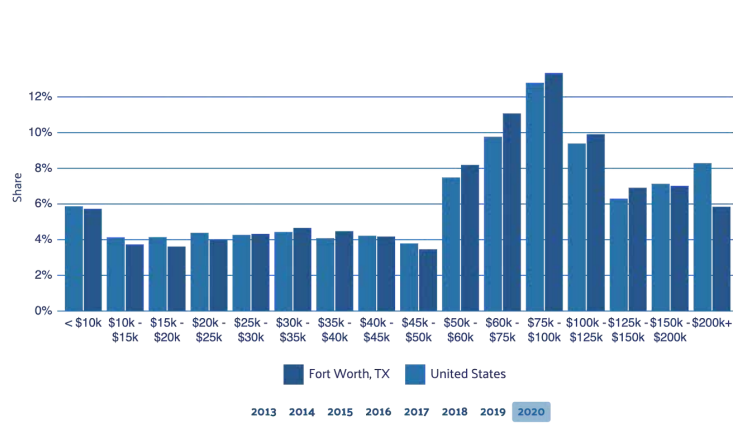
Quickfacts - Fort Worth, Texas

The economy of Fort Worth, TX employs 434k people. The largest industries in Fort Worth, TX are Health Care & Social Assistance (49,746 people), Retail Trade (48,458 people), and Manufacturing (46,406 people), and the highest paying industries are Mining, Quarrying, & Oil & Gas Extraction (\$72,872), Agriculture, Forestry, Fishing & Hunting, & Mining (\$70,265), and Management of Companies & Enterprises (\$65,964).

Economy - Fort Worth, Texas

The median property value in Fort Worth, TX was \$190,400 in 2020, which is 0.829 times smaller than the national average of \$229,800. Between 2019 and 2020 the median property value increased from \$169,700 to \$190,400, a 12.2% increase. The homeownership rate in Fort Worth, TX is 57%, which is approximately the same as the national average of 64.4%.

Fort Worth, TX the largest share of households have a property value in the \$100k - \$125k range.



FOR MORE INFORMATION CONTACT:

LUIS PINA
214-597-7651
lpina@accentcre.com

ZIUTLANCY LARA
214-944-8528
Zi@accentcre.com



Accent Commercial
Real Estate

2909 COLE AVE, SUITE 210
DALLAS, TX 75204
ACCENTCRE.COM
214-987-3600

LEASING INFORMATION

Suite Available: Suite 121
Space Available: 1,250 SF
Lease Rates: Call for Rates
NNN Rates: Call for Rates



REGISTERED ARCHITECT
WILLIAM PECK & ASSOCIATES
 STATE OF TEXAS
 08-05-10

These plans are intended to provide the basic construction information necessary to construct the project. It is the responsibility of the contractor to verify the accuracy of the information provided by the architect or engineer. Any discrepancy, error, or omission in these plans shall be the responsibility of the contractor. The architect or engineer shall not be responsible for any construction or other information or specifications that are not shown on these plans. It is the responsibility of the contractor to obtain all necessary permits and approvals from the appropriate authorities. The architect or engineer shall not be responsible for any construction or other information or specifications that are not shown on these plans. It is the responsibility of the contractor to obtain all necessary permits and approvals from the appropriate authorities. THESE CONSTRUCTION DOCUMENTS AND THEIR USE ARE THE PROPERTY OF WILLIAM PECK & ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WILLIAM PECK & ASSOCIATES, INC. ALL RIGHTS RESERVED.

115 W. SEMINARY DR.
 REDODEL
 WHITE BOX PERMIT ONLY
 115 W. SEMINARY DR.
 FORT WORTH, TX 76115

WILLIAM PECK & ASSOCIATES INC.
ARCHITECTS
 Lewisville, TX (972) 221-1424

FOR MORE INFORMATION CONTACT:

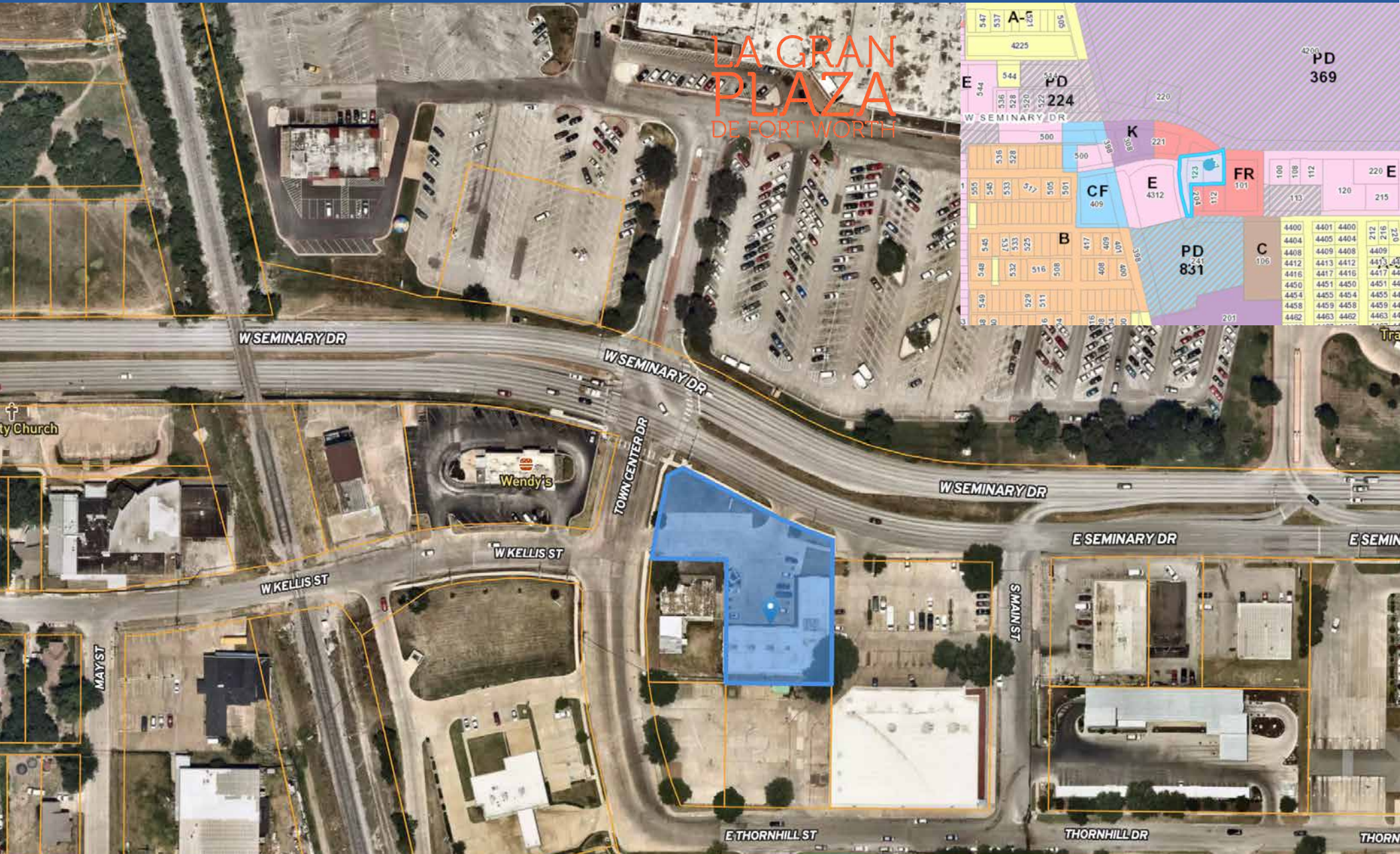
LUIS PINA
 214-597-7651
 lpina@accentcre.com

ZIUTLANCY LARA
 214-944-8528
 Zi@accentcre.com

Accent Commercial Real Estate

2909 COLE AVE, SUITE 210
 DALLAS, TX 75204
 ACCENTCRE.COM
 214-987-3600

The information contained herein was obtained from sources believed reliable; however Accent Commercial Real Estate makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted, subject to errors, omissions, prior to sale or lease, or withdrawal without notice.



FOR MORE INFORMATION CONTACT:

LUIS PINA
214-597-7651
lpina@accentcre.com

ZIUTLANCY LARA
214-944-8528
Zi@accentcre.com



Accent Commercial
Real Estate

2909 COLE AVE, SUITE 210
DALLAS, TX 75204
ACCENTCRE.COM
214-987-3600

The information contained herein was obtained from sources believed reliable; however Accent Commercial Real Estate makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, prior to sale or lease, or withdrawal without notice.



For more information, please contact one of the following individuals:

LUIS PINA

214-597-7651

Lpina@accentcre.com

ZIUTLANCY LARA

214-944-8528

Zi@accentcre.com

115 W SEMINARY DR

FORT WORTH, TX 76115