



Neighborhood retail Value add opportunity in Ft Worth

OFFERING MEMORANDUM | 2700 VAUGHN BOULEVARD | FORT WORTH, TX

Exclusively Listed by

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KW Commercial | Fort Worth

Each Office is Independently Owned and Operated

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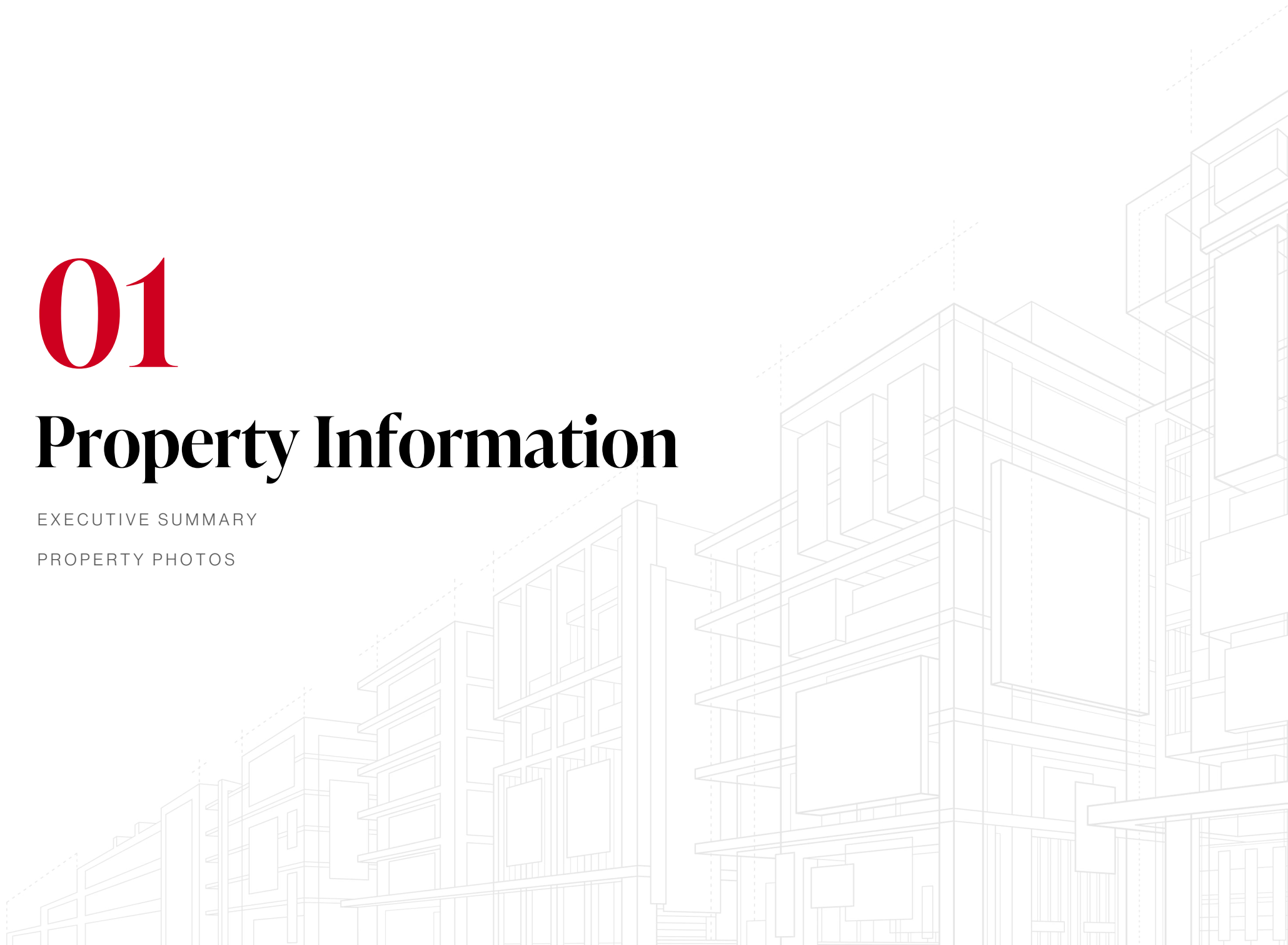
All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. 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 KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

01

Property Information

EXECUTIVE SUMMARY

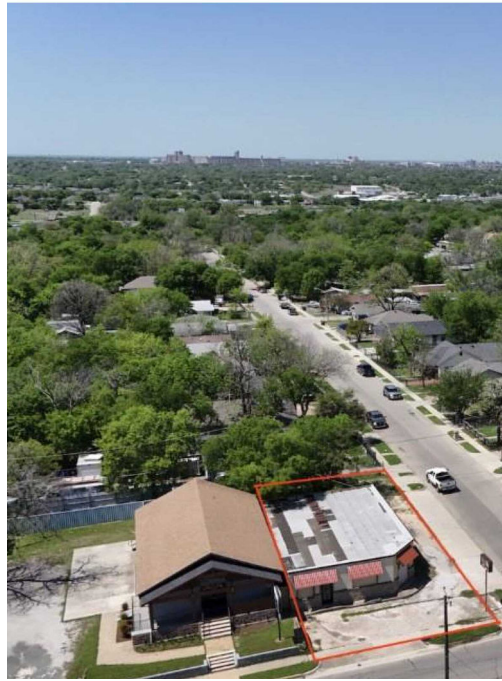
PROPERTY PHOTOS



Executive Summary



Price:	\$200,000
Building SF:	2,128
Price / SF:	\$93.98
Occupancy:	Vacant
NOI:	
CAP Rate:	
Available SF:	2,128
Lot Size:	0.13 Acres
Signage:	Pole
Frontage:	161
Year Built:	1957
Renovated:	
Parking:	Surface
Parking Ratio:	



Property Highlights

- Position your business in the heart of Fort Worth's growing Eastside community with this highly visible property located at 2700 Vaughn Blvd. Offering strong traffic presence, convenient access, and proximity to major corridors, this building provides an exceptional opportunity for businesses seeking a strategic Fort Worth address.
- The property features flexible interior configuration options suitable for a wide range of uses—including professional services, retail, medical, nonprofit, creative workspace, or community-focused operations. Large window lines and open floor areas create an inviting environment with excellent natural light.
- Situated minutes from East Lancaster Ave, Hwy 287, I-30, and downtown Fort Worth, the site benefits from strong connectivity and a dense surrounding residential population. The area continues to experience reinvestment and revitalization, supporting long-term value and business growth.



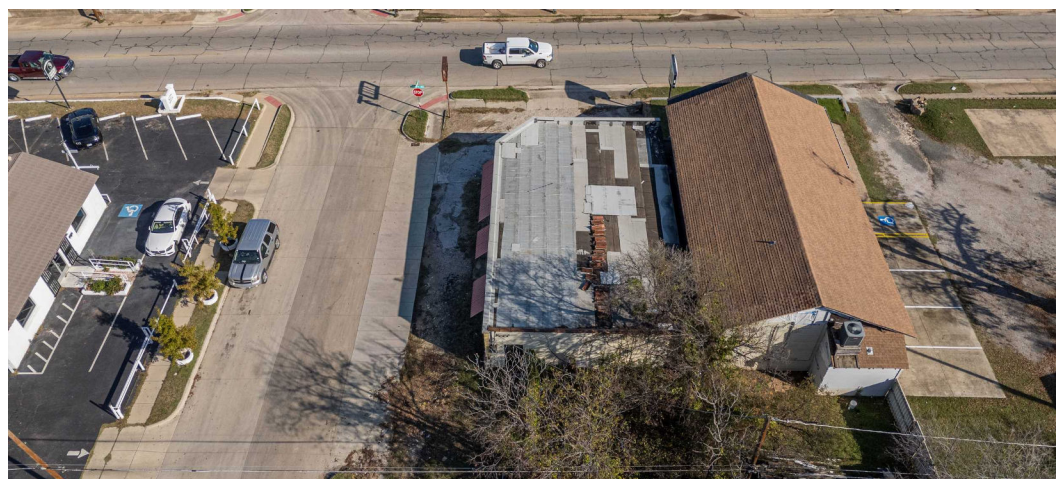
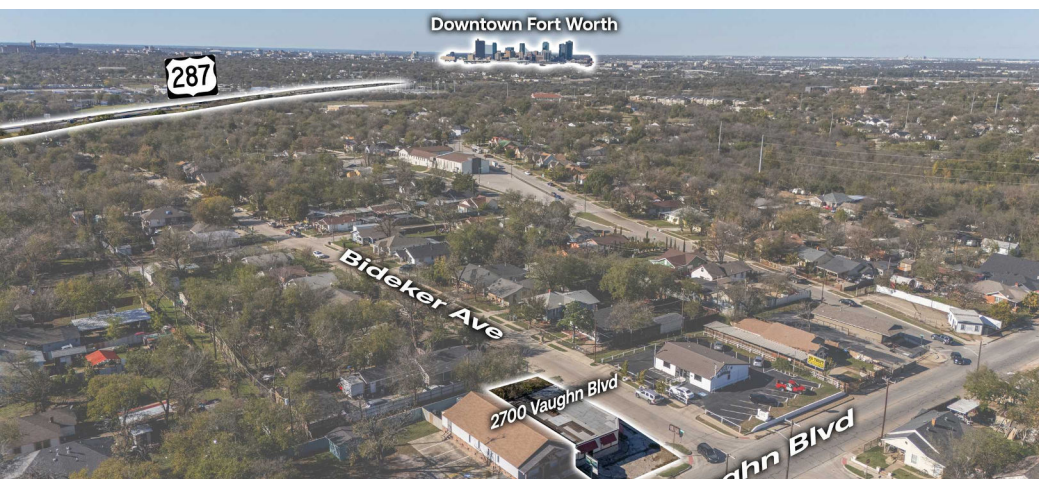
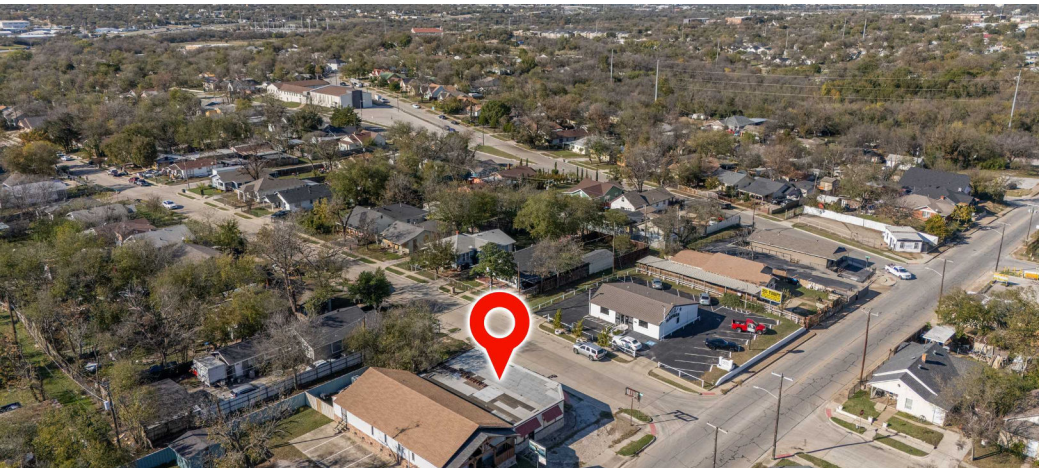
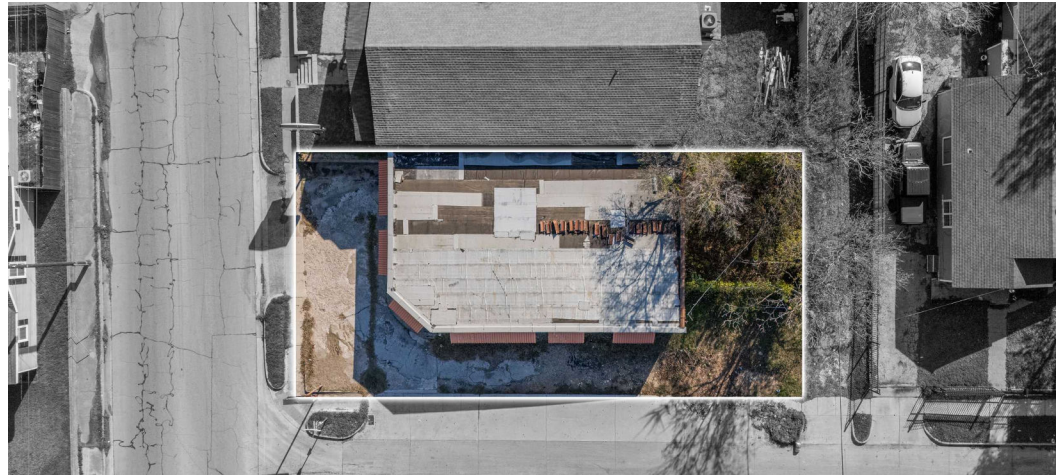
Zoning Overview

"E" Neighborhood Commercial - All uses permitted in "ER", plus retail sales, banks, restaurants, gasoline sales, bakeries, and alcohol sales for off premise consumption and as part of food service. Maximum 45 ft. height.

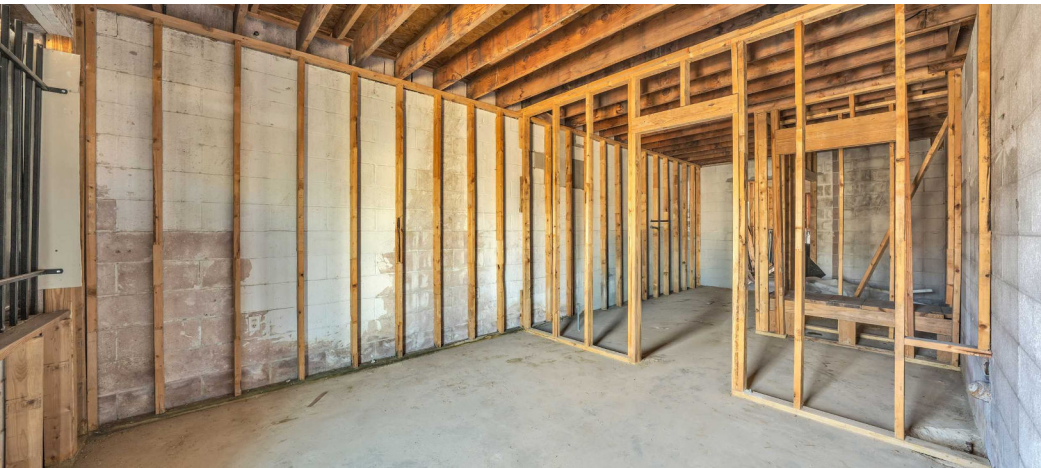
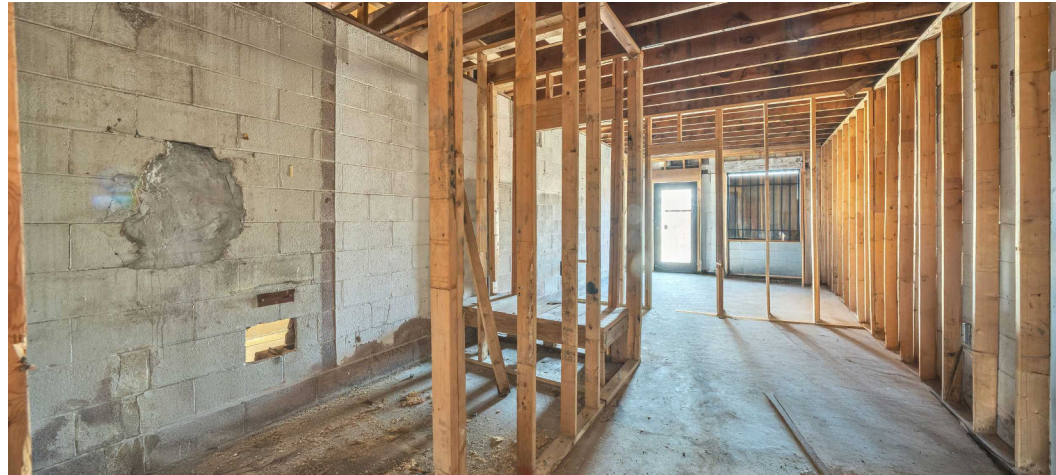
"ER" Neighborhood Commercial Restricted - Beauty/barber shops, bookstores, drug stores, studios, offices, public and civic uses and health care. Alcohol sales prohibited. Maximum 35 ft. height.



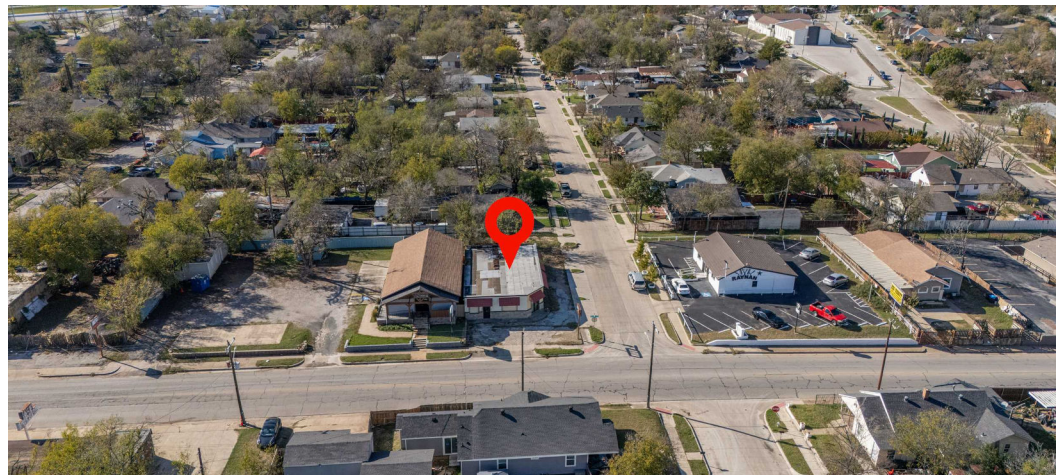
Property Photos



Property Photos



Property Photos



02

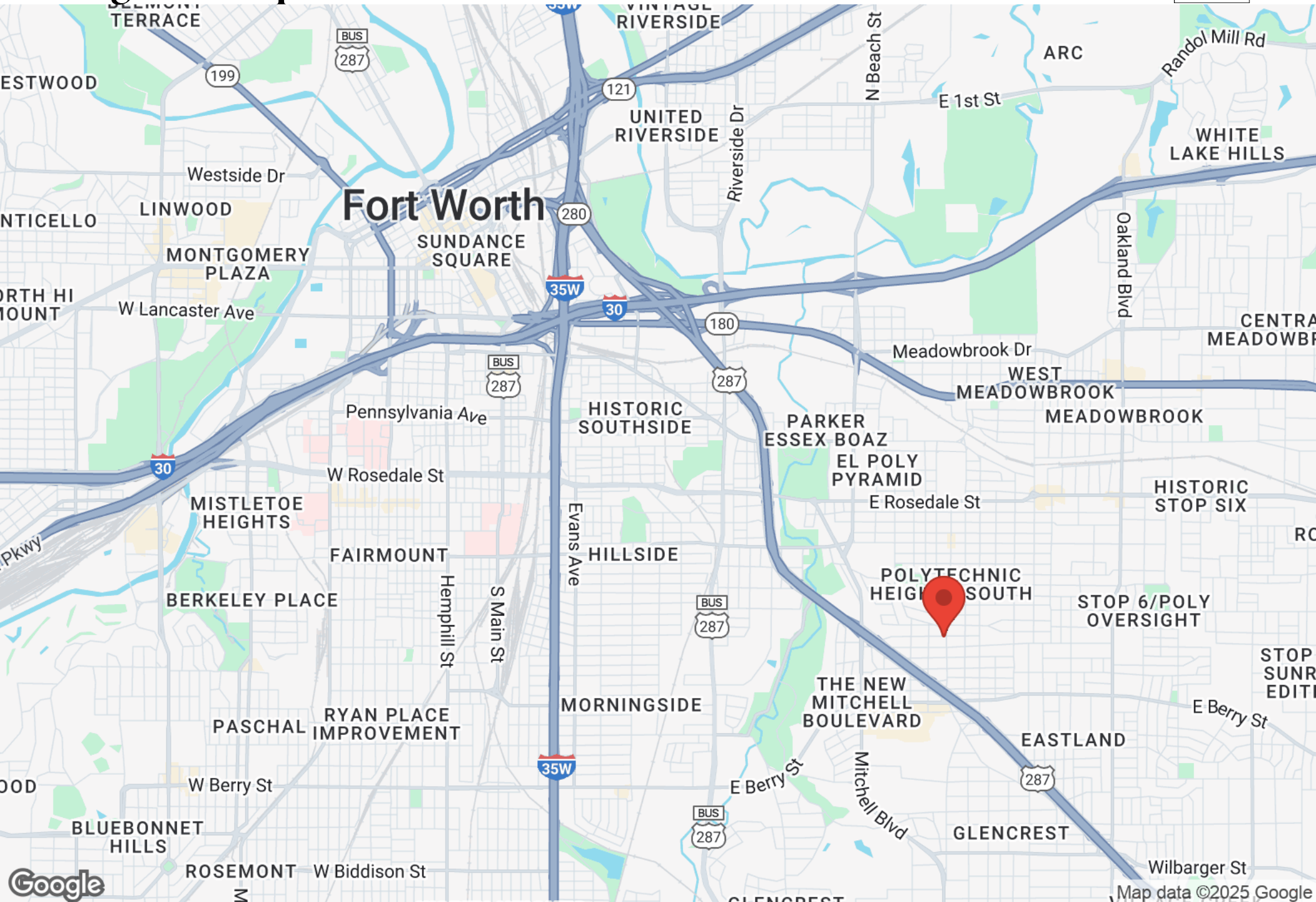
Location Information

REGIONAL MAP

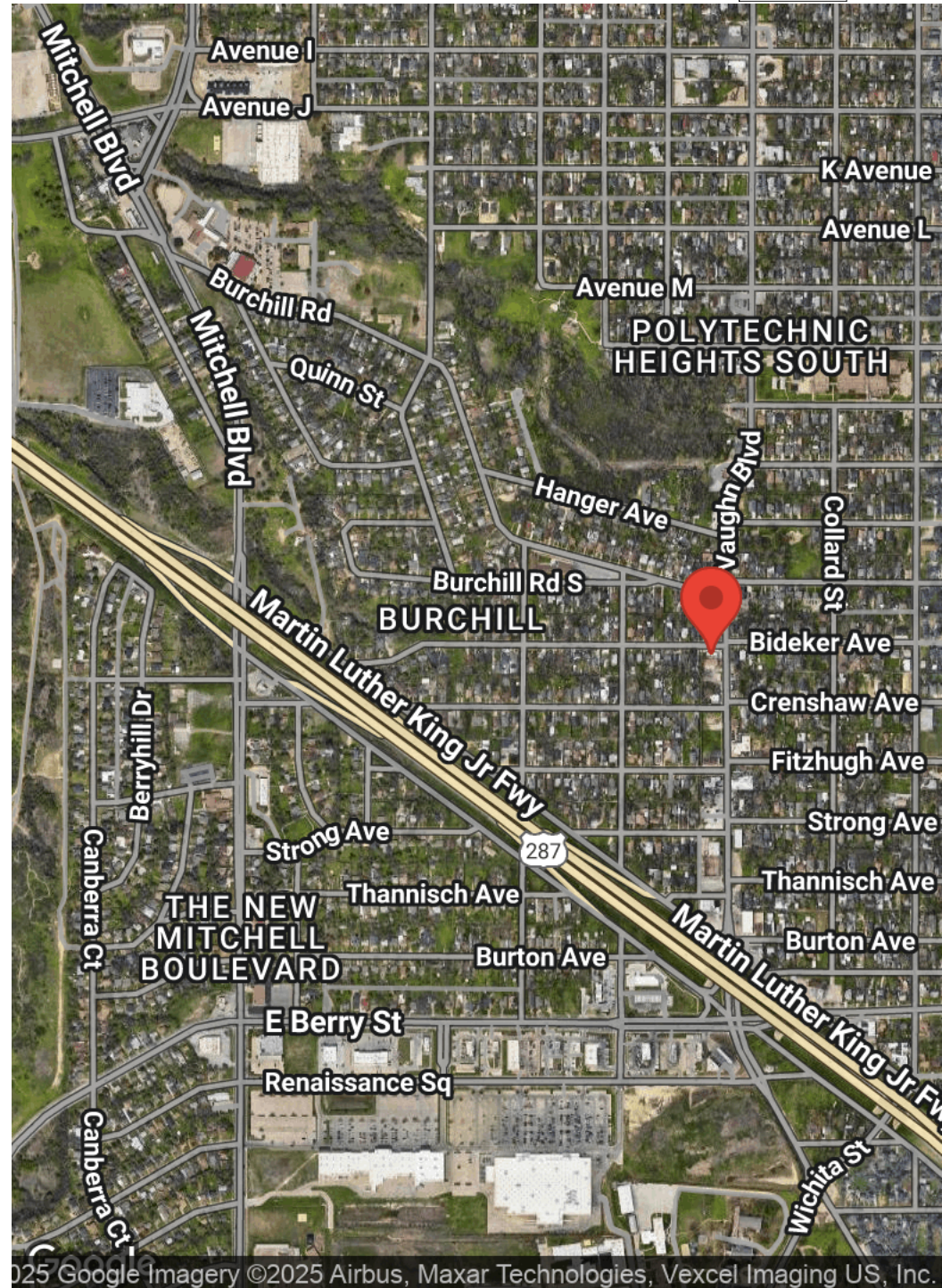
LOCATION MAPS



Regional Map



Location Maps



03

Trade Area Overview

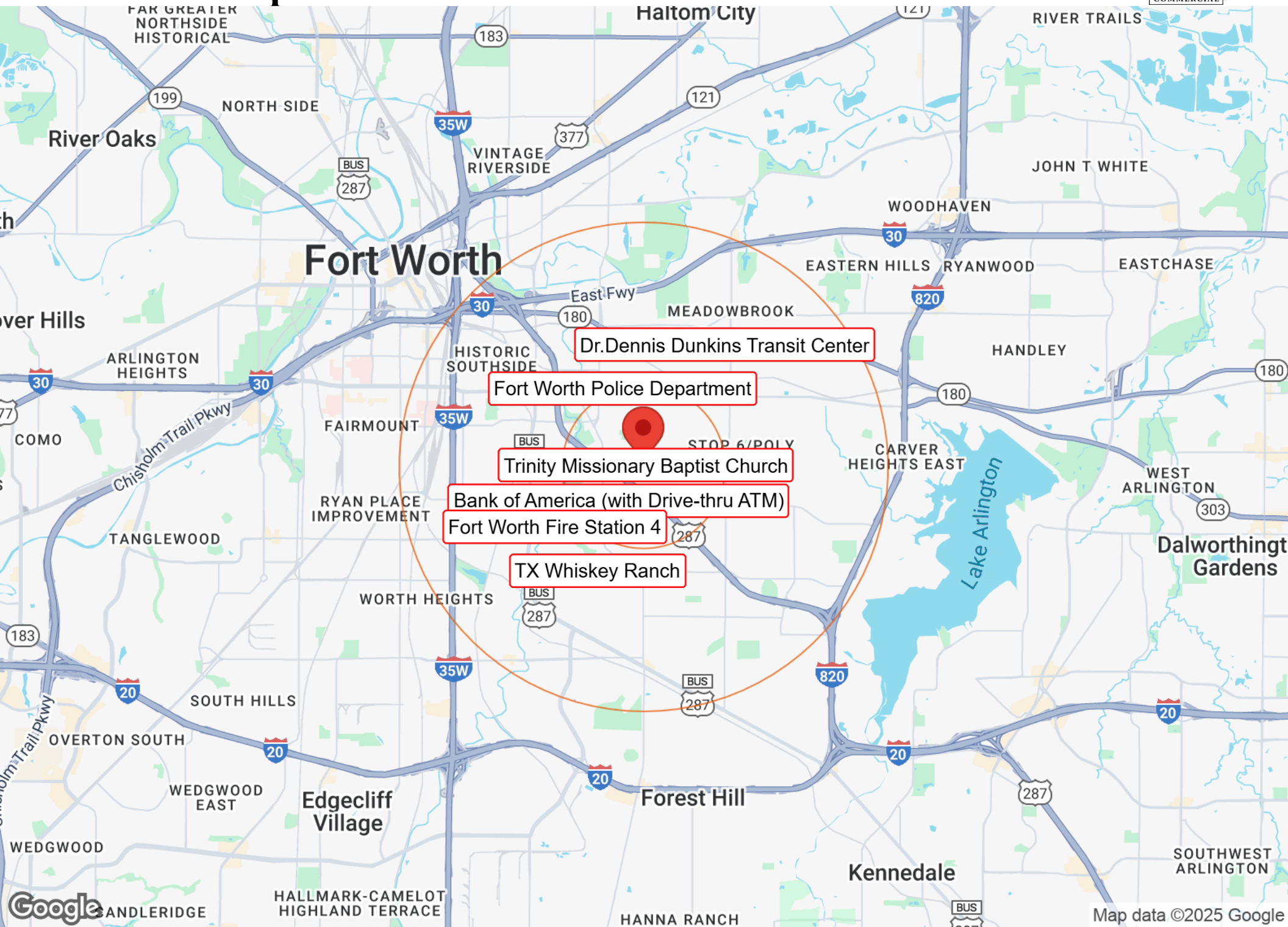
BUSINESS MAP

DEMOGRAPHICS

DISCLAIMER



Business Map



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	8,018	54,896	142,259
	Female	7,539	51,424	130,992
	Total Population	15,556	106,320	273,251
Age	Ages 0-14	3,612	23,929	54,901
	Ages 15-24	2,843	17,150	45,643
	Ages 25-54	6,467	44,680	116,093
	Ages 55-64	1,443	10,529	27,425
	Ages 65+	1,191	10,032	29,190
Race	White	1,798	16,267	70,417
	Black	3,788	34,586	67,930
	Am In/AK Nat	14	287	656
	Hawaiian	6	53	137
	Hispanic	9,624	50,863	119,957
	Asian	117	2,541	9,072
	Multi-Racial	188	1,467	4,536
	Other	22	245	574
Income	Median	\$53,746	\$52,868	\$61,656
	< \$15,000	415	3,831	10,297
	\$15,000-\$24,999	538	3,460	7,399
	\$25,000-\$34,999	561	3,427	8,170
	\$35,000-\$49,999	600	4,831	12,217
	\$50,000-\$74,999	1,158	6,685	18,847
	\$75,000-\$99,999	541	3,931	12,388
	\$100,000-\$149,999	493	4,034	13,101
	\$150,000-\$199,999	93	1,062	4,820
	> \$200,000	161	1,349	7,128
Housing	Total Units	4,989	35,941	103,750
	Occupied	4,559	32,610	94,369
	Owner Occupied	2,500	16,611	45,009
	Renter Occupied	2,059	15,999	49,360
	Vacant	430	3,331	9,381

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