

RETAIL/
OFFICE/
WAREHOUSE

THREE
CONTIGUOUS
BUILDINGS

+/- 9,266 SF
TOTAL BUILDING
AREA

+/- 21,003 SF TOTAL
LAND AREA WITH
APPROX. 160' OF
FRONTAGE

PRICE REDUCED
\$850,000



5800-5804 JACKSBORO HIGHWAY

SANSOM PARK (FORT WORTH), TX 76114



TRANSWESTERN

REAL ESTATE
SERVICES

5800-5804 Jacksboro Highway

Sansom Park (Fort Worth), TX 76114

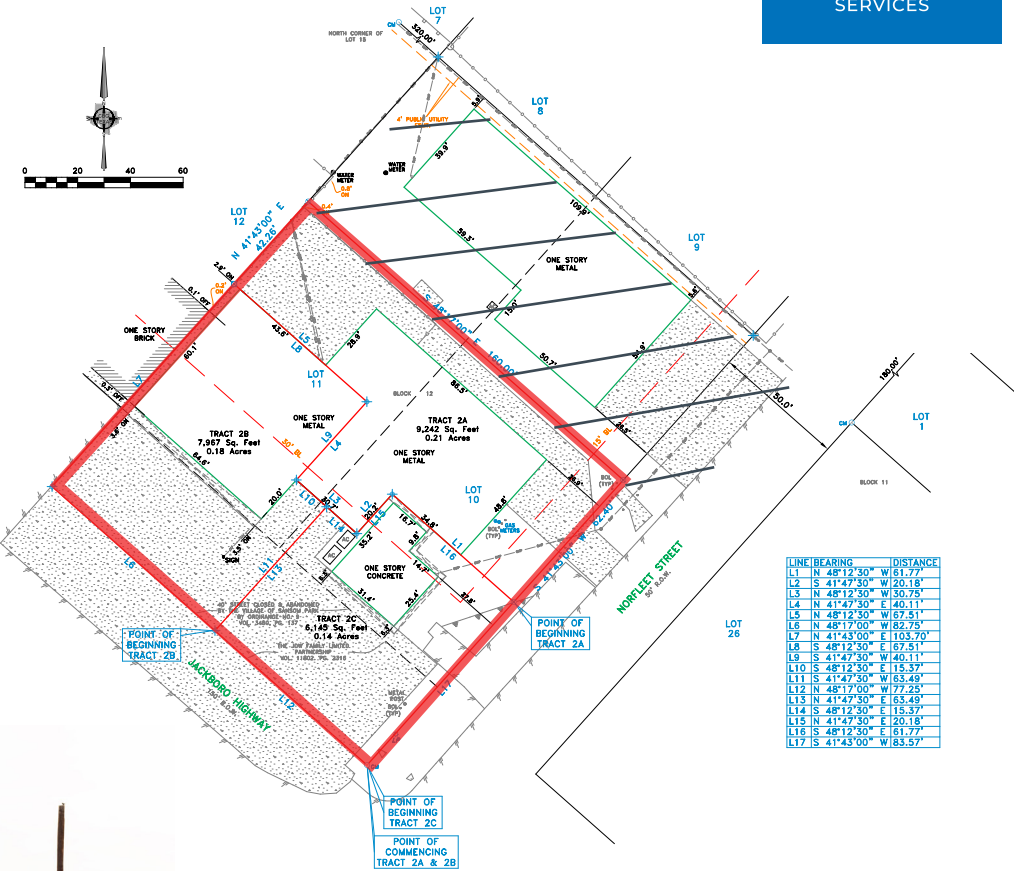


Property Information:

- ◆ Total building area of approximately 9,266 square feet on a parcel containing approximately 21,003 square feet.
- ◆ +/- 160' of frontage on Jacksboro Highway.
- ◆ Three buildings with square footage estimates per dimensions shown on most recent survey:
 - ◆ 5800 Jacksboro Hwy: 961 square feet (separate building)
 - ◆ 5802 Jacksboro Hwy: 4,423 square feet
 - ◆ 5804 Jacksboro Hwy: 3,882 square feet
 - ◆ Approx. Total Bldg Area: 9,266 square feet
- ◆ Buildings 5802 and 5804 are contiguous and internally connected.
- ◆ Configuration includes a retail/office area consisting of large retail open sales area, separate reception area, three private offices, storage room, work/shop open area, open break area, overhead door, three restrooms, totaling approximately 3,882 square feet, plus the warehouse area with two exterior overhead doors and one interior overhead door totaling approximately 4,423 square feet. In addition, the 5800 building is fully air-conditioned and was a former bar.
- ◆ Retail and office portions of the buildings are fully air-conditioned.
- ◆ Ceiling heights in the office area are 8'9" to the drop ceiling and between 12' to 14' in the warehouse.
- ◆ Fenced rear parking area provides secured parking for five cars and access to one of the overhead doors. Striped parking consists of a total of 16 spaces. Second overhead door faces Norfleet Street.
- ◆ Pylon sign along Jacksboro Highway.
- ◆ Zoning: "Commercial Mixed Use" - Commercial per city of Sansom Park zoning ordinance.
- ◆ Asking Price/ Availability: \$850,000/ 60 days

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For More Information:

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TRANSWESTERN

REAL ESTATE
SERVICES



DEMOGRAPHICS

	1 mile	3 miles	5 miles
 Population	9,747	72,932	189,460
 Average Income	\$70,133	\$77,770	\$92,181
 Median Income	\$54,734	\$57,668	\$64,056

TRAFFIC COUNTS

	Jacksboro Hwy @ Trails End St: 21,272 vpd
	Jacksboro Hwy @ Beverly Hills Dr: 23,273 vpd

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