

2nd
GENERATION
RESTAURANT
FOR LEASE


TRANSWESTERN
REAL ESTATE
SERVICES

S. H. KRESS & CO.

100

ESCAPE
THE
ROOM
NOW OPEN

605

ESCAPE THE
ROOM

604 MAIN STREET
Fort Worth, Texas 76102

604 Main Street

Fort Worth, Texas 76102



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Property Information

- Located within Historic Kress Building constructed in 1936
- Availability:
 - Former Meso Maya - 12,484 SF
- Basement level occupied by The Escape Room
- 24 Residential Units on floors 2-4

Pricing Information

- Contact Broker

Area Attractions

SUNDANCE
SQUARE®



For More Information:

Chris Corbin
817.259.3503
chris.corbin@transwestern.com

TRAFFIC COUNTS



S Main Street
11,960 vpd

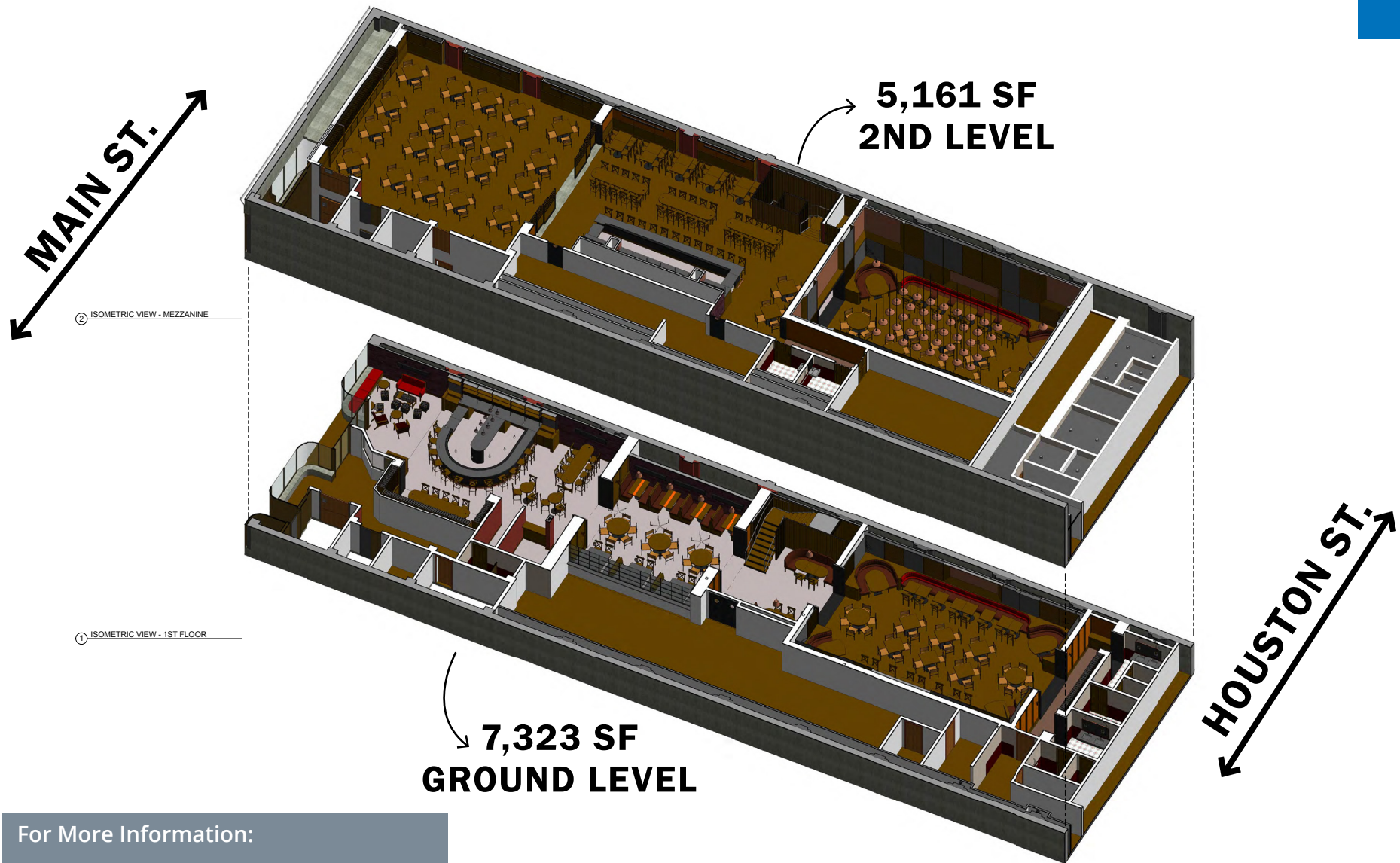


Houston Street
8,600 vpd

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POPULATION			
	1 MILE	3 MILE	5MILE
2021 TOTAL POPULATION	9,956	91,698	283,152
2026 TOTAL POPULATION	12,819	103,258	303,163
2021 - 2026 ANNUAL RATE	5.19%	2.40%	1.38%

DAYTIME EMPLOYMENT			
	1 MILE	3 MILE	5MILE
TOTAL BUSINESSES	2,491	7,536	13,286
TOTAL EMPLOYEES	52,212	128,724	191,110

INCOME			
	1 MILE	3 MILE	5MILE
2021 AVERAGE HOUSEHOLD INCOME	\$92,232	\$82,530	\$73,829
2026 AVERAGE HOUSEHOLD INCOME	\$100,836	\$89,727	\$81,318

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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.

11/2/2015

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.

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 undefined 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.

Transwestern Commercial Services Fort Worth, LLC	9000246	(817)877-4433
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Phone
Paul Wittorf		
Designated Broker of Firm	479373	paul.wittorf@transwestern.com
	License No.	Email
Leland Alvinus Prowse IV	450719	(214)446-4512
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
Chris A Corbin	596000	(817)877-4433
Sales Agent/Associate's Name	License No.	Phone
	Buyer/Tenant/Seller/Landlord Initials	Date

Regulated by the Texas Real Estate Commission
TXR-2501

Transwestern, 777 Main Street, Suite 1100 Fort Worth, TX 76102
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (817)877-4433

Chris Corbin IABS

Fax: www.ziplogix.com