

**FOR SALE
OR LEASE**

36,757 SF

Located on
1.414 Acres



TRANSWESTERN

REAL ESTATE
SERVICES

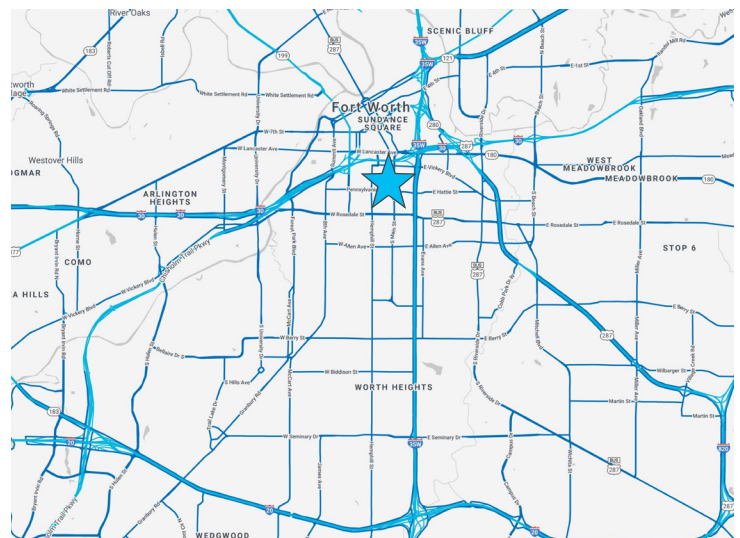
207 W BROADWAY AVE

Fort Worth, Texas 76104



Property Highlights:

- Building Size: 36,757 SF
- Located on 1.414 Acres (61,602 SF)
- Year Built: 1920
- Zoned NS-T5 (mixed-use..up to 8 stories)
- Located in the thriving Near Southside medical district
- Easy access to downtown and major freeways
- Abundant parking potential
- Large sanctuary
- Chapel and large meeting hall
- Full commercial kitchen
- Multiple classrooms and office area
- Ideal for church, school, or adaptive reuse development



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History:

The Beth-El synagogue was originally constructed at 207 W Broadway in 1920. Although escalating costs, and challenges related to prohibition caused the developers to scrap plans for a gym, billiards room, rooftop garden and two dance halls, the facility was completed in time for Rosh Hashanah at a cost of \$139,000. One month after the last mortgage payment was made, a fire erupted resulting from an event in the social hall. Water dousing the flames flushed thousands of poker chips and playing cards into the street. Fortunately, the exterior remained intact and Beth-El reopened two years later with a new policy banning card playing and gambling on the premises. The Danciger Memorial Education Wing was added in 1962. The building served the congregation until the end of the century, when a new contemporary synagogue was built off of Hulen in South Fort Worth. A parade of members carried the Torahs to the new facility and the Broadway facility was closed and left vacant for many years. The Fort Worth school district purchased the property in 2000 but decided not to use it and put it back on the market. In 2010 the building was sold to an evangelical church, which used the building for their worship until 2021.



Contact Broker for Pricing Information:

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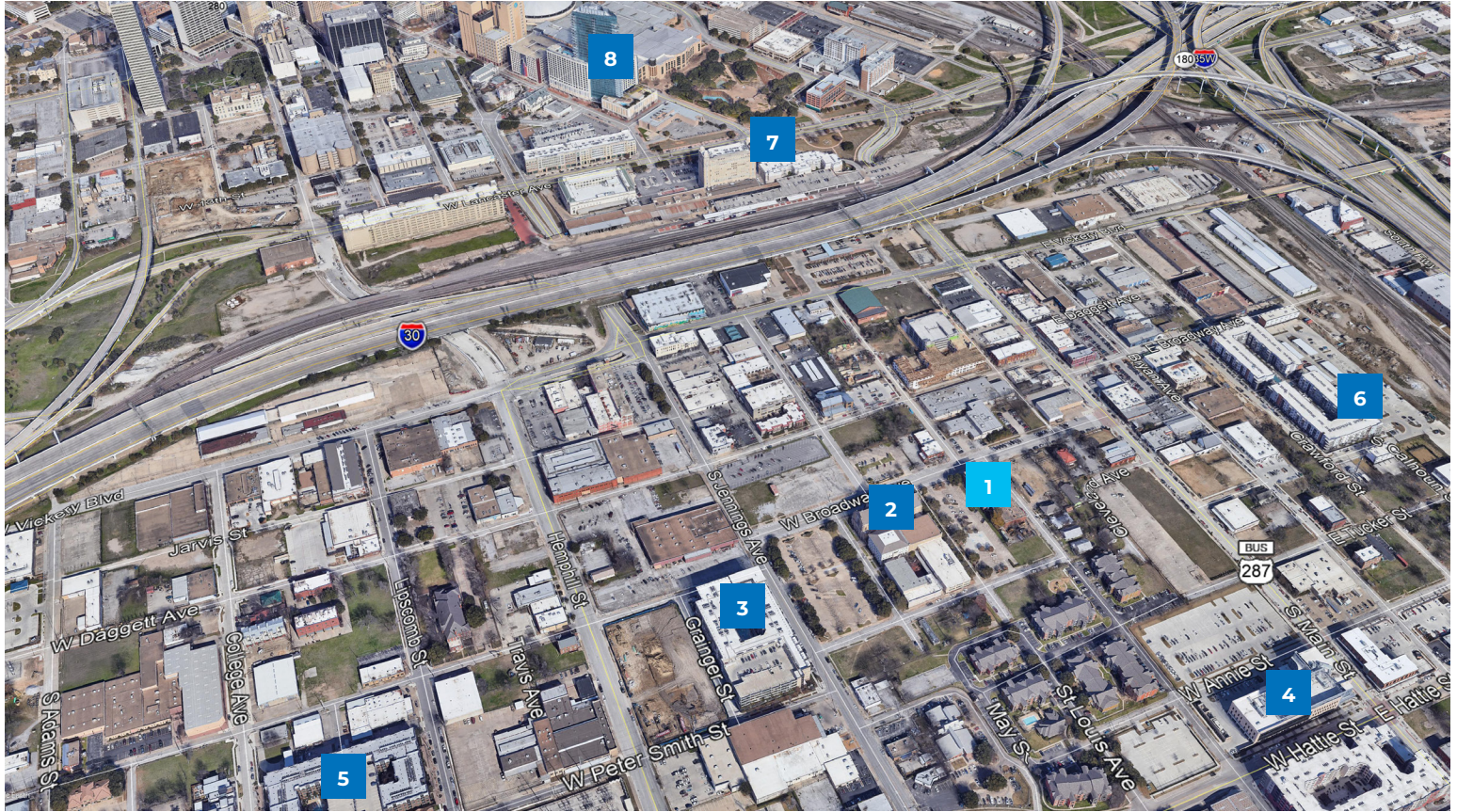
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Surrounding Amenities

- | | | | |
|---|----------------------------|---|----------------------------|
| 1 | SITE
207 W Broadway Ave | 6 | The Bowery at
Southside |
| 2 | Broadway Baptist
Church | 7 | Texas & Pacific Lofts |
| 3 | South 400 Apartments | 8 | Omni Fort Worth |
| 4 | UT Southwestern | | |
| 5 | The Phoenix
Apartments | | |

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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.

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 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:
 - 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 coincidental 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.

<u>James Douglas Sager</u>	<u>469231</u>	<u>jim.sager@transwestern.com</u>	<u>(817) 877-4433</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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