TURNKEY ENTERTAINMENT SPACE | W. 7TH DISTRICT

FORT WORTH, TX | 2818 MORTON STREET



AVAILABILITY:	
GROUND FLOOR:	5,224 SF
SECOND FLOOR:	1,847 SF
TOTAL:	7,071 SF
OUTDOOR PATIO:	5,600 SF

LEASE RATES:
PLEASE CALL FOR INFO.

PROPERTY HIGHLIGHTS:

- 7,071 SF 2nd generation restaurant/bar in prime West 7th location [former Kung Fu Saloon]
- Turnkey infrastructure including full bar buildout, vent a hood, grease trap and a patio with outdoor bar
- High-traffic, walkable corridor with strong nightlife and surrounding density

MARKET OVERVIEW:

- Located in Fort Worth's premier West 7th entertainment district – a walkable urban corridor between downtown and the Cultural District
- High-growth, affluent trade area with 6,400+ planned units within 2 miles and strong young professional density
- Positioned in one of the fastest-growing U.S. markets [DFW] with major corporate presence [Lockheed Martin, UNT Health Science Center, Sundance Square/CBD Employers] and long-term population growth

AREA RETAILERS:

THE DIRDIE BIRDIE ATX
DIRTY LAUNDRY
RODEO GOAT BURGERS. BEERS. COCKTAILS.
TEXAS REPUBLIC
BODEGA SPEAKEASY & GROCERY
POUR DECISIONS
2909

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2025 Population	10,506	98,573	273,740
2025 Total Households	6,844	41,690	102,064
2025 Daytime Population	34,099	211,317	384,526
2025 Average HH Income	$122,576	$111,585	$100,047
2025 Median HH Income	$82,486	$74,962	$67,180

TRAFFIC COUNTS:

West 7th Street: 26,877 VPD
Currie Street: 4,600 VPD
Morton Street: 1,800 VPD

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

TRACY RATHBUN
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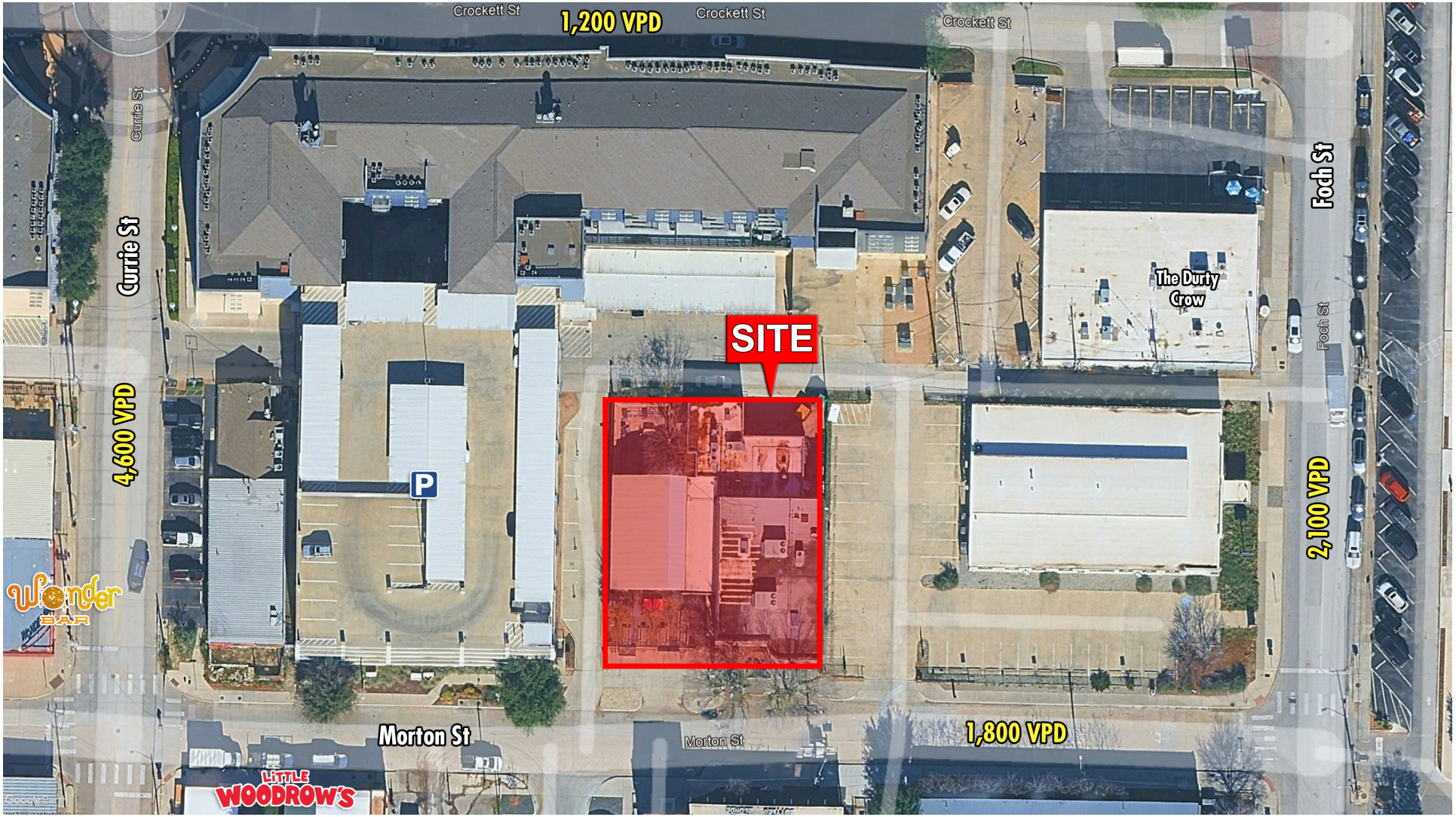
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

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:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____