



MCCART PLAZA

5201-5215 McCart Avenue
Fort Worth, Texas 76115

RETAIL FOR LEASE
1,600 SF-8,510 SF
PAD SITE FOR LEASE
UP TO 1,800 SF BUILDING

NAI Robert Lynn */Retail*
 Steeplechase
VENTURES

AMENITIES + MAP



AVAILABILITY

Building 1:

- 8,510 SF – Gym Space
- Available: 11/1/25

Building 2:

- 1,600 SF
- Available: Now

Building 3:

- 3,600 SF – Restaurant Space
- Available: 11/1/25



PROPERTY FEATURES:

- Excellent Retail, Office and Flex Spaces Available
- Proposed $\pm$ 10,500 SF Building Available
- Pad Site Available for Lease (Up to 1,800 SF Building)
- 2nd Gen Retail & Restaurant Spaces Available
- Monument Signage Available
- Lease Rates: Contact Broker



RECENTLY REDEVELOPED! COMPLETED IMPROVEMENTS INCLUDE:

- Re-Paint Property, Parking Lot Sealcoating, Roof Repair, Façade Upgrades, Updated Signage, and Many More!
- New Ownership, Leasing and Management Teams



LOCATION:

- Prime Frontage & Visibility to Interstate 20 & McCart Ave
- Centrally Located in Fort Worth
- Easy Access to the Center and Interstate
- Strong Daytime Population



AREA TRAFFIC GENERATORS:



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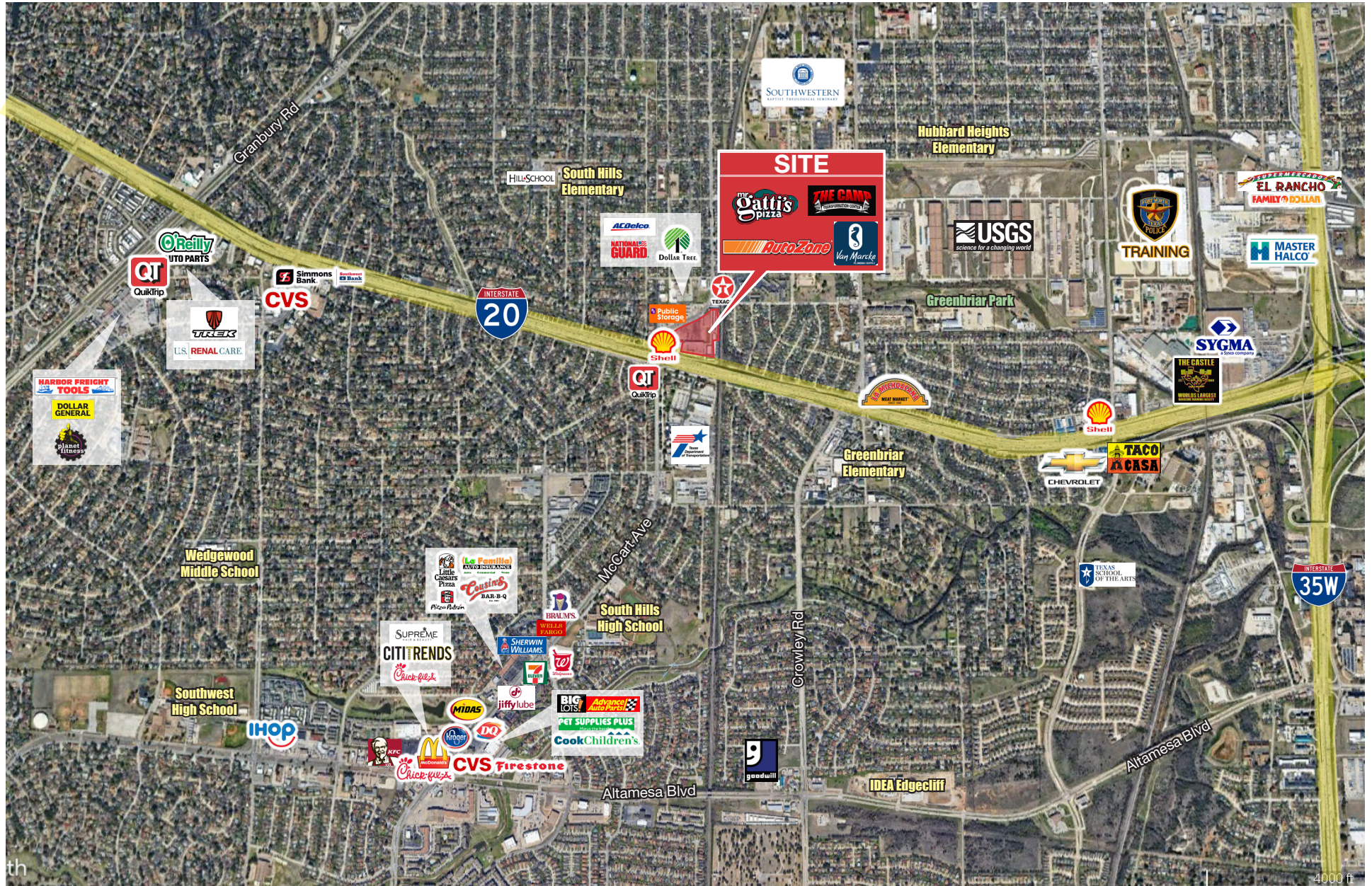
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ROOFTOP AERIAL



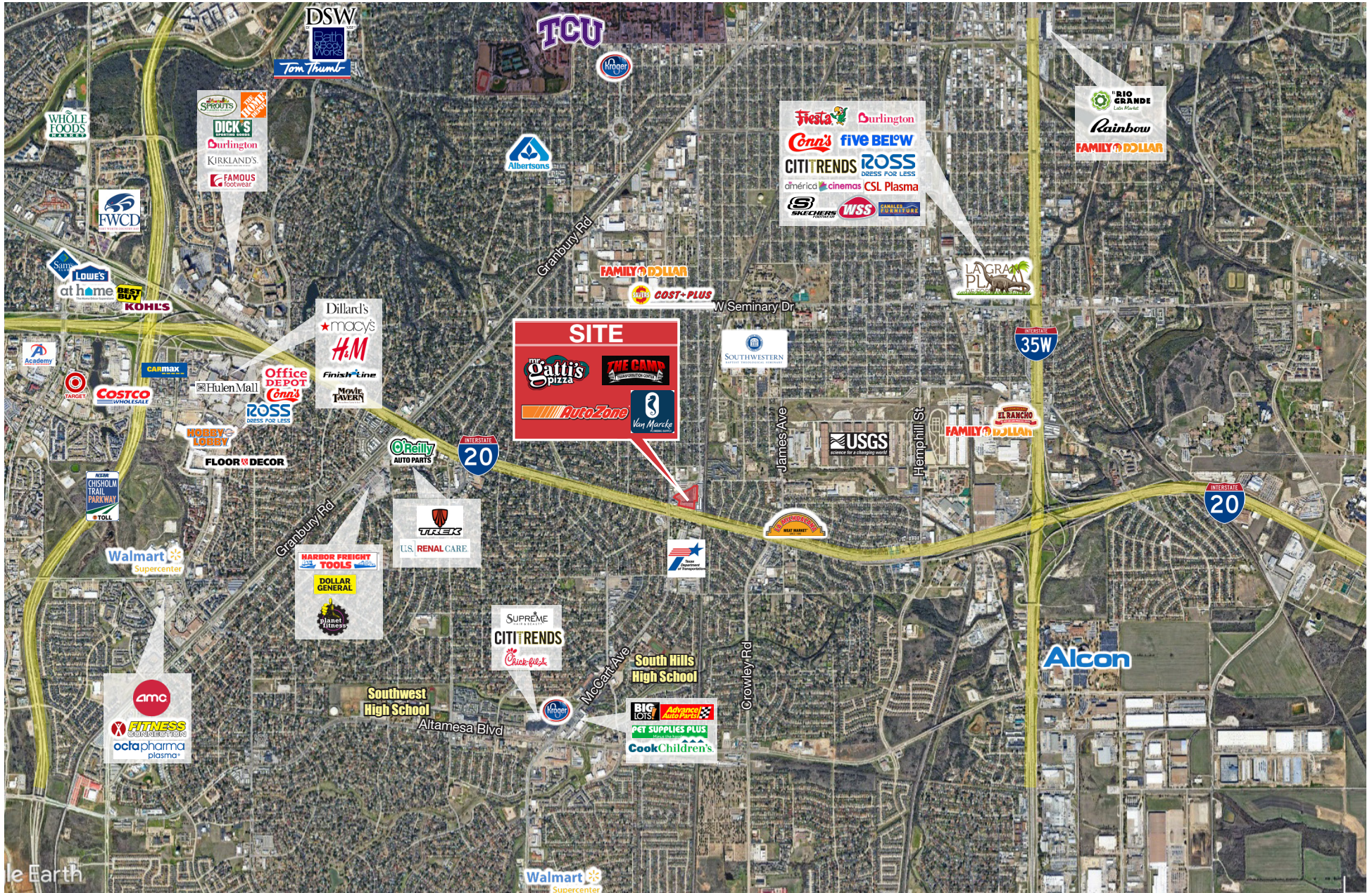
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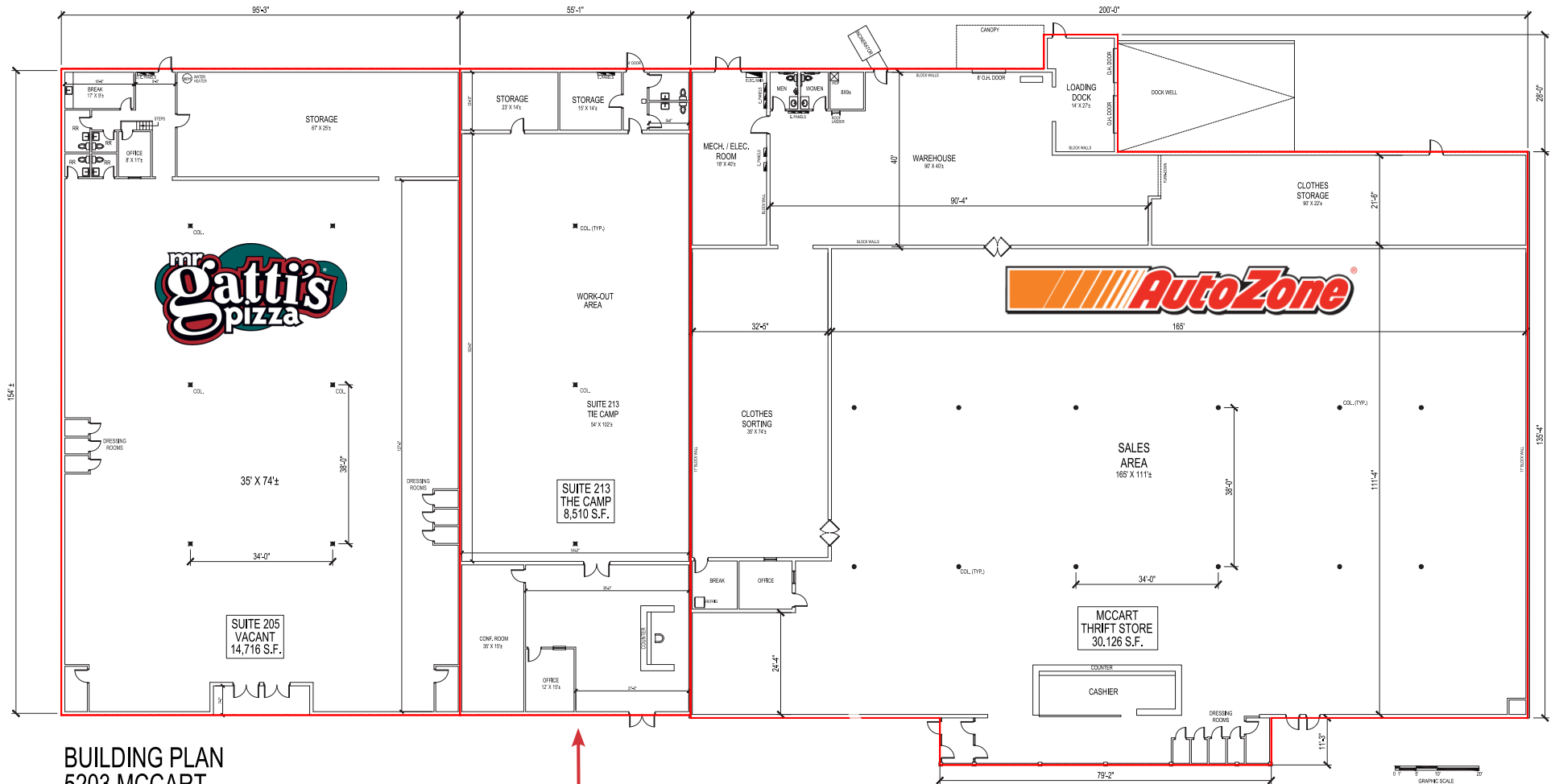
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BUILDING 1 FLOOR PLAN



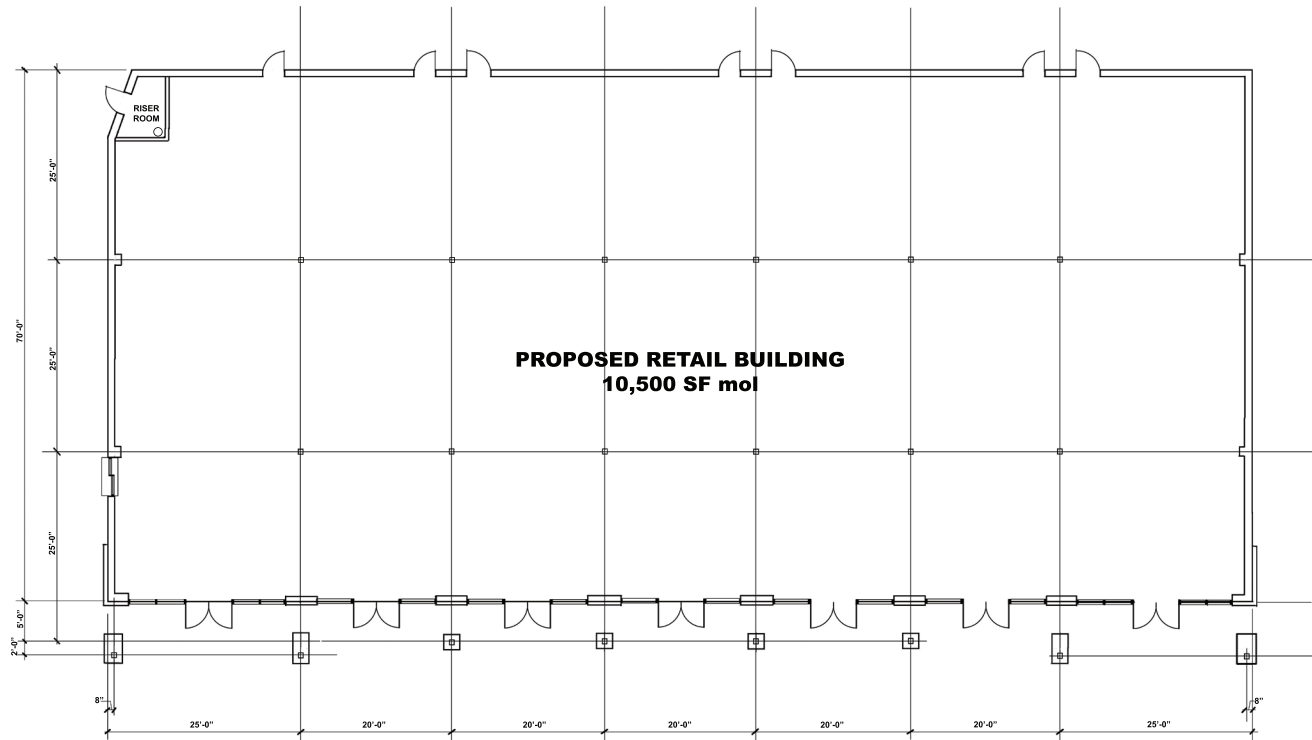
BUILDING PLAN
5203 MCCART
FORT WORTH, TEXAS
Revised: 4/1/22

8,510 SF - Gym
Available 11/1/25
***Tenant Operating**
Do Not Disturb*

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FUTURE BUILDING



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EXTERIOR



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DEMOGRAPHICS

TOTAL POPULATION	1 MILE	3 MILES	5 MILES	POPULATION BY RACE	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,311	131,662	298,456	WHITE	13,659	97,248	197,739
TOTAL HOUSEHOLDS	5,381	45,979	109,517	BLACK	1,765	25,632	78,394
AVERAGE HOUSEHOLD INCOME	\$73,469	\$76,963	\$84,813	HISPANIC ORIGIN	9,390	62,971	115,621
DAYTIME EMPLOYEES	1,885	44,862	138,915	AMERICAN INDIAN/ALASKAN NATIVE	167	1,415	2,963
Source: CoStar 2023				ASIAN	423	4,407	12,343
TRAFFIC COUNT:				HAWAIIAN & PACIFIC ISLANDER	29	201	403
 I-20 142,764 VPD MCCART AVENUE 16,721 VPD				TWO OR MORE RACES	268	2,761	6,614

AGENT

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 **Steeplechase**
VENTURES

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

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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.

2-10-2025



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.

An owner's agent fees are not set by law and are fully negotiable.

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 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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