

MR GYRO'S WINGS SEAFOOD & GRILL

7628

McCart Avenue

Fort Worth, TX 76133



MCCART VILLAGE

Street Retail · For Lease

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[View Online](#)



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Consumer Spending within a 5 mile radius exceeds \$2 billion annually
- Located McCart Ave. & Sycamore School Rd.
- Mix of National Credit & Local Tenants

OFFERING SUMMARY

Lease Rate:	Contact Agent
Available SF:	18,367 SF
Available Suites:	7 Suites (1,400 – 6,587 SF)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	16,258	63,404	107,817
Total Population	48,620	185,252	314,523
Average HH Income	\$98,898	\$94,807	\$103,846



SITE PLAN



AVAILABLE SPACES

#	SUITE	SIZE	LEASE RATE
1	7650	6,587 SF	Contact Agent
2	7660	2,760 SF	Contact Agent
3	7636	2,400 SF	Contact Agent
4	7668	2,060 SF	Contact Agent
5	7642	1,600 SF	Contact Agent
6	7632	1,560 SF	Contact Agent
7	7670	1,400 SF	Contact Agent

7 SUITES AVAILABLE · 1,400 – 6,587 SF

Total: 18,367 SF

Suites may be combinable or demisable. Sizes are approximate and subject to verification; availability is subject to change.



PROPERTY OVERVIEW



ABOUT THE PROPERTY

Consumer Spending within a 5 mile radius exceeds \$2 billion annually Located McCart Ave.

LOCATION

Consumer Spending within a 5 mile radius exceeds \$2 billion annually Located McCart Ave.

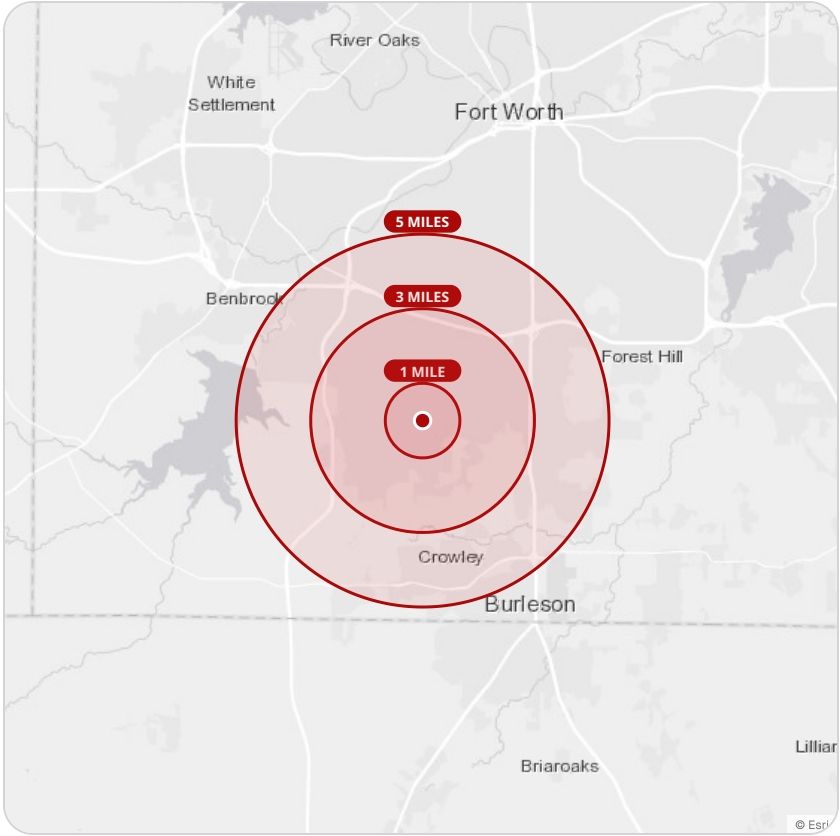
HIGHLIGHTS

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DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	48,620	185,252	314,523
Households	16,258	63,404	107,817
Median Age	35.8	34.1	34.1
Median HH Income	\$80,315	\$79,359	\$82,171
Average HH Income	\$98,898	\$94,807	\$103,846
Median Home Value	\$253,409	\$252,934	\$295,759
Median Gross Rent	\$1,658	\$1,464	\$1,478
Bachelor's Degree +	26.1	28.1	31.9
Labor Force	24,582	94,874	158,181
Employed	22,236	88,823	149,358
Avg Commute (min)	28.5	28.6	27.3
Housing Units	17,104	67,551	116,311
Owner Occupied %	65	62.7	60.6

Source: U.S. Census Bureau, ACS 5-Year Estimates (ACS 2023 5-Year). Ring values aggregate census tracts intersecting each radius; medians are population-weighted estimates.



Texas law requires all real estate license holders 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 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.
Erik Fulkerson	0325490
Designated Broker of Firm	License No.
Erik Fulkerson	0325490
Licensed Supervisor of Sales Agent/ Associate	License No.
Cody Johnson	
Sales Agent/Associate's Name	License No.

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Buyer/Tenant/Seller/Landlord Initials

Date

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IABS 1-0

AERIAL / RETAILER MAP

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