

INVESTMENT



# *Texas White House Bed & Breakfast*

1417 8TH AVE | Fort Worth, TX 76104



**Jeff Marek**

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**Sale Price**



**CONTACT BROKER**

# HISTORIC TEXAS WHITE HOUSE BED & BREAKFAST

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## OFFERING PRICING

## CONTACT BROKER

## TRAFFIC GENERATORS



- 👁️ Main house: 4,108 SF | Carriage house: 1,407 SF | Land: 22,365 SF
- 👁️ Own this one of a kind property within Historic Fairmount and Fort Worth's Medical District
- 👁️ Built in 1910, visitors are within walking distance of Near Southside's best Fine Dining and Entertainment
- 👁️ Total of 6 bedrooms/bathrooms and owner living quarters. Visit "[Historic Boutique Bed & Breakfast in Fort Worth TX | Texas White House Bed & Breakfast](#)"
- 👁️ Opportunity to purchase fully furnished and operating Bed & Breakfast
- 👁️ Oversized lot also allows for outdoor entertainment and additional income source through weddings and other events



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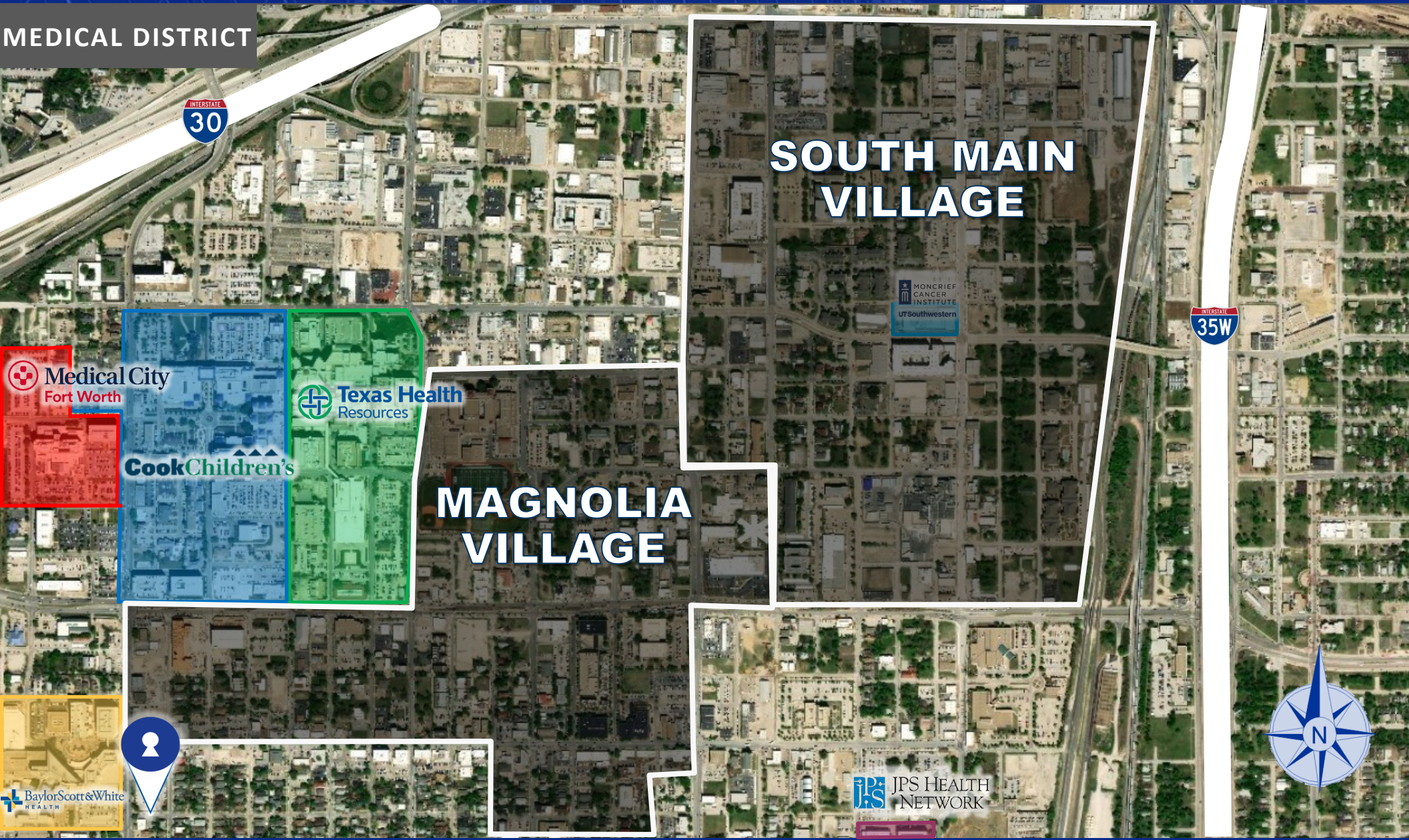
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MEDICAL DISTRICT



SOUTH MAIN VILLAGE

MAGNOLIA VILLAGE



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## MEDICAL DISTRICT



S Henderson St

Hemphill St

W Rosedale St

W MAGNOLIA Ave

8th Ave



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## SITE PLAN



Enderly Pl



W Myrtle St



W Morphy St



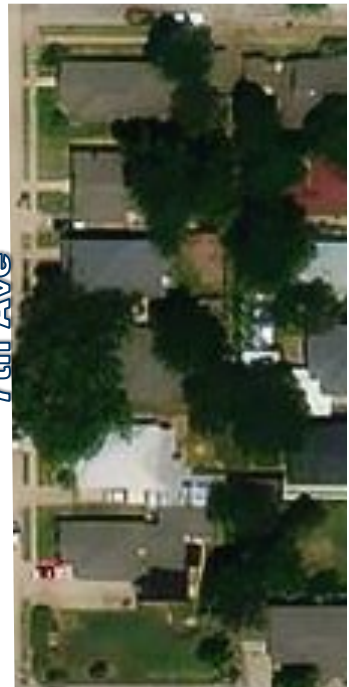
8th Ave

Hurley Ave

W Myrtle St



7th Ave



Hurley Ave



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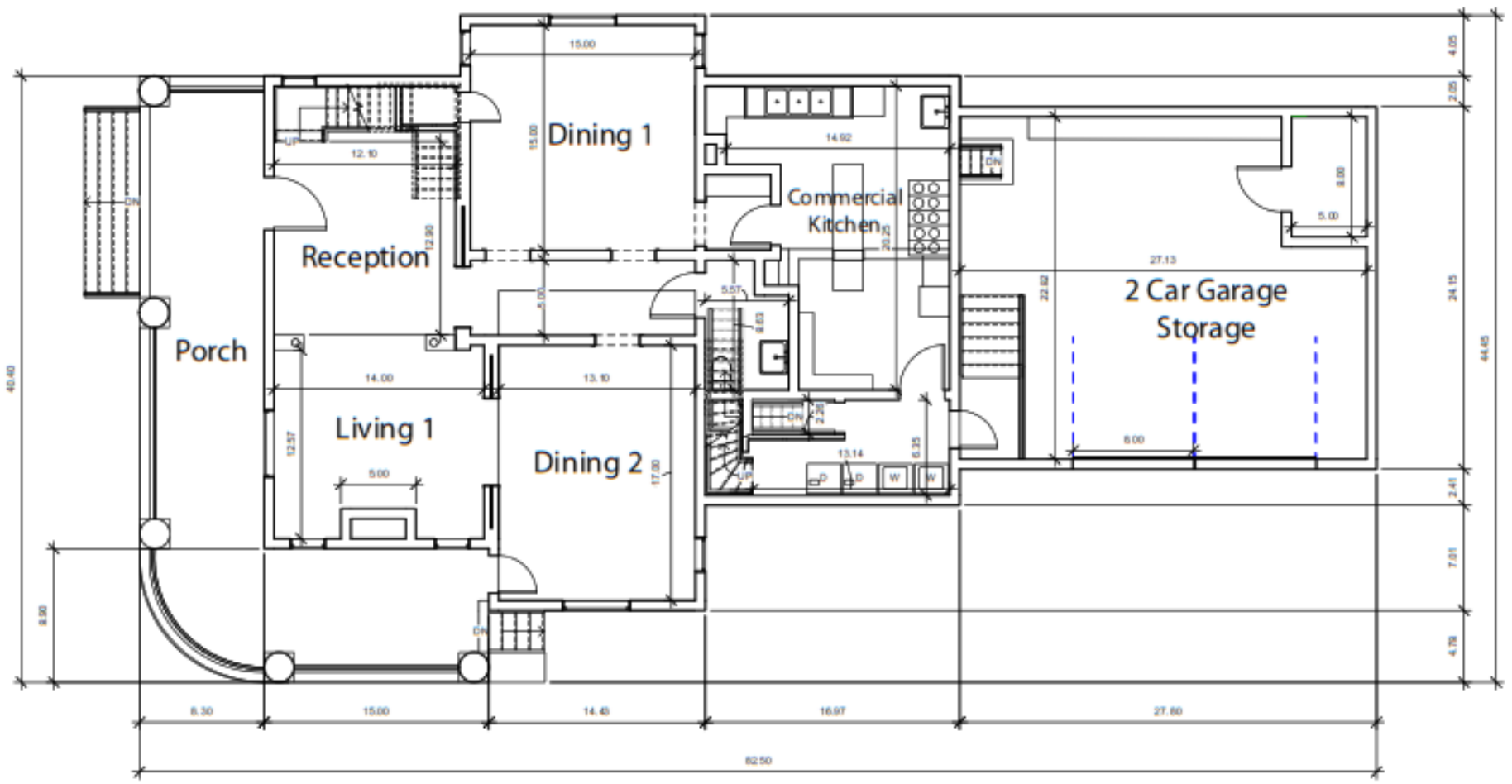


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## FLOOR PLAN



MAINHOUSE  
FIRST FLOOR  3/16" = 1'-0"

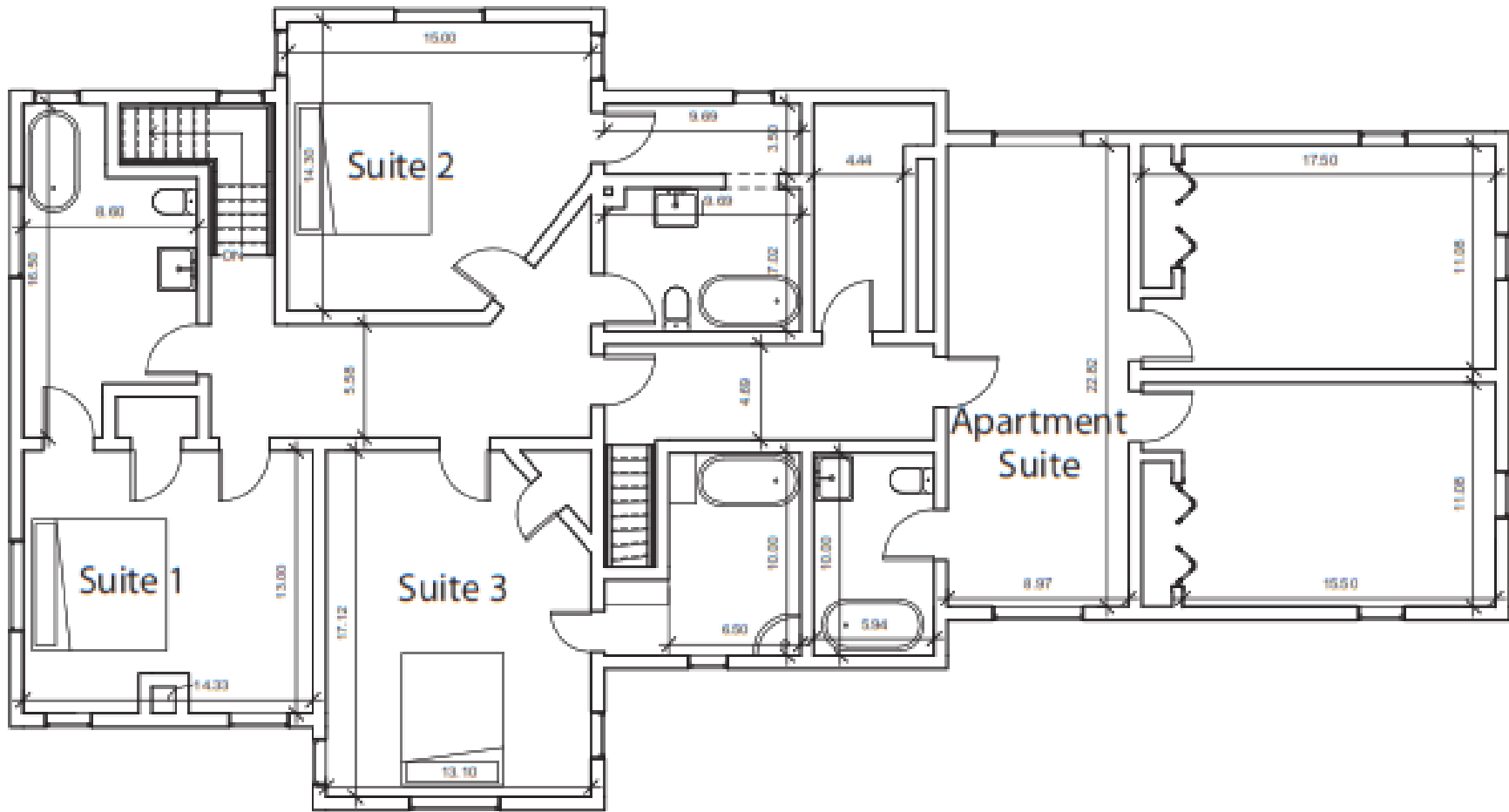
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## FLOOR PLAN



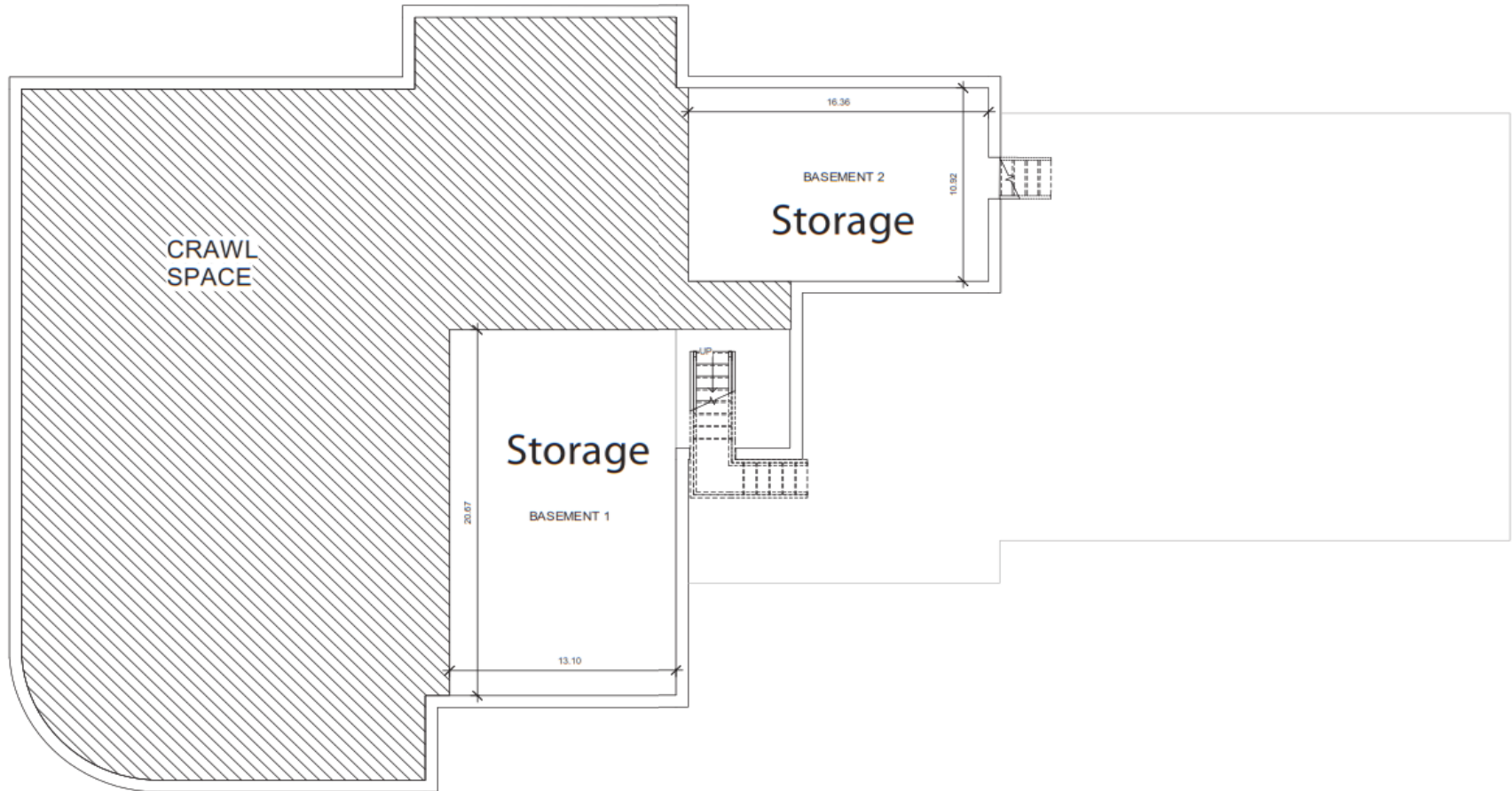
MAIN HOUSE  
SECOND FLOOR  3/16" = 1'-0"



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## FLOOR PLAN



MAIN HOUSE

BASEMENT



3/16" = 1'-0"



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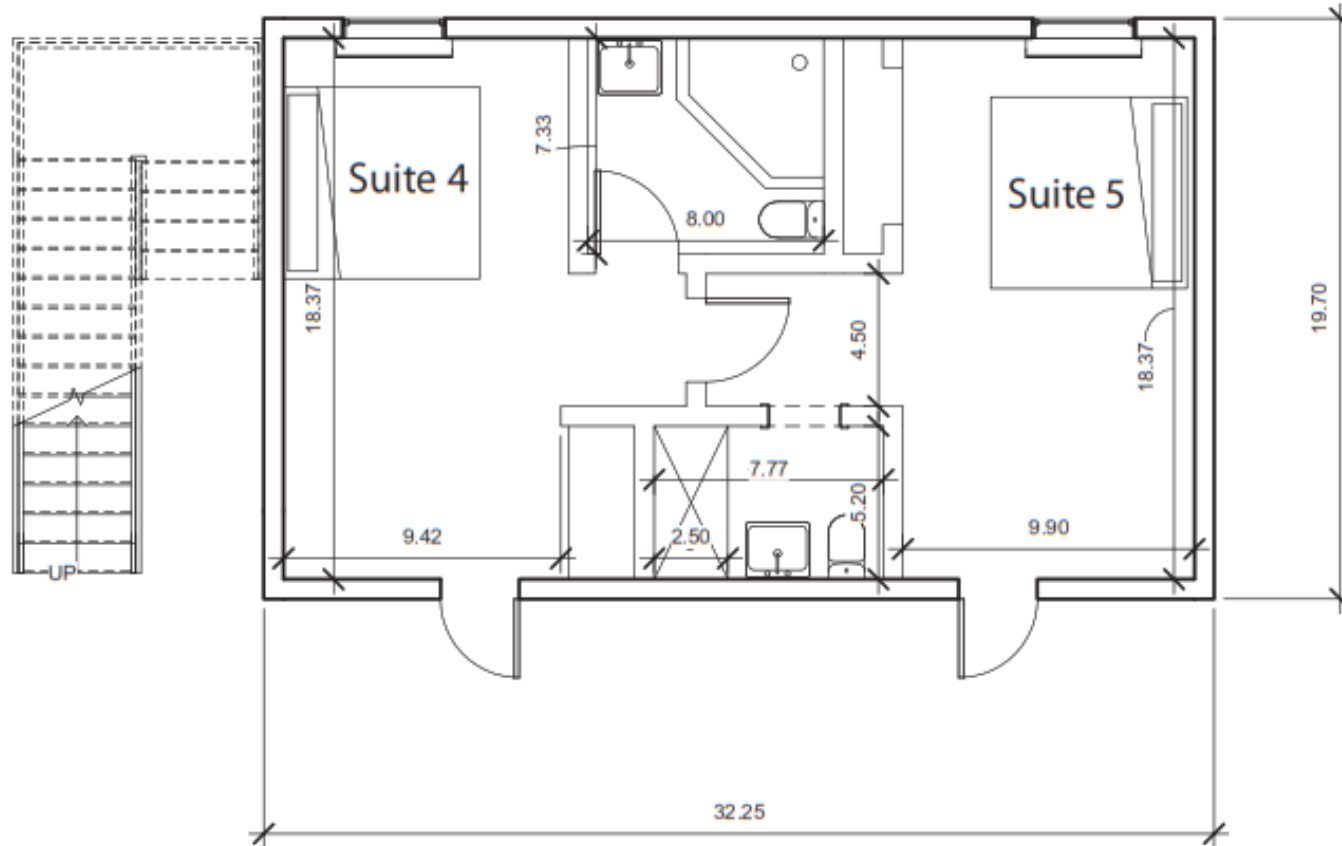
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## FLOOR PLAN



CARRIAGE HOUSE

FIRST FLOOR



3/16" = 1'-0"



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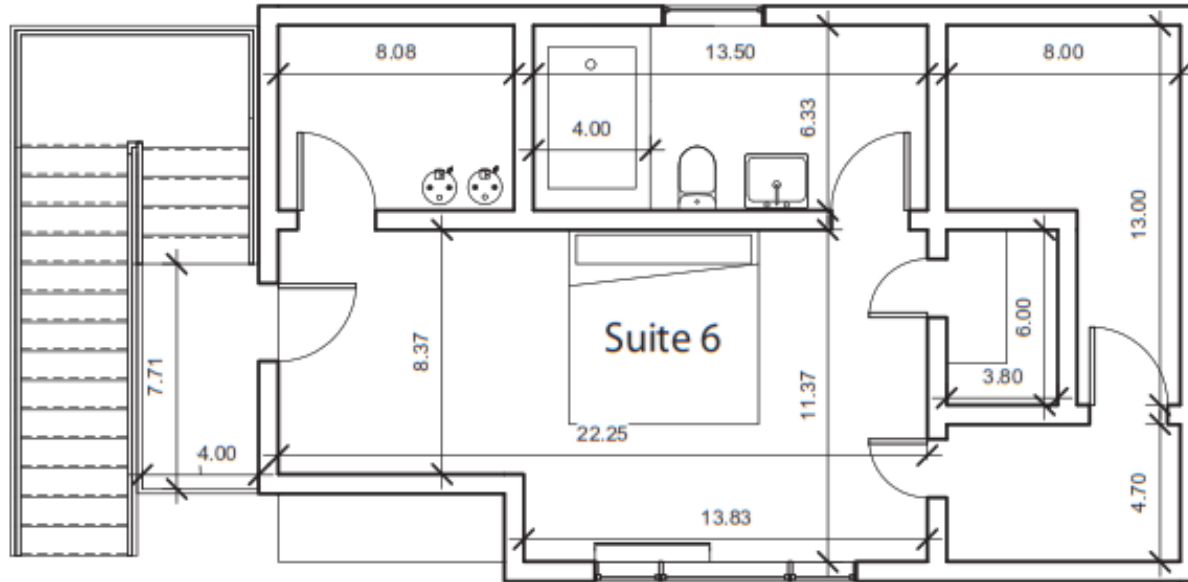
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## FLOOR PLAN



CARRIAGE HOUSE

## SECOND FLOOR



3/16" = 1'-0"



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## MAGNOLIA VILLAGE



## W Magnolia Ave

The visible vibrancy of Magnolia Village is the result of 30 years of work to bring this historic, mixed-use area back to life. Renovations of key turn-of-the-century buildings began in the 1980s and continued into the 1990s, as pioneering businesses were drawn to this centrally-located neighborhood. Today, the village optimizes work-live viability and main street appeal, while benefiting from close proximity to historic neighborhoods and the medical district.

On Magnolia Avenue, (Hemphill St to 8th Ave cross-streets) every type of food can be found, from tacos to pizza and Thai food, and from fine dining to satisfying grab-and-go fare. Live music and retail shops keep popping up alongside cocktail bars, pubs, and coffee shops. Murals and temporary public art line the street, and *Open Streets* and *ArtsGoggle* close Magnolia Avenue twice each year to vehicles.

Despite years of transformation, Magnolia Village continues to be a place of growth and change in the Near Southside. Each year, new businesses open their doors, housing variety expands, and new construction surges. In 2018, the American Planning Association named Magnolia Ave. One of the Great Places in America. Most importantly, additions have managed to preserve and expand Magnolia's walkable charm and community culture. ([From: nearsouthsidefw.org/magnolia-village](http://nearsouthsidefw.org/magnolia-village))

### DEFINING CHARACTERISTICS AND FEATURES

- Twice a year, Magnolia Avenue is closed to vehicle traffic for major community festivals. ArtsGoggle, the annual arts festival produced by community development nonprofit Near Southside Inc. (NSI), is one of the largest arts festivals in the region with more than 800 artists and dozens of live music performances attracting over 50,000 attendees. The event is free to the public, and participation fees are kept low to make this an inclusive festival for artistic expression. In the spring, Open Streets offers free, family-friendly activities, and one side of the street is declared a "Roll Zone" for bicycles, skateboards, scooters, roller skating, and more.
- Near Southside was named the Cultural District of Texas as of 2020. ([Near Southside named Cultural District of Texas | What's Up Fort Worth \(whatsupfortworth.com\)](http://Near Southside named Cultural District of Texas | What's Up Fort Worth (whatsupfortworth.com)))
- Arts and culture figure prominently on Magnolia. Murals, sculptures, and temporary art projects can be found along the street, and demonstrations at glass art studio SiNaCa Studios are free for the public to observe.
- NSI created a Small Business Council so that business owners along Magnolia and throughout the district can stay informed and work together to plan events or address shared challenges.
- A bus line connects riders to a regional rail network at the nearby T&P Station, which provides transportation to and from suburban rail stations, Dallas, and soon to DFW airport. ([From: planning.org/greatplaces/streets/2018/westmagnolia/](http://planning.org/greatplaces/streets/2018/westmagnolia/))

**69 Locally owned businesses** on the street, **83%** of which have opened since **2006**. This **3/4 Mile** stretch of Magnolia is home to **26 restaurants**, **24** of which are locally/DFW owned.

**5 creative firms** have their offices on Magnolia, including ad agencies and an architecture firm.



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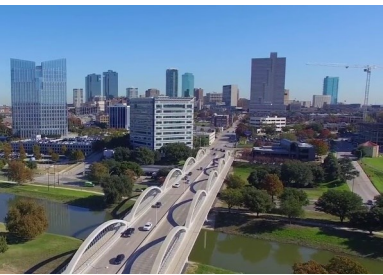
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## MARKET



## *Dallas/Fort Worth Market Overview*

Dallas/Fort Worth is continually ranked among the nation's fastest-growing areas. Continuing job growth is a key factor for this growth. The population growth has, in turn, fueled real estate development as retailers and service providers expand to meet increasing demand. Population and job growth have pushed Dallas and Fort Worth to redevelop and re-energize their central business districts, creating mixed-use buildings with residential, office, and retail space in high-end urban environments. Dallas and Fort Worth represent the largest population centers offering an abundance of housing options as people seek out the community that best fits their needs. The DFW region's corporate powerhouse companies are distributed throughout Dallas-Fort Worth, an indication of its strength, quality of the workforce, and ease of navigation between cities and corporate centers. Scanning the roster of major employers, it's easy to see the breadth and depth of the business community, from high-tech industry leaders, telecommunications, logistics, and finance to consumer brands.

Dallas-Fort Worth's diverse base of employers drives the region's economic strength, pulling from a variety of industries, so that growth is possible even during weak business cycles. The Dallas Region is on the cutting edge of some of the world's most innovative transportation solutions. These technologies will allow DFW to remain one of the least-congested major cities in the world, as noted by the TomTom Traffic Index, now and far into the future. From deployment of tested and trusted high-speed rail technology, to design and testing of options straight out of science fiction like the hyperloop and flying taxis, Dallas continues to seek out more efficient, effective and sustainable transportation options for its residents and workers. Perhaps you've heard the phrase "Everything is bigger in Texas?" That includes the Dallas-Fort Worth region, which has a combined footprint larger than some U.S. states. Dallas/Fort Worth is the nation's fourth-largest metro area, conveniently positioned in the middle of the United States, and offering competitive advantages to businesses that locate here.

Cited: [www.dallaschamber.org](http://www.dallaschamber.org)



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## PHOTOS



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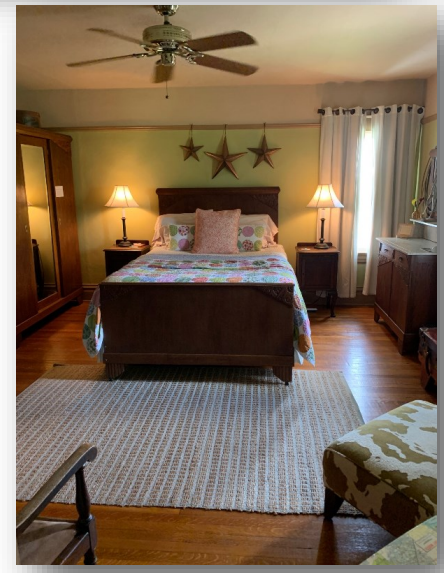
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## INTERIOR



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# Information On 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.

## 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.

Vision Commercial RE DFW LLC Broker Firm Name	9006752 License No.	<a href="mailto:info@visioncommercial.com">info@visioncommercial.com</a> Email	817-803-3287 Phone
Roger Smeltzer, Jr. Designated Broker of Firm	560209 License No.	<a href="mailto:info@visioncommercial.com">info@visioncommercial.com</a> Email	817-803-3287 Phone

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)



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