

# Nail Salon Business for Sale



- Located adjacent to the NAS - Joint Reserve Base.
- Located in Ridgmar Mall area
- Excellent demographics
- High Rooftop Density

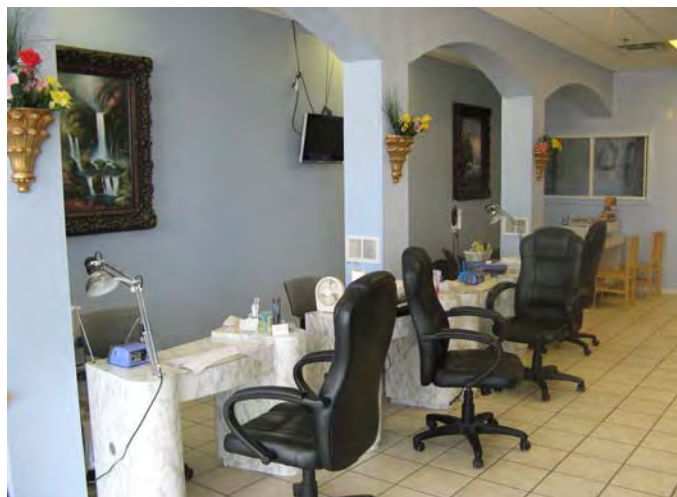
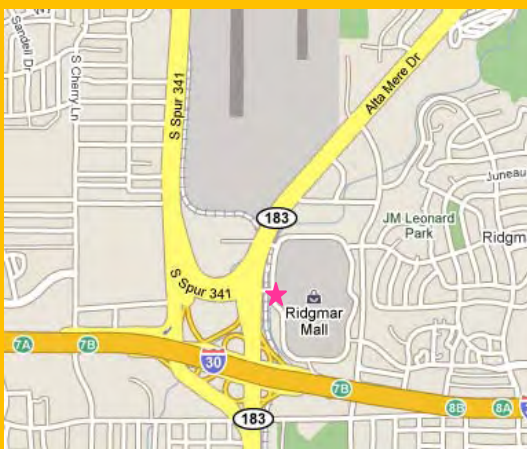
## Nail Salon business (no real estate)

Near the NAS – Joint Reserve Base

**Location:** 704 Highway 183  
Fort Worth, TX 76116

**Includes:** all furniture, fixtures and equipment

**Price:** \$66,000

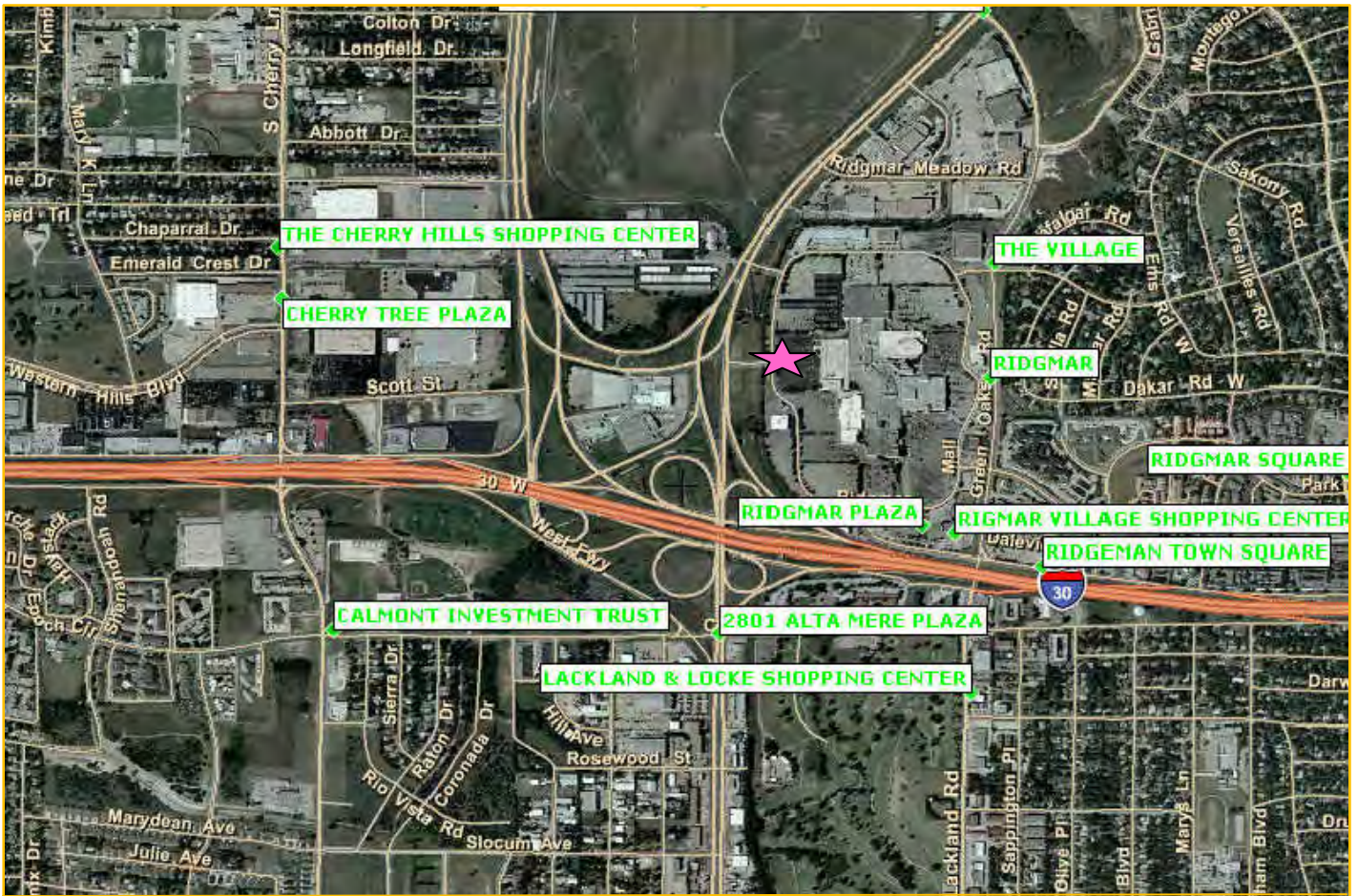


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1140 Empire Central Ste. 520, Dallas, Texas 75247

**Century21**  
COMMERCIAL  
JUDGE FITE COMPANY

[www.C21JFcommercial.com](http://www.C21JFcommercial.com)

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Ridgmar Nails is ideally located among strong retail and residential developments

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Ridgmar Nails

Latitude: 32.748895

Longitude: -97.435214

32.748895, -97.435214

Site Type: Ring

Radius: 5 miles

Summary	2000	2009	2014
Population	163,951	178,489	191,036
Households	65,847	70,742	75,678
Families	40,031	41,085	43,041
Average Household Size	2.42	2.45	2.45
Owner Occupied HUs	34,756	35,146	38,845
Renter Occupied HUs	31,091	35,596	36,834
Median Age	33.5	34.3	34.4

Trends: 2009-2014 Annual Rate	Area	State	National
Population	1.37%	0%	0.91%
Households	1.36%	0%	0.94%
Families	0.93%	0%	0.74%
Owner HHs	2.02%	0%	1.19%
Median Household Income	0.54%	0%	0.80%

Households by Income	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	11,186	16.9%	8,792	12.4%	8,804	11.6%
\$15,000 - \$24,999	10,042	15.2%	8,266	11.7%	9,131	12.1%
\$25,000 - \$34,999	10,029	15.2%	7,978	11.3%	7,970	10.5%
\$35,000 - \$49,999	11,545	17.5%	12,896	18.2%	14,321	18.9%
\$50,000 - \$74,999	11,475	17.4%	15,178	21.5%	13,246	17.5%
\$75,000 - \$99,999	5,007	7.6%	8,543	12.1%	12,929	17.1%
\$100,000 - \$149,999	3,634	5.5%	5,510	7.8%	5,400	7.1%
\$150,000 - \$199,000	1,233	1.9%	1,626	2.3%	1,754	2.3%
\$200,000+	1,911	2.9%	1,955	2.8%	2,124	2.8%
Median Household Income	\$36,850		\$46,511		\$47,770	
Average Household Income	\$54,153		\$61,442		\$63,611	
Per Capita Income	\$22,042		\$24,775		\$25,650	

Population by Age	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,445	7.6%	13,552	7.6%	14,388	7.5%
5 - 9	11,434	7.0%	12,154	6.8%	13,027	6.8%
10 - 14	10,913	6.7%	11,227	6.3%	12,209	6.4%
15 - 19	11,489	7.0%	12,246	6.9%	12,419	6.5%
20 - 24	13,474	8.2%	14,261	8.0%	15,234	8.0%
25 - 34	25,909	15.8%	27,673	15.5%	30,049	15.7%
35 - 44	25,178	15.4%	23,534	13.2%	23,786	12.5%
45 - 54	19,956	12.2%	24,069	13.5%	23,456	12.3%
55 - 64	12,941	7.9%	18,057	10.1%	21,202	11.1%
65 - 74	10,117	6.2%	10,714	6.0%	13,832	7.2%
75 - 84	7,627	4.7%	7,554	4.2%	7,763	4.1%
85+	2,471	1.5%	3,450	1.9%	3,671	1.9%

Race and Ethnicity	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
White Alone	124,600	76.0%	125,171	70.1%	128,516	67.3%
Black Alone	12,456	7.6%	15,217	8.5%	16,718	8.8%
American Indian Alone	1,039	0.6%	1,257	0.7%	1,388	0.7%
Asian Alone	2,165	1.3%	3,071	1.7%	3,748	2.0%
Pacific Islander Alone	100	0.1%	155	0.1%	192	0.1%
Some Other Race Alone	19,194	11.7%	27,717	15.5%	33,552	17.6%
Two or More Races	4,398	2.7%	5,901	3.3%	6,923	3.6%
Hispanic Origin (Any Race)	41,933	25.6%	59,892	33.6%	72,049	37.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

Ridgmar Nails

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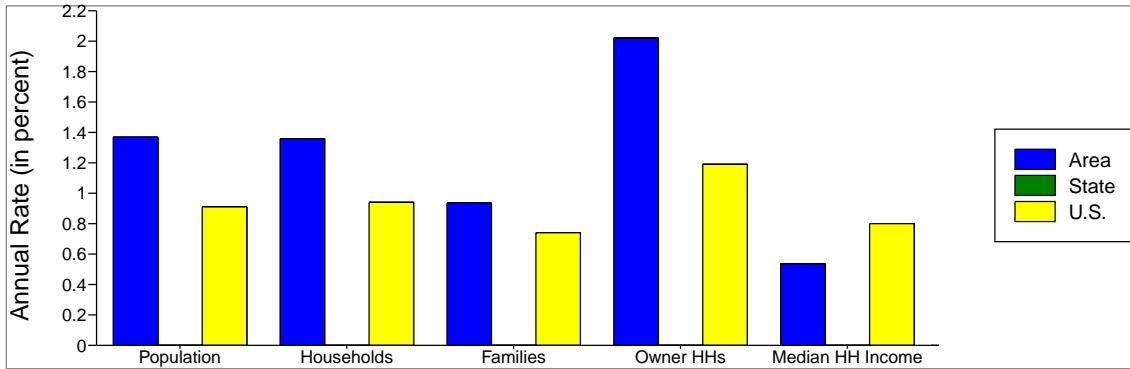
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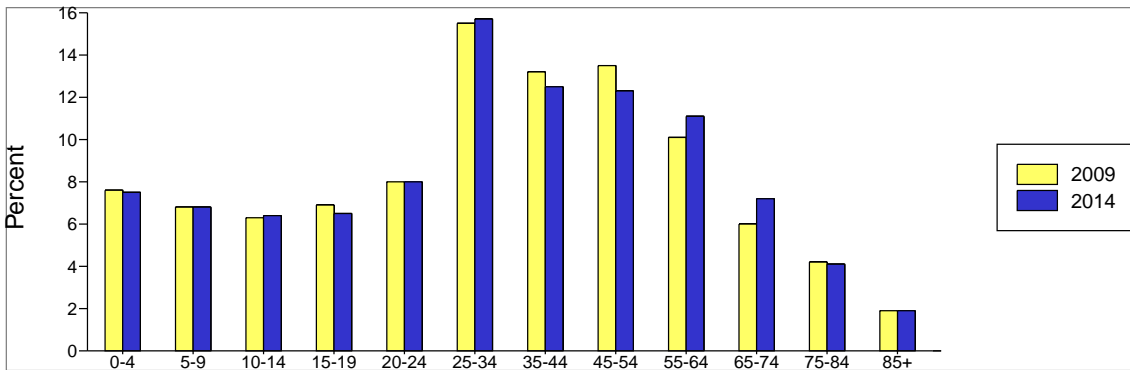
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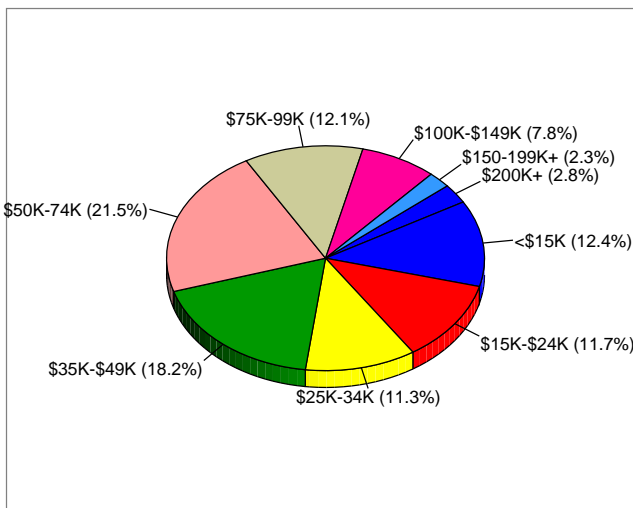
Trends 2009-2014



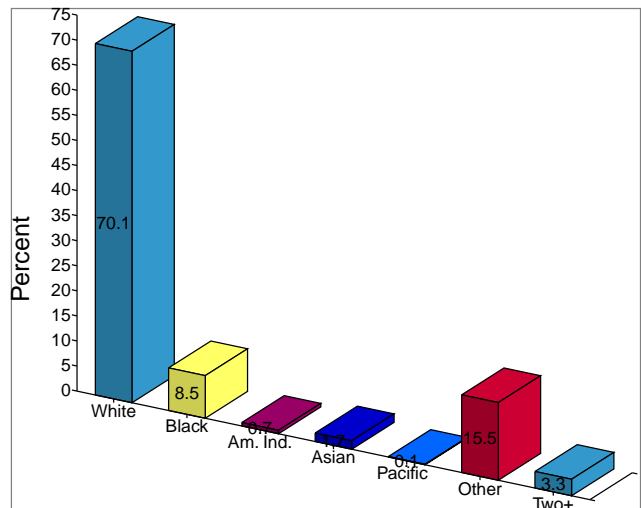
Population by Age



2009 Household Income



2009 Population by Race



2009 Percent Hispanic Origin: 33.6%

Century 21 Judge Fite Commercial  
NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

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

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

*This is not a contract.*

*The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.*

Century 21 Judge Fite Commercial

Real Estate Broker Company

Buyer, Seller, Tenant or Landlord

Date

Real Estate Licensee

Date

Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78771-2188 or call 512-465-3960.

1996 NTCAR form 15 (1/96)

Single page

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Larry Harbour

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