



# Retail Investment Sale

VALUE ADD THROUGH LEASE REPOSITIONING & TENANT MIX ★ 100% LEASED CENTER

505-527 N STEWART ST AZLE, TX 76020

LanCarteCRE.com



# Disclaimer

LanCarte Commercial Real Estate, LLC (including its affiliates, subsidiaries, related parties, successors, and assigns, hereinafter referred to singly and collectively as “LanCarte Commercial”) has been engaged as the exclusive listing representative (the “Representative”) by the Seller for the sale of 505-527 N Stewart St, Azle, TX (the “Property”).

The Property is being offered for sale in an “as-is, where-is” condition and the Seller or the Representative make no representations or warranties as the accuracy of the information contained in this Investment Offering. The enclosed materials included highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither of enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with LanCarte Commercial as a “Registered Potential Investor” or as “Buyer’s Representative” for an identified “Registered Potential Investor”. The use of this Investment Offering and the information proved herein is subject to terms, provisions and limitations of the confidentiality agreement furnished by the Agent prior to delivery of this Investment Offering.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. They contain selected information regarding the Property and do not purport to be all inclusive or to contain all of the information which a prospective investor may need to conduct its due diligence. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty,

express or implied, is being made by the Representative or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. All financial projections are based on assumptions and no assurances can be made that the results will be achieved. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, nor do they constitute legal analysis of such documents. Neither the Representative or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The Seller and the Representative each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Investment Offering is made subject to omissions, corrections or errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Representative is not authorized to make any representations or agreements on behalf of the Seller.

The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property

has been fully executed, delivered and approved by the Seller and any conditions to the Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Representative or the Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Representative; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Representative or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to LanCarte Commercial.

The Seller will be responsible for any commission due to the Representative in connection with a sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer’s Representative must provide a registration signed by the prospective investor acknowledging said agent’s authority to act on its behalf.

**LanCarte Commercial Real Estate, LLC (“LanCarte Commercial”) is the exclusive listing agent of 505-527 N Stewart St, Azle, Texas (the “Property”). The prospective Purchaser will be selected by the Seller in its sole discretion based on a variety of factors including, but not limited to:**

**OFFERING PRICE**

**ABSENCE OF CONTINGENCIES**

**DUE DILIGENCE & CLOSING TIME**

**FINANCIAL STRENGTH & TRACK RECORD**

**PROOF OF FUNDS FOR A FINANCED OR ALL-CASH TRANSACTION**

**EARNEST MONEY DEPOSIT(S) & TIMING TO BECOME NONREFUNDABLE**

**CONFIRMATION OF FULL UNDERWRITING BASED ON MATERIALS PROVIDED**

**PROPERTY INQUIRIES / TOURS & PROSPECTIVE PURCHASERS**

All Property inquiries should be directed to LanCarte Commercial. All property tours are by appointment only and are to be scheduled through LanCarte Commercial. Ownership will be selling the property in an “As Is, Where Is” condition. Offers will be responded to on a “First Come, First Served” basis. No formal call for offers date is currently contemplated; however, this is subject to change based on ownership’s discretion and demand.

**CONTACTS**

**Sarah LanCarte CCIM, SIOR**  
(817) 228-4247 | sarah@lancartecre.com

**Finn Wilson**  
(817) 713-8771 | fwilson@lancartecre.com





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# Executive Summary

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# Executive Summary

INVESTMENT SUMMARY

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ADDRESS	<b>505-527 N Stewart St</b> AZLE, TX
BUILDING SF	<b>64,062 SF</b>
ACRES	<b>5.89 AC</b>
TENANTS	<b>Seven (7)</b>

LanCarte Commercial, as the Exclusive Investment Advisor, is pleased to present the opportunity to acquire the fee-simple interest in a 100% leased multi-tenant retail center (the “Property”/“Investment”), located at 505-527 North Stewart Street, Azle, Texas. The Property spans 64,062 square feet on 5.89 acres and is fully leased to seven (7) tenants, anchored by Brookshire’s, a well-established grocery retailer.

This Investment benefits from its location in Azle, Texas, a rapidly growing suburban market northwest of Fort Worth. Azle has experienced over a 20% population increase over the past decade, fueled by its proximity to major employment centers and an exceptional quality of life. The area boasts rising household incomes, which enhance tenant success and support retail spending.

Brookshire’s, the Property’s anchor tenant, has recently invested approximately \$3,000,000 in façade improvements, reinforcing its long-term commitment and increasing the center’s appeal. Current tenant rents are below market rates, providing a clear opportunity for investors to implement value-add strategies through lease repositioning as renewals occur.

The Property benefits from being part of a stable retail submarket, with consistently low vacancy rates in Azle. Its strategic location in a growing community ensures sustained demand for retail spaces. This is a rare opportunity to acquire a stabilized, income-producing retail center in a high-demand market with significant upside potential through rental growth and tenant mix enhancements.



# Executive Summary

INVESTMENT HIGHLIGHTS

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## **100% LEASED PROPERTY**

Fully occupied with stable cash flow, providing immediate income for investors.

## **BELOW-MARKET RENTS**

Significant upside potential as current tenant rents are below market rates, creating opportunities for value-add strategies.

## **ANCHOR TENANT COMMITMENT**

Brookshire's, a prominent anchor tenant, has invested approximately \$3,000,000 in facade improvements, signaling long-term commitment, and enhancing property appeal.

## **VALUE-ADD OPPORTUNITIES**

### • Lease Repositioning

Opportunity to negotiate higher rents as leases roll over, aligning with current market conditions.

### • Enhanced Tenant Mix

Potential to add complementary tenants or reconfigure space to maximize NOI and property value.

## **STRONG FUNDAMENTALS**

### • Retail Destination

The center benefits from strong foot traffic generated by Brookshire's and other tenants, ensuring a consistent customer base.

### • Stable Retail Submarket

Azle's retail vacancy rates remain low, underscoring high demand for retail spaces in the area.





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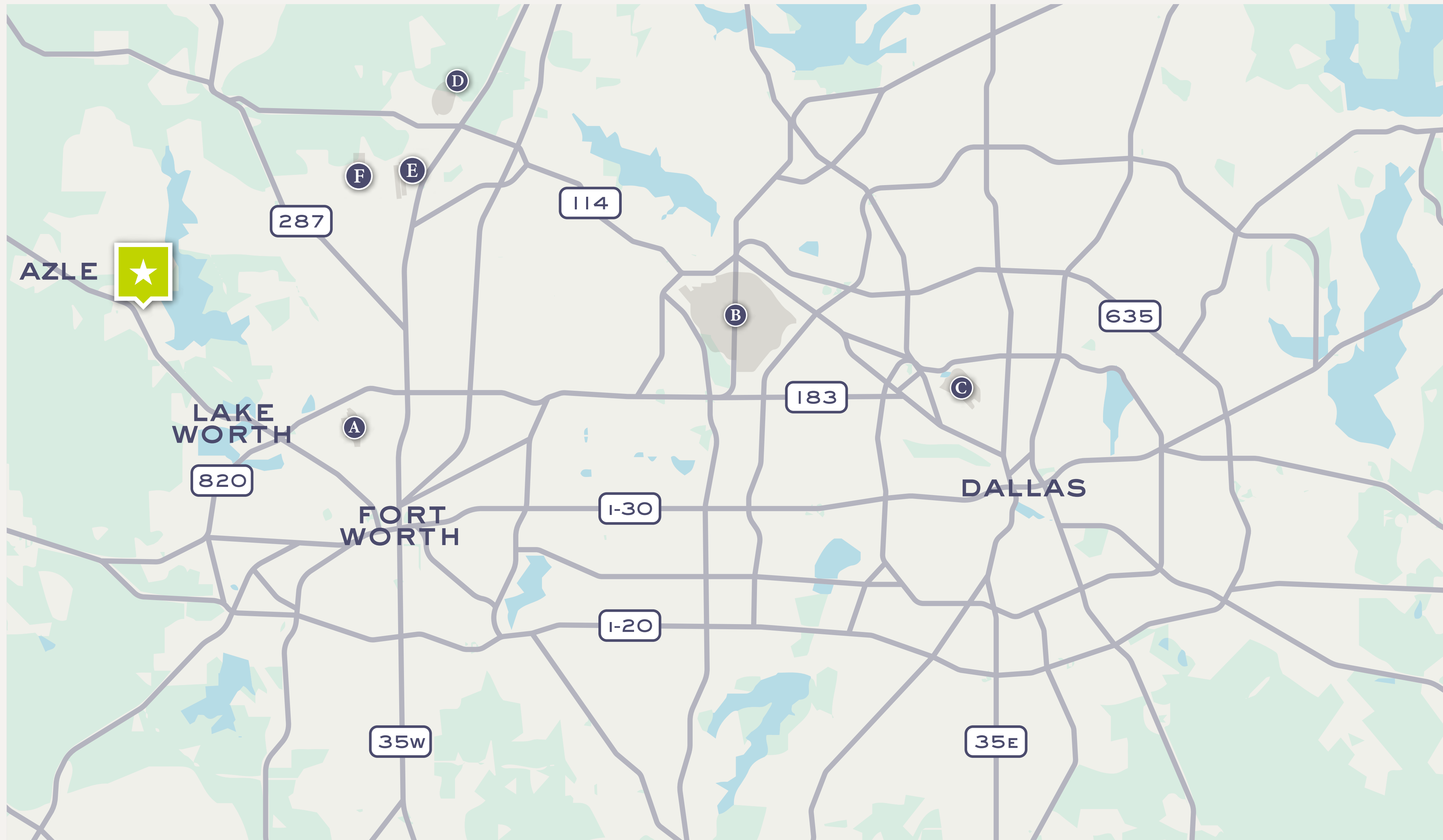
Financial Overview



# Property Details












LOCATION MAP

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 **SUBJECT PROPERTY**

## ATTRACTIONS

-   MEACHAM INTERNATIONAL AIRPORT
-   DFW INTERNATIONAL AIRPORT
-   Dallas Love Field
-   TEXAS MOTOR SPEEDWAY
-   AFW
-   BNSF

## DISTANCES

DFW AIRPORT  
**38** MIN

MEACHAM AIRPORT  
**20** MIN

FORT WORTH  
**30** MIN

BNSF INTERMODAL  
**40** MIN

ALLIANCE AIRPORT  
**34** MIN



# Property Details

EXTERIOR PHOTOS

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TEXAS

AZLE

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## Texas stands out as a magnet for both residents and businesses, fueled by its favorable economic environment.

### KEY HIGHLIGHTS INCLUDE

#### TAX ADVANTAGES

No corporate or personal income tax, coupled with low land and energy costs, translate to lower operating expenses for businesses and a more affordable living for employees.

#### BUSINESS ENVIRONMENT

Recognized as the best state for business by Chief Executive Magazine for 18 consecutive years, Texas offers an unparalleled ecosystem for business success.

#### EDUCATION EXCELLENCE

Texas boasts the highest number of Tier One Public Universities in the nation, with a significant increase in rankings over the past 13 years, reflecting a commitment to educational excellence.

#### EXPONENTIAL GROWTH

Texas leads state-to-state migration, with over 102,000 individuals relocating from California in 2022 alone, contributing to the state's lowest outmigration rate.

#### POPULATION GROWTH

U-Haul identifies Texas as the top growth state, witnessing the largest gain in one-way truck rentals for three consecutive years, indicating sustained population influx.

Texas is as a premier destination for businesses and individuals alike, offering a combination of tax advantages, economic opportunities, and educational excellence that sets it apart as the top choice for growth and prosperity.



# Market Overview

AZLE

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Strategically located within a four-hour flight to either coast, Azle, Texas, offers a high quality of life and abundant economic opportunities, making it a prime destination in the Dallas-Fort Worth region.



## STRATEGIC LOCATION

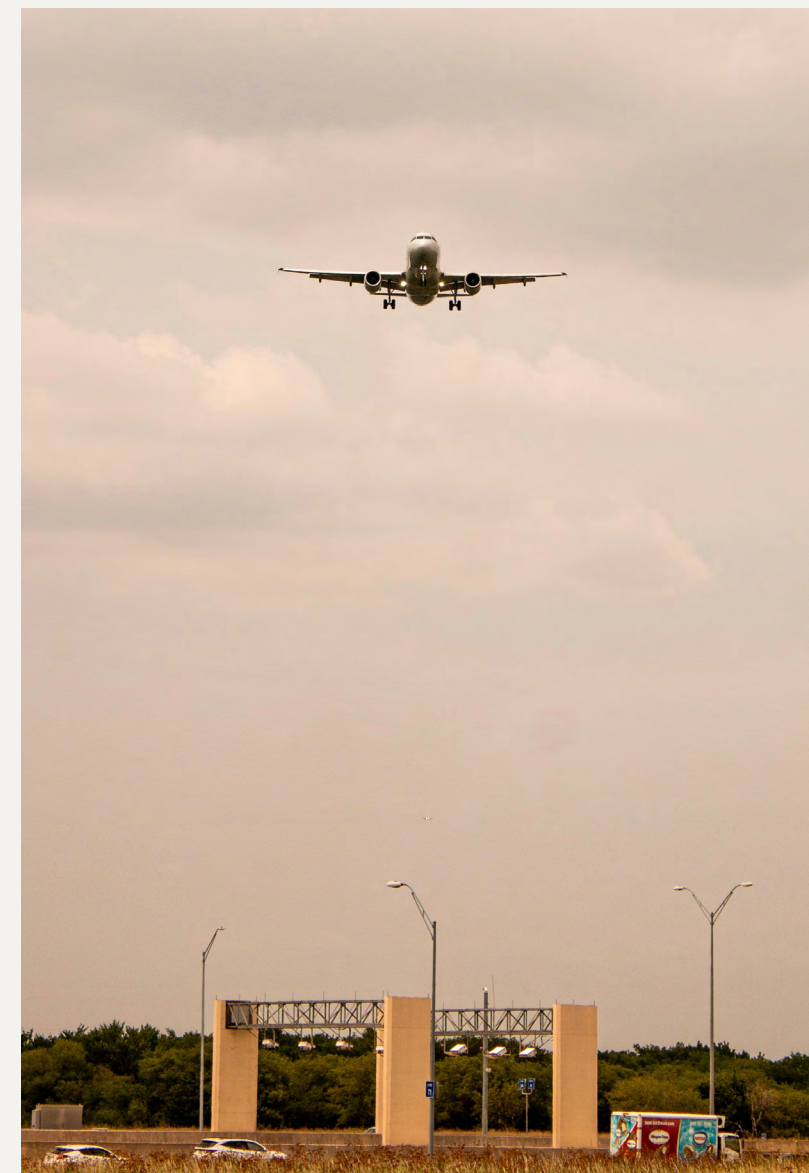
Located in Azle, Texas, a rapidly growing suburban market northwest of Fort Worth, ensuring sustained demand for retail spaces. The property is approximately 16 miles to Fort Worth, 36 Miles to DFW airport, and 49 miles to Dallas.

## AFFLUENT CUSTOMER BASE

The area benefits from increasing household incomes, fueling retail spending and tenant success.

## POPULATION GROWTH

Azle's population has seen consistent growth, with a 20%+ increase over the past decade, driven by its proximity to major employment hubs and attractive quality of life.







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RENT ROLL



# Financial Overview

RENT ROLL

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TENANT	UNIT #	SF	LEASE START	LEASE END	TERM	STARTING RATE	LEASE TYPE	ANNUAL BUMPS	MONTHLY BASE RENT	ANNUAL BASE RENT
Ace of Azle	505	8,640	4/1/21	3/31/26	60	\$9.84	NNN	0.00%	\$7,085.00	\$85,020.00
Brookshire Grocery Co.	511	46,422	7/31/21	7/30/26	60	\$5.35	NNN	0.00%	\$20,700.92	\$248,411.00
			7/31/26	7/30/31		\$5.73			\$22,150.00	\$265,799.98
			7/31/31	7/30/36		\$6.13			\$23,700.50	\$284,405.98
			7/31/36	7/30/41		\$6.56			\$25,359.53	\$304,314.40
			7/31/41	7/30/46		\$7.01			\$27,134.70	\$325,616.41
Wong's Express	515	1,500	2/1/2022	1/31/2027	60	\$10.80	NNN	0.00%	\$1,350.00	\$16,200.00
Golden Donuts	517	1,200	11/20/24	11/19/2029	60	\$11.50	NNN	0.00%	\$1,150.00	\$13,800.00
Lady Bug Quilt Fabric	519	900	6/1/2024	5/31/2025	12	\$17.17	NNN	0.00%	\$1,287.50	\$15,450.00

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# Financial Overview

RENT ROLL

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TENANT	UNIT #	SF	LEASE START	LEASE END	TERM	STARTING RATE	LEASE TYPE	ANNUAL BUMPS	MONTHLY BASE RENT	ANNUAL BASE RENT
Creative Dimensions	521	900	11/20/2024	11/19/2029	60	\$12.53	NNN	0.00%	\$940.00	\$11,280.00
Rent-A-Center Texas	527	4,500	9/1/2022	8/31/2027	60	\$10.56	NNN	0.00%	\$3,960.00	\$47,520.00
Fuel Center	N/A	TBD	TBD	7/30/26	12	N/A	NNN	0.00%	\$775.00	\$9,300.00
			7/31/26	7/30/31					\$813.75	\$9,765.00
			7/31/31	7/30/36					\$854.42	\$10,253.00
			7/31/36	7/30/41					\$897.17	\$10,766.00
			7/31/41	7/30/46					\$942.00	\$11,304.00





**LANCARTE**  
**COMMERCIAL**

*Relentlessly Pursuing What Matters*

**Finn Wilson**  
(817) 713-8771 | [fwilson@lancartecre.com](mailto:fwilson@lancartecre.com)

**Sarah LanCarte CCIM, SIOR**  
(817) 228-4247 | [sarah@lancartecre.com](mailto:sarah@lancartecre.com)