

OFFERING MEMORANDUM

8620 CLIFFORD ST

Fort Worth, TX



Northern
Crain
REALTY

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EXECUTIVE SUMMARY

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Northern Crain Realty is pleased to present 8620 Clifford St for lease. The building formerly housed Heim Barbecue's commissary, where its catering operations and office operated. Located just west of Lockheed Martin and east of W Loop 820, the location is perfectly situated to become a restaurant or another business's catering depot.



PROPERTY DESCRIPTION

An exceptional chance awaits in White Settlement with the opportunity to procure a second-generation commercial kitchen at 8620 Clifford St, making it an ideal leasing opportunity for a catering company. In its former life, this space was Soda Springs BBQ, a local eatery. However, the most recent owner saw a transformation, turning it into a commissary for catering ventures and a functional office space. Now, the new tenant has ability to operate their catering business here. It's primely located next to the Joint Reserve Base and Lockheed Martin, ensuring a steady flow of customers from the area and beyond.



HIGHLIGHTS

- Former commissary for catering and office
- 2nd generation commercial kitchen
- Excellent visibility and frontage on Clifford St
- Proximity to W Loop 820 and Naval Air Station Joint Reserve Base

Location	8620 Clifford St, Fort Worth, TX 76108
Pricing	\$20 PSF
Lease Type	NNN
Building SF	4,460
Year Built	1974
Land Acres	0.4178 AC



PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION



SILVER CRK RD

LOCKHEED MARTIN

SILVER CRK RD

EPA United States Environmental Protection Agency

INTERSTATE 820

TEXAS CIVIL WAR MUSEUM

Saddle Hills Disc Golf Course

SUBJECT PROPERTY

ALDI DUTCH BROS DOLLAR TREE
 Domino's Pizza O'Reilly SONIC
 CVS SALLY BEAUTY SUPPLY

Albertsons
 Jimmy John's

Walmart

CLIFFORD ST

Chick-fil-e

CLIFFORD ST

CLIFFORD ST

McDonald's TACO BELL BURGER KING Arby's
 AutoZone chili's Best Western
 WING STOP
 Aaron's CIRCLE K WAFFLE HOUSE

UNITED STATES POSTAL SERVICE

DOLLAR GENERAL

FANBOYS LAMBS OF HAPPY BOWL

WHITE SETTLEMENT RD

WHITE SETTLEMENT INDEPENDENT SCHOOL DISTRICT

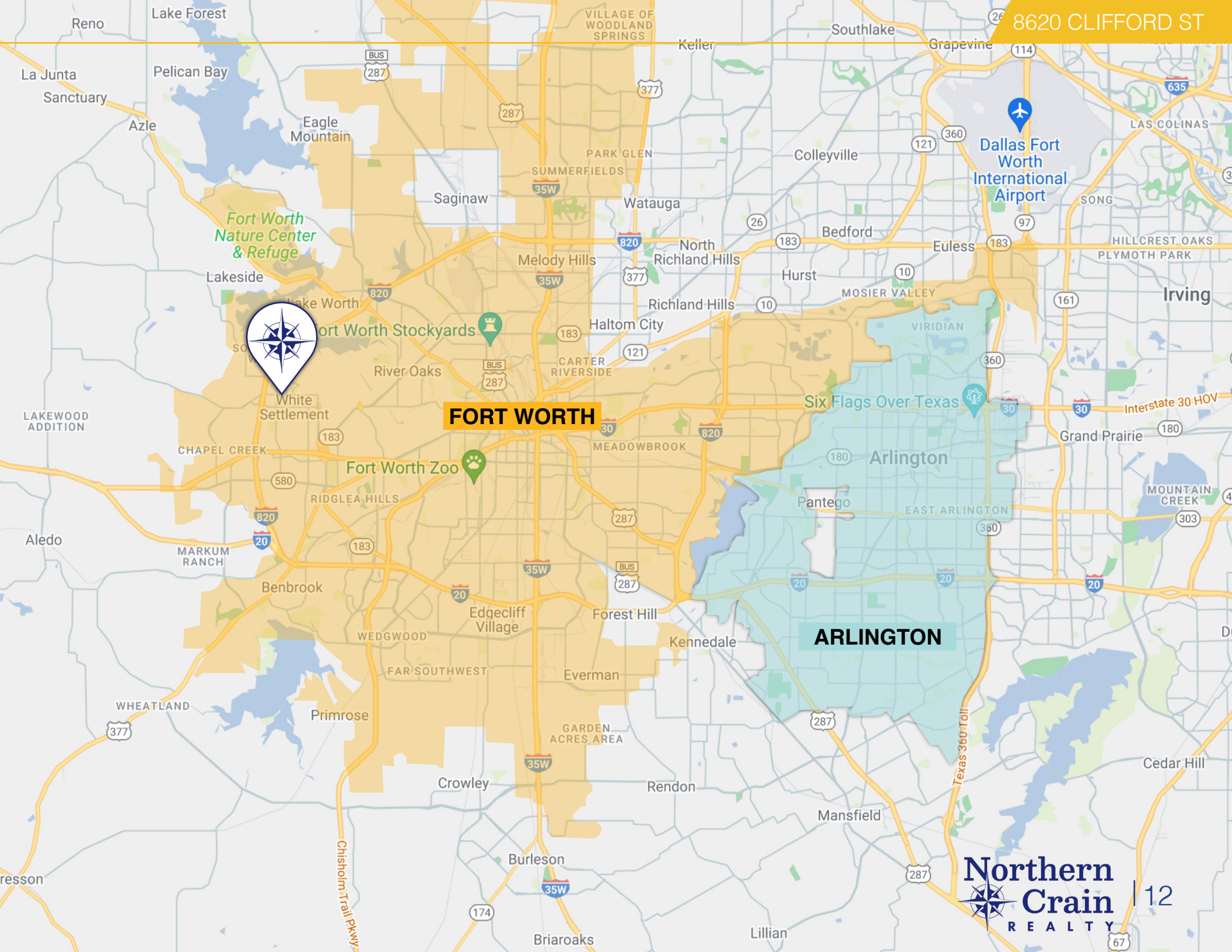
FAMILY DOLLAR

Ford

Goodwill

Liberty Elementary School

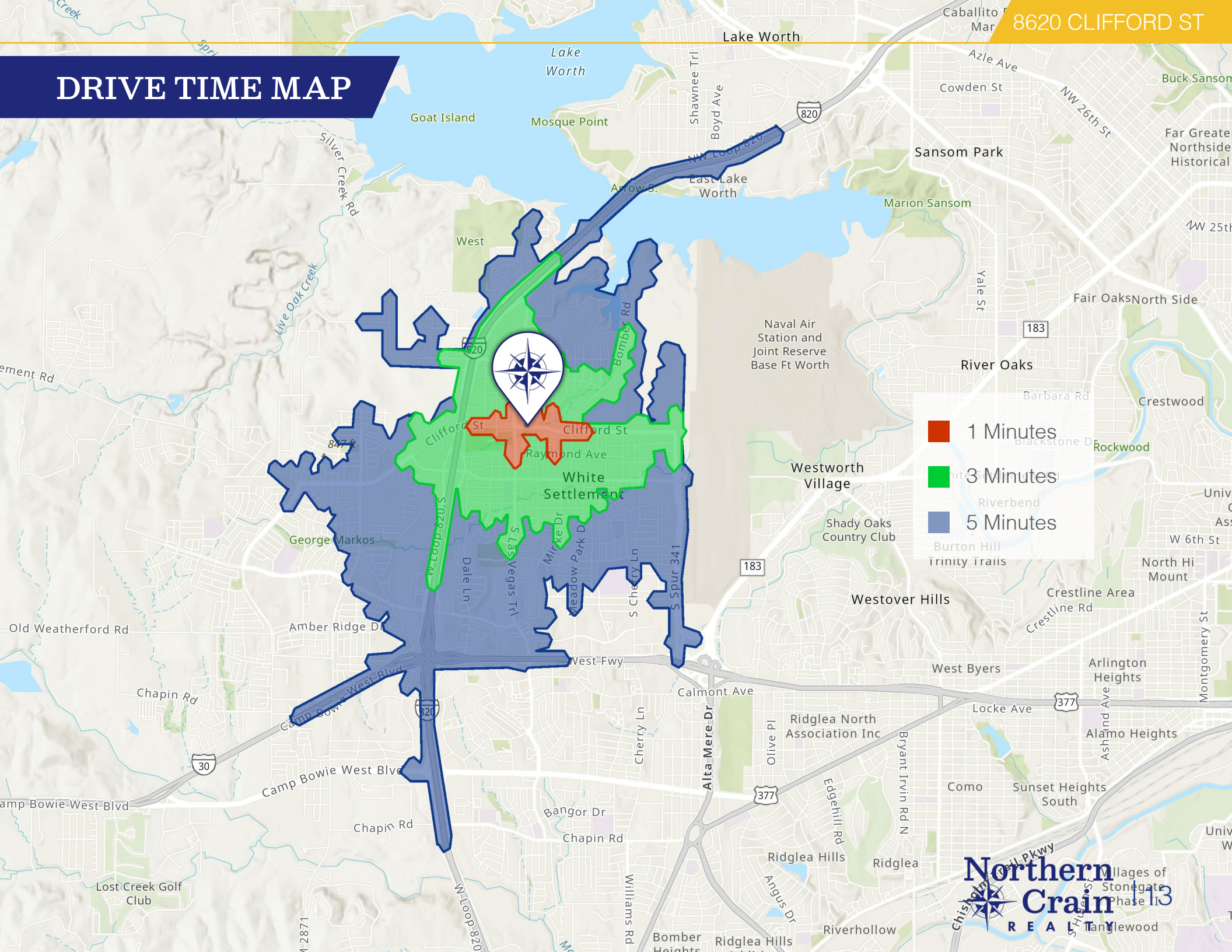
THE HOME DEPOT Starbucks Jack in the box 7-ELEVEN
 WHATABURGER Little Caesars Wendy's Pizza Hut



FORT WORTH

ARLINGTON

DRIVE TIME MAP



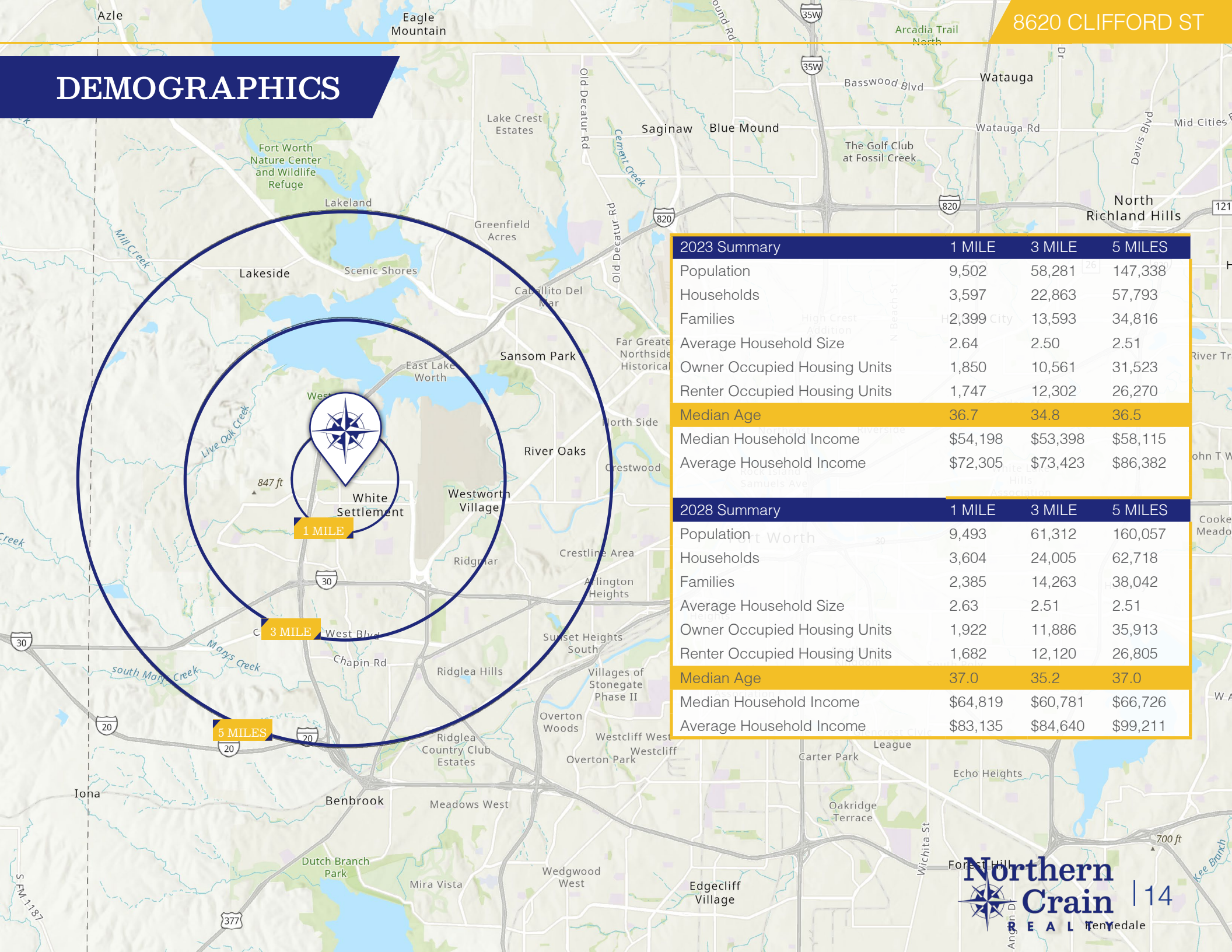
1 Minutes

3 Minutes

5 Minutes

DEMOGRAPHICS

2023 Summary	1 MILE	3 MILE	5 MILES
Population	9,502	58,281	147,338
Households	3,597	22,863	57,793
Families	2,399	13,593	34,816
Average Household Size	2.64	2.50	2.51
Owner Occupied Housing Units	1,850	10,561	31,523
Renter Occupied Housing Units	1,747	12,302	26,270
Median Age	36.7	34.8	36.5
Median Household Income	\$54,198	\$53,398	\$58,115
Average Household Income	\$72,305	\$73,423	\$86,382
2023 Summary	1 MILE	3 MILE	5 MILES
Population	9,493	61,312	160,057
Households	3,604	24,005	62,718
Families	2,385	14,263	38,042
Average Household Size	2.63	2.51	2.51
Owner Occupied Housing Units	1,922	11,886	35,913
Renter Occupied Housing Units	1,682	12,120	26,805
Median Age	37.0	35.2	37.0
Median Household Income	\$64,819	\$60,781	\$66,726
Average Household Income	\$83,135	\$84,640	\$99,211



DISCLAIMERS

All material and information received or derived from Northern Crain Realty, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warrant as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Northern Crain Realty makes no warranties and/or representatives regarding the veracity, completeness or relevance of any financial data or assumptions. Northern Crain Realty does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, 16 vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Fort Worth in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DISCLAIMERS



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.

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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ABOUT

Northern Crain Realty's mission is to serve individuals and businesses by facilitating their real estate transactions with competent professional service that exceeds expectations.

The Northern Crain Realty team consists of forward-thinking Realtors who utilize modern technology and strong sense of character to provide a superior experience to clients. With extensive knowledge of the real estate market, your REALTOR will serve as an advisor to share pertinent resources, provide an unbiased opinion and facilitate the buying, selling, leasing or management process with open lines of communication.

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