# West Berry Center

## 1715–1721 W. Berry Street


**MULTI-TENANT STRIP CENTER | FORTH WORTH, TX 76110**

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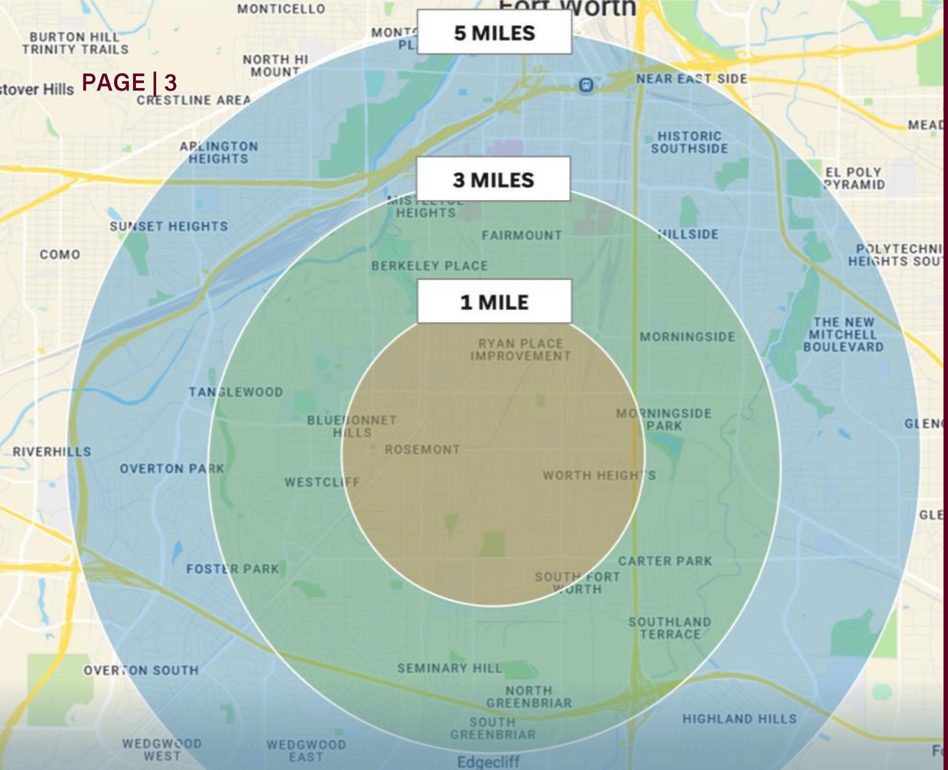
COLONIAL
COMMERCIAL REAL ESTATE LLC


# 01 Property Summary




| Metric | 1 Mile | 3 Mile | 5 Mile |
|---|---|---|---|
| Population | 23,038 | 125,262 | 313,061 |
| Households | 7,615 | 43,552 | 118,105 |
| Average Household Income | $88,543 | $93,457 | $91,576 |

# PROPERTY SUMMARY

| | |
|---|---|
| **Property Name** | West Berry Center |
| **Address** | 1715–1721 W. Berry St., Fort Worth, TX 76110 |
| **Property Type** | Retail — Multi-Tenant Strip Center (Value-Add / Lease-Up) |
| **Size** | 7,300 SF |
| **Year Built** | 1940 |
| **Renovated** | 2015 — New Façade |
| **Land Area** | 0.29 Acres — Hard Corner |
| **Occupancy** | 76% |
| **Property ID** | 80189016 |

| **Financial Summary** | |
|---|---|
| List Price | ▪ $1,500,000 |
| Price / SF | ▪ $205.48 |
| Year 1 NOI — In-Place | ▪ $78,749.28 |
| Year 1 NOI — Proforma | ▪ $132,358 |
| Cap Rate — In-Place | ▪ 5.25% |
| Proforma Cap Rate | ▪ 8.82% (at full occupancy) |



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# Property Overview

Colonial Commercial Real Estate, LLC is pleased to exclusively offer 1715–1721 W. Berry Street (the "Property"), a 7,300 square foot, four-suite retail strip center occupying a hard corner at W. Berry Street and Stanley Avenue in Fort Worth's TCU / Paschal trade area. Renovated in 2015 with a new facade, the Property offers 125 feet of frontage on W. Berry Street (±19,054 vehicles per day, TxDOT 2024) and 100 feet on Stanley Avenue, with additional corridor exposure from 8th Avenue (±28,837 VPD) and Cleburne Road (±17,337 VPD).

The location is the story. The Property sits approximately one mile east of Texas Christian University — home to 12,980 students in Fall 2025, including the largest incoming class in school history — and roughly half a mile from R.L. Paschal High School and its ±2,100 students. W. Berry Street is the primary retail spine connecting TCU to the Hemphill and hospital-district corridors, surrounded by the dense, established neighborhoods of Fairmount, Ryan Place, and the TCU area: 23,038 residents within one mile, 125,262 within three miles, a median age of 30.4, and 90,511 daytime employees within three miles, with projected population growth of 5.5–5.9% from 2025 to 2030.

The Property is 76% occupied by three service-based, internet-resistant NNN tenants — Villains Ink Tattoo (1,754 SF, through August 2027), Loan Express (1,877 SF, through November 2027) and Hookah Town (1,915 SF, through October 2029) — producing in-place NOI of approximately $78,749.28. Lease-up of the one vacant suite, 1719 (1,754 SF at $19.00 NNN), stabilizes NOI at approximately $132,358, an 8.82% yield on the $1,500,000 asking price.

At $205 per square foot — well below replacement cost — the offering suits a value-add investor seeking a clear, executable path to stabilization in one of Fort Worth's most durable student- and neighborhood-driven retail corridors, or an owner-user able to occupy while collecting income from the two in-place tenants.

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# Investment Highlights

- **7,300-SF Four-Suite Corner Strip in the TCU / Paschal Trade Area** — Hard corner at W. Berry St. & Stanley Ave. with 125' of Berry Street frontage; renovated 2015 with a new facade and free public street parking surrounding the building.

- **Deep Value-Add: 76% Leased with a Clear Path to an 8.82% Stabilized Yield —** In-place NOI of ±$78,749.28 grows to ±$132,358 at full occupancy — lease-up of the vacancy at market rates stabilizes the asset.

- **High-Exposure Corridor** — ±19,054 VPD on W. Berry Street (TxDOT 2024) — Supplemented by 8th Avenue (±28,837 VPD) and Cleburne Road (±17,337 VPD) — three arteries feeding the trade area.

- **±1 Mile from Texas Christian University** — 12,980 Students — TCU posted record enrollment in Fall 2025, including its largest first-year class ever (3,148 new students) — a built-in, self-renewing customer base.

- **Steps from R.L. Paschal High School** — ±2,100 Students — One of Fort Worth ISD's flagship campuses, ±0.5 mile from the Property, driving consistent weekday traffic along Berry Street.

- **In-Place NNN Income from Service**-Based, Internet-Resistant Tenants — Villains Ink Tattoo, Loan Express, and Hookah Town, all NNN through late 2027 and 2029 respectively, cover carry costs during lease-up.

- **Dense, Growing, Young Demographics** — 23,038 residents within 1 mile and 125,262 within 3 miles; median age 30.4; 90,511 daytime employees within 3 miles; 5.5–5.9% projected population growth 2025–2030.

- **Below Replacement Cost with Owner-User Optionality** — $205/SF asking price; vacant suite of 1,754 SF for an owner-user or straightforward spec lease-up.



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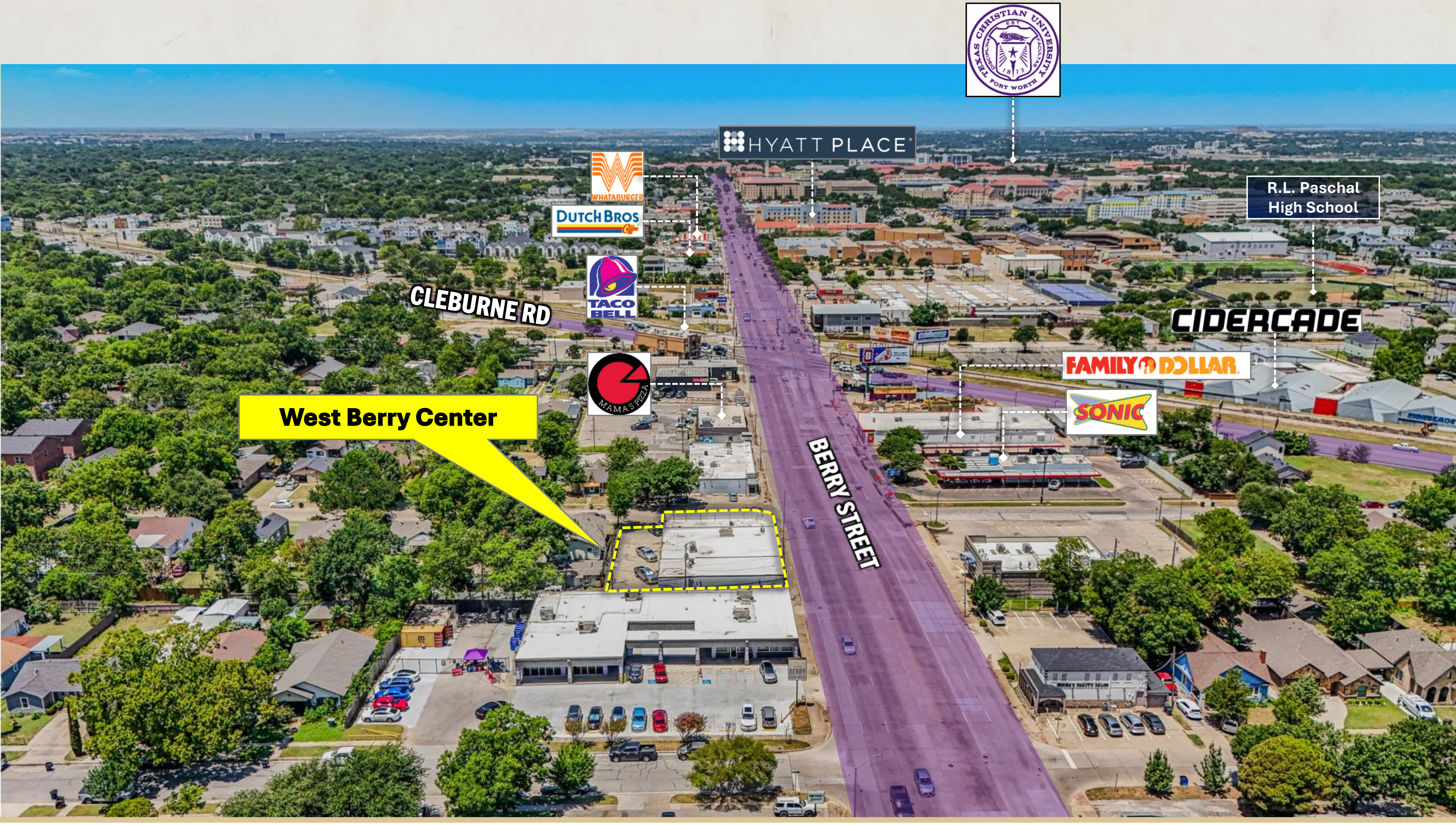
# Location Synergy

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# SITE AERIAL


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# 02 Financial Analysis

# Rent Roll

| Suite | Tenant | Square Feet | % of Property | Lease Term Begin | Lease Term End | Rent Structure Term | Rent Structure Start | Rent Structure End | Rent Structure Monthly | Rent Structure Annual | Rent Structure PSF | Reimbursements Annual | Reimbursements PSF | Lease Type |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *1715-1721 W. Berry Street, Fort Worth ,TX 76110* | | | | | | | | | | | | | | |
| 1715 | Hookah Town | 1,915 | 26.23% | Jul-2026 | Oct-2029 | Base | Current | Oct-27 | $2,074.42 | $24,893.04 | $13.00 | $11,804.18 | $6.16 | NNN |
| | | | | | | | Nov-26 | Oct-28 | $2,157.40 | $25,888.80 | $13.52 | | | |
| | | | | | | | Nov-27 | Oct-29 | $2,243.70 | $26,924.40 | $14.06 | | | |
| 1717 | Villains Ink Tattoo | 1,754 | 24.03% | Aug-2022 | Aug-2027 | Base | Current | Aug-27 | $2,625.00 | $31,500.00 | $17.96 | $10,811.76 | $6.16 | NNN |
| | | | | | | Option | Sep-27 | Aug-30 | $3,000.00 | $36,000.00 | $20.52 | | | |
| 1719 | Vacant | 1,754 | 24.03% | | | | | | $2,777.17 | $33,326.04 | $19.00 | | | |
| 1721 | Loan Express (Financial Operating, Inc.) | 1,877 | 25.71% | Dec-2022 | Nov-2027 | Base | Current | Nov-27 | $2,764.00 | $33,168.00 | $17.67 | $11,569.94 | $6.16 | NNN (1) |
| | | | | | | Option # 1 | Dec-27 | Nov-28 | $3,009.00 | $36,108.00 | $19.24 | | | |
| | | | | | | | Dec-28 | Nov-29 | $3,157.92 | $37,895.04 | $20.19 | | | |
| | | | | | | | Dec-29 | Nov-30 | $3,221.08 | $38,652.96 | $20.59 | | | |
| | | | | | | | Dec-30 | Nov-31 | $3,285.50 | $39,426.00 | $21.00 | | | |
| | | | | | | | Dec-31 | Nov-32 | $3,351.21 | $40,214.52 | $21.42 | | | |
| | | | | | | Option #2 | Dec-32 | Nov-33 | $3,418.23 | $41,018.76 | $21.85 | | | |
| | | | | | | | Dec-33 | Nov-34 | $3,486.60 | $41,839.20 | $22.29 | | | |
| | | | | | | | Dec-34 | Nov-35 | $3,556.33 | $42,675.96 | $22.74 | | | |
| | | | | | | | Dec-35 | Nov-36 | $3,627.46 | $43,529.52 | $23.19 | | | |
| | | | | | | | Dec-36 | Nov-37 | $3,700.00 | $44,400.00 | $23.65 | | | |
| | Occupied | 5,546 | 75.97% | | | | | Current | $7,463.42 | $89,561.04 | $16.21 | $34,185.88 | | |
| | Vacant | 1,754 | 24.03% | | | | | ProForma | $10,240.59 | $132,358.44 | | | | |
| | Total | 7,300 | 100% | | | | | | WALT | 1.69 | | | | |

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# Profit & Loss Statement

| $1,500,000.00 | $205.48 | 8.82% | $1,560,161.65 | 8.48% | 5.25% |
|---|---|---|---|---|---|
| SALES PRICE | PSF | PROFORMA CAP | PRO-COST | ROC | CURRENT CAP RATE |

| CASH FLOW | | PSF | Proforma | |
|---|---|---|---|---|
| **POTENTIAL GROSS REVENUE** | | | | |
| Base Rent - Occupied Space | $89,561.04 | | $132,358.44 | |
| **Total Rental Revenue** | **$89,561.04** | **$12.27** | **$132,358.44** | **$18.13** |
| **Expense Reimbursements** | | | | |
| Real Estate Taxes | $18,414.69 | | $24,238.60 | |
| Insurance | $4,970.01 | | $6,541.85 | |
| Common Area Maintenance | $8,079.50 | | $10,634.75 | |
| Management Fee | $2,721.67 | | $5,294.34 | |
| **Total Expense Reimbursements** | **$34,185.88** | **$4.68** | **$46,709.54** | **$6.40** |
| **EFFECTIVE GROSS REVENUE** | **$123,746.92** | **$16.95** | **$179,067.98** | **$24.53** |
| **OPERATING EXPENSES** | | | | |
| Real Estate Taxes | $24,238.60 | | $24,238.60 | |
| Insurance | $6,541.85 | | $6,541.85 | |
| Common Area Maintenance | $10,634.75 | | $10,634.75 | |
| Management Fee | $3,582.44 | | $5,294.34 | |
| **Total Operating Expenses** | **$44,997.64** | **$6.16** | **$46,709.54** | **$6.40** |
| **Net Operating Income** | **$78,749.28** | **$10.79** | **$132,358.44** | **$18.13** |



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# 03
# Location Overview

# Fort Worth

Fort Worth is the 12th-largest city in the United States, known for Texas hospitality and a dozen remarkable districts full of culture and fun. The historic western Stockyards featuring the world's only twice-daily cattle drive, Billy Bob's Texas, the world's largest honky-tonk and the new Mule Alley. A connected downtown with the 37-block Sundance Square entertainment district. The stunning museums of the Cultural District, the Botanic Garden and nearby Fort Worth Zoo.

CITY OF FORT WORTH TEXAS

| 908,469 | $212,300 | $67,927 |
|---|---|---|
| POPULATION | MEDIAN HOME PRICE | MEDIAN INCOME |

# Location Snapshot

## Business Initiatives

Fort Worth has established sectors dominating our local landscape that we continue to build and connect to future opportunities, including transportation and warehousing, manufacturing, healthcare, oil and gas, and hospitality and tourism. Growth initiatives include life sciences, professional services, geotechnical engineering, aerospace manufacturing and design, and financial services.

## Economic Sectors

Fort Worth's economy encompasses a wide range of industries, including aviation and aerospace, manufacturing, healthcare, energy, logistics, and financial services. The city is home to major corporations and industries that drive its economic growth.  It is s known for hosting the headquarters of several major companies, such as American Airlines, Lockheed Martin, and BNSF Railway, contributing significantly to the city's employment and economy.

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# MARKET AERIAL


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# Fortune 500

DALLAS – FORT WORTH

# Economic Development

| 30 | 39 | 35M |
|---|---|---|
| Fortune 500 Companies | Fortune 1000 Companies | SF of Class A Office Space |

The Dallas/Fort Worth Metroplex is home to over 20 corporate headquarters, making it one of the largest corporate headquarters concentration in the United States. This also has resulted in the growth of Dallas/Fort Worth International Airport, home to American Airlines, the second largest airline in the world, largest in the U.S. and the rapid population growth of the metropolitan area, the fourth largest in the United States. In recent years, the metroplex has also attracted many other large companies such as Toyota, State Farm, JPMorgan Chase and Core-Mark.

## AREA SNAPSHOT

Fort Worth is the 13th largest city in the nation, with a high median household income and an unemployment rate well below the national average. Fort Worth is within a four-hour flight of all major U.S. destinations, in addition to direct service to hundreds of international cities. With a 12 percent lower cost of doing business than the national average, a low cost of real estate, pro-business government and an abundance of open land to develop, it's no surprise that major companies continue to flock to this region



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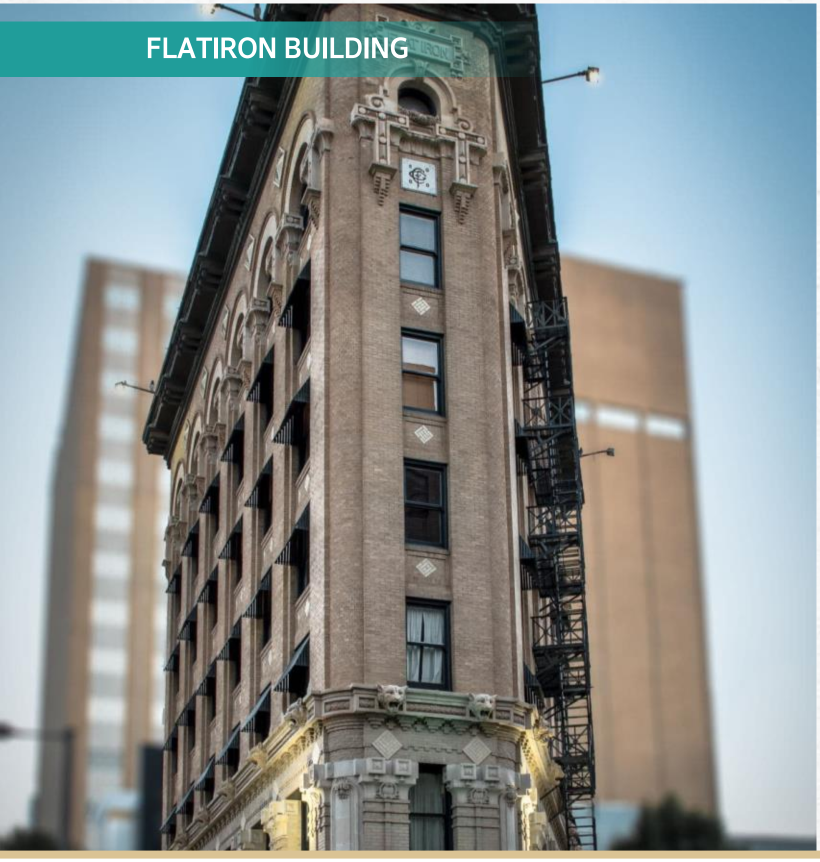
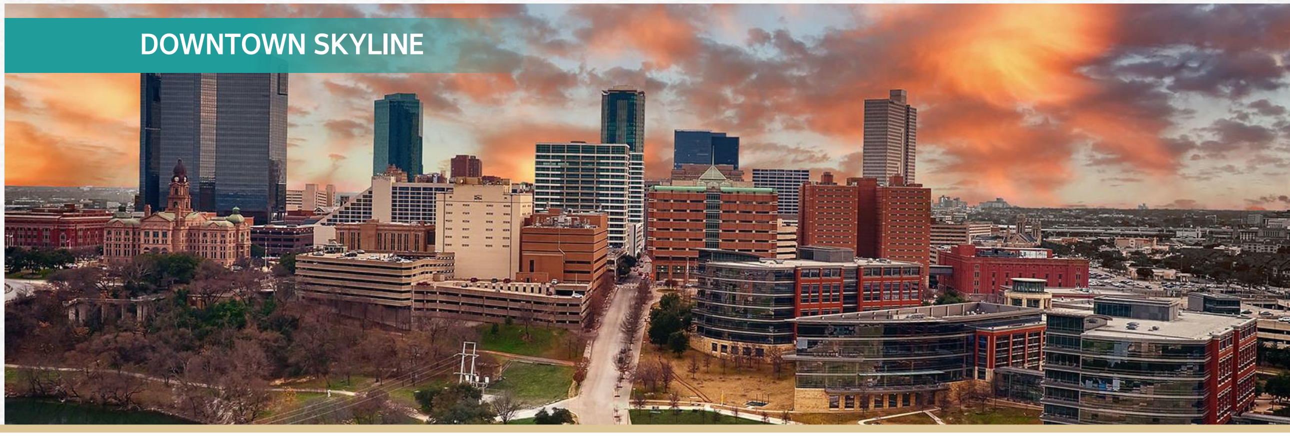
# Downtown Fort Worth


BASS PERFORMANCE HALL


FLATIRON BUILDING


SUNDANCE SQUARE


DOWNTOWN SKYLINE

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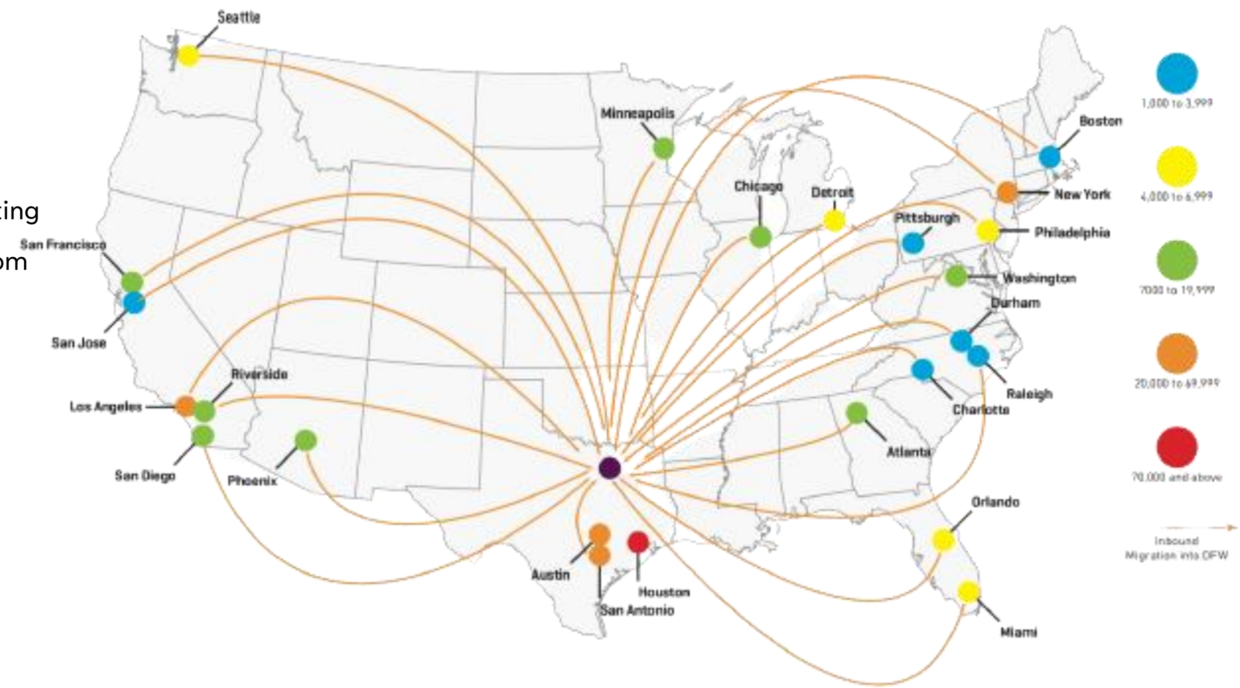
# Migration Pattern

FORT WORTH ECONOMIC DEVELOPMENT

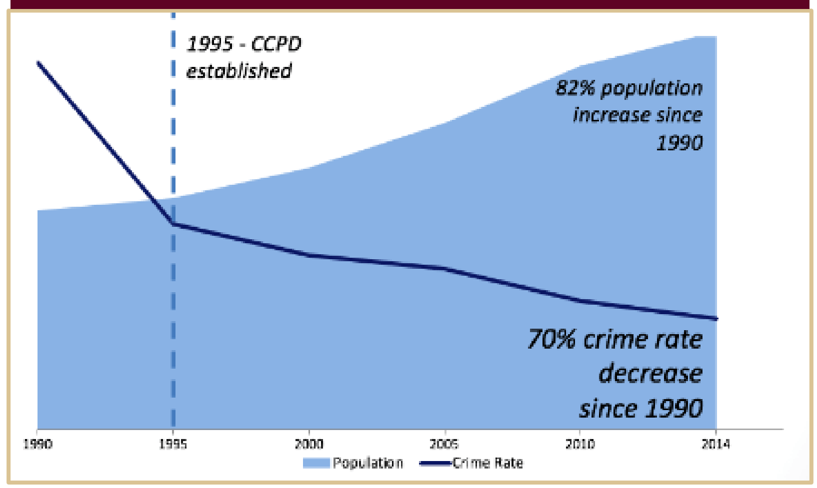
**AREA SNAPSHOT:** Fort Worth is in the middle of an exciting time as the sixth-fastest growing city in the county – from forging new frontiers in medical innovation and entrepreneurship to advances in aerospace and transportation. And we're poised to help people and businesses relocating here stake their claim of all the incredible opportunity with a wide range of resources available throughout the region.




| #1 | #2 | #4 |
|---|---|---|
| IN THE NATION IN WIND GENERATED ELECTRICITY | FASTEST GROWING CITY FOR CREATIVE WORKERS | MOST PROSPEROUS CITY IN U.S. AMONG LARGE CITIES |

The breadth of opportunities, talent pool, connectivity, and resources that Fort Worth offers helps businesses compete in the local and global marketplace. Organizations know that attracting and retaining quality talent is not an easy challenge. Combined with a pro-business environment, high quality of life, and strong economy, Fort Worth is the perfect location that gives companies a real competitive advantage.

**70% DECREASE IN CRIME RATE SINCE 1990**

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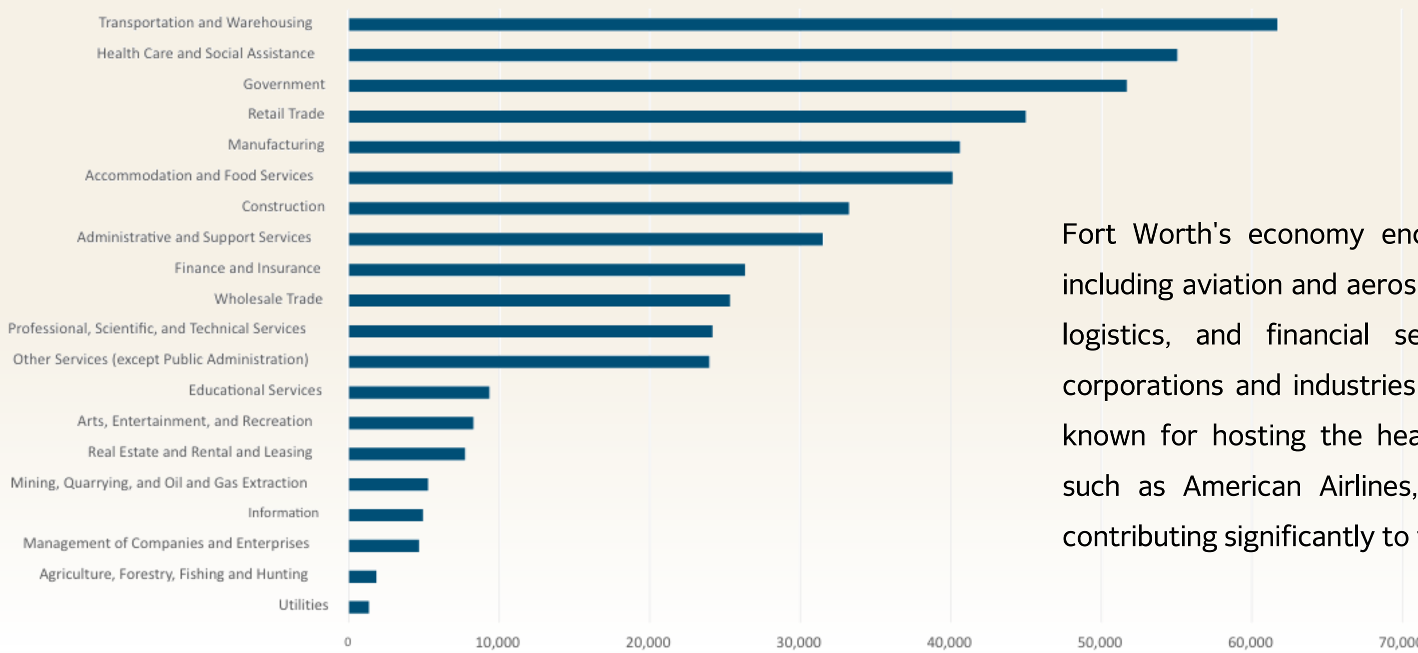
# Industries

Home to an Impressive Array of Businesses Segments

Fort Worth has established sectors dominating our local landscape that we continue to build and connect to future opportunities, including transportation and warehousing, manufacturing, healthcare, oil and gas, and hospitality and tourism. In order to position the city for a higher level of economic prosperity, emerging opportunities for new investment and job growth have been identified, such as transportation innovation, life sciences, professional services, geotechnical engineering, aerospace manufacturing and design, and financial services.




Fort Worth's economy encompasses a wide range of industries, including aviation and aerospace, manufacturing, healthcare, energy, logistics, and financial services. The city is home to major corporations and industries that drive its economic growth. It is s known for hosting the headquarters of several major companies, such as American Airlines, Lockheed Martin, and BNSF Railway, contributing significantly to the city's employment and economy.

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## CONFIDENTIALITY & DISCLAIMER



## NON-ENDORSEMENT NOTICE