

**9477**

FORT WORTH DR

9477 Fort Worth  
Drive  
Argyle, TX 76226



**Jeff Taylor**

*Alliance Real Estate*  
214-612-6300

*Jeff@AllianceTXGroup.com*

# TABLE OF CONTENTS

<b>Property Info &amp; Disclaimer</b>	<b>2</b>	<b>Property Description</b>	<b>3</b>
<b>Property Photos</b>	<b>5</b>	<b>Investment Analysis - 5 Year Before Tax</b>	<b>8</b>
<b>Demographic Analysis</b>	<b>14</b>	<b>Aerial &amp; Location Report</b>	<b>21</b>



**9477**

Fort Worth Dr

**9477 Fort Worth Drive  
Argyle, TX 76226**



**9477**  
FORT WORTH DR

## PROPERTY INFORMATION

**Purchase Price**  
*\$1,800,000.00*

**Property Address**  
*9477 Fort Worth Drive  
Argyle, TX 76226*

**Property Size**  
*3,157 Sq. Ft.*

**Land Size**  
*0.99 Acres*

### COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .





## PROPERTY OVERVIEW

Discover a premier investment opportunity at 9477 Fort Worth Dr, a 3,157 SF office property in the rapidly expanding Argyle, TX market. This strategically located asset boasts excellent visibility and accessibility on Fort Worth Drive, a major thoroughfare. The property is perfect for businesses seeking a vibrant community with a growing economy and strong local demographics. With proximity to major highways, it offers convenient access to the Dallas-Fort Worth Metroplex, enhancing its appeal to tenants and investors alike. This office space presents a compelling opportunity for stable income and capital appreciation in a flourishing area.

**9477**

**FORT WORTH DR**

**9477 Fort Worth Drive  
Argyle, TX 76226**

## PROPERTY DETAILS

### Prime Commercial Property in Growing Argyle Area – Ideal for Veterinarian, CPA, Attorney, or Medical Office

This exceptional property offers a fantastic opportunity for professionals seeking a versatile and well-located space in a thriving community. Situated in a highly desirable area experiencing rapid growth, this property is perfect for a veterinarian practice, with ample room for animal care facilities in addition to office and client consultation spaces.

#### Key Features:

- **Flexible Layout:** Designed to accommodate a variety of professional uses, including veterinary services, medical offices, CPA firms, or legal practices.
- **Spacious Interior:** Generous floor plan with dedicated spaces for offices, client waiting areas, examination or treatment rooms, and storage.
- **Animal Care Ready:** Ideal for a veterinarian, the property includes space suitable for kennels, treatment areas, or even small-scale boarding.
- **Convenient Location:** Situated in a high-visibility area with easy access to major roads and highways, ensuring excellent traffic flow and accessibility for clients.
- **Ample Parking:** Plenty of parking available for clients and staff.
- **Growth Potential:** Located in a booming community with increasing demand for professional services.

Whether you're looking to establish or expand your veterinary practice, open a medical office, or provide accounting or legal services, this property is an outstanding choice to position your business for success. Don't miss this rare opportunity to secure a strategic location in a flourishing area!

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



**9477 FORT WORTH DR**



## 5-YEAR CASH FLOW ANALYSIS

### INITIAL INVESTMENT

Purchase Price	\$1,800,000
+ Acquisition Costs	\$36,000
- Mortgage(s)	\$1,155,000
+ Loan Fees Points	\$11,550
<b>Initial Investment</b>	<b>\$692,550</b>

### MORTGAGE DATA

Loan Amount	\$1,155,000
Interest Rate (30/360)	8.000%
Amortization Period	25 Years
Loan Term	25 Years
Loan Fees Points	1.00%
Periodic Payment	\$8,914.48
Annual Debt Service	\$106,974

### 1ST LIEN

### CASH FLOW

For the Year Ending	Year 1 Dec-2025	Year 2 Dec-2026	Year 3 Dec-2027	Year 4 Dec-2028	Year 5 Dec-2029
<b>POTENTIAL RENTAL INCOME (PRI)</b>	<b>\$94,710</b>	<b>\$97,551</b>	<b>\$100,478</b>	<b>\$103,492</b>	<b>\$106,597</b>
- Vacancy / Credit Loss	\$7,577	\$7,804	\$8,038	\$8,279	\$8,528
<b>EFFECTIVE RENTAL INCOME</b>	<b>\$87,133</b>	<b>\$89,747</b>	<b>\$92,440</b>	<b>\$95,213</b>	<b>\$98,069</b>
+ Other Income	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628
<b>GROSS OPERATING INCOME (GOI)</b>	<b>\$92,133</b>	<b>\$94,897</b>	<b>\$97,745</b>	<b>\$100,677</b>	<b>\$103,697</b>
- Operating Expenses	\$27,640	\$28,469	\$29,324	\$30,203	\$31,109
<b>NET OPERATING INCOME (NOI)</b>	<b>\$64,493</b>	<b>\$66,428</b>	<b>\$68,421</b>	<b>\$70,474</b>	<b>\$72,588</b>
<b>NET OPERATING INCOME (NOI)</b>	<b>\$64,493</b>	<b>\$66,428</b>	<b>\$68,421</b>	<b>\$70,474</b>	<b>\$72,588</b>
- Capital Expenses / Replacement Reserves	\$0	\$0	\$0	\$0	\$0
- Annual Debt Service 1st Lien	\$106,974	\$106,974	\$106,974	\$106,974	\$106,974
<b>CASH FLOW BEFORE TAXES</b>	<b>(\$42,481)</b>	<b>(\$40,546)</b>	<b>(\$38,553)</b>	<b>(\$36,500)</b>	<b>(\$34,386)</b>
Loan Balance	\$1,139,880	\$1,123,505	\$1,105,770	\$1,086,564	\$1,065,764
Loan-to-Value (LTV) - 1st Lien	102.97%	98.55%	94.11%	89.8%	85.53%
Debt Service Coverage Ratio	0.60	0.62	0.64	0.66	0.68
Before Tax Cash on Cash	-6.13%	-5.85%	-5.57%	-5.27%	-4.97%
Return on Equity	48.15%	100.10%	-367.87%	-57.99%	-29.16%
Equity Multiple	-0.19	-0.18	-0.16	-0.14	-0.11

### SALES PROCEEDS

Projected Sales Price (EOY 5)	\$1,246,000
Cost of Sale	\$62,300
Mortgage Balance 1st Lien	\$1,065,764
<b>Sales Proceeds Before Tax</b>	<b>\$117,936</b>

### INVESTMENT PERFORMANCE

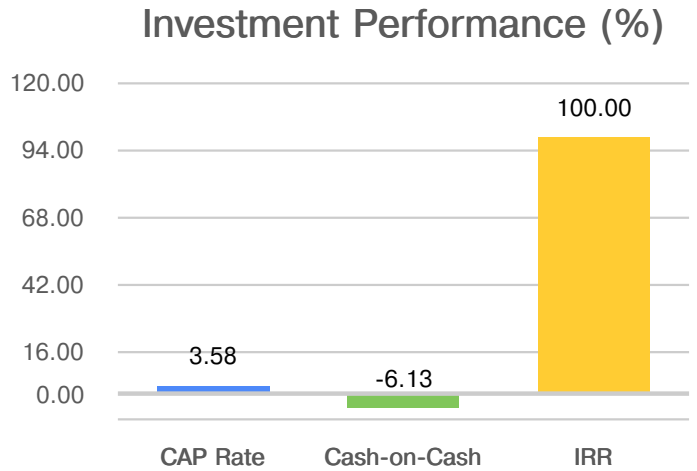
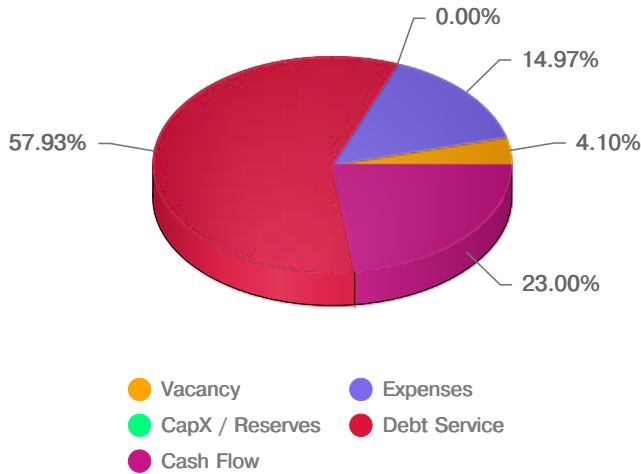
Internal Rate of Return (IRR)	N/A
Acquisition CAP Rate	3.58%
Year 1 Cash-on-Cash	-6.13%
Gross Rent Multiplier	19.01
Price Per Square Foot	\$570.16
Loan to Value	64.17%
Debt Service Coverage Ratio	0.60

## 5-YEAR CASH FLOW ANALYSIS

### ASSUMPTION / INPUTS

Purchase Price	\$1,800,000
Year 1 Potential Income	\$94,710
Vacancy & Credit Loss	8.00%
Year 1 Expenses	30.00%
Acquisition CAP Rate	3.58%
Sale Price - CAP Rate	6.00%

Acquisition Costs	2.00%
Annual Income Increase	3.00%
Other Income Increase	3.00%
Annual Expense Increase	N/A
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%



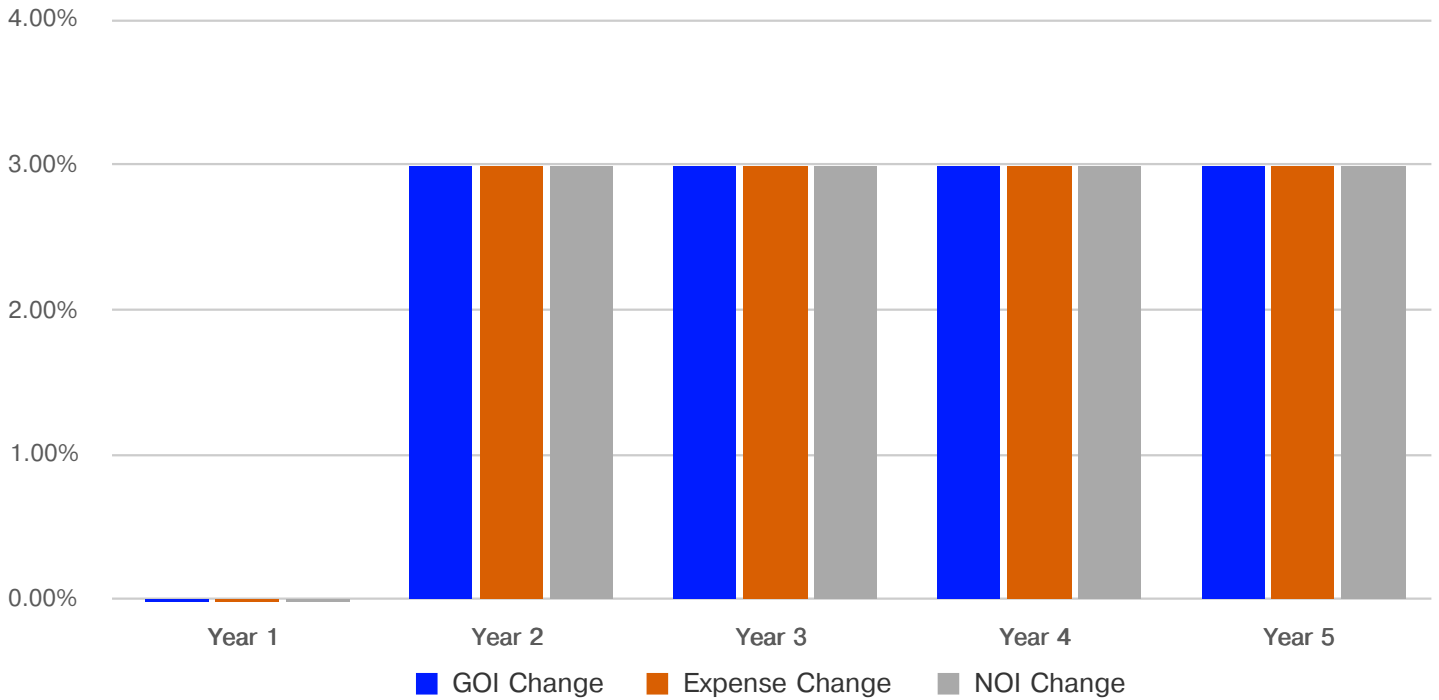
### 5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment		Financing Cash Flow		Equity Investment	
Cash Flow & 5-year Yield		& Effective Rate		Cash Flow & 5-year Yield	
N	\$	N	\$	N	\$
0	(\$1,836,000)	0	\$1,143,450	0	(\$692,550)
1	\$64,493	1	(\$106,974)	1	(\$42,481)
2	\$66,428	2	(\$106,974)	2	(\$40,546)
3	\$68,421	3	(\$106,974)	3	(\$38,553)
4	\$70,474	4	(\$106,974)	4	(\$36,500)
5	\$1,256,288	5	(\$1,172,738)	5	\$83,550
Property IRR/Yield = N/A		Effective Loan Rate = 8.20%		Equity IRR / Yield = N/A	

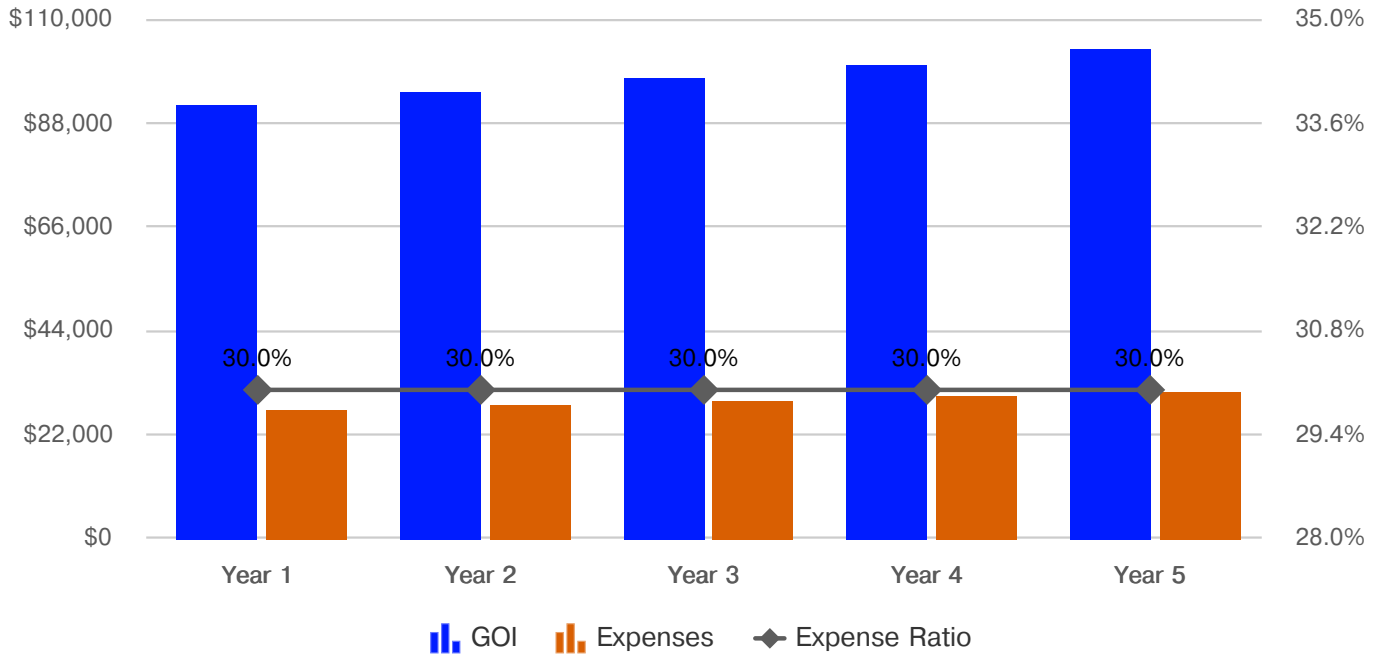
Neutral Leverage - The Equity Yield Remained the SAME with Leverage

**ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE, EXPENSE RATIO % OF GOI**

## Annual GOI, Expense and NOI Percent Change

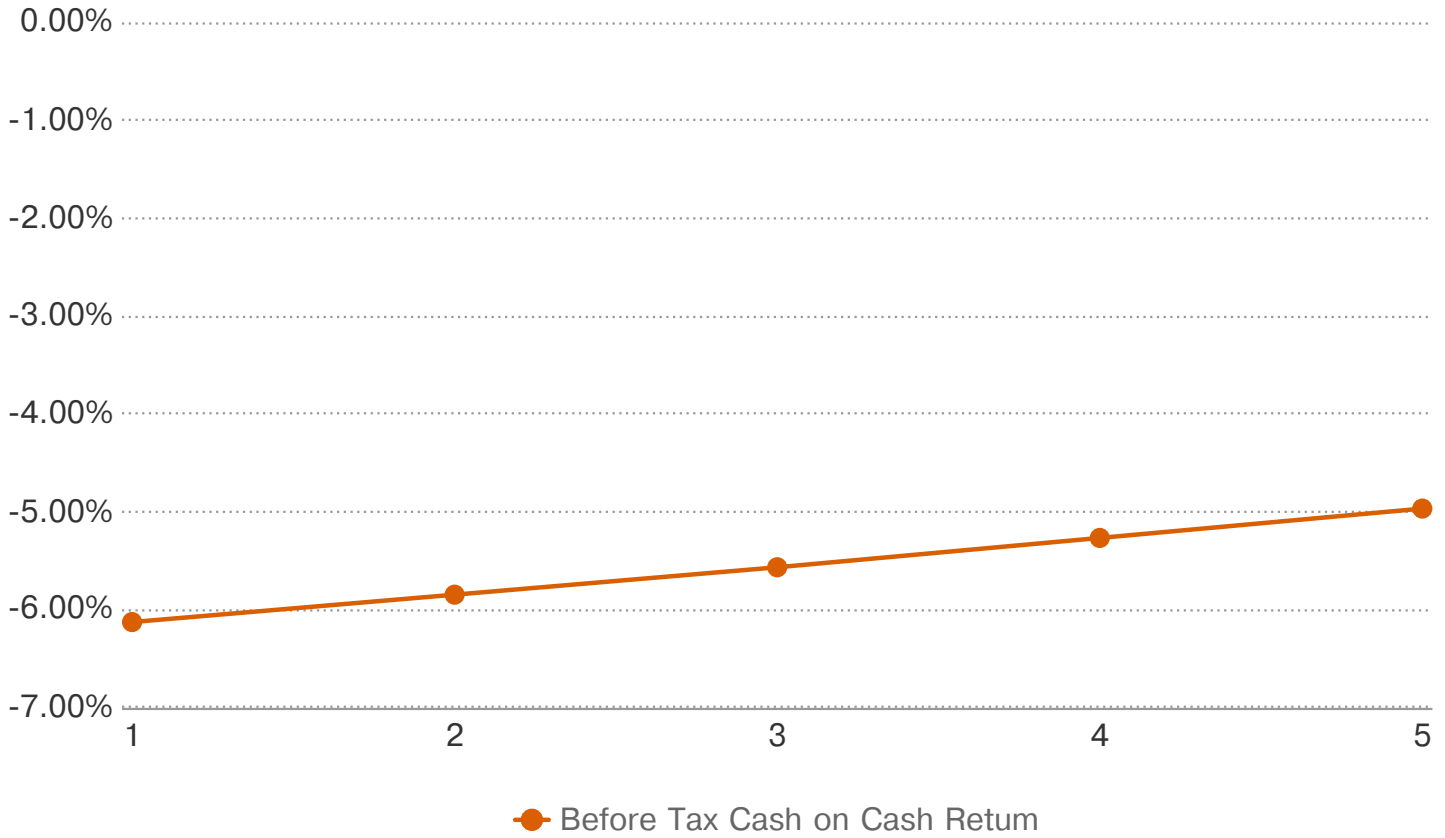


## Expense Ratio % of GOI



**CASH-ON-CASH ANALYSIS**

**Annual Cash-on-Cash Dividend Return**

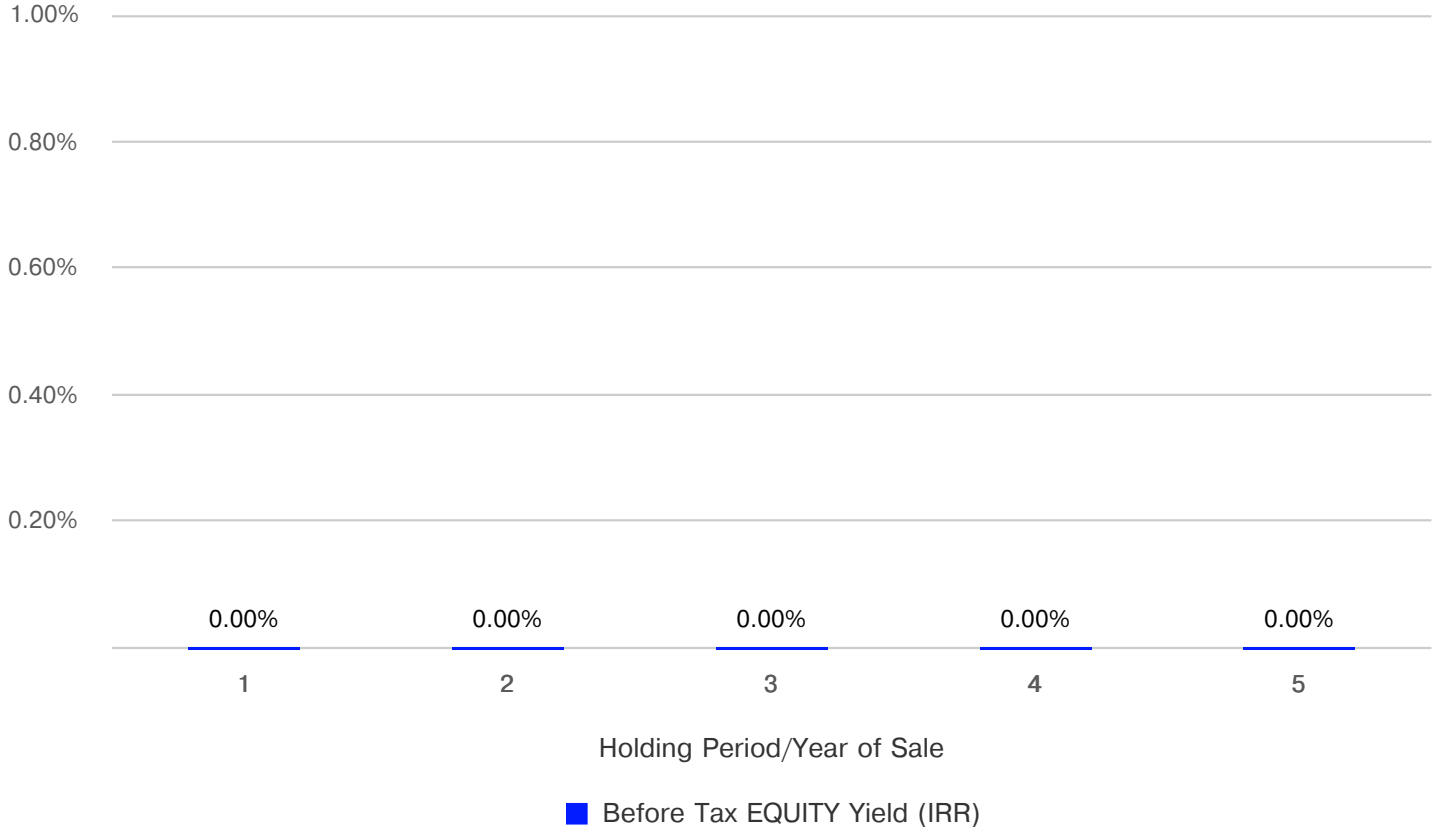


Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	-6.13%	-5.85%	-5.57%	-5.27%	-4.97%

## OPTIMAL HOLDING PERIOD ANALYSIS

Before Tax Optimal Holding Period	N/A
Before Tax Optimal Hold Annual Yield	N/A

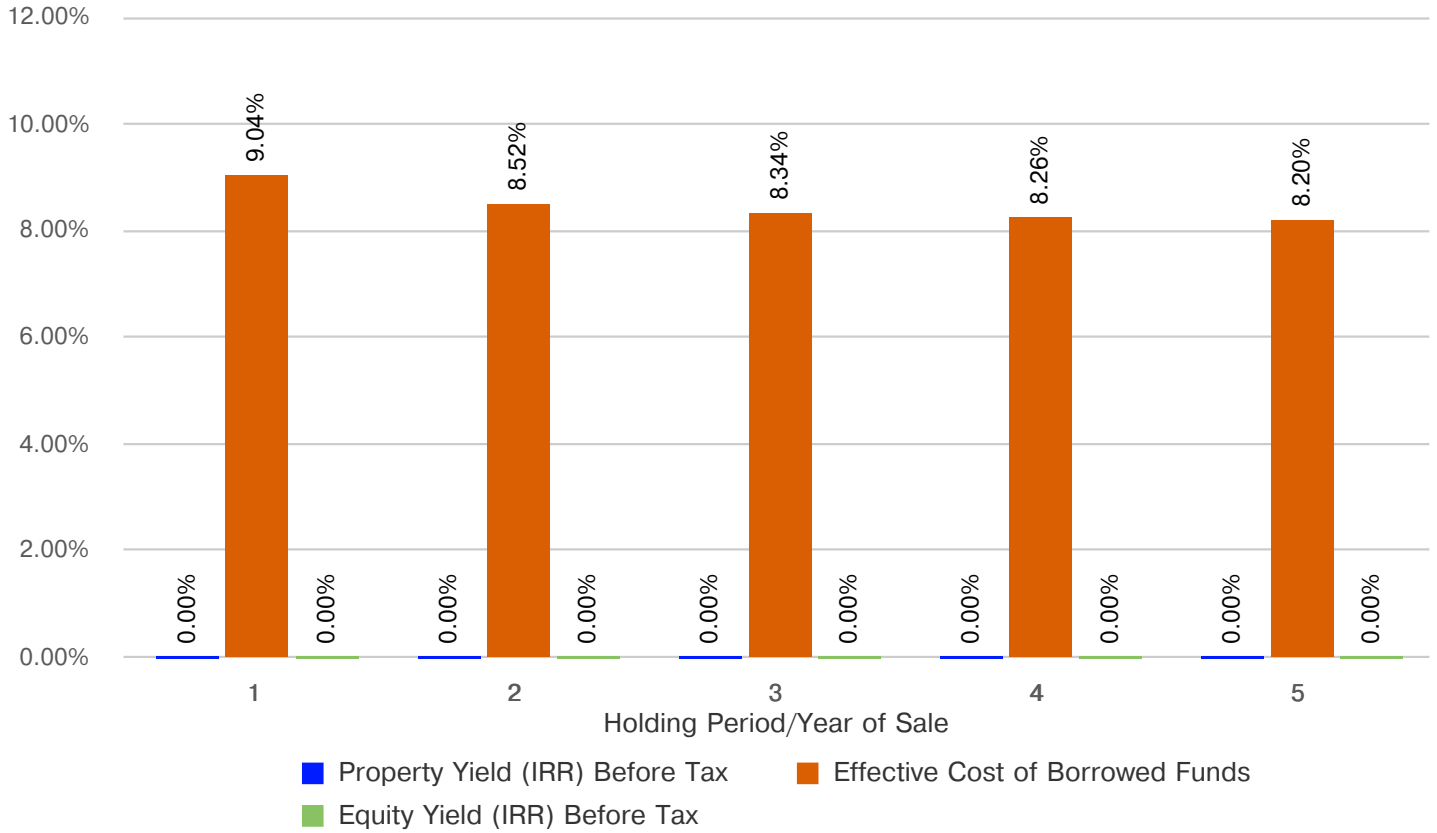
### Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	N/A	N/A	0.00%	N/A	N/A

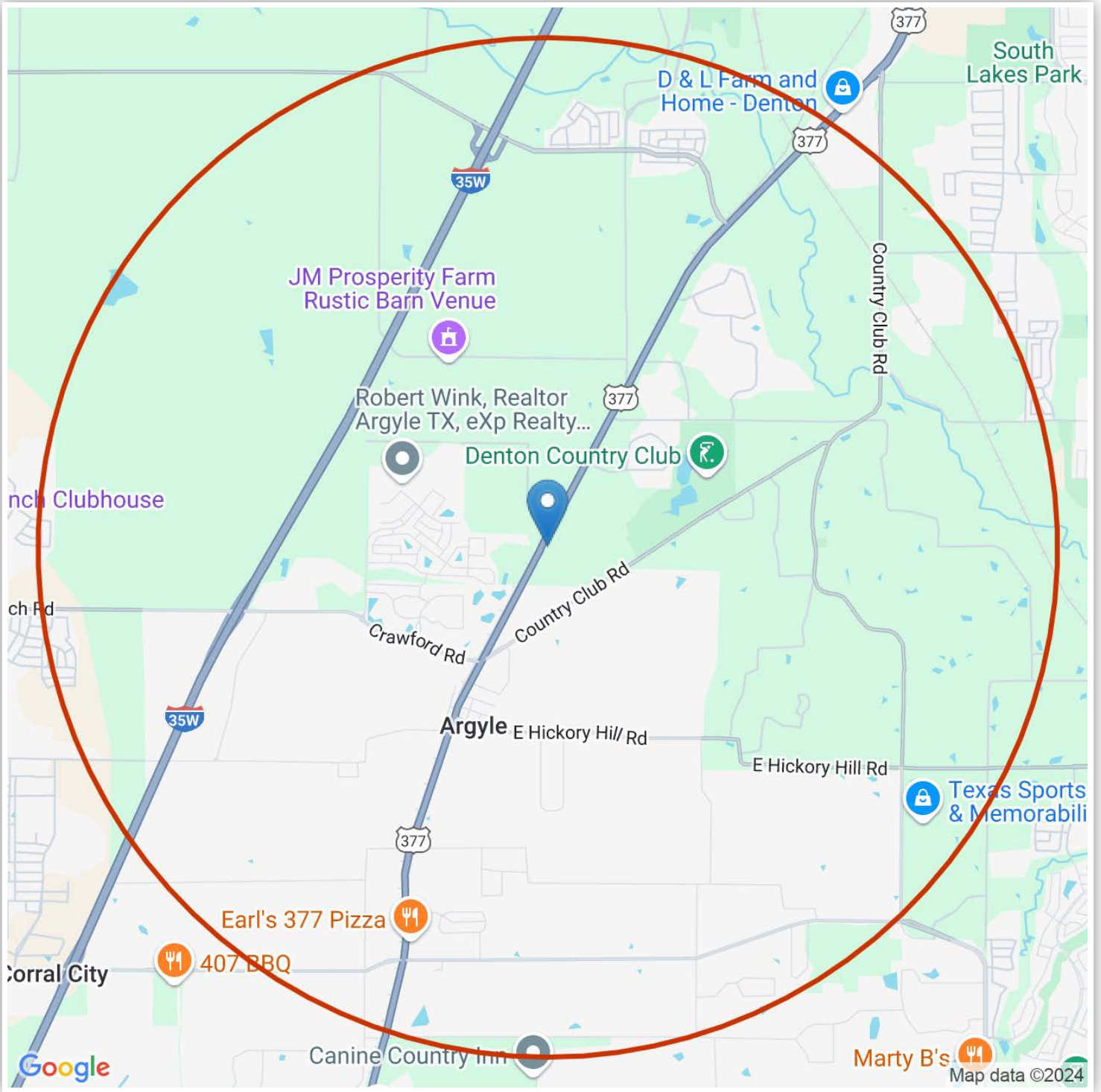
**IMPACT OF LEVERAGE ANALYSIS**

**Impact of Leverage Analysis (Before Tax)**



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Property Yield (IRR) Before Tax	N/A	N/A	N/A	N/A	N/A
Effective Cost of Borrowed Funds	9.04%	8.52%	8.34%	8.26%	8.20%
Equity Yield (IRR) Before Tax	N/A	N/A	0.00%	N/A	N/A
Impact of Leverage on Yield	N/A	N/A	↑ 10.99%	N/A	N/A

## LOCATION/STUDY AREA MAP (RING: 3 MILE RADIUS)



## INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

### KEY FACTS

**16,484**  
Population

**38.2** Median Age



**3.02**  
Average Household Size

**4,363**  
Total Households

### EDUCATION

1.25%

No High School Diploma



18.3%

High School Graduate



15.46%

Some College



38.44%

Bachelor's/ Grad

### BUSINESS



### EMPLOYMENT

**31**  
Manufacturing Employees

**233**  
Retail Trade Employees

**95**  
Eating & Drinking Employees

**104**  
Finance/Ins/Real Estate Emp

**2%** Unemployment Rate

### INCOME

**\$142,897**  
Median Household Income

**\$62,414**  
Per Capita Income

**\$819,744**  
Median Net Worth

### Households by Income

The largest group : \$200,000+ (31.1%) ■

The smallest group : \$15,000 - \$24,999 (1.17%) ■

Indicator	Value(%)	
< \$15,000	1.98	
\$15,000 - \$24,999	1.17	
\$25,000 - \$34,999	2.83	
\$35,000 - \$49,999	3.76	
\$50,000 - \$74,999	9.95	■
\$75,000 - \$99,999	12.19	■
\$100,000 - \$149,999	20.16	■
\$150,000 - \$199,999	16.83	■
\$200,000+	31.1	■



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>  
This infographic contains data provided by Esri.

**9477 FORT WORTH DR**

9477 FORT WORTH DRIVE, ARGYLE, TX, 76226

Jeff Taylor

Alliance Real Estate  
214-612-6300  
Jeff@AllianceTXGroup.com



## INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)

### Community Profile



**16,484**  
Population  
Total

**5.24%**  
Population  
Growth

**3.02**  
Average  
HH Size

**38.2**  
Median  
Age

**53.2**  
Diversity  
Index

**\$142,897**  
Median HH  
Income

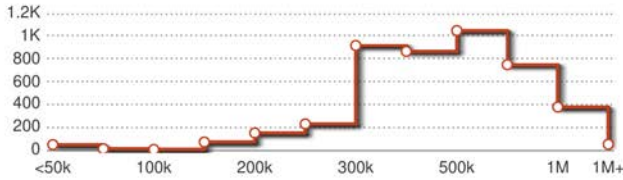
**\$526,171**  
Median Home  
Value

**25.29%**  
Under 18

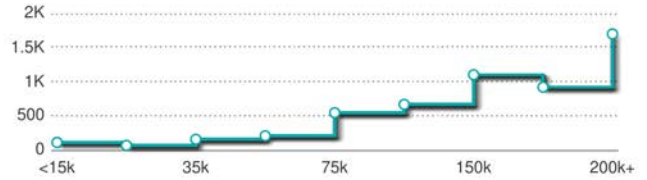
**61.42%**  
Ages 18  
to 65

**13.3%**  
Aged 66+

HOME VALUE



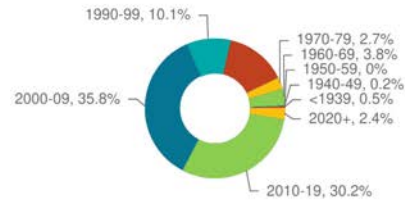
HOUSEHOLD INCOME



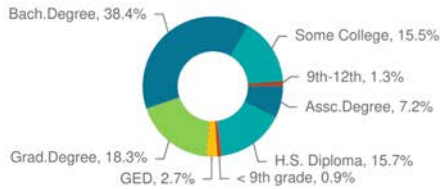
HOME OWNERSHIP



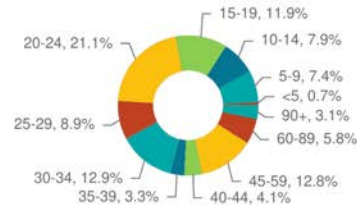
HOUSING: YEAR BUILT



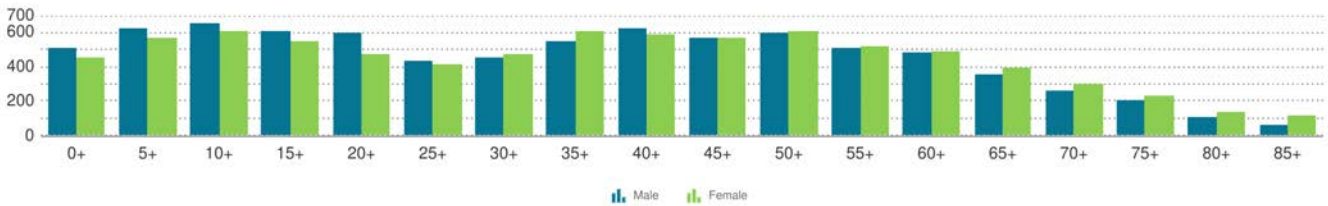
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>  
This infographic contains data provided by Esri

**9477 FORT WORTH DR**

9477 FORT WORTH DRIVE, ARGYLE, TX, 76226

Jeff Taylor

Alliance Real Estate  
214-612-6300  
Jeff@AllianceTXGroup.com

## INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

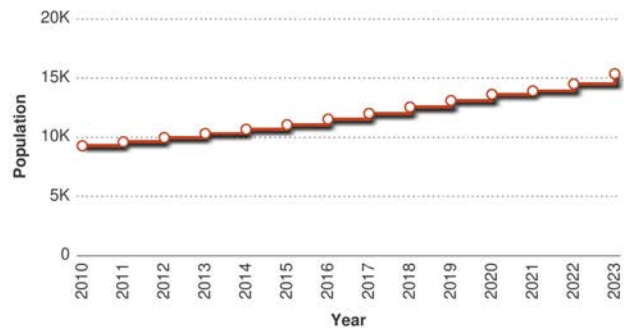
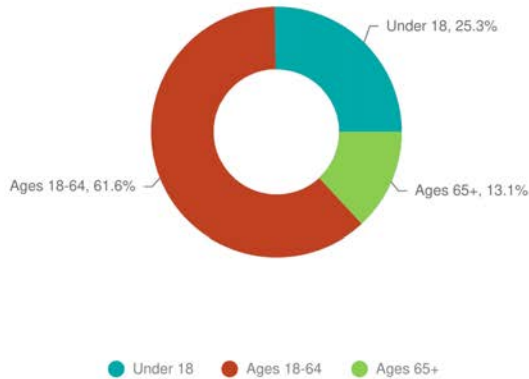
### POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

<b>16,484</b> Population	<b>5,447</b> Households	<b>38.2</b> Median Age
<b>3.02</b> Avg Size Household	<b>\$142,897</b> Median Household Income	<b>\$526,171</b> Median Home Value
<b>186</b> Wealth Index	<b>96</b> Housing Affordability	<b>53.2</b> Diversity Index

### HISTORICAL & FORECAST POPULATION



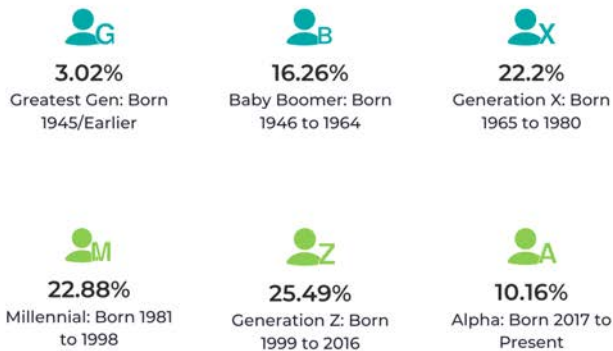
### POPULATION BY AGE



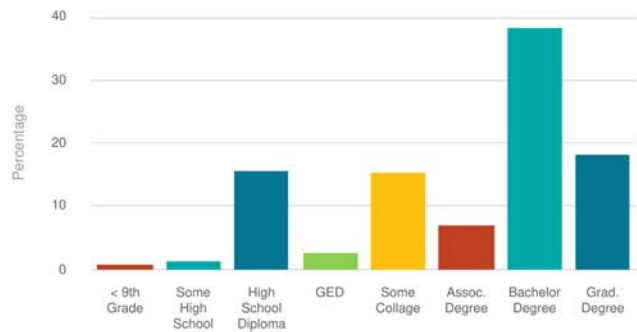
### DAYTIME POPULATION



### POPULATION BY GENERATION



### POPULATION BY EDUCATION



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>  
This infographic contains data provided by **9477 FORT WORTH DR**

9477 FORT WORTH DRIVE, ARGYLE, TX, 76226

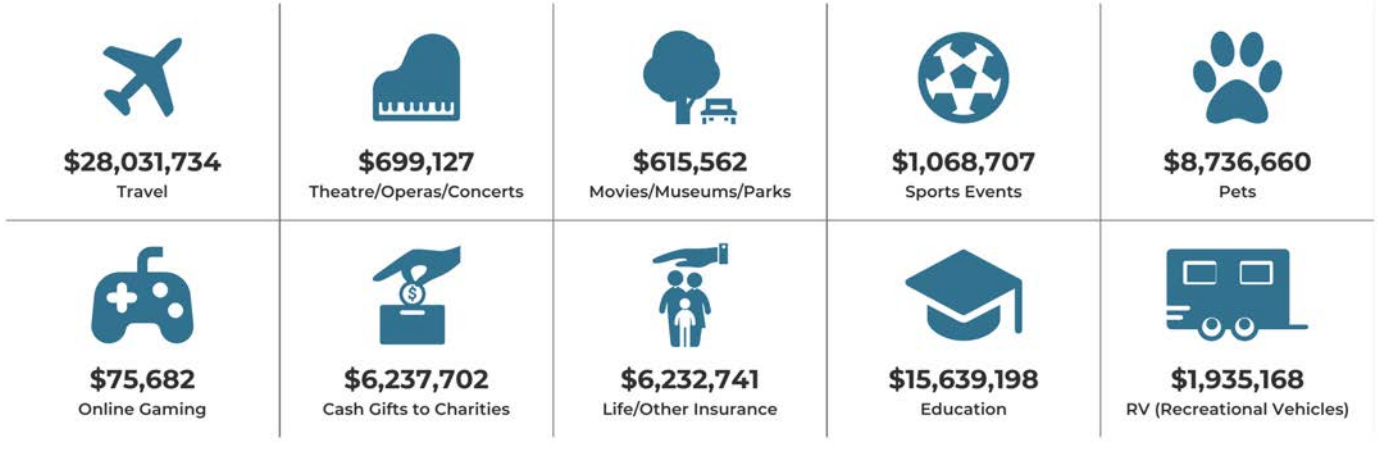
**INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)**

**Lifestyle and Tapestry Segmentation Infographic**

**LIFESTYLE SPENDING**



**ANNUAL LIFESTYLE SPENDING**



**TAPESTRY SEGMENTS**



TheAnalyst PRO Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>. This infographic contains data provided by Esri.

**9477 FORT WORTH DR**

9477 FORT WORTH DRIVE, ARGYLE, TX, 76226

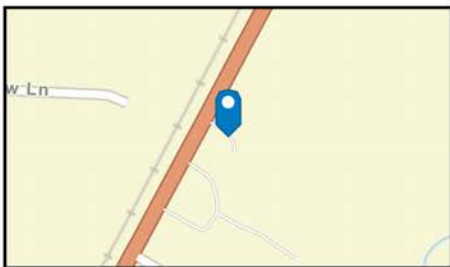
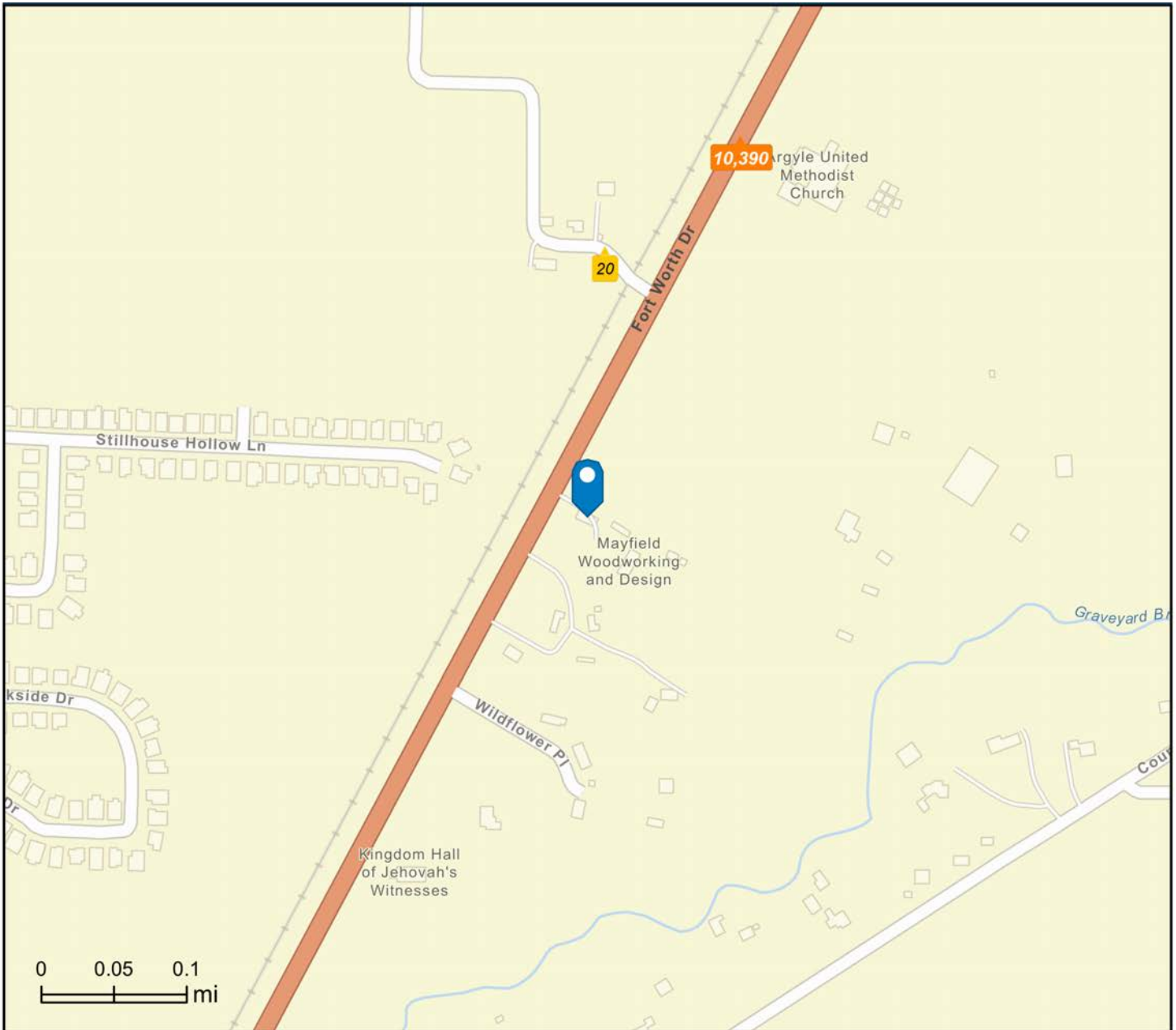
## INFOGRAPHIC: LIFESTYLE / TAPESTRY

### Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- |   |   |
|---|---|
| Segment 1A (Top Tier)                   | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride)         | Segment 8D (Downtown Melting Pot)       |
| Segment 1C (Boomburbs)                  | Segment 8E (Front Porches)              |
| Segment 1D (Savvy Suburbanites)         | Segment 8F (Old and Newcomers)          |
| Segment 1E (Exurbanites)                | Segment 8G (Hardscrabble Road)          |
| Segment 2A (Urban Chic)                 | Segment 9A (Silver & Gold)              |
| Segment 2B (Pleasantville)              | Segment 9B (Golden Years)               |
| Segment 2C (Pacific Heights)            | Segment 9C (The Elders)                 |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes)             |
| Segment 3A (Laptops and Lattes)         | Segment 9E (Retirement Communities)     |
| Segment 3B (Metro Renters)              | Segment 9F (Social Security Set)        |
| Segment 3C (Trendsetters)               | Segment 10A (Southern Satellites)       |
| Segment 4A (Soccer Moms)                | Segment 10B (Rooted Rural)              |
| Segment 4B (Home Improvement)           | Segment 10C (Diners & Miners)           |
| Segment 4C (Middleburg)                 | Segment 10D (Down the Road)             |
| Segment 5A (Comfortable Empty Nesters)  | Segment 10E (Rural Bypasses)            |
| Segment 5B (In Style)                   | Segment 11A (City Strivers)             |
| Segment 5C (Parks and Rec)              | Segment 11B (Young and Restless)        |
| Segment 5D (Rustbelt Traditions)        | Segment 11C (Metro Fusion)              |
| Segment 5E (Midlife Constants)          | Segment 11D (Set to Impress)            |
| Segment 6A (Green Acres)                | Segment 11E (City Commons)              |
| Segment 6B (Salt of the Earth)          | Segment 12A (Family Foundations)        |
| Segment 6C (The Great Outdoors)         | Segment 12B (Traditional Living)        |
| Segment 6D (Prairie Living)             | Segment 12C (Small Town Simplicity)     |
| Segment 6E (Rural Resort Dwellers)      | Segment 12D (Modest Income Homes)       |
| Segment 6F (Heartland Communities)      | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families)     | Segment 13B (Las Casas)                 |
| Segment 7B (Urban Villages)             | Segment 13C (NeWest Residents)          |
| Segment 7C (American Dreamers)          | Segment 13D (Fresh Ambitions)           |
| Segment 7D (Barrios Urbanos)            | Segment 13E (High Rise Renters)         |
| Segment 7E (Valley Growers)             | Segment 14A (Military Proximity)        |
| Segment 7F (Southwestern Families)      | Segment 14B (College Towns)             |
| Segment 8A (City Lights)                | Segment 14C (Dorms to Diplomas)         |
| Segment 8B (Emerald City)               | Segment 15 (Unclassified)               |

## TRAFFIC COUNT MAP - CLOSE-UP



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day

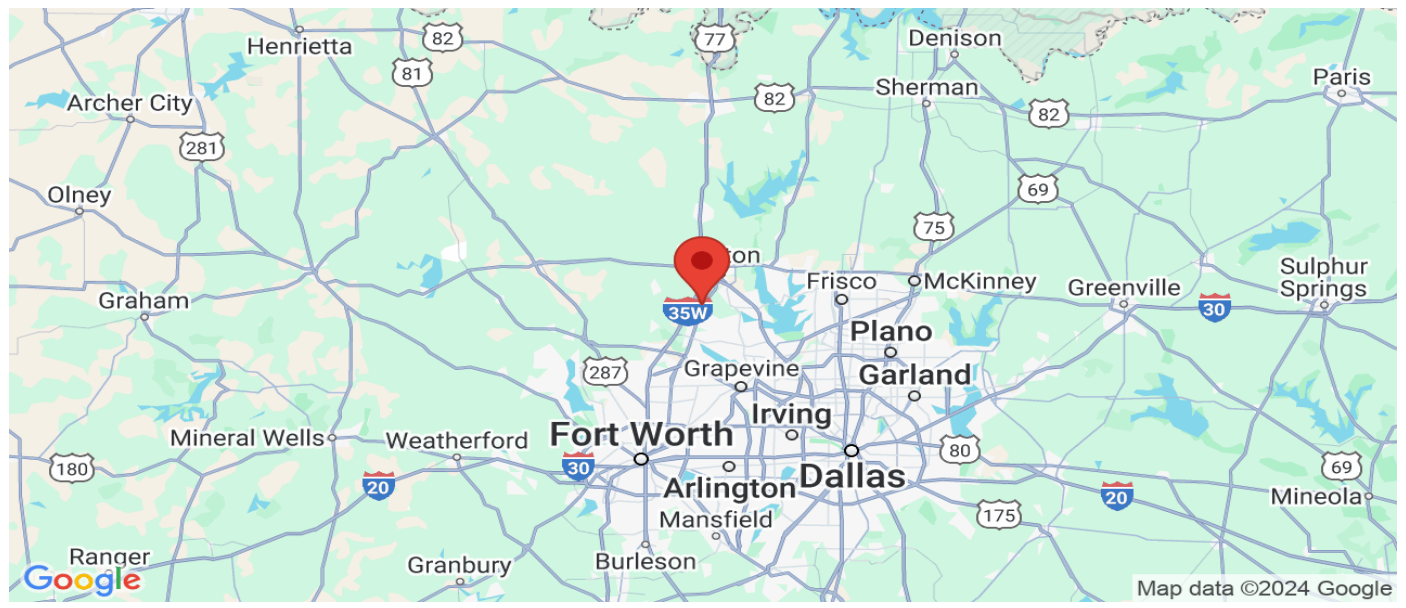


Source: ©2024 Kalibrate Technologies (Q3 2024).

Jeff Taylor

Alliance Real Estate  
214-612-6300  
Jeff@AllianceTXGroup.com

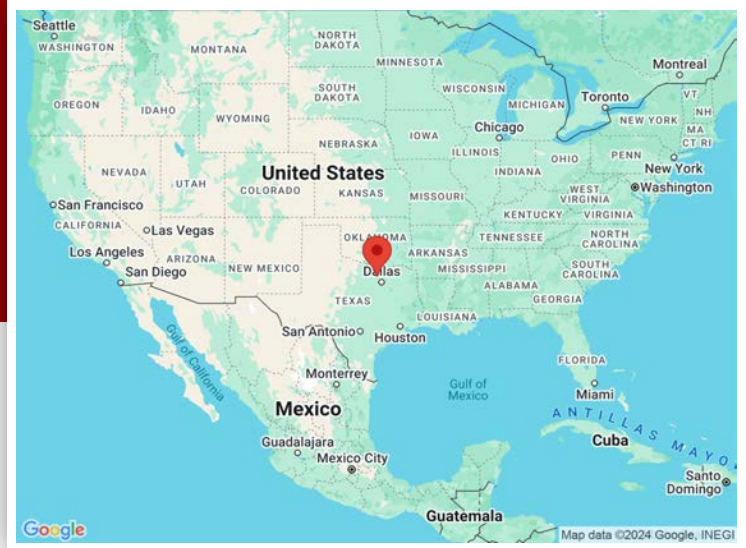
## AREA LOCATION MAP



**9477**

**FORT WORTH DR**

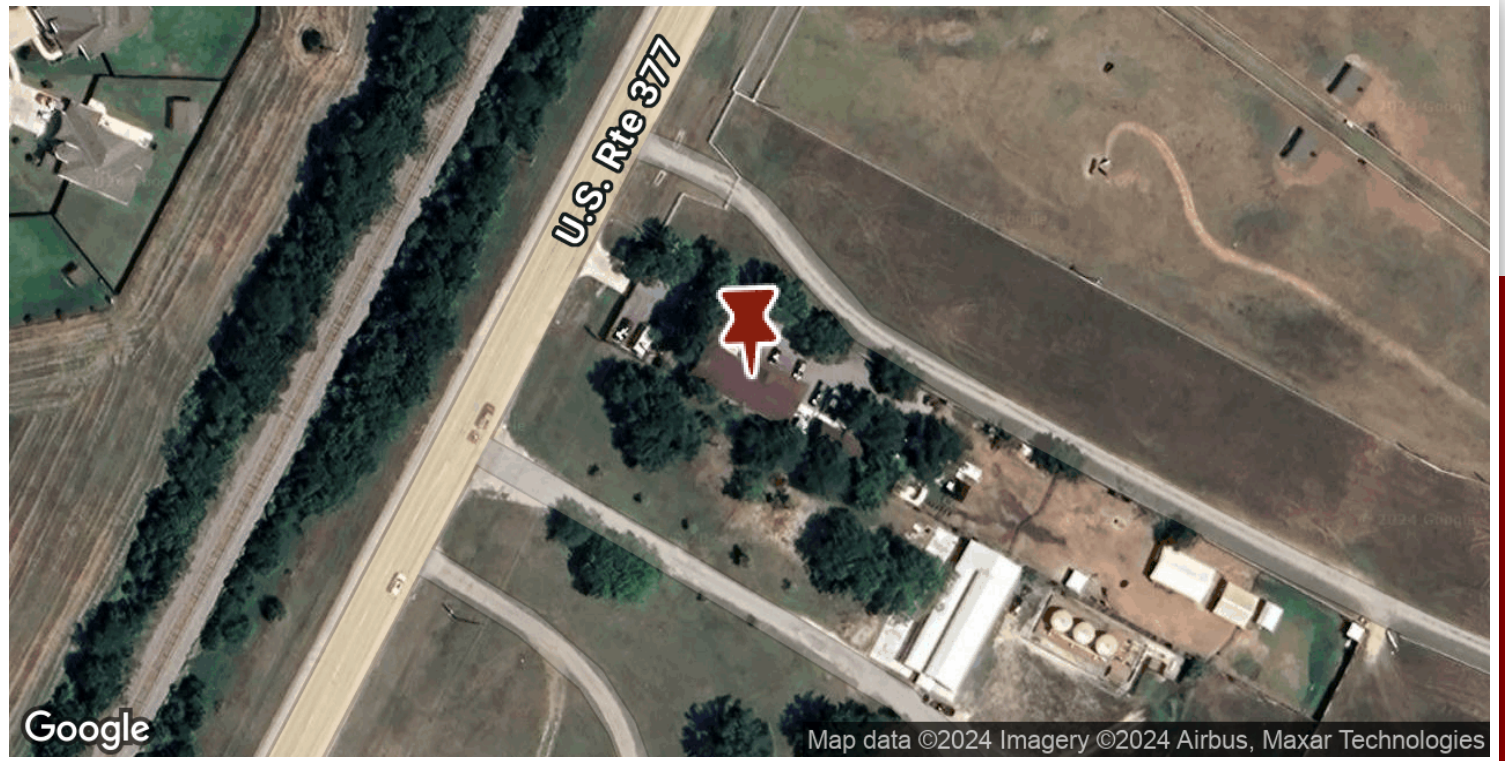
**9477 Fort Worth Drive  
Argyle, TX, 76226**



Jeff Taylor

Alliance Real Estate  
214-612-6300  
Jeff@AllianceTXGroup.com

## AERIAL ANNOTATION MAP



**9477**

FORT WORTH DR

9477 Fort Worth Drive  
Argyle, TX, 76226

Jeff Taylor

Alliance Real Estate  
214-612-6300  
Jeff@AllianceTXGroup.com



**Jeff Taylor**

Phone: 214-612-6300

Email: [Jeff@AllianceTXGroup.com](mailto:Jeff@AllianceTXGroup.com)



# CONTACT



214-612-6300



[Jeff@AllianceTXGroup.com](mailto:Jeff@AllianceTXGroup.com)

