

OFFERING MEMORANDUM

JIM WRIGHT OFFICE TOWER

101 Jim Wright Fwy, White Settlement, TX 76108



Northern
Crain

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EXECUTIVE SUMMARY

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Northern Crain Realty is pleased to present a newly acquired office building with excellent exposure in a prime location off West loop 820 in White Settlement. The building offers ample parking and TIA available with reasonable rates. The ground floor is currently occupied by Wells Fargo, which has a drive-thru for added convenience.

This property offers a variety of options for businesses, with a total of 48,892 square feet of office space spread across four stories. The building is classified as a Class B property and was built in 1979. With 183 surface parking spaces available, there is plenty of room for employees and visitors to park.

Location	https://goo.gl/maps/8iQBjvdAWm7GjbRP6
Building Size	48,892 SF
Rental Rate	\$20.00 PSF + \$2.21 NNN
Available SF	(1st) 2,525 - 7,344 SF (2nd) None (3rd) 5,000 - 12,000 SF (4th) 10,000 SF



PROPERTY DESCRIPTION

Four-story office building in a prime location off West Loop 820. The building features ample parking and is conveniently located near a Wells Fargo bank with a drive-thru.

Both full-floor and subdivided suites are available, with flexible lease terms and TI. The building is undergoing renovations.



PROPOSED BUILDING RENDERINGS



SCHWARZ
HANSON
ARCHITECTS

PROPOSED BUILDING RENDERINGS



SCHWARZ
HANSON
ARCHITECTS

PROPOSED BUILDING RENDERINGS



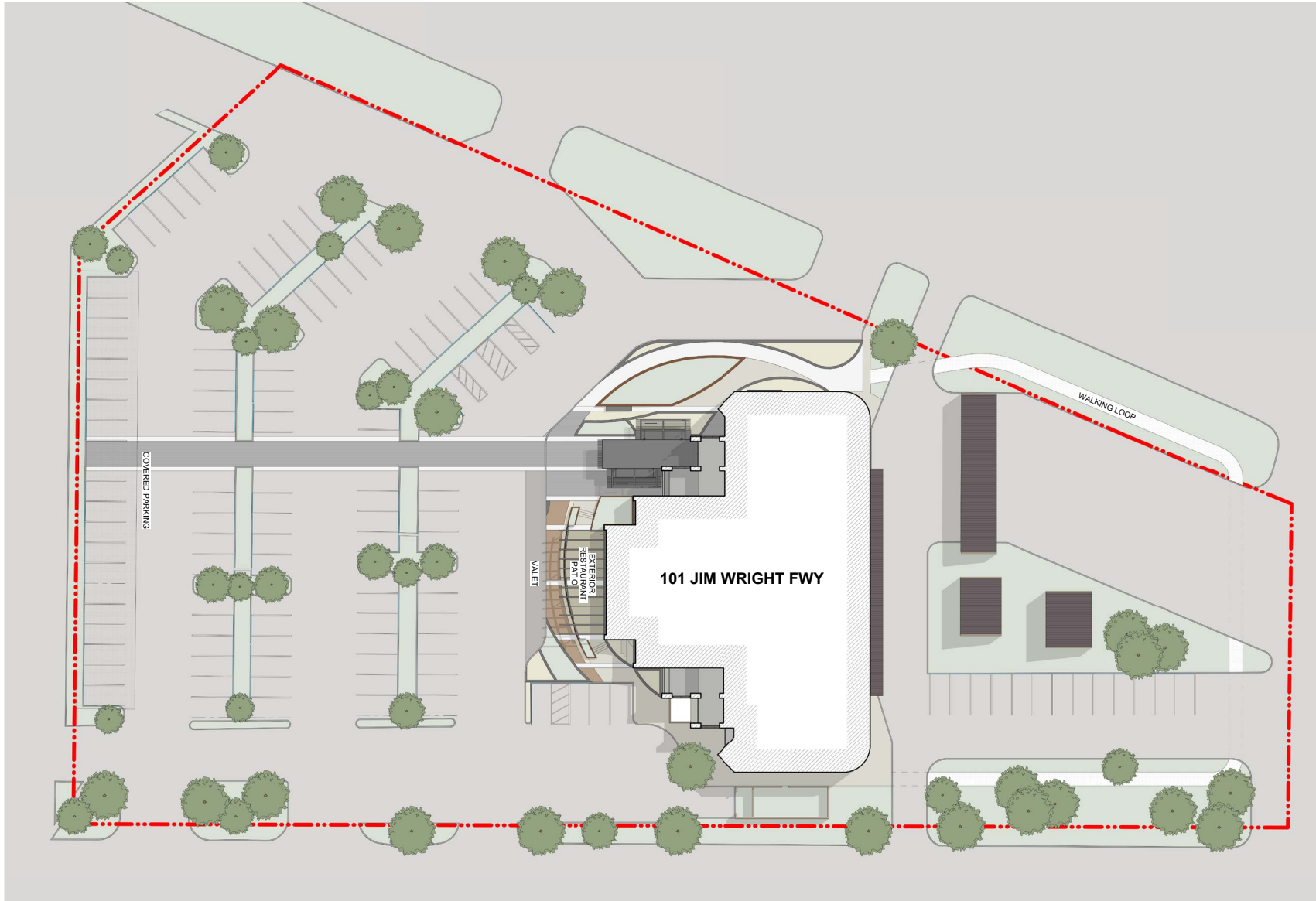
SCHWARZ
HANSON
ARCHITECTS

PROPOSED BUILDING RENDERINGS



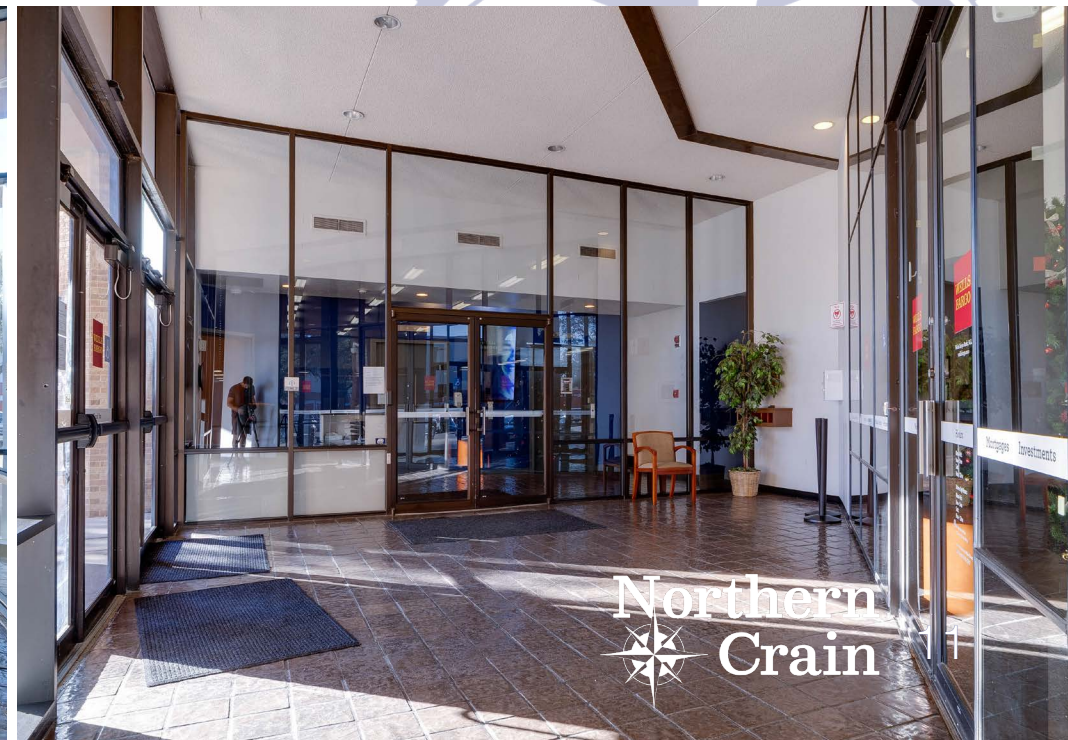
SCHWARZ
HANSON
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PROPOSED SITE PLAN



HIGHLIGHTS

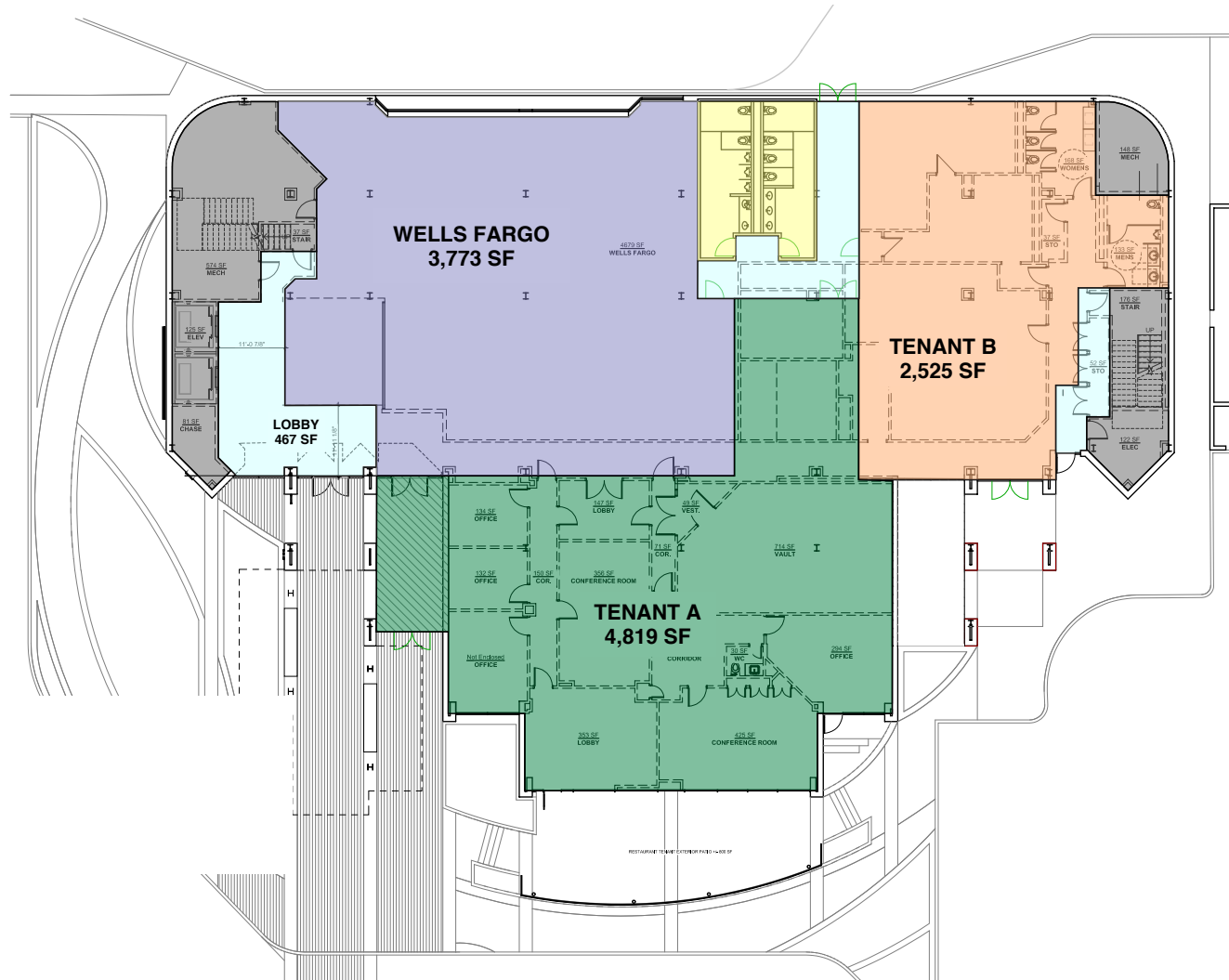
- Office Type Building
- Built in 1979
- Four stories tall
- Building size of 48,892 sq. ft.
- Classified as a Class B property
- Typical floor size of 12,223 sq. ft.
- 183 surface parking spaces available



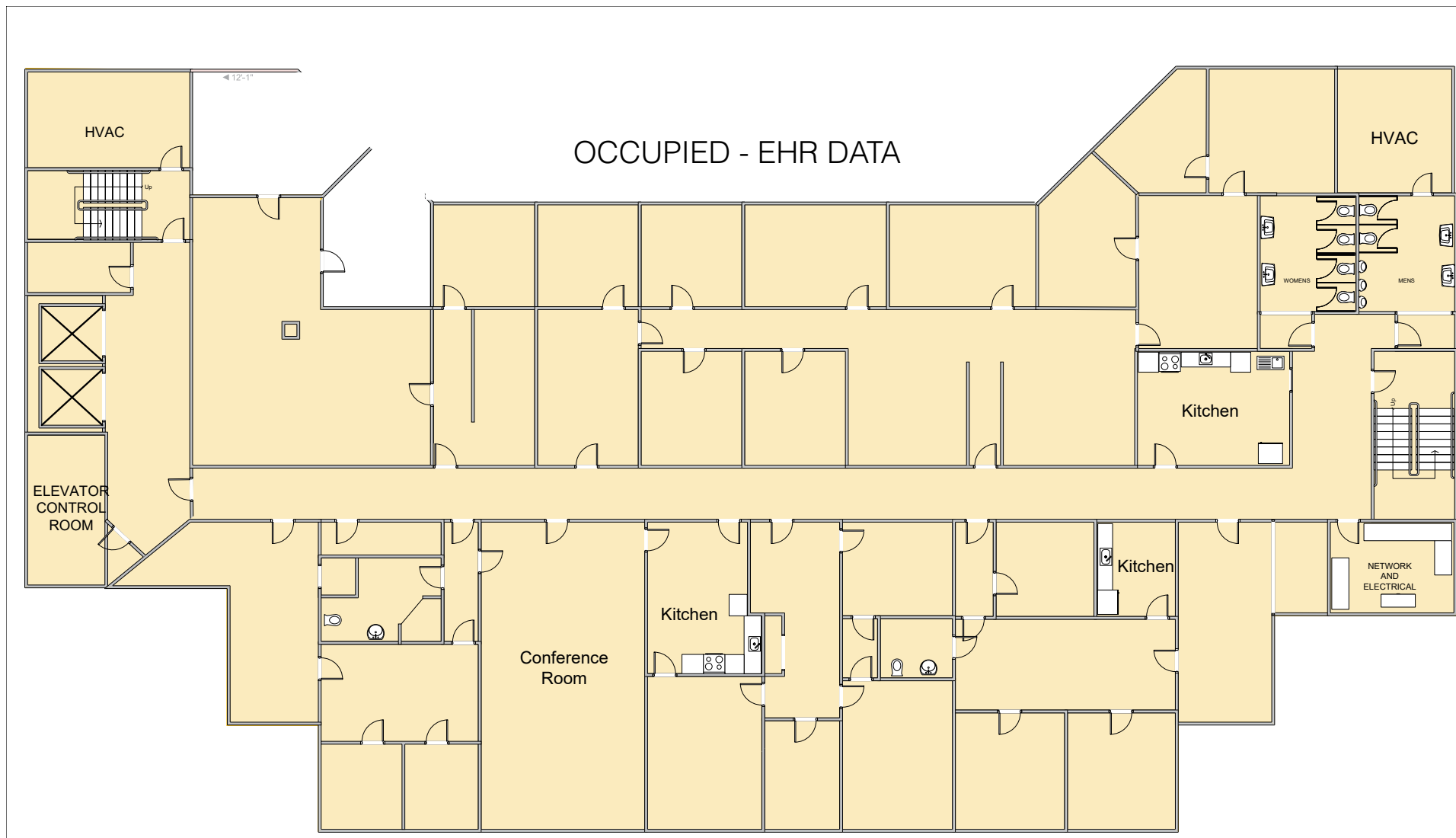
FLOOR PLANS



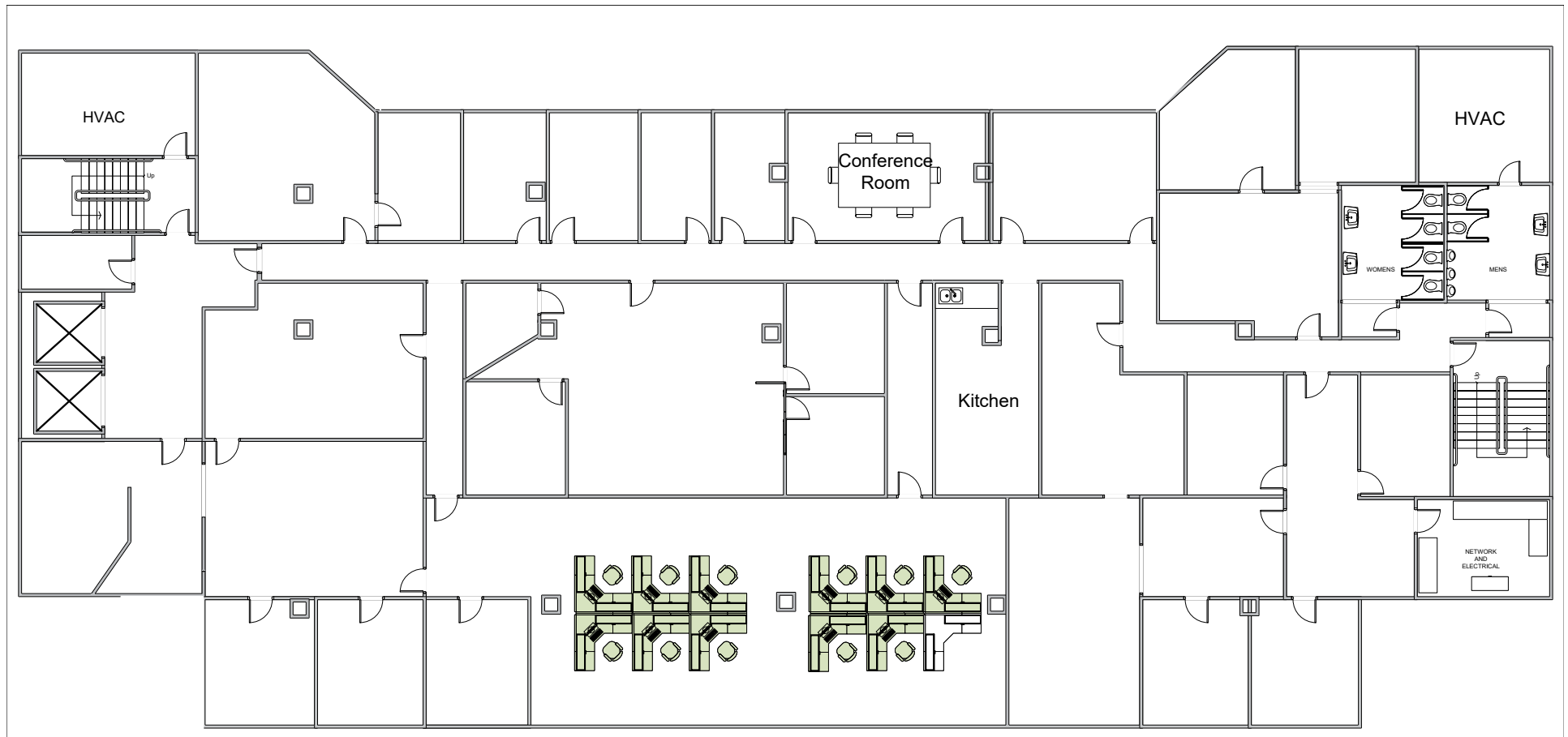
FLOOR PLAN - 1st FLOOR



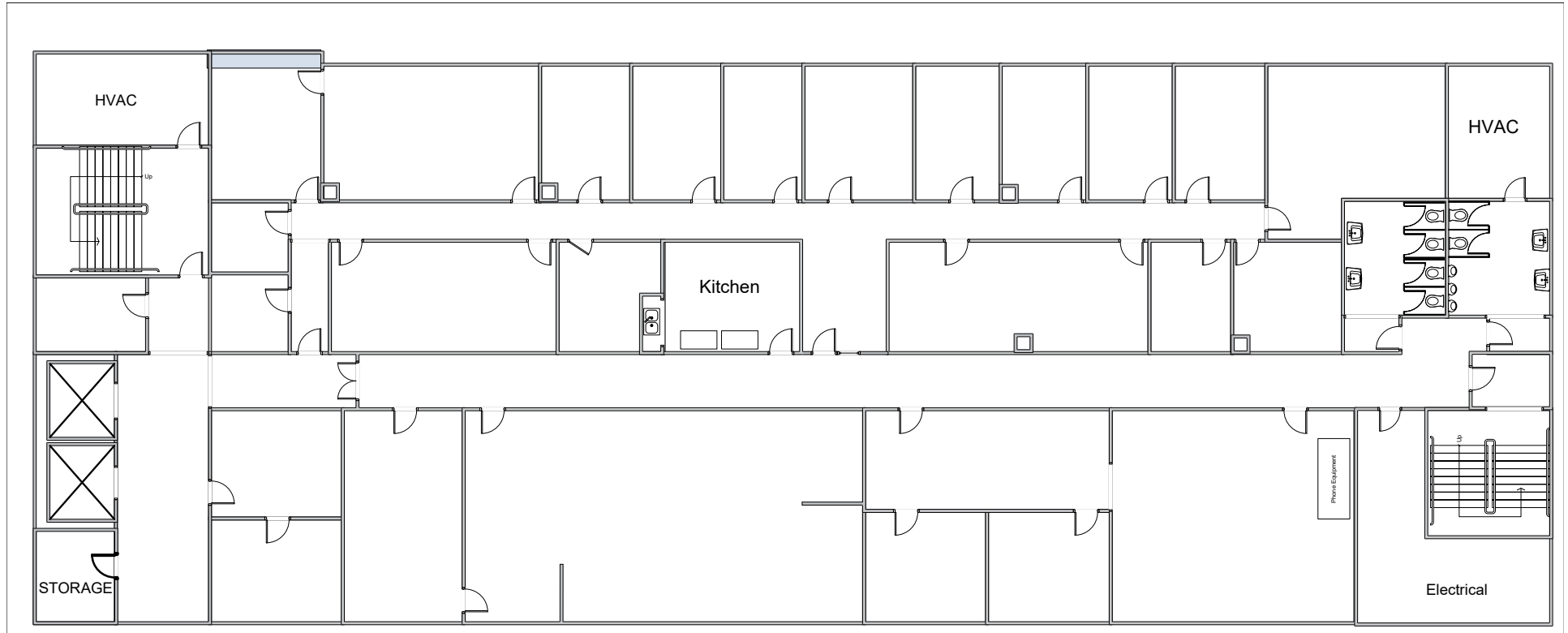
FLOOR PLAN - 2nd FLOOR



PROPOSED FLOOR PLAN - 3rd FLOOR



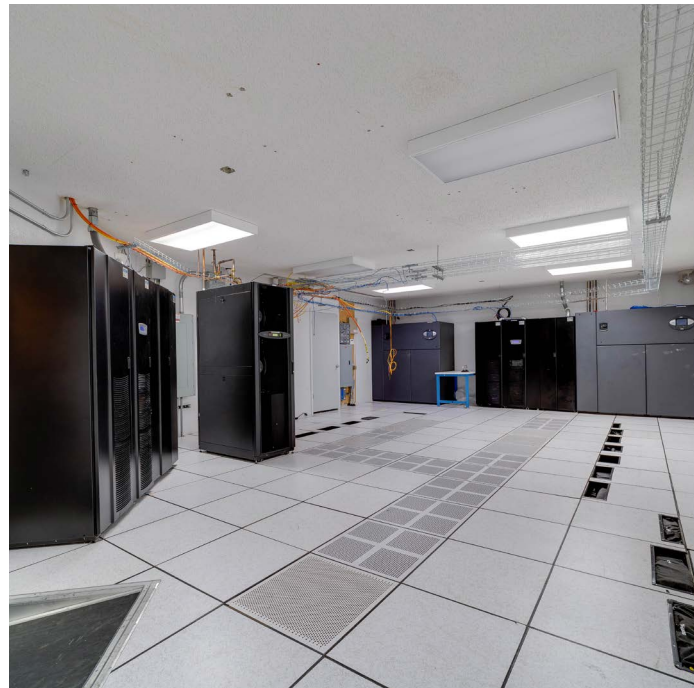
PROPOSED FLOOR PLAN - 4th FLOOR



PHOTOS



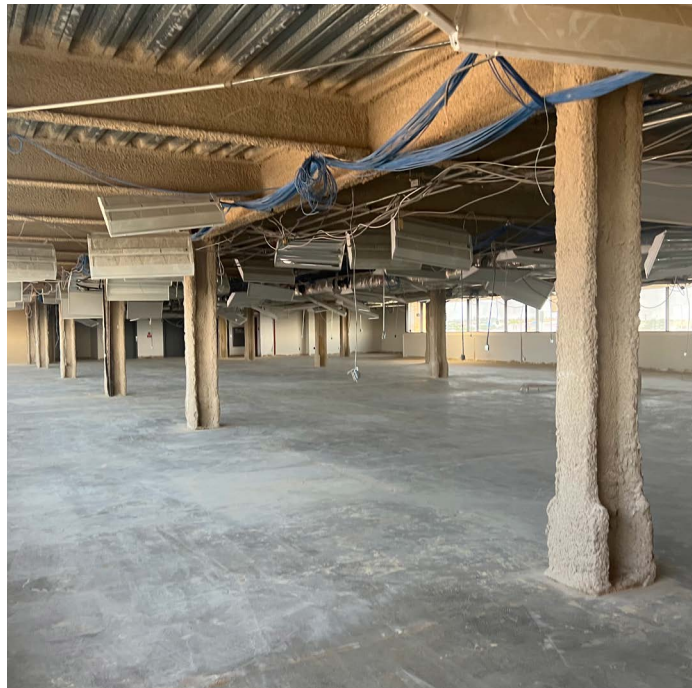
PROPERTY PHOTOS



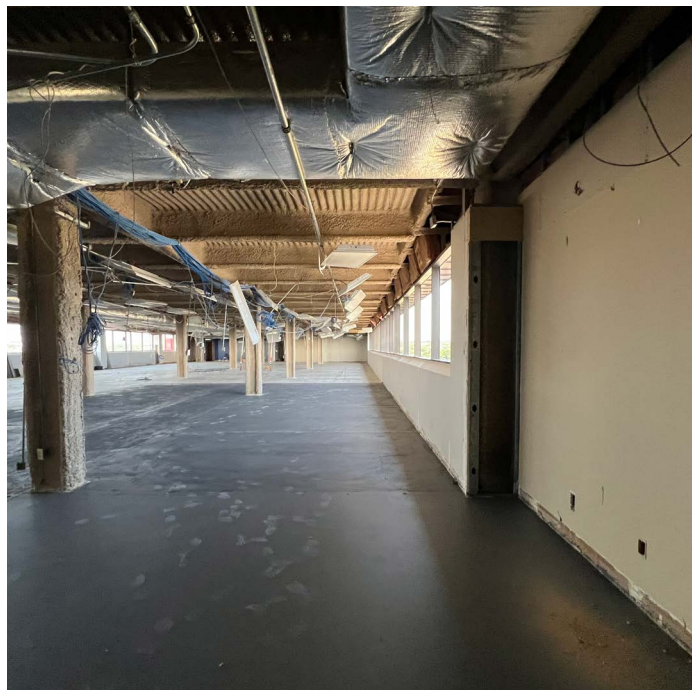
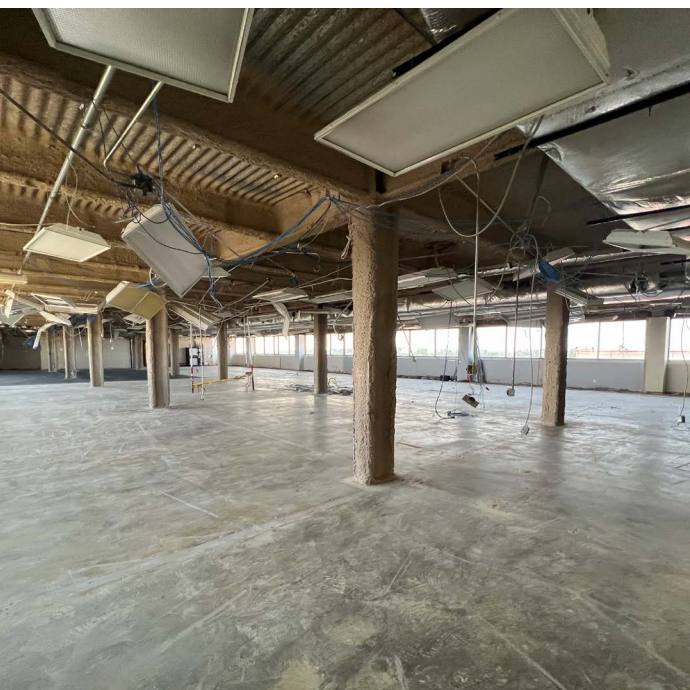
PROPERTY PHOTOS



EXISTING 3rd FLOOR PHOTOS



EXISTING 4th FLOOR PHOTOS



LOCATION



Brewer High School



Veterans Park Softball Fields



SUBJECT PROPERTY

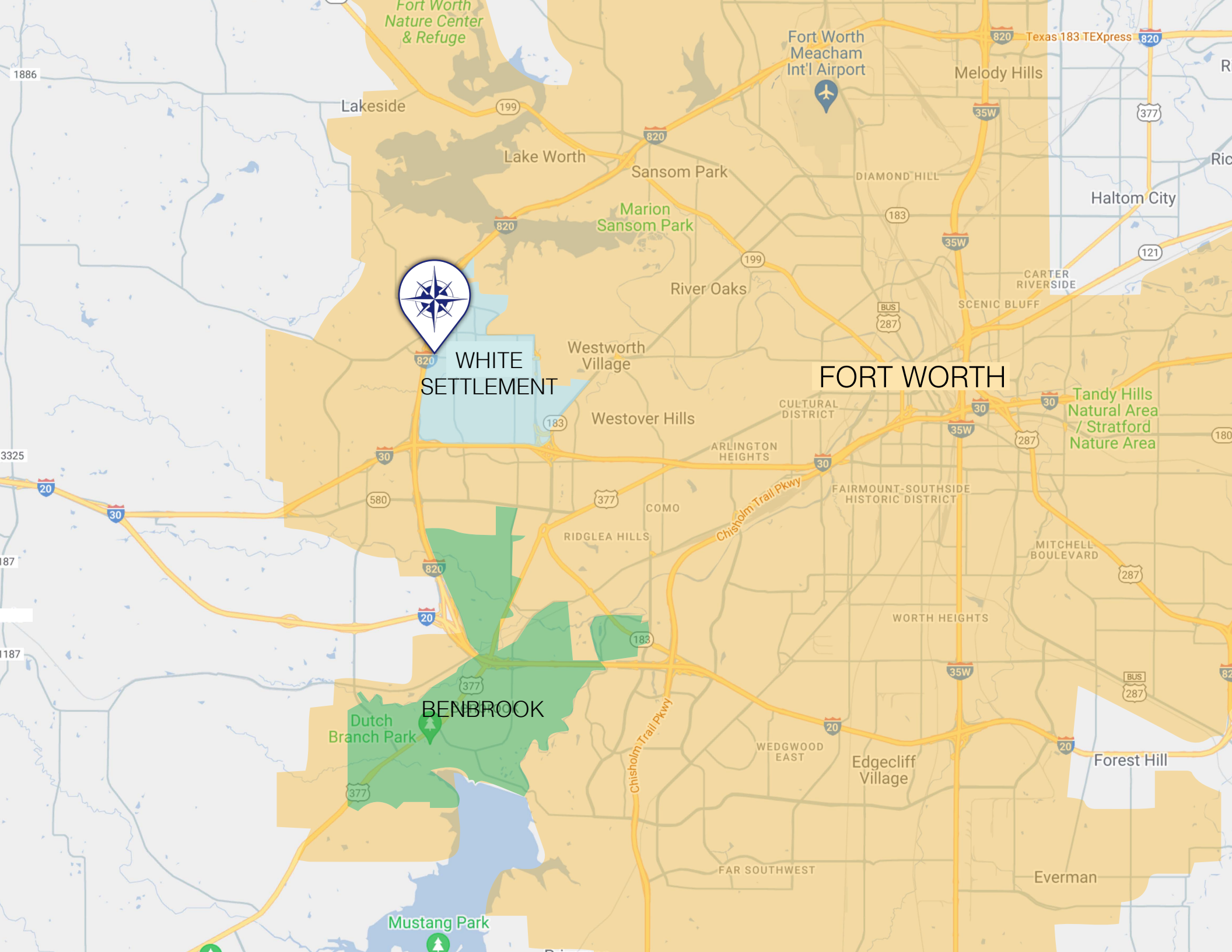


Brewer Middle School



All Saints' Episcopal School





WHITE SETTLEMENT

FORT WORTH

BENBROOK

Dutch Branch Park

Mustang Park

Fort Worth Meacham Int'l Airport

Melody Hills

Haltom City

Marion Sansom Park

Tandy Hills Natural Area / Stratford Nature Area

River Oaks

Westworth Village

Westover Hills

Chisholm Trail Pkwy

Fairmount-Southside Historic District

Mitchell Boulevard

Worth Heights

Wedgwood East

Edgecliff Village

Forest Hill

Far Southwest

Everman

1886

3325

187

1187

199

820

35W

377

183

199

35W

121

820

183

30

580

377

820

20

183

377

377

35W

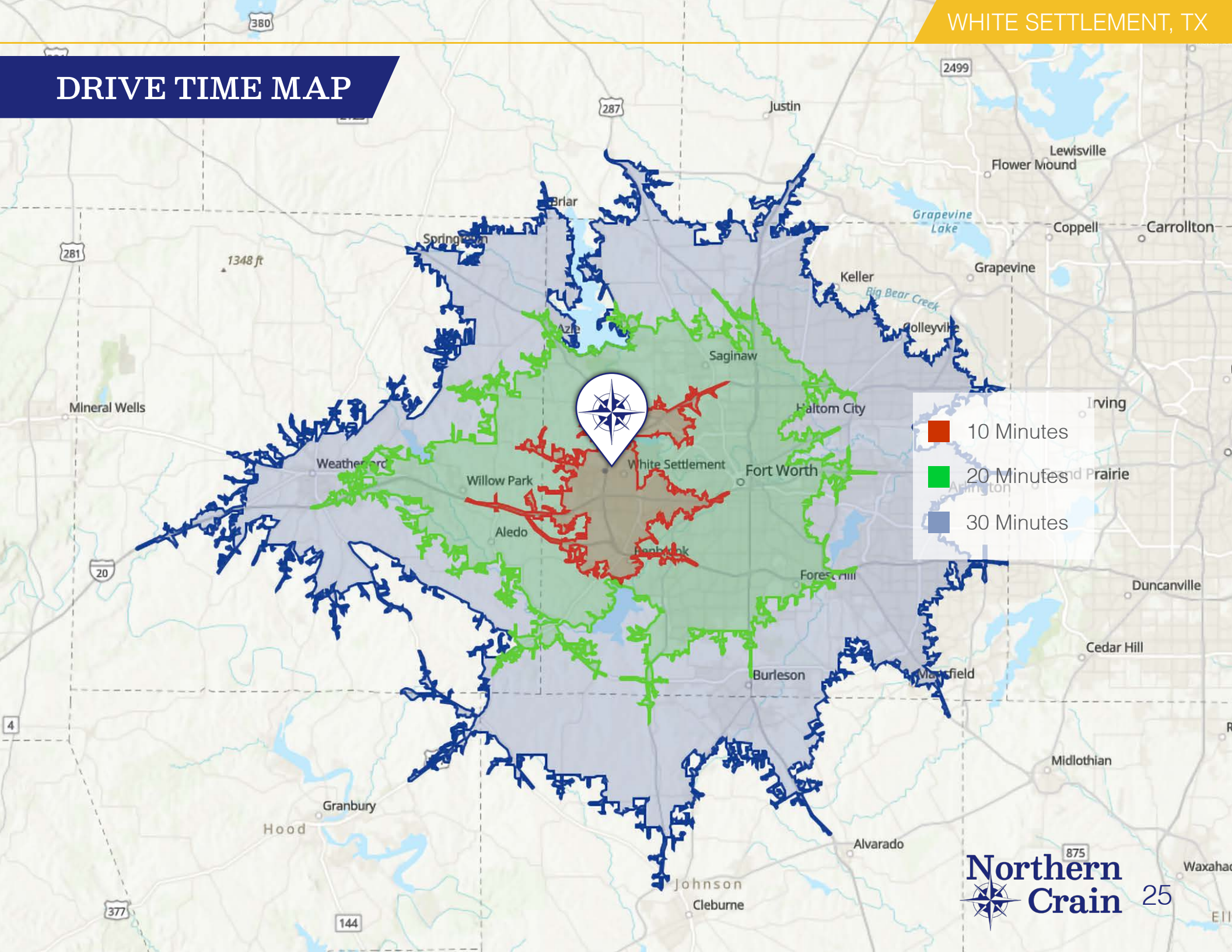
BUS 287

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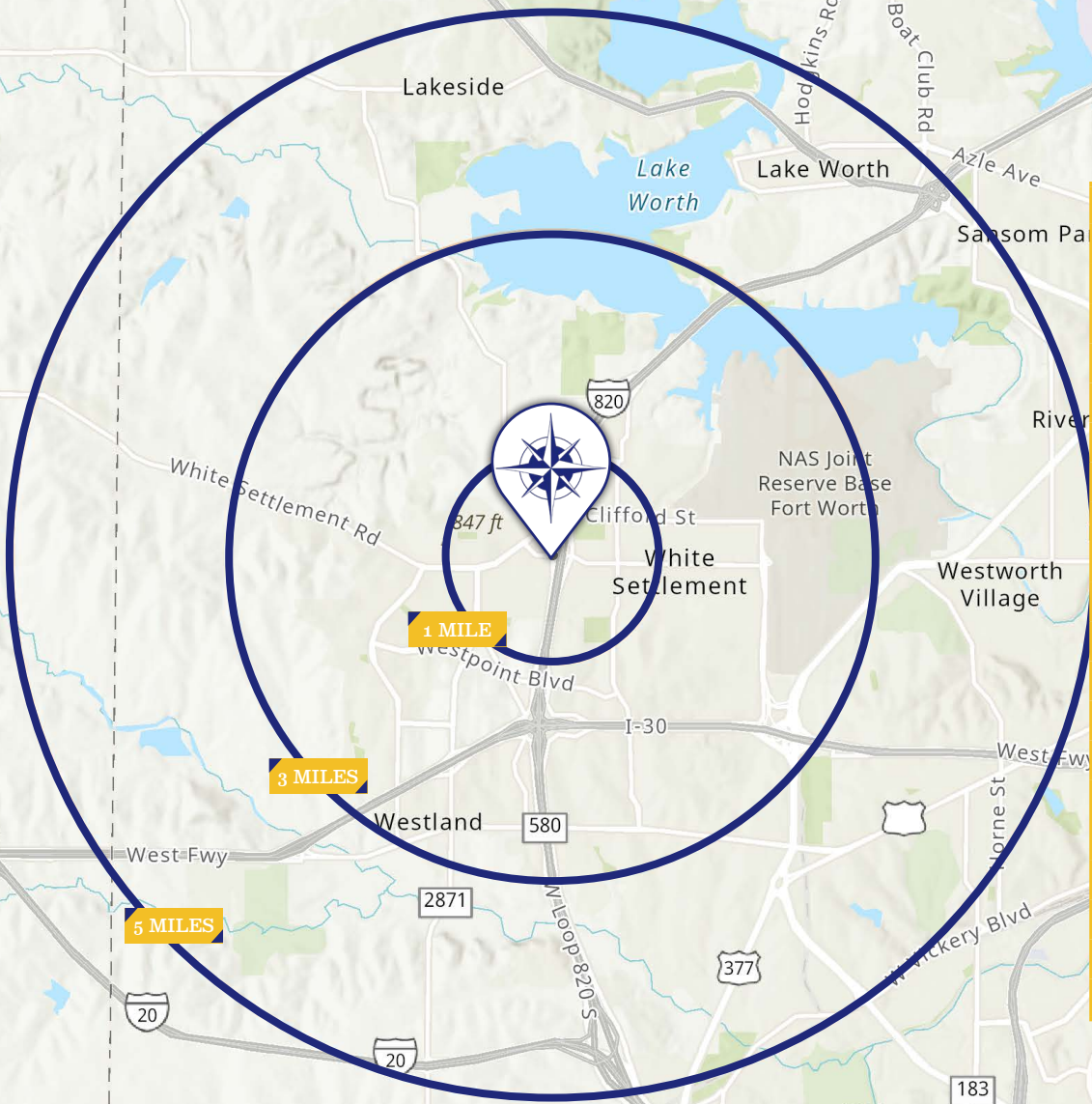
820

DRIVE TIME MAP



- 10 Minutes
- 20 Minutes
- 30 Minutes

DEMOGRAPHICS



2022 Summary	1 MILE	3 MILES	5 MILES
Population	12,467	61,016	128,255
Households	4,684	23,770	50,471
Families	3,035	14,512	30,459
Average Household Size	2.65	2.55	2.49
Owner Occupied Housing Units	2,771	11,578	26,970
Renter Occupied Housing Units	1,913	12,192	23,501
Median Age	34.4	34.3	36.7
Median Household Income	\$68,919	\$58,000	\$63,833
Average Household Income	\$91,977	\$76,844	\$93,267

2027 Summary	1 MILE	3 MILES	5 MILES
Population	12,796	64,020	132,874
Households	4,835	24,938	52,277
Families	3,114	15,285	31,644
Average Household Size	2.64	2.55	2.49
Owner Occupied Housing Units	2,916	12,749	28,737
Renter Occupied Housing Units	1,919	12,190	23,540
Median Age	34.6	34.6	37.2
Median Household Income	\$78,856	\$67,587	\$74,832
Average Household Income	\$105,045	\$89,968	\$107,475

DISCLAIMERS



DISCLAIMERS

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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

11-2-2015



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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 Buyer/Tenant/Seller/Landlord Initials

 Date

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.

Northern Crain



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