

# Frazier

3108 Frazier Ave., Fort Worth TX 76110

OFFERING MEMORANDUM

LEAGUE Commercial

# Frazier

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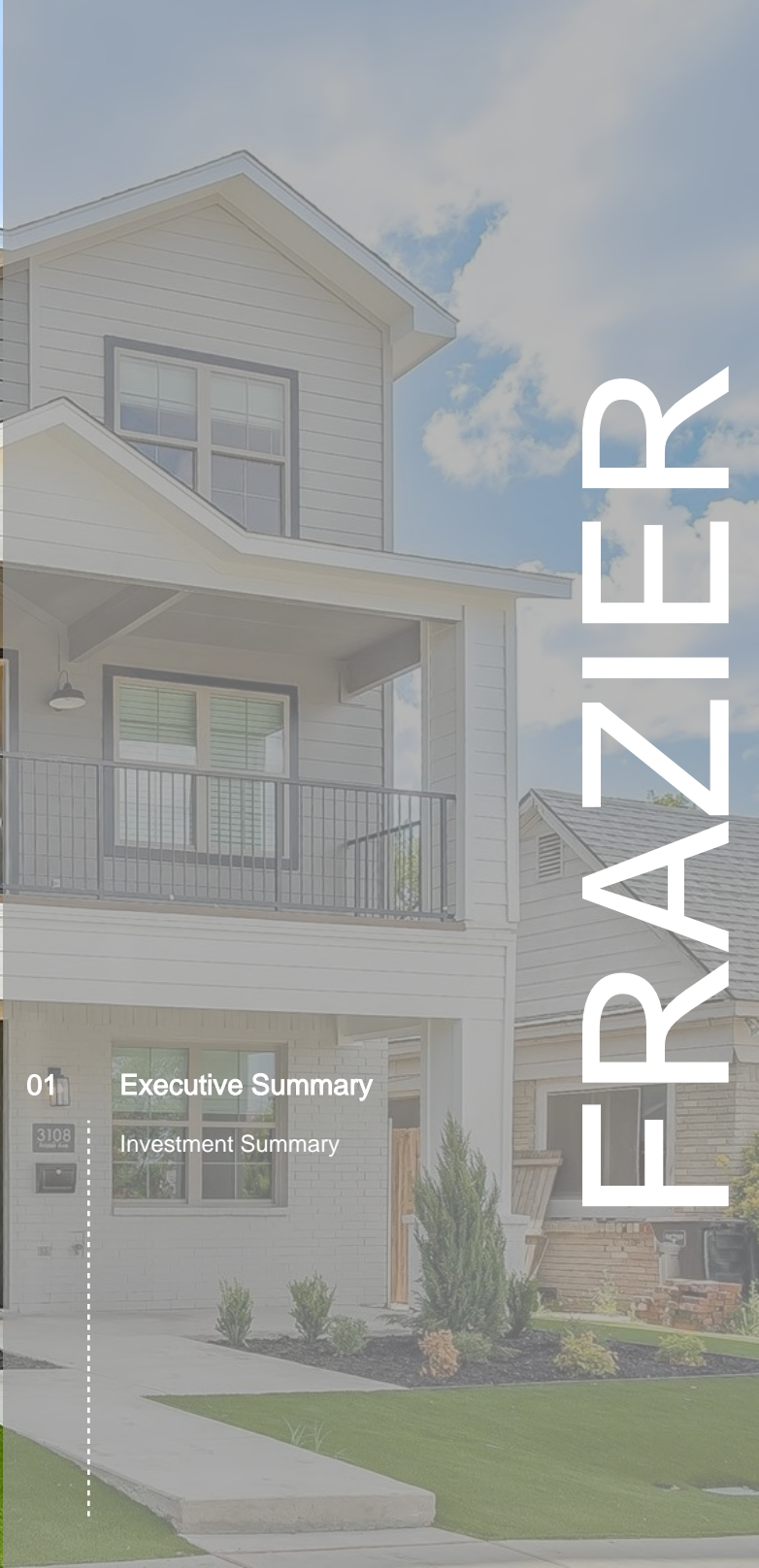
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**LEAGUE** Commercial

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# FRAZIER

01 Executive Summary  
Investment Summary

## OFFERING SUMMARY

ADDRESS	3108 Frazier Ave. Fort Worth TX 76110
COUNTY	Tarrant
LAND SF	6,250 SF
LAND ACRES	.14
NUMBER OF UNITS	2
YEAR BUILT	2025

## FINANCIAL SUMMARY

OCCUPANCY	100.00%
NOI (2026-2027)	\$109,170
NOI (Pro Forma)	\$125,450

## HIGHLIGHTS

- Institutional Quality Asset at Accessible Price Point.
- 100% Leased For 2026-2027. 50% Pre-Leased For 2027-2028.
- Advanced Security Systems with 24-Hour Multi-Camera Monitoring, DVR System With Remote Playback Capabilities.
- Each Unit Equipped With (2) Sets of Washers/Dryers and (1) 70" Flat Screen Television.
- Tenants Responsible For All Utilities (Electric, Water, Gas, Cable, Internet).
- Ample Parking For Tenants and Guests Comprised of Rear and On-Street Options.
- High-End Designer Finishes Including Oversized Kitchens with Large Islands, Quartz Countertops, Stainless-Steel Appliances, Multiple Living Spaces, Large Covered Balconies.





# FRAZIER

## 02 Property Description

Property Features

Property Images

## PROPERTY FEATURES

NUMBER OF UNITS	2
LAND SF	6,250
LAND ACRES	.14
YEAR BUILT	2025
# OF PARCELS	1
ZONING TYPE	BU-CX-6
BUILDING CLASS	A
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
LOT DIMENSION	50' X 125'
WASHER/DRYER	2 Per Unit

## PARKING

PARKING SURFACE	Concrete
NUMBER OF PARKING SPACES	10
COVERED	N/A

## MECHANICAL

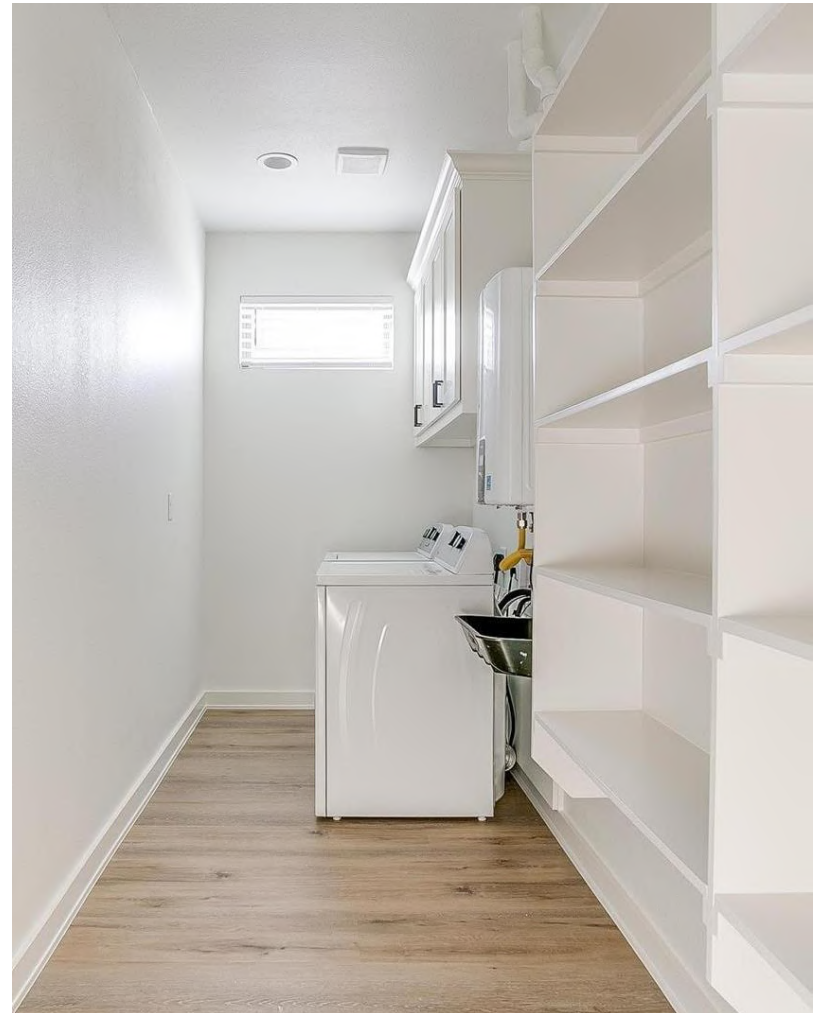
HVAC	2 Per Unit
ELECTRIC/WATER	Individually Metered

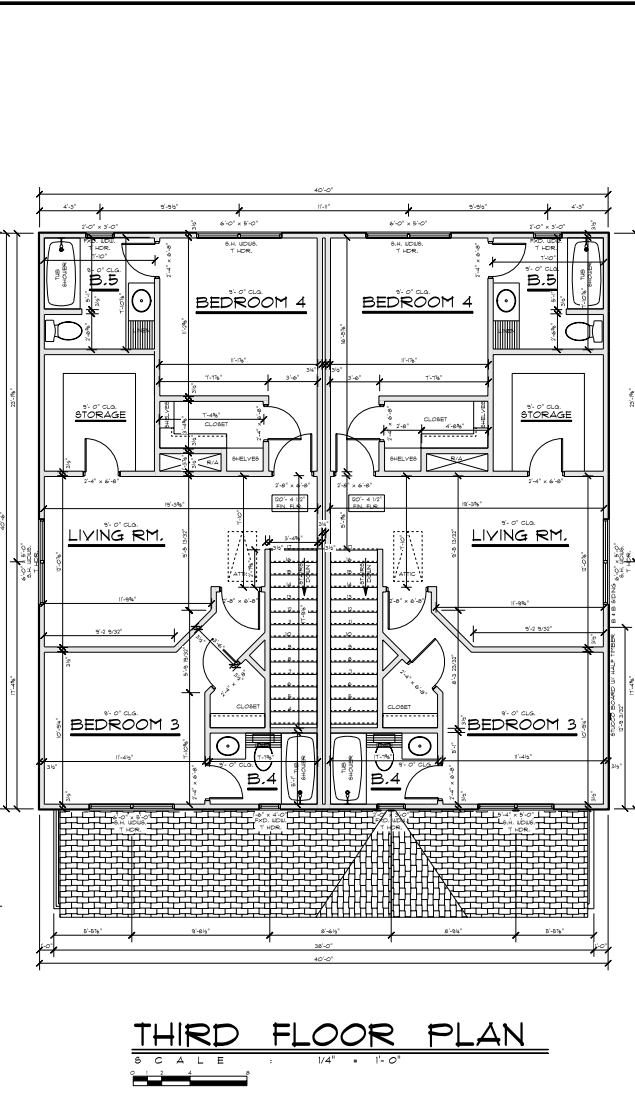
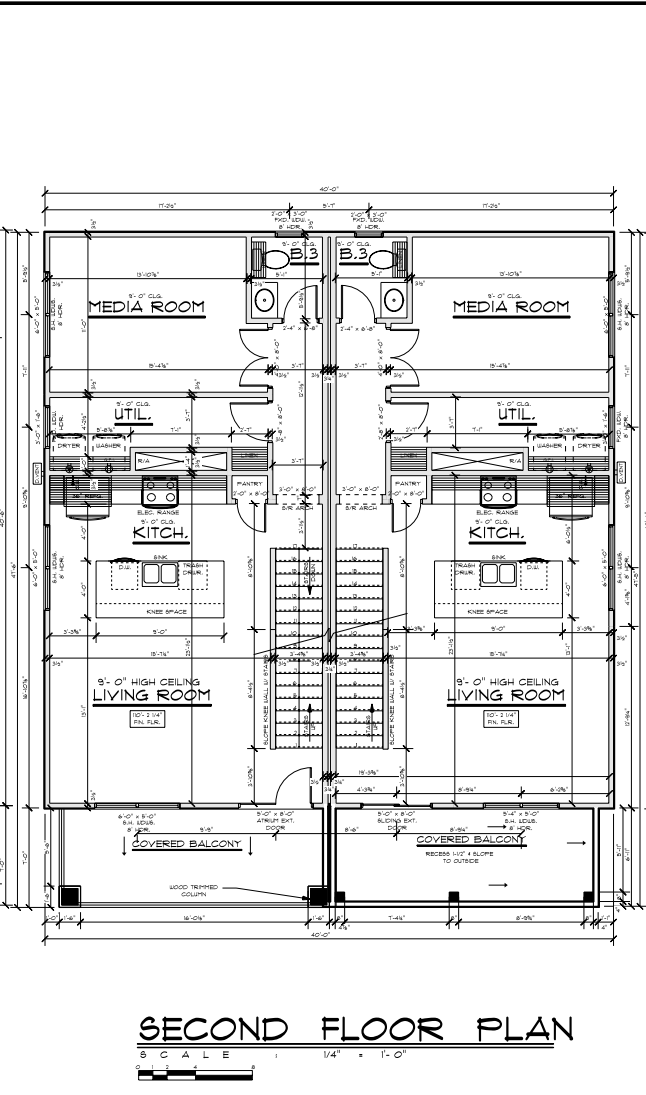
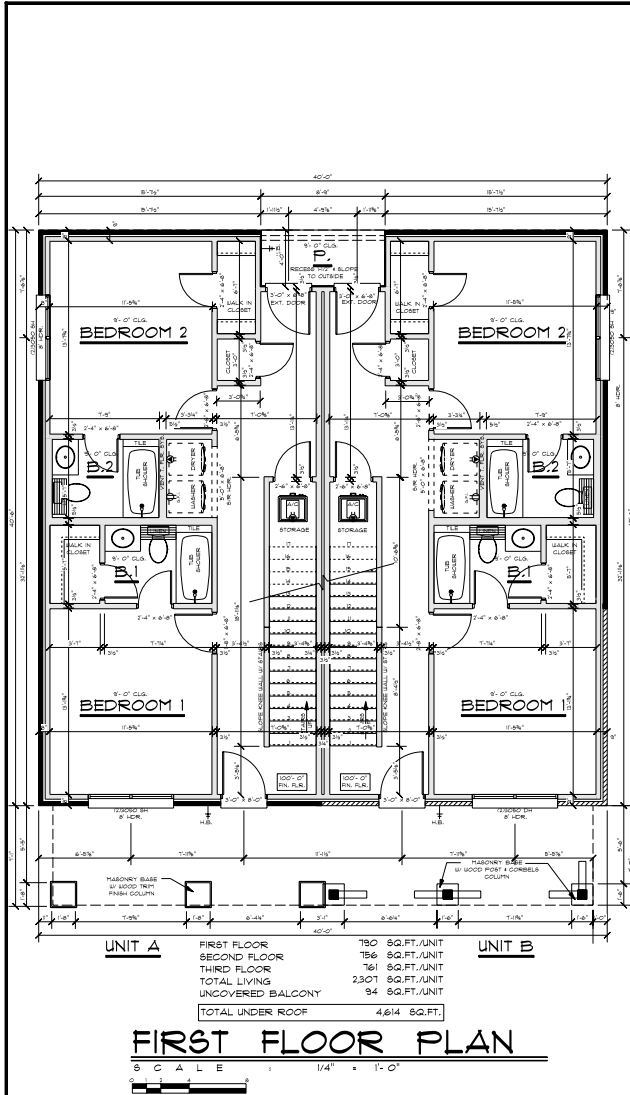
## UTILITIES

WATER	Tenant
GAS	Tenant
ELECTRIC	Tenant
INTERNET	Tenant

## CONSTRUCTION

FOUNDATION	Concrete Slab
FRAMING	Wood
EXTERIOR	Brick/Hardie
PARKING SURFACE	Concrete
ROOF	Composition
LANDSCAPING	Turf



















03

Location

- Location Summary
- Local Business Map

FRAZIER

## HIGHLY DESIRABLE AREA

- Subject Property Is Within Walking Distance Of District 90 Development and 8th Avenue. Current Nearby Businesses Include Cidercade, Carshon's Deli, Mama's Pizza and Rusty Nickel Icehouse.
- Conveniently Located Steps Away From The Berry St Corridor, Providing Tenants A Variety Of Additional Dining, Retail And Nightlife Options. Examples Include Chicken Express, CVS, Fuzzy's Taco Shop And Jon's Grille.
- Core Rental Location For Students, Providing New Ownership With A Competitive Edge In Leasing.
- Consistent Rental Demand From Students Due To Proximity To Campus, Resulting In High Occupancy Rates And Consistent Rental Income.
- Strong Appreciation Potential Stemming From Consistent TCU Enrollment Growth, As Well As Consistent Rent Growth.
- Easily Accessible To Campus, As Well As Other Popular Attractions And Events That Fort Worth Offers Year Round.



# FORT WORTH

**SUBJECT PROPERTY**



**3108 FRAZIER AVE**  
FORT WORTH, TX

THE UNIVERSITY PARK VILLAGE



SPRINGHILL SUITES  
BY MARRIOTT

Medical City  
Fort Worth

CookChildren's

Texas Health  
Resources

ascension  
COFFEE ROASTERS  
WARBY PARKER  
eyewear  
INDOCHINO  
MADE TO MEASURE  
drybar  
TYLER'S  
Johannie-O  
SILVER FOX

CHASE

Fairfield  
BY MARRIOTT

HURTADO  
RESTAURANT

IPS

Heim  
BARBECUE

THE SHOPS AT CLEARFORK



CHASE  
JIMMY JOHN'S  
McALISTER'S  
7-ELEVEN  
SMOOTHIE KING  
POTBELLY  
MCDONALD'S

BaylorScott&White  
HEALTH

fort worth zoo

Tillery Park

USPS.COM

HYATT  
PLACE  
LOT 12  
COFFEE BAR

TRADER JOE'S

Tom Thumb  
PANDA  
Le Margot  
FORT WORTH  
FLAVORED COFFEES  
STARBUCKS  
CHIPOTLE  
MEXICAN GRILL

TCU

CIDERCADDE

PNC

WELLS FARGO

Kroger  
JON'S GRILLE  
FUZZY'S  
TACOS SHOPS

7-ELEVEN

OVERTON PARK PLAZA



WESTCLIFF SHOPPING CENTER



Mellon  
WUSHROOM  
COWTOWN  
TANNING

Walgreens  
Pizza Hut  
HYATT PLACE  
DUTCH BROS  
CVS  
University Animal Hospital

Walmart  
Neighborhood Market

LA GRAN PLAZA



CVS

S UNIVERSITY DR

E ROSEDALE ST

E BERRY ST

E BERRY ST

W BERRY ST

SHULEN ST





04

Financial Analysis

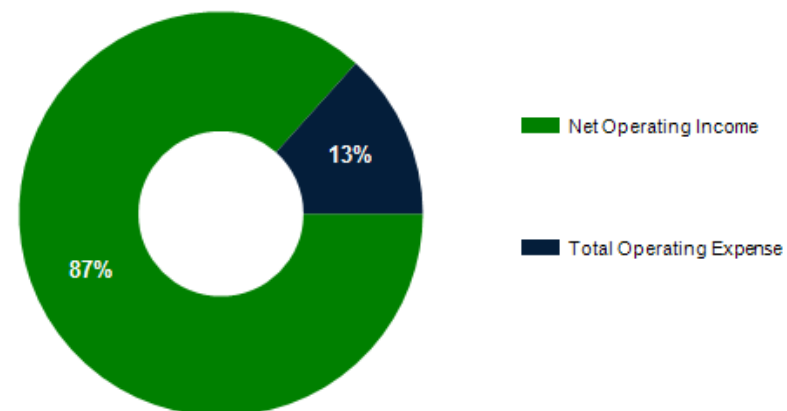
- Income & Expense Analysis
- Cash Flow Analysis

# FRAZIER

## REVENUE ALLOCATION

2026-2027

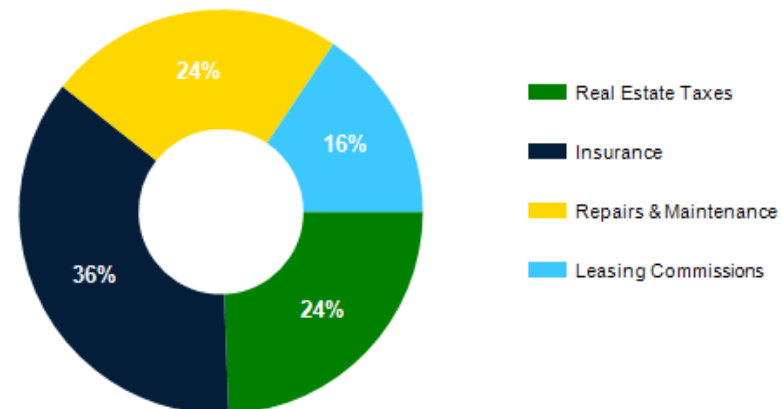
INCOME	2026-2027		PRO FORMA	
Gross Scheduled Rent	\$126,000		\$156,000	
Occupancy	100.00%		100.00%	
<b>Effective Gross Income</b>	<b>\$126,000</b>		<b>\$156,000</b>	
Less Expenses	\$16,830	13.35%	\$30,550	19.58%
<b>Net Operating Income</b>	<b>\$109,170</b>		<b>\$125,450</b>	



EXPENSES	2026-2027		PRO FORMA	
	Per Unit		Per Unit	
Real Estate Taxes	\$4,105	\$2,053	\$17,000	\$8,500
Insurance	\$6,100	\$3,050	\$6,300	\$3,150
Repairs & Maintenance	\$4,000	\$2,000	\$4,000	\$2,000
Leasing Commissions	\$2,625	\$1,313	\$3,250	\$1,625
<b>Total Operating Expense</b>	<b>\$16,830</b>	<b>\$8,415</b>	<b>\$30,550</b>	<b>\$15,275</b>
% of EGI	13.35%		19.58%	

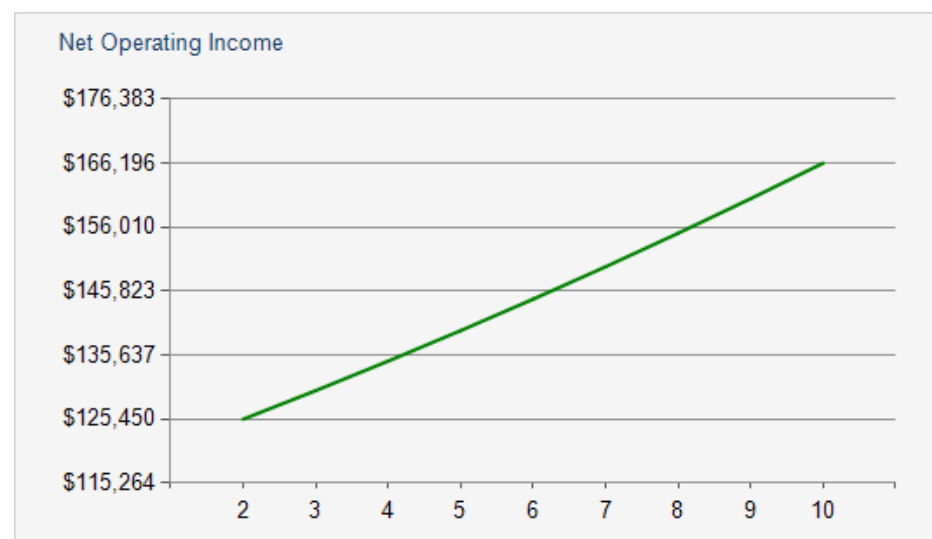
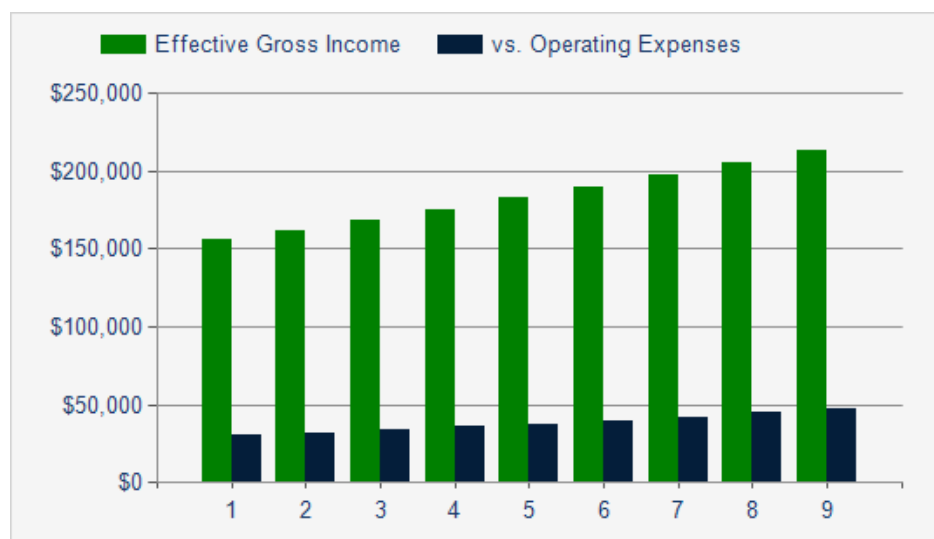
## DISTRIBUTION OF EXPENSES

2026-2027



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

Calendar Year	2026-2027	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Gross Revenue</b>										
Gross Scheduled Rent	\$126,000	\$156,000	\$162,240	\$168,730	\$175,479	\$182,498	\$189,798	\$197,390	\$205,285	\$213,497
Occupancy	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
<b>Effective Gross Income</b>	<b>\$126,000</b>	<b>\$156,000</b>	<b>\$162,240</b>	<b>\$168,730</b>	<b>\$175,479</b>	<b>\$182,498</b>	<b>\$189,798</b>	<b>\$197,390</b>	<b>\$205,285</b>	<b>\$213,497</b>
<b>Operating Expenses</b>										
Real Estate Taxes	\$4,105	\$17,000	\$17,850	\$18,743	\$19,680	\$20,664	\$21,697	\$22,782	\$23,921	\$25,117
Insurance	\$6,100	\$6,300	\$6,615	\$6,946	\$7,293	\$7,658	\$8,041	\$8,443	\$8,865	\$9,308
Repairs & Maintenance	\$4,000	\$4,000	\$4,200	\$4,410	\$4,631	\$4,862	\$5,105	\$5,360	\$5,628	\$5,910
Leasing Commissions	\$2,625	\$3,250	\$3,575	\$3,933	\$4,326	\$4,758	\$5,234	\$5,758	\$6,333	\$6,967
<b>Total Operating Expense</b>	<b>\$16,830</b>	<b>\$30,550</b>	<b>\$32,240</b>	<b>\$34,031</b>	<b>\$35,929</b>	<b>\$37,942</b>	<b>\$40,077</b>	<b>\$42,342</b>	<b>\$44,747</b>	<b>\$47,301</b>
<b>Net Operating Income</b>	<b>\$109,170</b>	<b>\$125,450</b>	<b>\$130,000</b>	<b>\$134,699</b>	<b>\$139,550</b>	<b>\$144,556</b>	<b>\$149,721</b>	<b>\$155,048</b>	<b>\$160,538</b>	<b>\$166,196</b>



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