

# REDEVELOPMENT

1220 5th Avenue | Fort Worth, TX

OFFERING MEMORANDUM



**CALL BROKER FOR PRICING**

**Scott Lowe**  
League Commercial  
Managing Director | Partner  
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**LEAGUE** Commercial

# REDEVELOPMENT

## CONTENTS

- 01 **Executive Summary**
  - Investment Summary
- 02 **Location**
  - Local Business Map
- 03 **Property Description**
  - Property Features
  - Site Plan
  - Property Images
- 04 **Demographics**
  - General Demographics

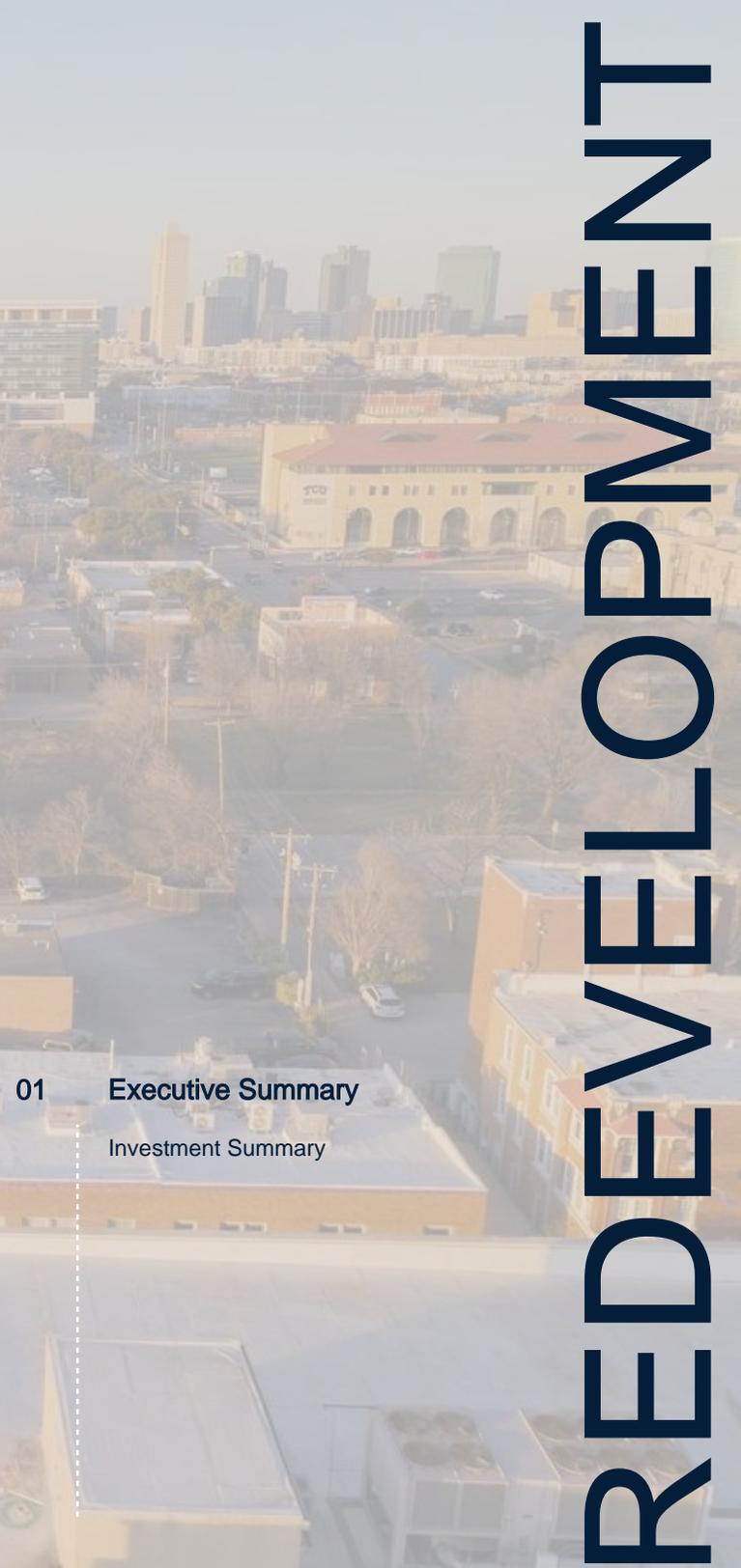
*Exclusively Marketed by:*



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**LEAGUE** Commercial

Brokerage License No.: 9005641  
<https://leaguecommercial.com/>



01 Executive Summary  
Investment Summary

# REDEVELOPMENT

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## OFFERING SUMMARY

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ADDRESS	1220 5th Avenue Fort Worth TX 76104
LAND ACRES	.83
LAND SF	36,089 SF

---

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	13,984	107,541	289,374
2026 Median HH Income	\$73,798	\$69,522	\$66,161
2026 Average HH Income	\$112,256	\$104,487	\$98,094

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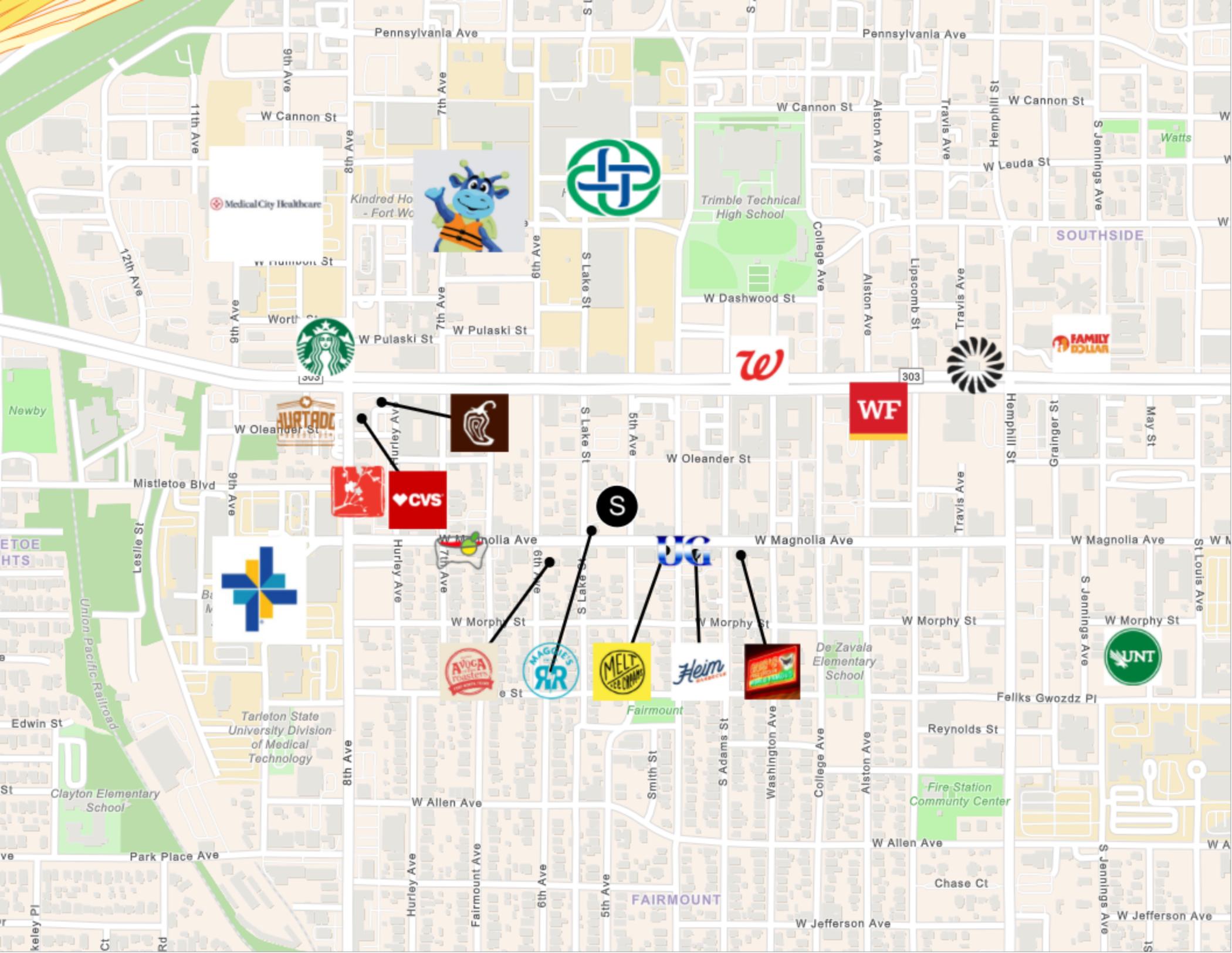
## PROPERTY HIGHLIGHTS

- This prime mixed-use property at 1220 5th Avenue is a savvy investor's dream come true, offering a lucrative opportunity for those passionate about maximizing ROI. With its strategic location and versatile layout, this property promises a high return on investment for those with a keen eye for potential. Don't miss out on this chance to secure a profitable asset in a sought-after area - seize the opportunity today!
- Medical Office Is 3,383SF (Vacant)
- Zoning Is T4 - Mixed Use
- Willing To Divide - 3 Contiguous Lots On South Lake St, Or Medical Building Including The Magnolia Lot.

# REDEVELOPMENT

## 02 Location

Local Business Map





03 **Property Description**

Property Features

Site Plan

Property Images

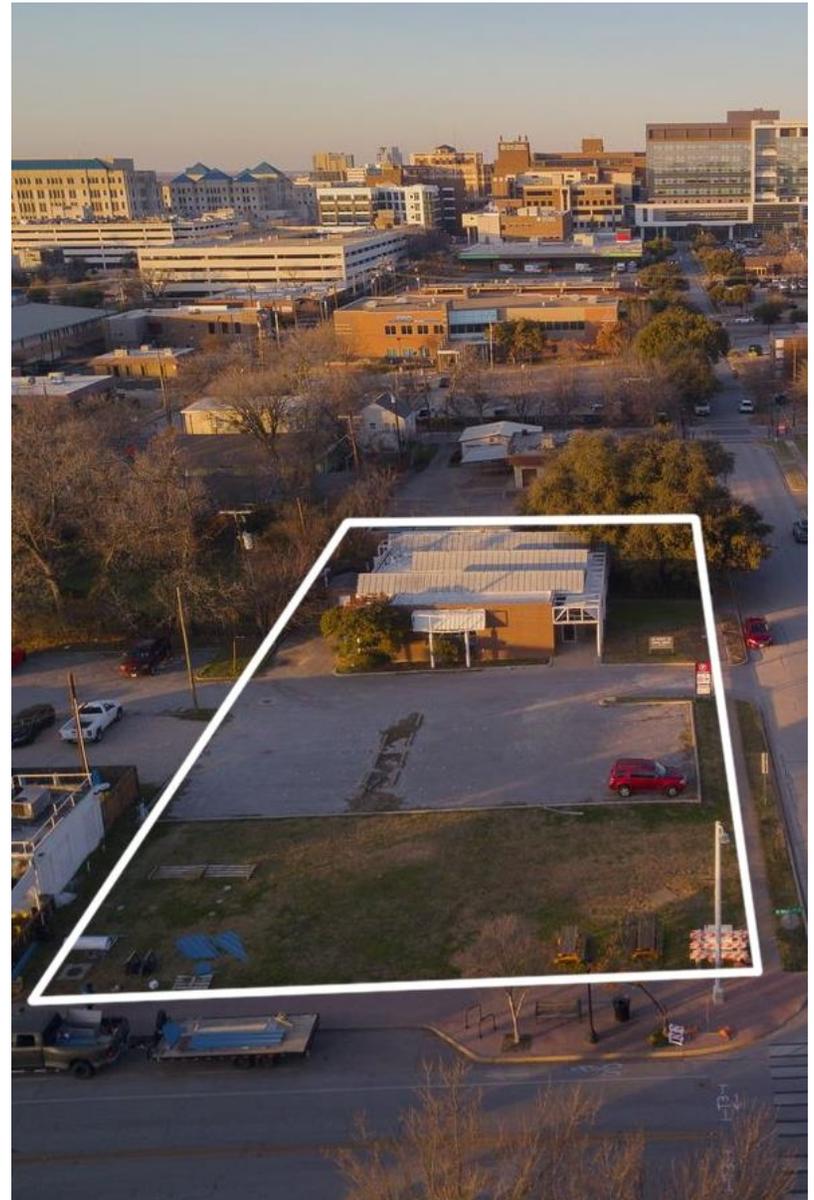
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## GLOBAL

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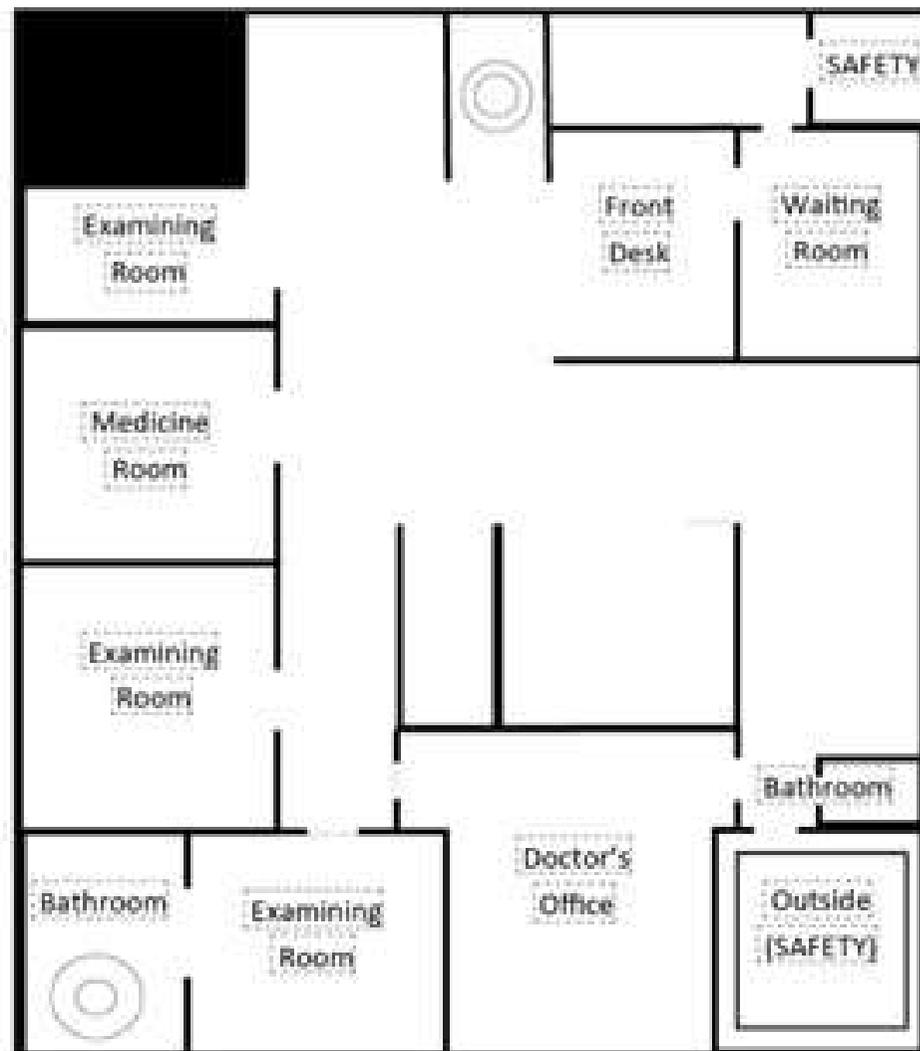
LAND SF	36,089
LAND ACRES	.83
# OF PARCELS	5
ZONING TYPE	NS-T4, NS-T4N
LOCATION CLASS	A

---

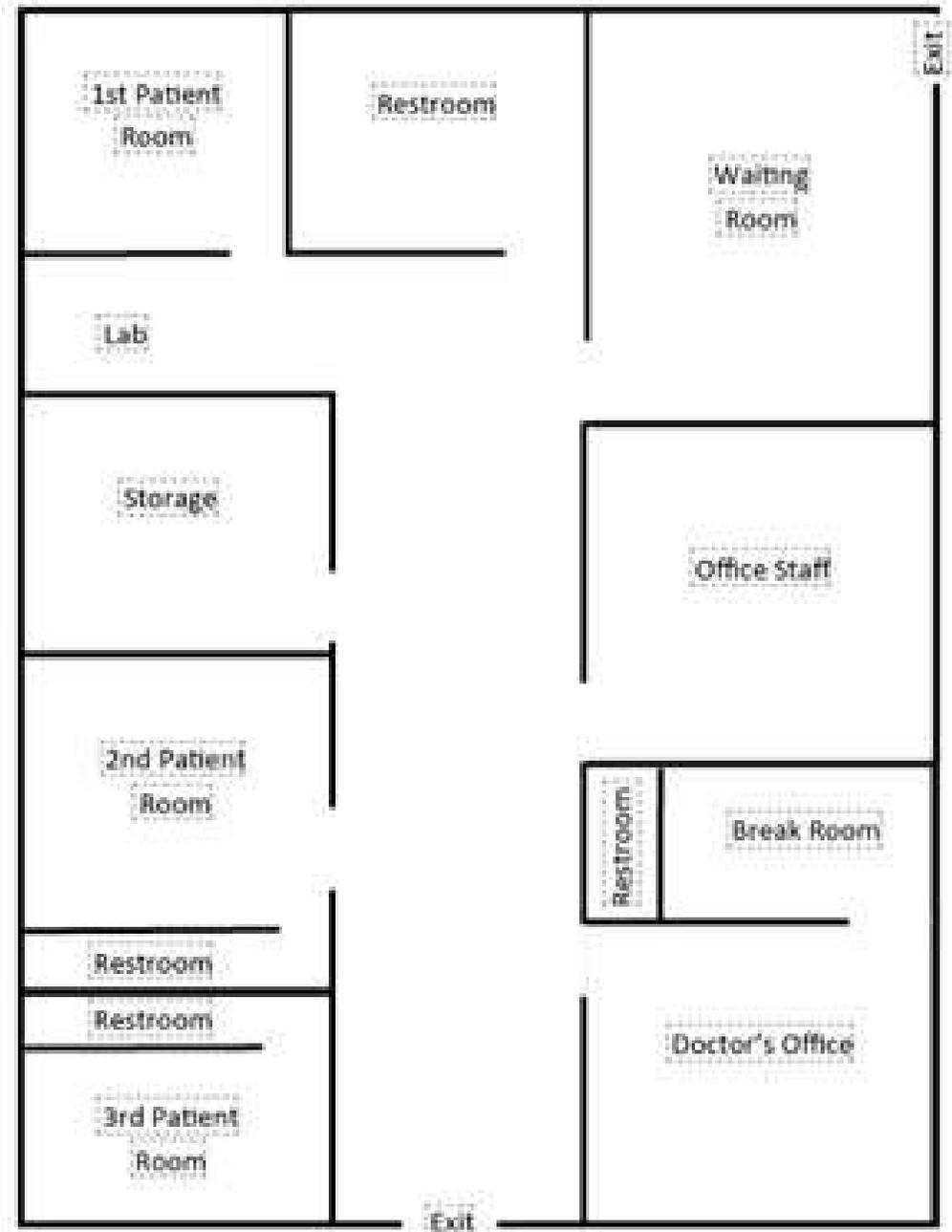


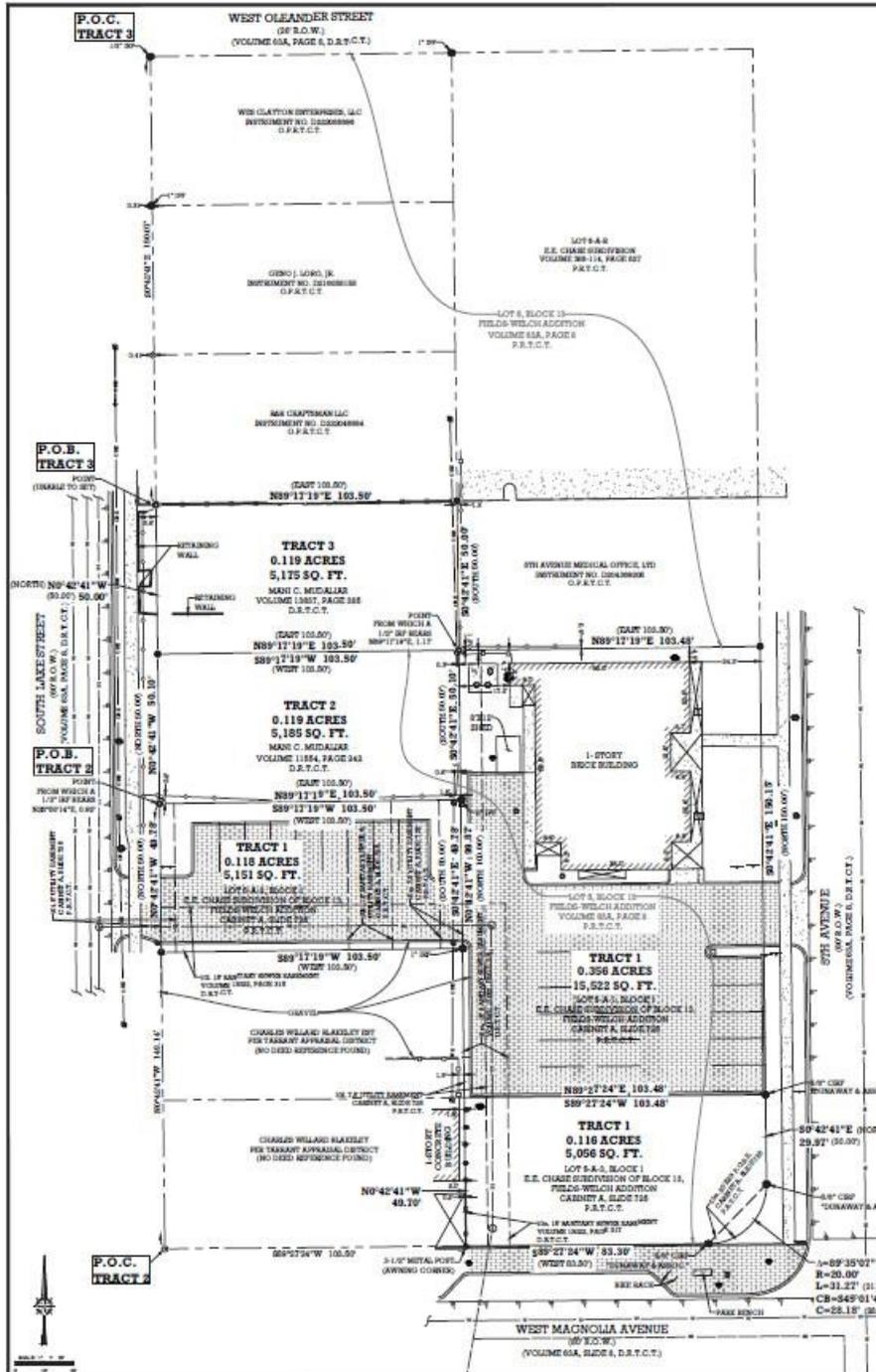


## Suite 1220



## Suite 1216





**PROPERTY DESCRIPTION**

**TRACT 1**  
BEING ALL OF LOT 5-A-1, LOT 5-A-2 & LOT 5-A-3, BLOCK 13 OF E.E. CHASE SUBDIVISION OF BLOCK 13, FIELDS-WELCH ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 726 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.A.T.C.T.).

**TRACT 2**  
BEING A TRACT OF LAND SITUATED IN THE WILLIAM WELCH SURVEY, ABSTRACT NO. 194 AND BEING PART OF LOT 4 OF THE E.E. CHASE SUBDIVISION OF BLOCK 13, FIELDS-WELCH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63A, PAGE 8 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.A.T.C.T.); SAME BEING ALL OF THE TRACT OF LAND DESCRIBED IN A DEED TO MAN C. MEDALAZA, AS RECORDED IN VOLUME 1184, PAGE 343 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.C.T.); AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN "X" CORNER POINDED FOR THE SOUTHWEST CORNER OF SAID LOT 4 AND BEING AT THE INTERSECTION OF THE NORTH SOUTHWAY-WAY LINE OF WEST MAGNOLIA AVENUE AND THE EAST SOUTHWAY-WAY LINE OF SOUTH LAKE STREET;

**TRACT 3**  
BEING A TRACT OF LAND SITUATED IN THE WILLIAM WELCH SURVEY, ABSTRACT NO. 194 AND BEING PART OF LOT 4 OF THE E.E. CHASE SUBDIVISION OF BLOCK 13, FIELDS-WELCH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63A, PAGE 8 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.A.T.C.T.); SAME BEING ALL OF THE TRACT OF LAND DESCRIBED IN A DEED TO MAN C. MEDALAZA, AS RECORDED IN VOLUME 1184, PAGE 343 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.C.T.); AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN "X" CORNER POINDED FOR THE SOUTHWEST CORNER OF SAID LOT 4 AND BEING AT THE INTERSECTION OF THE NORTH SOUTHWAY-WAY LINE OF WEST MAGNOLIA AVENUE AND THE EAST SOUTHWAY-WAY LINE OF SOUTH LAKE STREET;

**TRACT 1**  
BEING A TRACT OF LAND SITUATED IN THE WILLIAM WELCH SURVEY, ABSTRACT NO. 194 AND BEING PART OF LOT 5 OF THE E.E. CHASE SUBDIVISION OF BLOCK 13, FIELDS-WELCH ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 726 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.A.T.C.T.); SAME BEING ALL OF THE TRACT OF LAND DESCRIBED IN A DEED TO MAN C. MEDALAZA, AS RECORDED IN VOLUME 1184, PAGE 343 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.C.T.); AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 1/4" IRON ROD CORNER POINDED FOR THE SOUTHWEST CORNER OF SAID LOT 5 AND BEING AT THE INTERSECTION OF THE EAST SOUTHWAY-WAY LINE OF SOUTH LAKE STREET AND THE SOUTH SOUTHWAY-WAY LINE OF WEST MAGNOLIA STREET;

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- GENERAL NOTES:**
1. ORIGINAL DOCUMENT SIZE: 11" X 17"
  2. ALL BEARINGS, DISTANCES, COORDINATE VALUES CONTAINED HEREIN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, U.S. SURVEY FEET, NORTH AMERICAN DATUM 83.
  3. ADDRESSED SHOWN HEREON ARE BASED ON TARRANT COUNTY CENTRAL APPRAISAL DISTRICT, CHARGE INFORMATION REFER TO ADDRESS TABLE FOR ADDRESSES (TABLE A, ITEM 1).
  4. ACCORDING TO THE TEXAS FORM MAP NUMBER 498000000, REVISED MARCH 31, 2014, THE SUBJECT PROPERTY APPEARS TO BE IN ZONE J (TABLE A, ITEM 2).
  5. REFER TO PARAGRAPHS 1-3 FOR ADDRESS INFORMATION (TABLE A, ITEM 3).
  6. UNDEVELOPED UTILITIES SHOWN HEREON ARE BASED ON UTILITY EVIDENCE OBTAINED DURING THE COURSE OF A FIELD SURVEY AS MARKED PERMANENT TO A TARRANT UTILITY LOCATOR RECORD AND BASED ON RECORD DRAWINGS OBTAINED BY THE CITY OF FORT WORTH THROUGH AN OPEN RECORD REQUEST. THIS SURVEY MAKES NO GUARANTEE THAT THE UNDEVELOPED UTILITIES SHOWN COMPLETELY SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEY PROVIDES DOES NOT WARRANT THAT THE UNDEVELOPED UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDEVELOPED UTILITIES. AN OPEN RECORD REQUEST WAS MADE TO THE CITY OF FORT WORTH ON OCTOBER 4, 2016 FOR RECORD DRAWINGS OF STORM WATER, SEWER AND WATER. AT THE INSTANCE OF THIS SURVEY STORM WATER RECORD DRAWINGS HAVE NOT BEEN PROVIDED BY THE CITY OF FORT WORTH (TABLE A, ITEM 1)(4)(5)).
  7. ADDRESS INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE TARRANT COUNTY CENTRAL APPRAISAL DISTRICT, OWNERS INFORMATION (TABLE A, ITEM 3).
  8. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBTAINED IN THE PROCESS OF CONDUCTING THIS SURVEY (TABLE A, ITEM 1)(6).

**ADDRESS TABLE**

TRACT NO.	ADDRESS	ADDRESS
1	5-A-1	1201 5TH AVE., FORT WORTH, TX 76104
1	5-A-2	1201 5TH AVE., FORT WORTH, TX 76104
1	5-A-3	1201 W. MAGNOLIA AVE., FORT WORTH, TX 76104
2	5-A-4	1217 S. LAKE ST., FORT WORTH, TX 76104
3	5-A-5	1217 S. LAKE ST., FORT WORTH, TX 76104

**PARKING TABLE**

TRACT NO.	TYPE	# SPACES	# MOTOR VEHICLES	# BICYCLES	# OTHER
1	5-A-1	0	0	0	0
1	5-A-2	0	0	0	0
1	5-A-3	0	0	0	0
2	5-A-4	0	0	0	0
3	5-A-5	0	0	0	0

**CERTIFICATION:**

TO ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC.  
 PEAKAY FAYE RUSSELL AND INVESTMENTS  
 MAN C. MEDALAZA

THIS IS TO CERTIFY THAT THE MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MORMON STANDARD ACT REQUIREMENTS FOR ALTA-NPS LAND TITLE SURVEYS, FULLY ENGLISHED AND APPROVED BY ALTA AND NPS, AND INCLUDED THEREIN: 1. A, 2, A, 3, A, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 18, 2016.

**PLEADINGS:** THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

FORREST C. MARBLE, S.P.L.S. No. 5036

**ALTA/NPS LAND TITLE SURVEY**

**TRACT 1**  
 LOT 5-A-1, LOT 5-A-2, & LOT 5-A-3, BLOCK 13,  
 FIELDS-WELCH ADDITION  
 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
 CABINET A, SLIDE 726, P.A.T.C.T.

**TRACT 2**  
 0.119 ACRES  
 PART OF LOT 5  
 E.E. CHASE SUBDIVISION OF BLOCK 13,  
 FIELDS-WELCH ADDITION  
 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
 VOLUME 63, PAGE 8, P.R.T.C.T.

**TRACT 3**  
 0.119 ACRES  
 PART OF LOT 6  
 E.E. CHASE SUBDIVISION OF BLOCK 13,  
 FIELDS-WELCH ADDITION  
 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
 VOLUME 63, PAGE 8, P.R.T.C.T.

FILE: BO\_FPHB\_5TH STREET\_20251015  
 DATE: 10/18/2016

ISSUE: 1 of 1

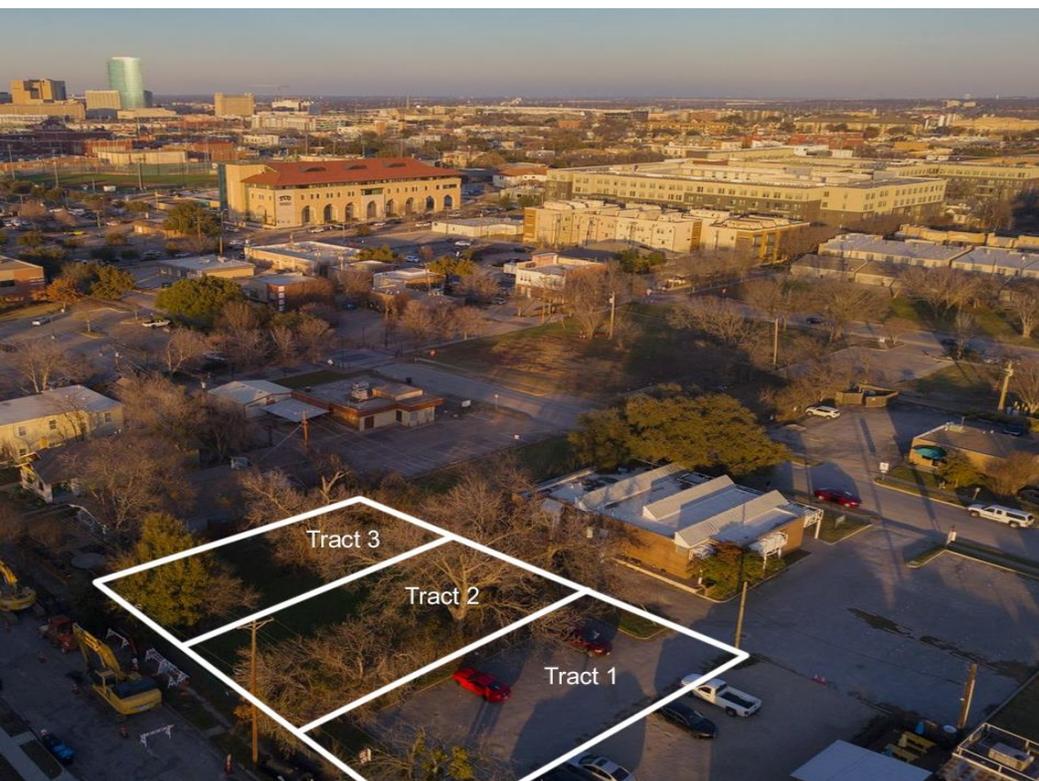
**ABBREVIATIONS**

O.P.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS  
 D.R.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS  
 P.A.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS  
 O.C.T. = OPEN CORNER POINT  
 P.O.B. = PLACE OF BEGINNING  
 P.O.C. = PLACE OF COMMENCING  
 S.P. = SKIN POINT  
 CRP = CAPTURED IRON ROD POINT  
 S.P. = SKIN POINT  
 P.O.B. = PUBLIC OPEN-FACE DAINMENT

**LEGEND**

---	PROPERTY LINE	●	MOVEMENT POINT (AS NOTED)	●	5/8" IRON ROD SET BY CRP FRAMED "TOPOGRAPIK"
---	ACCESSION LINE	○	MEASURED POINT	○	5/8" IRON ROD SET BY CRP FRAMED "TOPOGRAPIK"
---	ADVERSE EASEMENT	○	CALCULATED CORNER	○	5/8" IRON ROD SET BY CRP FRAMED "TOPOGRAPIK"
---	BOUNDARY LINE	○	2" CP CORNER	○	5/8" IRON ROD SET BY CRP FRAMED "TOPOGRAPIK"
---	BOUNDARY LINE (APPROXIMATE LOCATION)	○	3" CP CORNER	○	5/8" IRON ROD SET BY CRP FRAMED "TOPOGRAPIK"
---	BOUNDARY LINE (APPROXIMATE LOCATION)	○	4" CP CORNER	○	5/8" IRON ROD SET BY CRP FRAMED "TOPOGRAPIK"
---	BOUNDARY LINE (APPROXIMATE LOCATION)	○	5" CP CORNER	○	5/8" IRON ROD SET BY CRP FRAMED "TOPOGRAPIK"
---	BOUNDARY LINE (APPROXIMATE LOCATION)	○	6" CP CORNER	○	5/8" IRON ROD SET BY CRP FRAMED "TOPOGRAPIK"
---	BOUNDARY LINE (APPROXIMATE LOCATION)	○	7" CP CORNER	○	5/8" IRON ROD SET BY CRP FRAMED "TOPOGRAPIK"
---	BOUNDARY LINE (APPROXIMATE LOCATION)	○	8" CP CORNER	○	5/8" IRON ROD SET BY CRP FRAMED "TOPOGRAPIK"
---	BOUNDARY LINE (APPROXIMATE LOCATION)	○	9" CP CORNER	○	5/8" IRON ROD SET BY CRP FRAMED "TOPOGRAPIK"
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---	BOUNDARY LINE (APPROXIMATE LOCATION)	○	14" CP CORNER	○	5/8" IRON ROD SET BY CRP FRAMED "TOPOGRAPIK"
---	BOUNDARY LINE (APPROXIMATE LOCATION)	○	15" CP CORNER	○	5/8" IRON ROD SET BY CRP FRAMED "TOPOGRAPIK"
---	BOUNDARY LINE (APPROXIMATE LOCATION)	○	16" CP CORNER	○	5/8" IRON ROD SET BY CRP FRAMED "TOPOGRAPIK"
---	BOUNDARY LINE (APPROXIMATE LOCATION)	○	17" CP CORNER	○	5/8" IRON ROD SET BY CRP FRAMED "TOPOGRAPIK"
---	BOUNDARY LINE (APPROXIMATE LOCATION)	○	18" CP CORNER	○	5/8" IRON ROD SET BY CRP FRAMED "TOPOGRAPIK"
---	BOUNDARY LINE (APPROXIMATE LOCATION)	○	19" CP CORNER	○	5/8" IRON ROD SET BY CRP FRAMED "TOPOGRAPIK"
---	BOUNDARY LINE (APPROXIMATE LOCATION)	○	20" CP CORNER	○	5/8" IRON ROD SET BY CRP FRAMED "TOPOGRAPIK"





# REDEVELOPMENT

## 04 Demographics

General Demographics

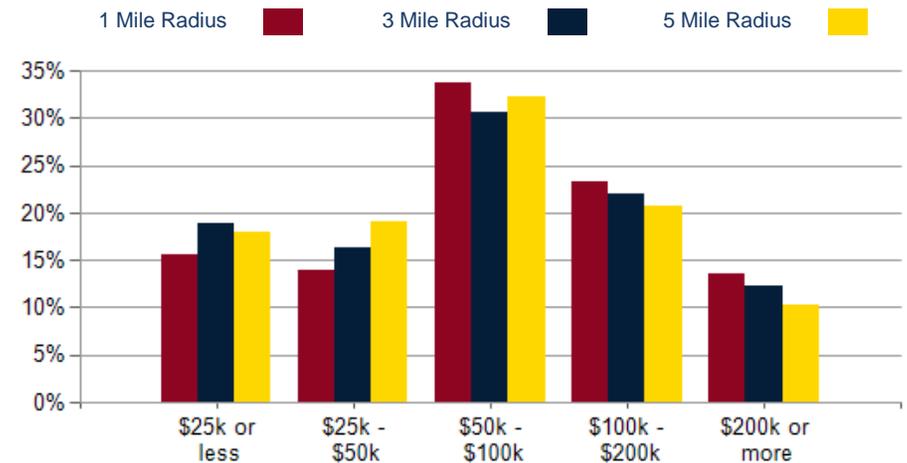
04

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,211	88,755	255,794
2010 Population	9,922	87,359	256,162
2026 Population	13,984	107,541	289,374
2031 Population	15,021	112,198	296,998
2026 African American	1,742	17,895	43,092
2026 American Indian	102	955	2,827
2026 Asian	467	4,220	8,843
2026 Hispanic	3,999	41,791	148,028
2026 Other Race	1,271	17,579	65,468
2026 White	8,197	50,810	117,355
2026 Multiracial	2,193	16,012	51,610

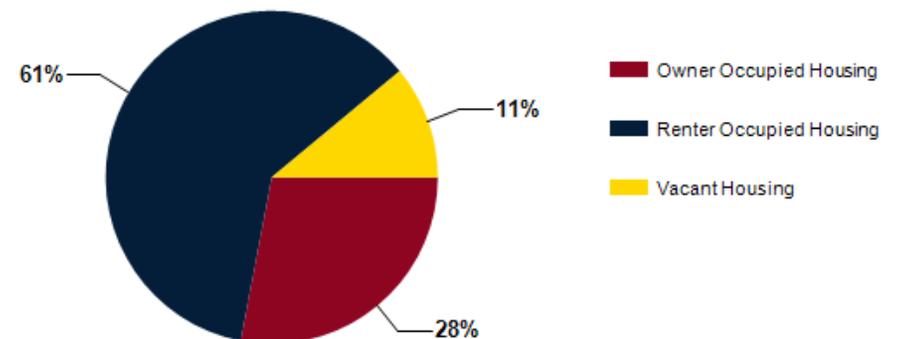
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	695	5,512	11,618
\$15,000-\$24,999	342	2,585	7,262
\$25,000-\$34,999	436	2,730	7,865
\$35,000-\$49,999	491	4,235	12,131
\$50,000-\$74,999	1,443	7,811	20,567
\$75,000-\$99,999	811	5,232	13,361
\$100,000-\$149,999	1,110	6,523	15,752
\$150,000-\$199,999	440	2,864	6,022
\$200,000 or greater	907	5,216	10,767
Median HH Income	\$73,798	\$69,522	\$66,161
Average HH Income	\$112,256	\$104,487	\$98,094



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius

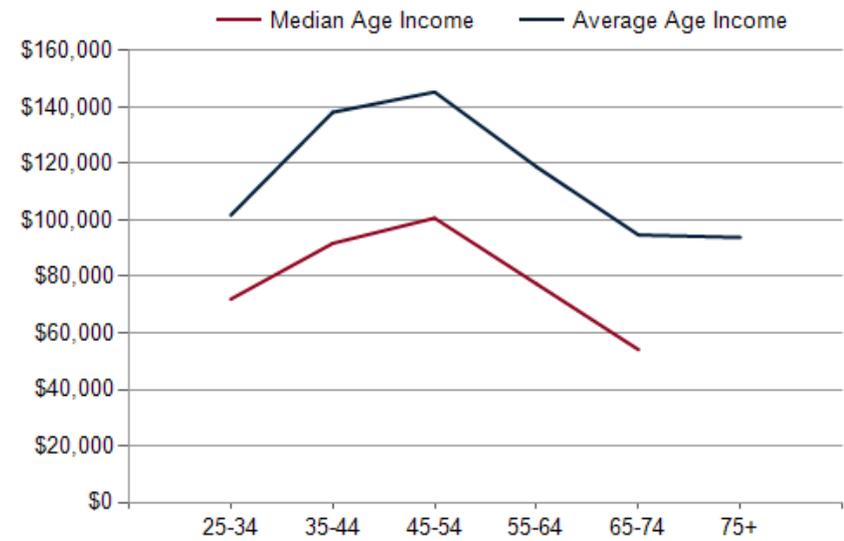
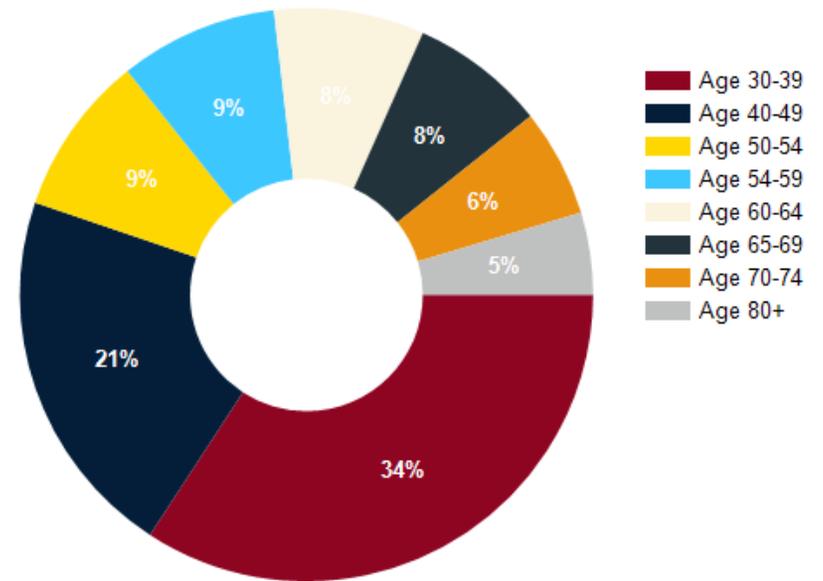


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,576	9,815	23,538
2026 Population Age 35-39	1,226	8,170	20,600
2026 Population Age 40-44	942	6,915	18,572
2026 Population Age 45-49	781	5,480	15,938
2026 Population Age 50-54	741	5,526	15,405
2026 Population Age 55-59	731	5,318	14,929
2026 Population Age 60-64	695	5,079	14,518
2026 Population Age 65-69	625	4,426	12,581
2026 Population Age 70-74	498	3,467	10,107
2026 Population Age 75-79	380	2,403	6,904
2026 Population Age 80-84	253	1,579	4,373
2026 Population Age 85+	300	1,544	3,872
2026 Population Age 18+	11,637	87,207	223,131
2026 Median Age	36	33	34
2031 Median Age	37	34	35

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,936	\$76,312	\$74,817
Average Household Income 25-34	\$101,700	\$101,682	\$98,123
Median Household Income 35-44	\$91,709	\$81,174	\$73,863
Average Household Income 35-44	\$138,146	\$124,524	\$114,657
Median Household Income 45-54	\$100,651	\$82,595	\$73,804
Average Household Income 45-54	\$145,312	\$126,764	\$111,771
Median Household Income 55-64	\$77,347	\$68,986	\$62,688
Average Household Income 55-64	\$118,813	\$115,015	\$102,435
Median Household Income 65-74	\$54,066	\$55,769	\$53,079
Average Household Income 65-74	\$94,713	\$93,230	\$87,040
Average Household Income 75+	\$93,825	\$81,930	\$78,432

Population By Age



# REDEVELOPMENT

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from League Commercial and it should not be made available to any other person or entity without the written consent of League Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to League Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. League Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, League Commercial has not verified, and will not verify, any of the information contained herein, nor has League Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*



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League Commercial  
Managing Director | Partner  
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613739

**LEAGUE** Commercial

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