
**OFFERING
MEMORANDUM**

**768 BANDIT TRAIL KELLER,
TX**

**INCOME PRODUCING
INVESTMENT PROPERTY
WITH ADDITIONAL LAND**

**REMAINING LAND ALLOWS
FOR FUTURE EXPANSION**

FOR SALE: 1.3 MILLION

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RE/MAX DFW COMMERCIAL

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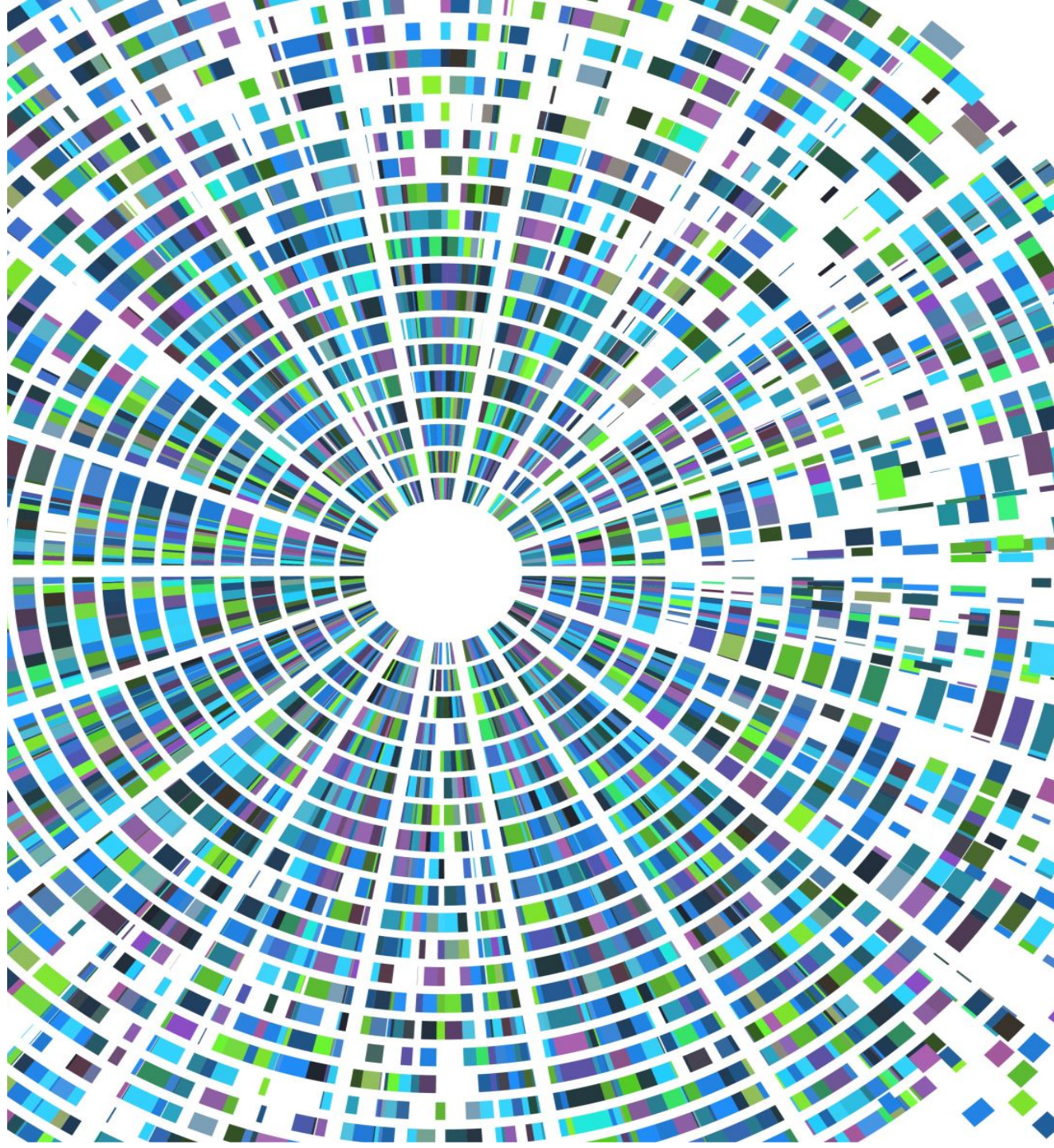
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IMPORTANT INVESTMENT FACTORS:

- * STRATEGICALLY LOCATED AT THE CORNER OF DAVIS BLVD., & BANDIT TRAIL, APPROXIMATELY 1.47 ACRES**
- * 5-YEAR LEASE WITH NATIONAL BRAND TENANT, ALLOWING TWO 5-YEAR OPTIONS TO RENEW @ MARKET RATE. WITH 2% INCREASES EACH YEAR.**
- * VALUE IN THE LOCATION, NEWLY REMODELED VINTAGE OFFICE BUILDING, NATIONAL BRAND TENANT, AND VALUE IN THE REMAINING LAND!**
- * PRIVATE PARKING, 10 FREE SURFACE SPACES, RATIO APPROX.5.7/1000. PRIVATE OFFICE BUILDING, 1,947/SF.**
- * BUILDING ADORNS SERENE SURROUNDINGS, WITH VISIBILITY FROM DAVIS & BANDIT TRAIL.**
- * PRIME CORNER, THIS SITE IS LIKE NO OTHER, A MUST SEE!**



PROPERTY NOTES

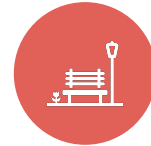


Sale price: 1.3 million



\$667.69/sf for 1,947/sf building. Price also includes all the land 1.47 AC, updated parking & new city fire code/parking survey.

5 Yr. lease with National brand tenant, 2 options to renew @ market rate.



Legal Description: Lot 1 BLK A, Bandit Office Park



Sale Type: Investment



Building Type:
Zoned Office/Medical



Year Built: 1940, renovated 2009, and 2022



Metro Market: Dallas/ Ft. Worth



Submarket:
Midcities
Westlake/Grapevine



AERIAL OF THE PROPERTY

Offered by Carol June Crook RE/MAX DFW CJ@RMDFW.com * 469 682

5334

Another View



ENTRANCE PRIVATE PARKING



**ENTRY UPDATES
HAVE BEEN MADE
FOR THE TENANT.
DESK AND
CABINETS
REMOVED**

Inside the Office...

Once you enter the reception / work area, the hallway leads to the private offices, open conference area, restroom, kitchen, and break area.



LOCATION AERIAL



Subject
Property

Bandit Trail

SITE SURVEY

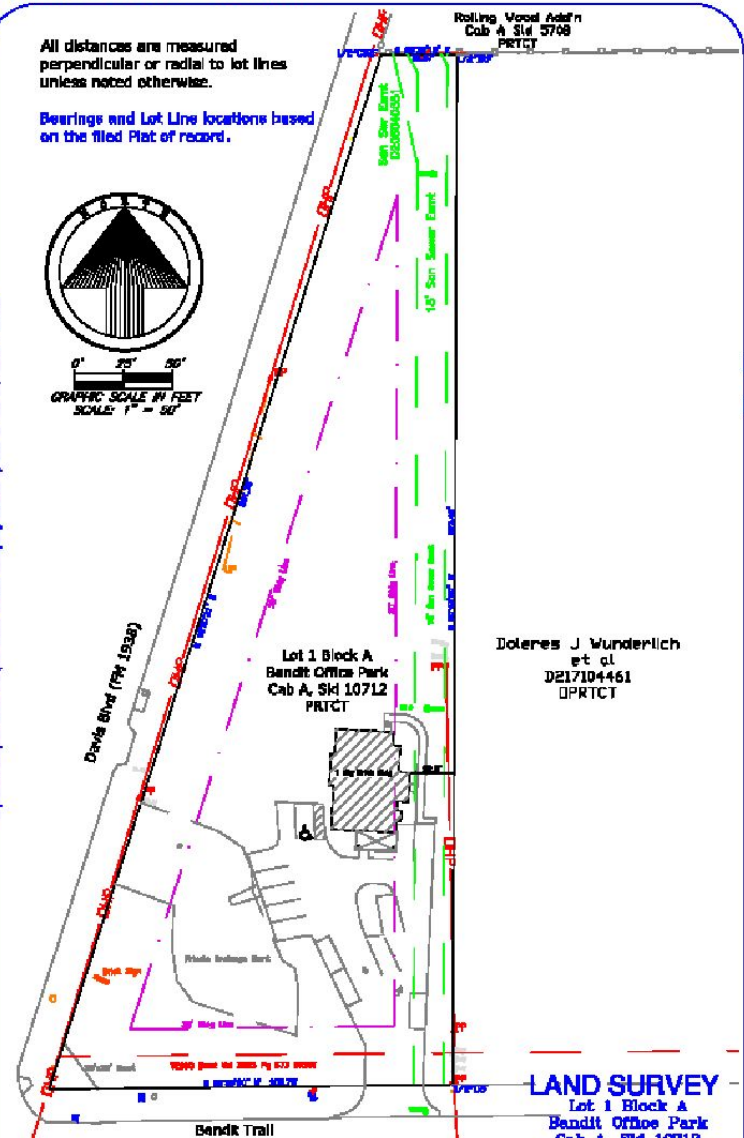
All distances are measured perpendicular or radial to lot lines unless noted otherwise.

Bearings and Lot Line locations based on the filed Plat of record.



GRAPHIC SCALE IN FEET
SCALE: 1" = 50'

BY THE SURVEYOR AND THE CLIENT TO THE LAND SURVEYING COMPANY BY MEANS OF THE PLAT, 2017 - 04-18



Dolores J Wunderlich
et al
DE17104461
0PRCT

Lot 1 Block A
Bandit Office Park
Cab A, Sld 107L2
PRCT

I do hereby declare that this Land Survey performed by me represents the improvements found on the ground on the date set local as "Survey Date" and that it is an accurate & correct representation, according to the information accepted as shown.

Michael E.H. Davis

Michael E.H. Davis
Texas RPLS 5094
Firm Registration Certificate Number: 10136300



LAND SURVEY
Lot 1 Block A
Bandit Office Park
Cab A, Sld 107L2
Plat Records, Tarrant
County, Texas

Alpha Land Surveying, Inc.
889 Eldi Lane
ROANOKE, TEXAS 75282-4841
Phone (817) 614-6017
SURVEY DATE: October 18, 2017
768 Bandit Trail
Revised: June 21, 2018

Demographic Summary Report

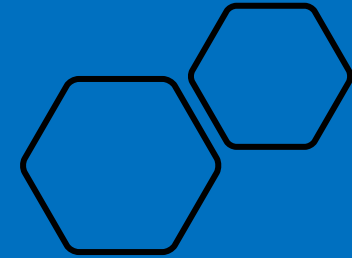
768 Bandit Trl, Keller, TX 76248

Building Type: Class B Office
 Class: B
 RBA: 1,947 SF
 Typical Floor: 1,947 SF

Total Available: 0 SF
 % Leased: 100%
 Rent/SF/Yr: -



| Radius | 1 Mile | 3 Mile | 5 Mile |
|---|--------------|---------------|----------------|
| Population | | | |
| 2027 Projection | 8,565 | 78,316 | 231,640 |
| 2022 Estimate | 7,915 | 73,297 | 216,885 |
| 2010 Census | 6,103 | 62,595 | 185,842 |
| Growth 2022 - 2027 | 8.21% | 6.85% | 6.80% |
| Growth 2010 - 2022 | 29.69% | 17.10% | 16.70% |
| 2022 Population by Hispanic Origin | | | |
| 2022 Population | 7,915 | 73,297 | 216,885 |
| White | 6,696 84.60% | 63,382 86.47% | 184,457 85.05% |
| Black | 302 3.82% | 2,659 3.63% | 11,080 5.11% |
| Am. Indian & Alaskan | 29 0.37% | 391 0.53% | 1,453 0.67% |
| Asian | 663 8.38% | 4,989 6.81% | 13,961 6.44% |
| Hawaiian & Pacific Island | 8 0.10% | 80 0.11% | 375 0.17% |
| Other | 218 2.75% | 1,796 2.45% | 5,559 2.56% |
| U.S. Armed Forces | 5 | 48 | 115 |
| Households | | | |
| 2027 Projection | 2,684 | 26,437 | 81,549 |
| 2022 Estimate | 2,481 | 24,753 | 76,469 |
| 2010 Census | 1,908 | 21,083 | 65,861 |
| Growth 2022 - 2027 | 8.18% | 6.80% | 6.64% |
| Growth 2010 - 2022 | 30.03% | 17.41% | 16.11% |
| Owner Occupied | 2,394 96.49% | 22,569 91.18% | 62,063 81.16% |
| Renter Occupied | 88 3.55% | 2,185 8.83% | 14,406 18.84% |
| 2022 Households by HH Income | | | |
| Income: <\$25,000 | 59 2.38% | 959 3.87% | 4,623 6.05% |
| Income: \$25,000 - \$50,000 | 60 2.42% | 1,838 7.43% | 8,821 11.54% |
| Income: \$50,000 - \$75,000 | 157 6.33% | 2,266 9.15% | 10,516 13.75% |
| Income: \$75,000 - \$100,000 | 198 7.98% | 1,983 8.01% | 8,630 11.29% |
| Income: \$100,000 - \$125,000 | 179 7.22% | 2,363 9.55% | 7,635 9.98% |
| Income: \$125,000 - \$150,000 | 210 8.47% | 2,346 9.48% | 7,024 9.19% |
| Income: \$150,000 - \$200,000 | 395 15.93% | 3,814 15.41% | 9,512 12.44% |
| Income: \$200,000+ | 1,222 49.27% | 9,183 37.10% | 19,708 25.77% |
| 2022 Avg Household Income | \$212,602 | \$181,897 | \$149,276 |
| 2022 Med Household Income | \$197,721 | \$158,141 | \$118,482 |



| Year | Rental Income | Tax | Water / Sewer / Garbage | NOI |
|------|---------------|--------------|----------------------------|--------------|
| 1 | \$ 58,410.00 | \$ 16,183.82 | \$ 890.70 | \$ 41,335.48 |
| 2 | \$ 60,162.30 | \$ 16,183.82 | \$ 890.70 | \$ 43,087.78 |
| 3 | \$ 61,967.17 | \$ 16,183.82 | \$ 890.70 | \$ 44,892.65 |
| 4 | \$ 63,826.18 | \$ 16,183.82 | \$ 890.70 | \$ 46,751.66 |
| 5 | \$ 65,740.97 | \$ 16,183.82 | \$ 890.70 | \$ 48,666.45 |

- 5-YEAR TERM WITH 2% INCREASES EACH YEAR
- TWO 5-YEAR OPTIONS TO RENEW

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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.

| <u>RE/MAX DFW ASSOCIATES 3</u> | <u>0335419</u> | <u>CUSTOMERSERVICE@RMDFW.COM</u> | <u>(972)462-8181</u> |
|---|----------------|----------------------------------|------------------------|
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| <u>Mark Wolfe</u> | <u>0184691</u> | <u>MARKW@RMDFW.COM</u> | <u>(972)462-8181</u> |
| Designated Broker of Firm | License No. | Email | Phone |
| <u>STEVE ALLCORN</u> | <u>0398438</u> | <u>ALLCORN@ALLCORN.COM</u> | <u>(214)597-2585)-</u> |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| <u>Carol June Crook</u> | <u>0583068</u> | <u>CJ@RMDFW.com</u> | <u>(469)682-5334</u> |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

RE/MAX DFW, 3032 E. Hebron Pkwy #102 Carrollton, TX 75010
Carol Crook

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IABS 1-0 Date

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