



3601 EAST VICKERY BOULEVARD

FORT WORTH, TEXAS 76105

Industrial Flex Opportunity

± 26,288

BUILDING SQUARE FEET

± 1.60

ACRE LOT



OFFERED EXCLUSIVELY BY

Michael Berkowitz, CEO • (817) 366-1880 • mberkowitz@colonialcre.com

01 · THE OPPORTUNITY

A rare infill flex offering in East Fort Worth.

3601 East Vickery Boulevard is offered for sale by long-tenured owner-occupant Earl R. Waddell & Sons, who have held the property continuously since September 1979. The 26,288-square-foot single-story flex building sits on 1.60 acres along the East Vickery corridor — minutes from Downtown Fort Worth, I-30, and US-287, and immediately adjacent to Texas Wesleyan University.

The asset offers an unusually balanced profile: existing functional warehouse + production + showroom + office configuration with 17' clear height and dock-high and drive-in loading on the south face, paired with significant excess land (0.38 FAR) for expansion, outdoor storage, or long-term redevelopment as the East Fort Worth submarket continues to absorb spillover demand from the urban core.

AT A GLANCE

LIST PRICE

\$1,850,000

PRICE PER SF

\$ 70.37

BUILDING SF

26,288

LOT SIZE

1.60 AC

YEAR BUILT

1960

CLEAR HEIGHT

17'

02 · INVESTMENT HIGHLIGHTS

Six reasons this works.

01 OWNER-USER ASSET

Vacant or owner-occupied delivery available.

Offered by long-tenured owner Earl R. Waddell & Sons, in possession since 1979. Clean single-owner history simplifies due diligence and accelerates execution.

02 FLEXIBLE FORMAT

90% industrial, 10% office.

17' clear height, single-story Class C construction with warehouse, production area, showroom, and office already built out — turnkey for an owner-user.

03 INFILL POSITION

4 miles from Downtown Fort Worth.

East Fort Worth submarket with direct access to I-30, US-287, and I-35W. CoStar Car-Friendly score of 100 — among the highest in the region.

04 LAND OPTIONALITY

1.60 acres at 0.38 FAR.

Significant excess land for expansion, outdoor storage, or long-term redevelopment as East Fort Worth absorbs spillover demand from the urban core.

05 MARKET FUNDAMENTALS

Submarket absorbed 2.05M SF in 12 months.

East Fort Worth flex absorption up 21.8% YoY. Submarket asking rents up 2.5% to \$10.15/SF; subject CoStar-estimated rent at \$13.26/SF.

06 TAX-EFFICIENT BASIS

\$0.77/SF effective tax burden.

2025 Tarrant County assessment of \$1.08M (\$15.49/SF) provides operating-cost stability for owner-users and underwriting cushion for investors.

03 · PROPERTY SPECIFICATIONS

Building & Site.

BUILDING

Total RBA	26,288 SF
Building Class	Class C — 2-Star Flex
Stories	Single-Story
Building Height	20'
Clear Height	17'
Construction	Masonry / Steel
Use Mix	Industrial 23,865 SF (90%) / Office 2,652 SF (10%)
Configuration	Warehouse + Production + Showroom + Office
Loading	Dock-high and drive-in on south face
Sprinklers	Wet sprinklers

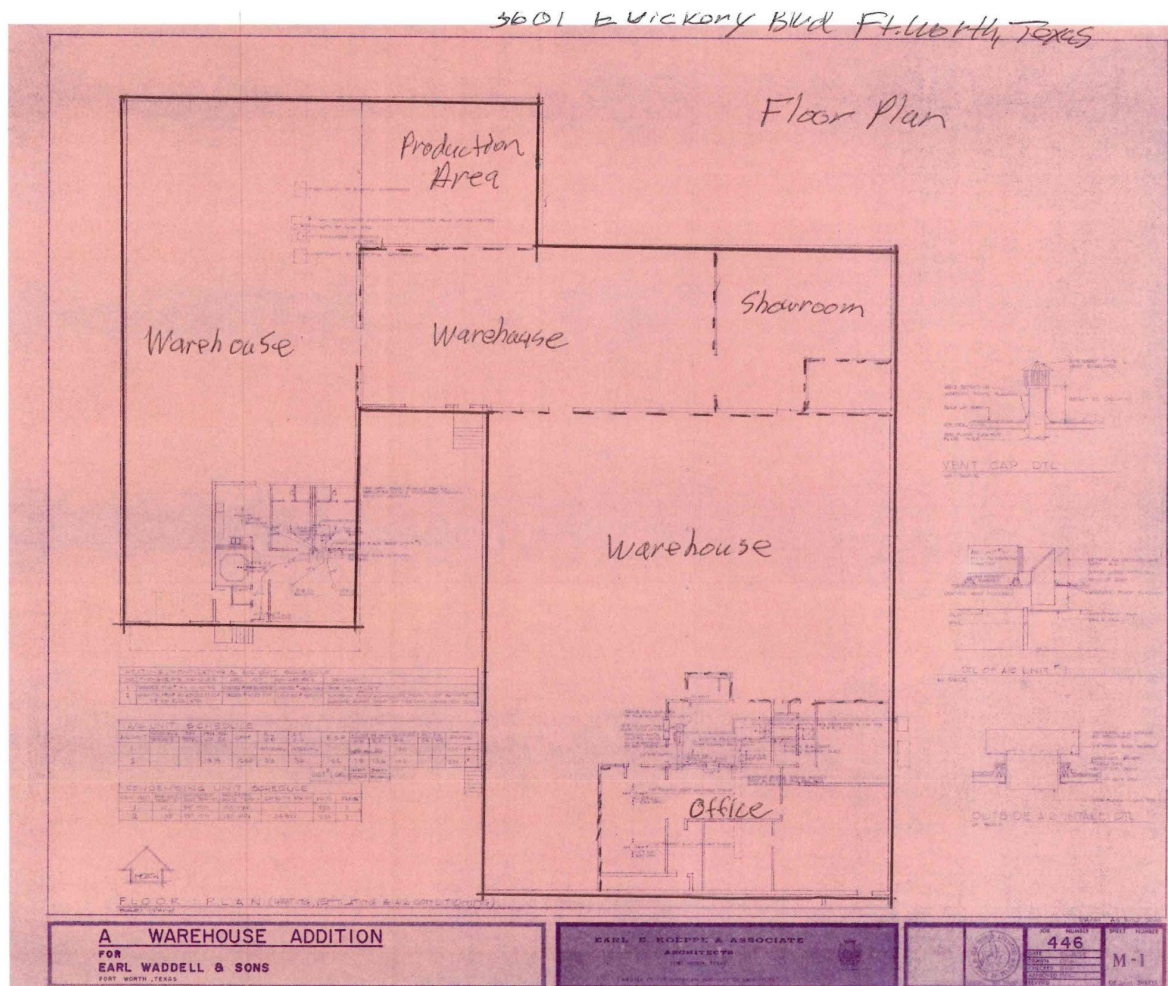
SITE & OFFERING

Address	3601 E Vickery Blvd, Fort Worth, TX 76105
Lot Size	1.60 AC · 69,696 SF
Building FAR	0.38
Parking	12 Surface Spaces
Year Built	1960
Tenancy	Single-Tenant — Owner-Occupied
Parcel ID	01147463 (Tarrant County)
Submarket	East Fort Worth
Flood Zone	FEMA Zone A — buyer to verify
Owner of Record	Earl R. Waddell & Sons (since Sept 1979)

04 · FLOOR PLAN

Warehouse + Office

Original architectural plan by Earl R. Koeppel & Associates documenting the warehouse addition for Earl R. Waddell & Sons.



TOTAL BUILDING

26,288 SF

INDUSTRIAL

23,865 SF (90%)

OFFICE

2,652 SF (10%)

CONFIGURATION

Warehouse · Production · Showroom · Office

CLEAR HEIGHT

17'

LOADING

Dock-high & drive-in (south face)

05 · PROPERTY LOCATION

Aerial view.



SUBJECT PROPERTY

3601 E. VICKERY BLVD.

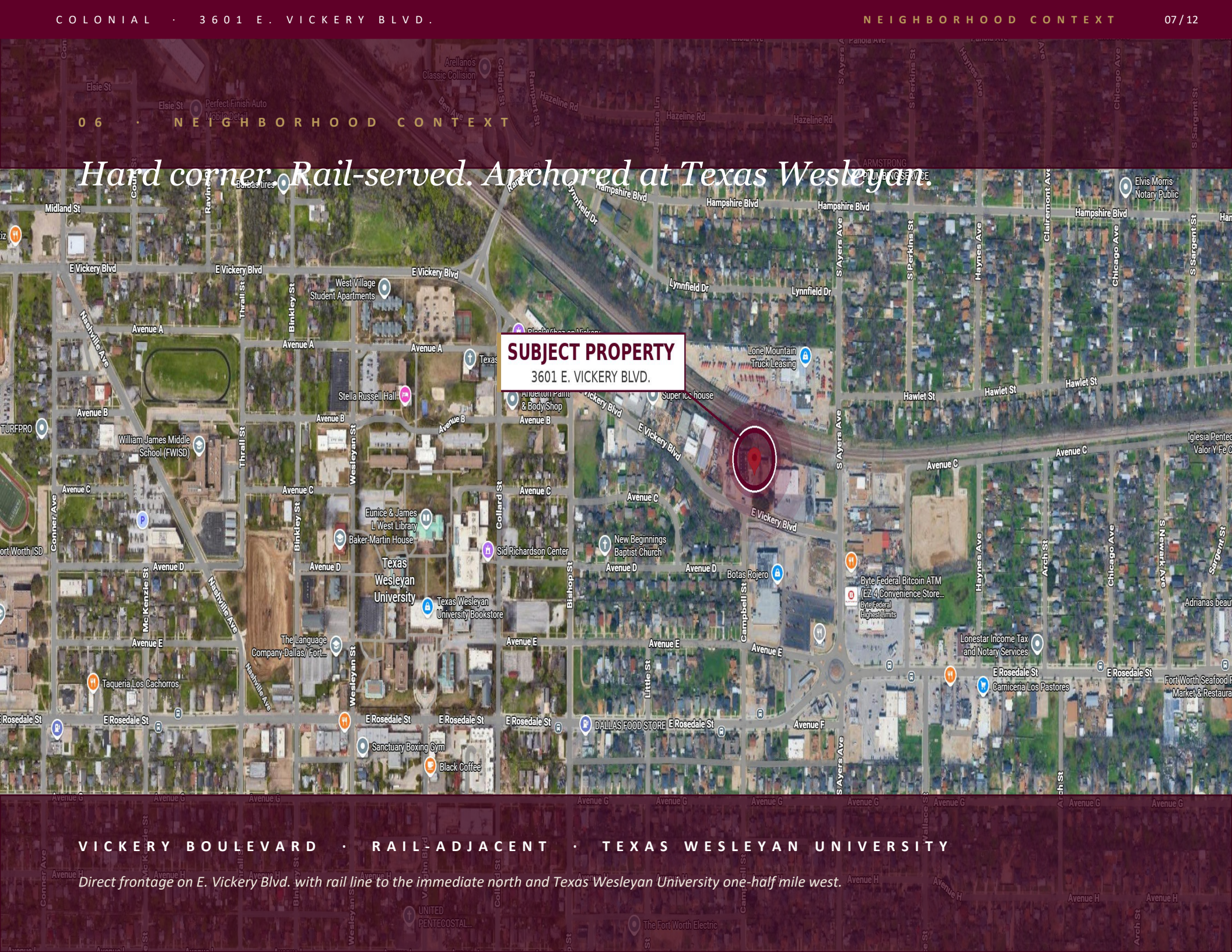
3601 E. VICKERY BLVD. · FORT WORTH, TX 76105

26,288 SF single-tenant industrial / flex on a 1.60-acre site in the East Fort Worth submarket.

06 · NEIGHBORHOOD CONTEXT

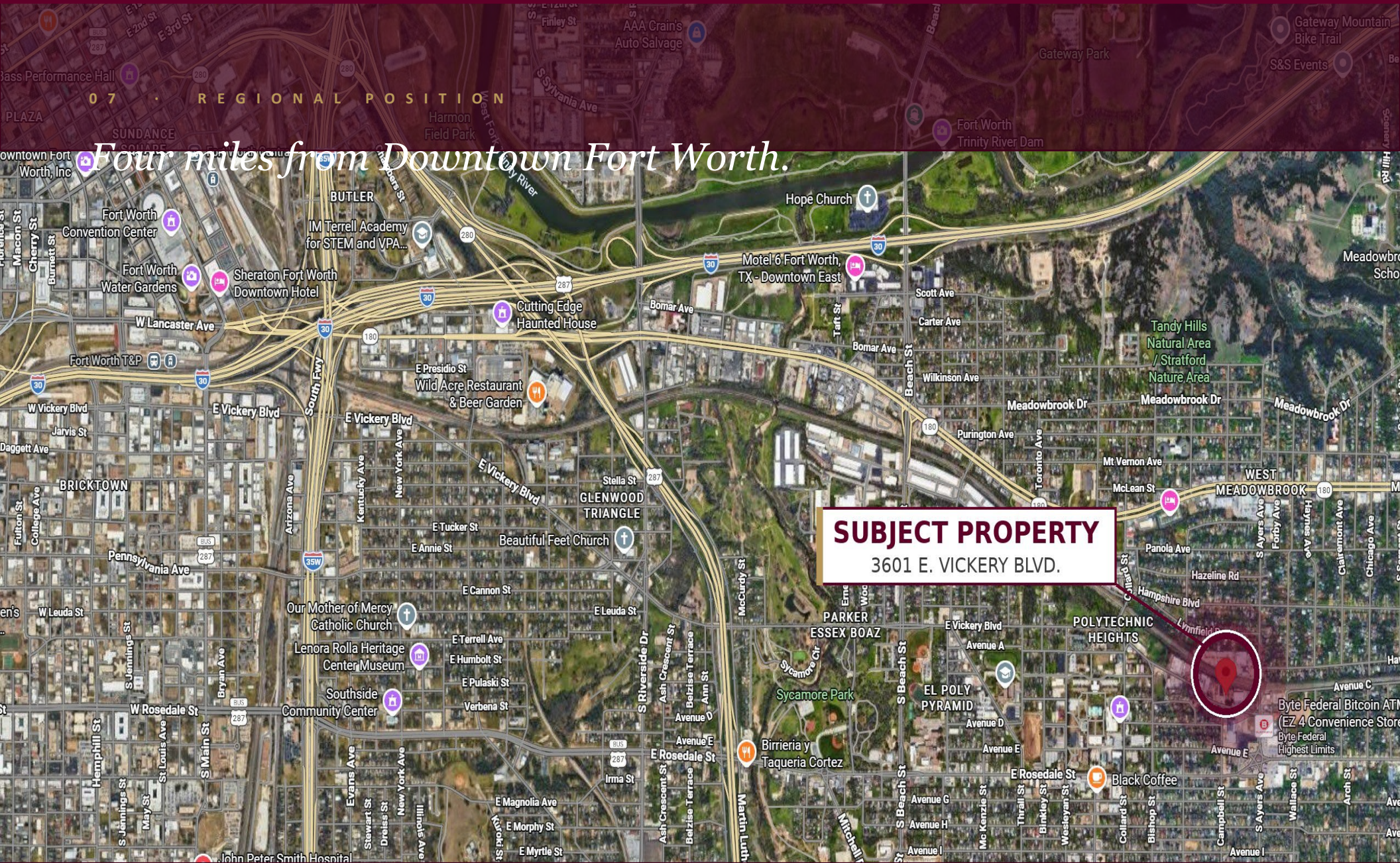
Hard corner. Rail-served. Anchored at Texas Wesleyan.

SUBJECT PROPERTY
3601 E. VICKERY BLVD.



VICKERY BOULEVARD · RAIL-ADJACENT · TEXAS WESLEYAN UNIVERSITY

Direct frontage on E. Vickery Blvd. with rail line to the immediate north and Texas Wesleyan University one-half mile west.



Four miles from Downtown Fort Worth.

SUBJECT PROPERTY
 3601 E. VICKERY BLVD.

DOWNTOWN · I-30 · I-35W · US-287 · TRINITY RIVER

Positioned within the East Fort Worth corridor with direct access to the metroplex's three primary east-west and north-south freeway arteries.

08 · MARKET SNAPSHOT

East Fort Worth Flex.

Source: CoStar — East Fort Worth Submarket (Flex), 1-3 Star, trailing 12 months.

\$8.50

SUBJECT EST. RENT

+1.4% YoY (CoStar)
/SF

8.1%

SUBMARKET
VACANCY

vs. 8.6% market

2.05M

12-MO ABSORPTION

+21.8% YoY
SF

5.0

MONTHS ON MARKET

-1.6 mo YoY
MO

The East Fort Worth flex submarket has tightened materially over the past 12 months, driven by absorption from tenants and owner-users priced out of the saturated Alliance and South Fort Worth submarkets. Sales volume in the submarket has expanded from \$989K to \$13.0M over 12 months — signaling renewed institutional and private-capital interest in value-add and owner-user infill flex assets within the I-30 / US-287 corridor.

09 · ABOUT THE AREA

East Fort Worth.

Less than four miles east of Downtown Fort Worth, the East Fort Worth corridor has historically traded at a discount to the city's North and South submarkets. That's changing.

Rising land values in the urban core and a tightening Alliance / South Fort Worth flex market are pushing tenants and owner-users east. The corridor's freeway connectivity (I-30, US-287, I-35W), its rail spine, and its proximity to Texas Wesleyan University's expanding campus footprint position properties along E. Vickery Boulevard for both income stability and long-term appreciation.

The 1.60-acre site at 3601 offers something rarely available in this submarket: a full city block of building + land at an infill-corridor price point.

DEMOGRAPHICS

	1 MILE	3 MILES
Population	17,220	101,312
Households	4,995	32,255
Median Age	32.4	34
Median HH Income	\$53,136	\$51,678
Daytime Employees	3,318	24,412
Pop. Growth '25-'30	+6.00%	+6.25%
HH Growth '25-'30	+6.11%	+6.45%

FORT WORTH AT A GLANCE

Population (City)	908,469
Median Home Price	\$212,300
Median HH Income	\$67,927
U.S. Metro Rank	#4 — DFW
Fortune 500 HQs	30 in DFW

10 · CONFIDENTIALITY & DISCLAIMER

Important notices to recipients.

CONFIDENTIALITY

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Colonial Commercial Real Estate LLC and should not be made available to any other person or entity without the written consent of Colonial Commercial Real Estate LLC. 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.

NO WARRANTY

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. Colonial Commercial Real Estate LLC 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 the financial condition or business prospects of any tenant.

BUYER VERIFICATION

All potential buyers must take appropriate measures to verify all information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. Colonial Commercial Real Estate LLC has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser.

FLOOD ZONE NOTICE

The subject property is located within FEMA Flood Zone A (Special Flood Hazard Area, 100-year floodplain). Buyer is advised to independently verify all flood zone determinations, insurance requirements, and any redevelopment implications with the City of Fort Worth and qualified professionals.

FORWARD - LOOKING STATEMENTS

Any rent or income information herein, with the exception of actual historical rent collections, represents good faith projections only. Buyer and its advisors should conduct their own investigation.

EXCLUSIVELY OFFERED BY

Michael Berkowitz

CHIEF EXECUTIVE OFFICER

DIRECT

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3601 E. VICKERY BLVD. · FORT WORTH, TX 76105

Industrial Flex · 26,288 SF · 1.60 AC



EST. 1985

*Three departments.
One specialty.
DFW retail.*

INVESTMENT SALES

LEASING

PROPERTY MANAGEMENT

3228 Collinsworth Street

Fort Worth, Texas 76107

colonialcre.com