5932-5952 RIVER OAKS BLVD
FORT WORTH, TX

CALLOWAY CENTER FOR SALE

PRIME INVESTMENT SALE OPPORTUNITY

SVN TRINITY ADVISORS

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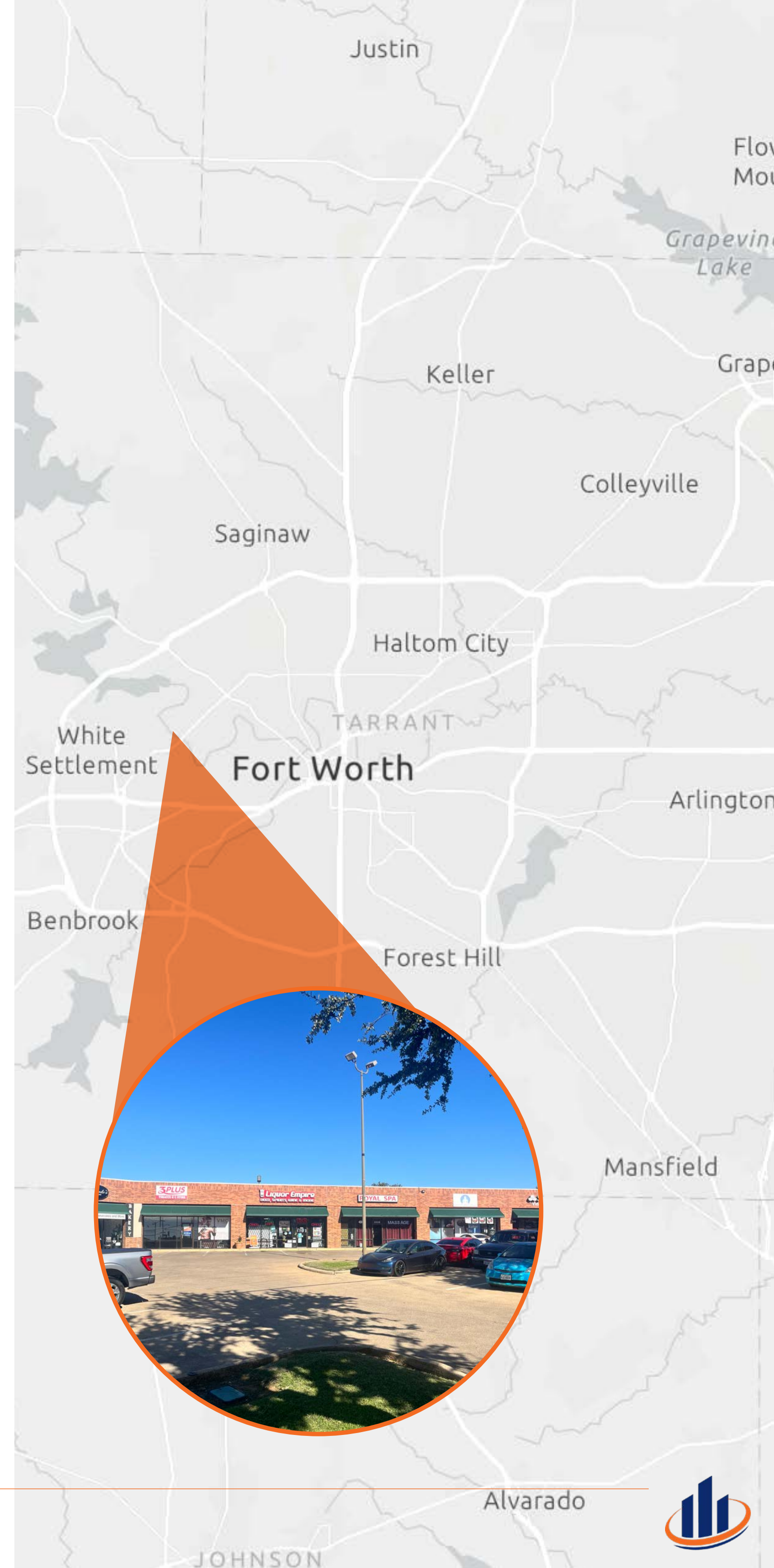
01 PROPERTY SUMMARY

OFFERING
SUMMARY

Price	$2,150,000
Actual NOI	$121,988
Proforma NOI	$163,319
Actual CAP Rate	5.67%
Proforma CAP Rate	7.60%
Total SF	12,047
Price PSF	$178.47
Occupancy	85%
Year Built	1986
Acres	±0.69 AC



PROPERTY HIGHLIGHTS

- **Long-Term Tenant Stability:** The property is anchored by established, long-term tenants including State Farm, which has operated at the center since 1998, and the Donut Shop, a longstanding neighborhood staple since 2000, demonstrating tenant commitment and consistent customer traffic over multiple decades.
- **Recent Capital Improvements:** Property features a newly installed roof in 2025, reducing near-term maintenance concerns and providing long-term durability for ownership and tenants alike.
- **Built-In Rental Growth:** All leases include structured annual rent increases, offering investors consistent income growth and a hedge against inflation over the lease term.
- **Strong Visibility & Exposure:** Positioned along River Oaks Blvd, the center benefits from excellent street visibility, prominent frontage, and consistent daily traffic, enhancing tenant exposure and customer accessibility.
- **Value-Add Leasing Opportunity:** One remaining vacancy presents a clear opportunity for upside through lease-up, with strong fundamentals supporting tenant demand in the immediate trade area.

TENANT
MIX

State Farm Insurance, formally State Farm Mutual Automobile Insurance Company, was founded in 1922, giving it over a century in business as one of the largest insurance providers in the United States. Today the company oper-ates through a network of roughly 19,000 agent offices across the country, supported by hundreds of claims and operations centers. **Vince Adams State Farm has been in the center since 1998.**

Happy Donuts is a casual bakery specializing in freshly made donuts, offering a variety of flavors and styles from clas-sic glazed to filled and specialty toppings. They also serve coffee and other beverages, creating a welcoming spot for morning treats or afternoon snacks. **Happy Donuts has been a tenant in the center since 1998.**

Royal Spa is a local massage and wellness spa offering services like body scrubs, sauna/infrared sauna sessions, and various spa packages aimed at relaxation and rejuvenation. The business has a relaxed, hospitable atmosphere and provides therapeutic massage and wellness treatments designed to help clients unwind and relieve stress. Royal Spa has been a tenant in the center since 2017.

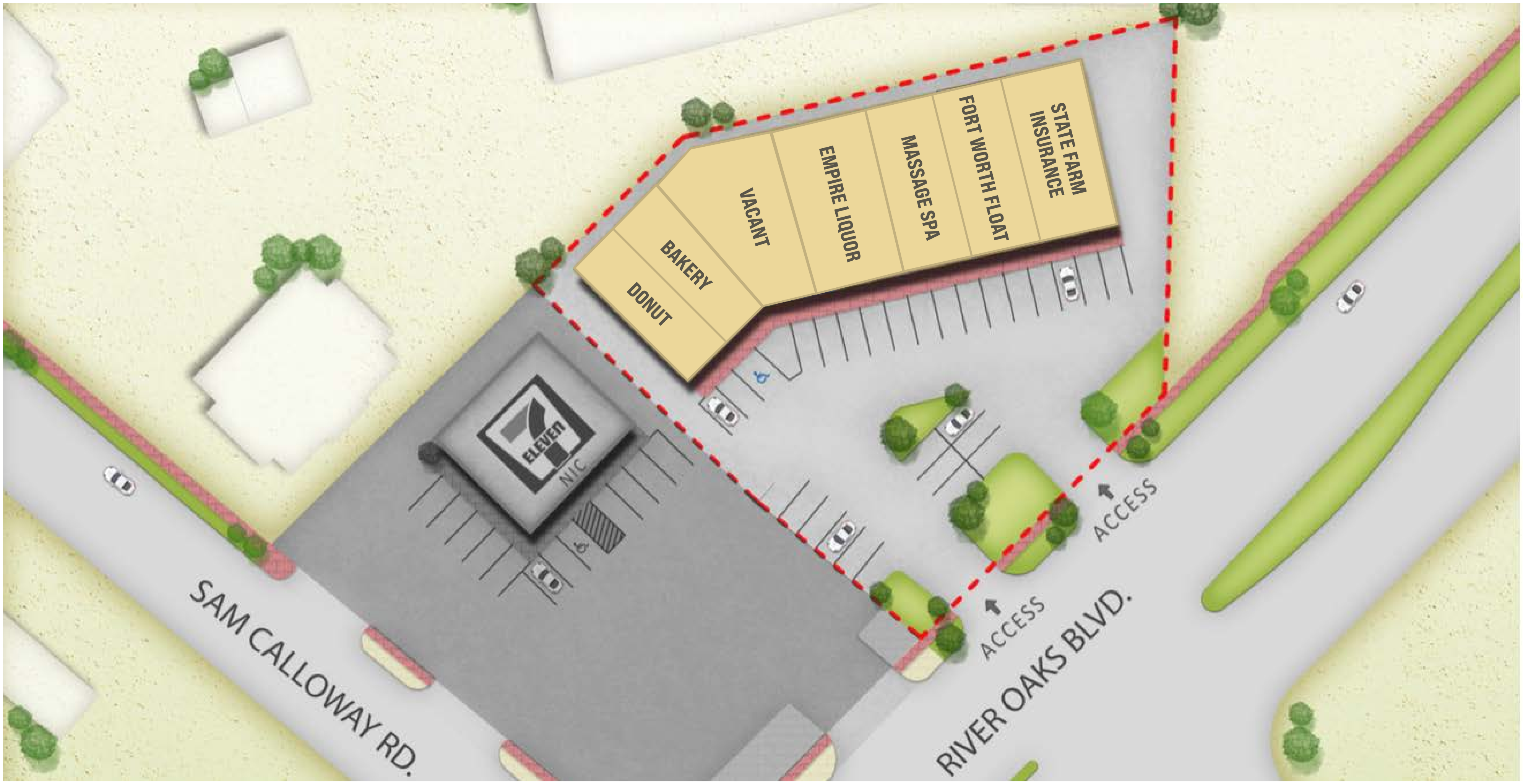
TENANT
MIX

Liquor Empire - Craft Beer | IPA | Wine | Liquor is a well-reviewed liquor store offering a broad selection of beers, wines, and spirits to suit casual and enthusiast tastes alike. Customers appreciate its varied inventory and helpful staff, making it a convenient stop for stocking up on drinks for gatherings or everyday enjoyment. Liquor Empire has been a tenant in the center since 2022.

Eduardo's Pastry Kitchen is a locally owned bakery in Fort Worth that specializes in handcrafted pastries, mini cheesecakes, cookies, cupcakes, and other desserts with rotating weekly flavors. The shop has quickly become a neighborhood favorite for its fresh, beautifully made sweets and welcoming atmosphere where customers can enjoy a variety of sweet treats made on site. Eduardo's Pastry Kitchen has been a tenant in the center since 2024.

Fort Worth Float Company is a wellness center in Fort Worth, Texas that offers sensory deprivation flotation tanks designed to help clients relax, reduce stress, and escape everyday overstimulation through deep, quiet float therapy. They provide a range of session lengths and tank options tailored to different preferences, creating a tranquil environ-ment focused on mental and physical restoration. Fort Worth Float Company has been in business for over 10 years and has been a tenant in the center since 2019.

TENANT
MIX


STATE FARM INSURANCE
FORT WORTH FLOAT
MASSAGE SPA
EMPIRE LIQUOR
VACANT
BAKERY
DONUT
7 ELEVEN
NIC
ACCESS
ACCESS
SAM CALLOWAY RD.
RIVER OAKS BLVD.

02 FINANCIAL SUMMARY

INCOME & EXPENSES

INVESTMENT OVERVIEW	
PRICE	$2,150,000
PRICE PER SF	$178.47
CURRENT CAP RATE	5.67%
PROFORMA CAP RATE	7.60%

	CURRENT	PROFORMA
INCOME		
Base Rents	133,499	162,269
NNN Income	68,656	82,835
Utility Income	1,200	1,200
TOTAL INCOME	203,355	246,304

	CURRENT	PROFORMA
EXPENSES NNN		
Property Taxes	29,858	29,858
Property Insurance	25,604	25,604
Management Fee	8,134	9,852
Water	8,526	8,426
Electric	161	161
Trash	5,068	5,068
Grounds	3,325	3,325
Electrical Repairs	690	690
TOTAL NNN EXPENSES	**81,367**	**82,985**
NET OPERATING INCOME	**$121,988**	**$163,319**

RENT ROLL
SUMMARY

TENANT NAME	SQ FT	PRO RATA SHARE	START	END	RENT CHARGES	ANNUAL RENT SQ FT
State Farm Insurance	1,800	14.94	12/1/24	11/30/27	1,850.00	12.33
Fort Worth Float Company	1,600	13.28	11/1/24	10/31/27	1,833.33	13.75
Royal Spa	1,350	11.21	11/1/25	10/31/28	1,350.00	12.00
Liquor Empire	3,000	24.90	7/1/22	7/31/29	3,550.00	14.20
Vacant	2,055	17.06	**TBD**	**TBD**	2,397.50	14.00
Eduardo's Bakery	885	7.35	4/1/24	4/30/27	1,084.00	14.70
Happy Donuts	1,357	11.26	5/1/26	4/30/29	1,357.00	12.00
Totals for Calloway	**12,047**				**13,421.83**	**13.37**

03 PHOTOS & AERIAL

PHOTOS


DONUTS
D O N U T S
Liquor Empire
ROYAL SPA


State Farm
Vince Adams
DONUTS
Liquor Empire
ROYAL SPA


RIVER OAKS BLVD (19,970 VPD)


DONUTS
Liquor Empire
ROYAL SPA
State Farm
Vince Adams

AERIAL

ELOTES TAPIA
AutoZone
CUBESMART
self storage
SAM CALLOWAY RD
RIVER OAKS BLVD (19,970 VPD)
Ministry Safe

04

LOCATION OVERVIEW

AREA
OVERVIEW

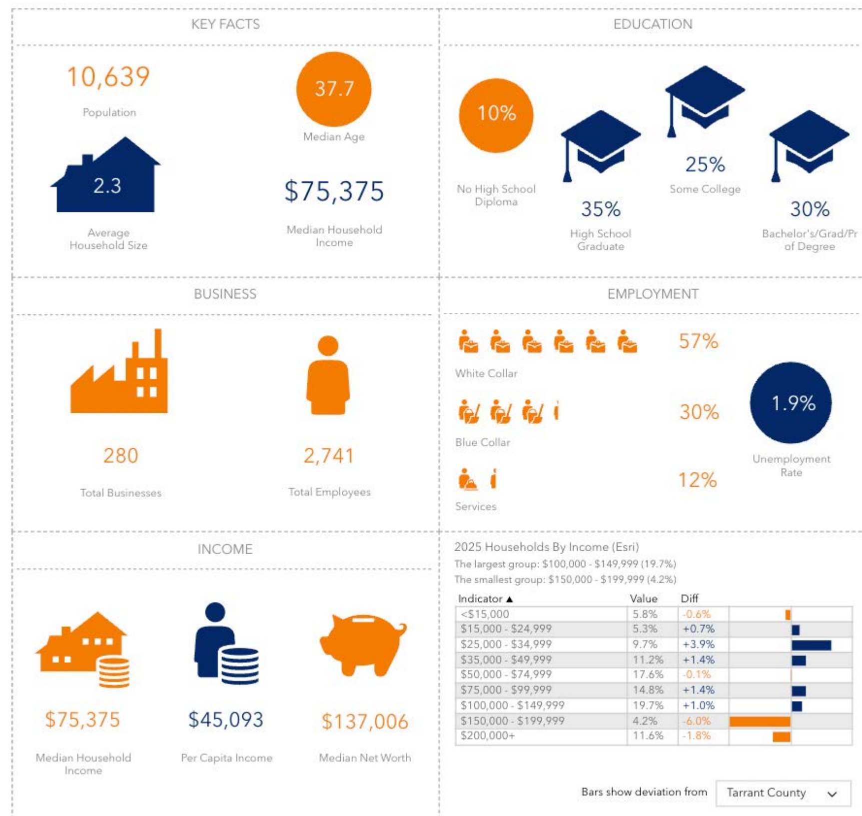
PROXIMITY MAP

Calloway Center is strategically positioned along River Oaks Blvd in Fort Worth, serving a well-established and densely populated trade area just northwest of downtown. The property benefits from its proximity to major thoroughfares including TX-183 and Loop 820, providing convenient access to the greater DFW Metroplex. Surrounded by mature residential neighborhoods, local businesses, and neighborhood-serving retail, the center experiences consistent daily traffic and stable consumer demand.

DEMOGRAPHIC DATA

2025 Summary	1 MILE	3 MILE	5 MILE
Population	10,639	80,530	235,776
Households	4,444	32,281	95,100
Families	2,591	18,480	51,941
Average HH Size	2.31	2.40	2.35
Owner Occupied Housing Units	2,217	16,426	40,950
Renter Occupied Housing Units	2,227	15,855	54,150
Median Age	37.7	36.9	34.8
Median HH Income	$75,375	$69,170	$68,206
Average HH Income	$106,757	$103,555	$101,164
2030 Summary	**1 MILE**	**3 MILE**	**5 MILE**
Population	11,166	81,557	243,048
Households	4,807	33,441	100,353
Families	2,754	18,821	53,751
Average HH Size	2.25	2.35	2.29
Owner Occupied Housing Units	2,358	17,152	43,154
Renter Occupied Housing Units	2,449	16,289	57,199
Median Age	39.4	38.2	36.1
Median HH Income	$83,293	$75,941	$75,230
Average HH Income	$120,181	$113,039	$110,412

1 MILE KEY FACTS



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

FORT WORTH
TEXAS

Fort Worth is a major economic hub within the Dallas–Fort Worth (DFW) Metroplex, strategically located in North Texas approximately 30 miles west of Dallas. As the 12th-largest city in the United States, Fort Worth benefits from exceptional regional connectivity via Interstate 35W, Interstate 30, Loop 820, and State Highway 183, providing efficient access to key employment centers throughout Tarrant County and the broader DFW region. Dallas/Fort Worth International Airport is located approximately 25 minutes east, further enhancing the city's accessibility for businesses and investors operating on a regional and national scale.

Fort Worth has experienced sustained population and economic growth alongside the broader expansion of the DFW Metroplex—one of the fastest-growing and most resilient regions in the country. The city features a diverse economic base anchored by aerospace, defense, logistics, healthcare, and energy, with major employers including Lockheed Martin, American Airlines, and BNSF Railway. Strong in-migration, a business-friendly environment, and relatively affordable cost of living continue to drive residential development, workforce expansion, and long-term economic stability.

The city maintains a balanced growth strategy supported by ongoing infrastructure investment, revitalization initiatives, and expansion of key commercial corridors. Prominent districts such as Downtown Fort Worth, AllianceTexas, and the Cultural District serve as major centers for employment, retail, and entertainment. Supported by strong demographics, continued housing growth, and proximity to major regional job hubs, Fort Worth offers compelling fundamentals and long-term stability for commercial real estate investment within the DFW Metroplex.

TARRANT COUNTY TOP EMPLOYERS

LOCKHEED MARTIN CORP.
18,700 EMPLOYEES

DALLAS FORT WORTH INTERNATIONAL AIRPORT
14,000 EMPLOYEES

GENERAL MOTORS ARLINGTON ASSEMBLY PLANT
10,512 EMPLOYEES

NAVAL AIR STATION JOINT RESERVE
10,500 EMPLOYEES

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11-03-2025

Information About Brokerage Services

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

SVN | Trinity Advisors	-	-	**817.288.5525**
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
-	-	-	-
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
-	-	-	-
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
James Blake, CCIM	**TX #340987**	**james.blake@svn.com**	**817.288.5508**
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date