

Property Summary Report

7350-7355 N Beach St - Summerfields Village
Fort Worth, TX 76137 - Watauga/Keller/NRH Ret Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	2006
GLA:	22,000 SF
Floors:	1
Typical Floor:	22,000 SF
Docks:	None

LAND

Land Area:	2.14 AC
Parcel:	07876939

EXPENSES PER SF

Taxes:	\$4.41 (2018)
Opex:	\$5.35 (2012)

KEY TENANTS

Smile Workshop	4,070 SF	Casablanca Greek Mediterranean Cuisine	2,100 SF
Van Tran Oriental Market	1,500 SF	Zen Nails & Spa	1,500 SF
Reflexology	1,130 SF	Lumi Snow	1,050 SF

AMENITIES

Dedicated Turn Lane

LEASING

Available Spaces: 1,800 SF Available in 1 Space

Availability: 8.2% Available; 8.2% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Retail	Direct	1,800	1,800	1,800	\$18.00/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Dec 11, 2014

TRAFFIC & FRONTAGE

Traffic Volume: 43 on Sorrell Ct & Bristlecone Ln (2018)

29,004 on N Beach St & Professional Ct (2018)

Made with TrafficMetrix® Products



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TRAFFIC & FRONTAGE

Frontage: 334' on N Beach St (with 1 curb cut)

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TRANSPORTATION

Parking: 60 free Surface Spaces are available; Ratio of 2.73/1,000 SF

Airport: 31 minute drive to Dallas/Fort Worth International Airport

Walk Score ®: Somewhat Walkable (54)

Transit Score ®: Minimal Transit (24)

PROPERTY CONTACTS

True Owner: **Edelman Management Co.**

Recorded Owner: **Techni-center Partners Ltd**

Prior True Owner: **Woodcrest Capital LLC**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	8.2%	↔ 0.0%
Submarket 2-4 Star	6.9%	↑ 0.6%
Market Overall	4.5%	↓ -0.1%

NNN Asking Rents Per SF	Current	YOY
Current Building	\$18.00	↔ 0.0%
Submarket 2-4 Star	\$17.32	↑ 3.3%
Market Overall	\$19.93	↑ 3.2%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	162,011	↓ 54.7%
Months On Market	15.6	↓ 1.7 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$15.7	↑ 109.4%
12 Mo. Price Per SF	\$209	↑ 1.7%

Lease Availability Report

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AVAILABILITY

Min Divisible:	1,800 SF
Max Contig:	1,800 SF
Total Available:	1,800 SF
Asking Rent:	\$18.00/NNN

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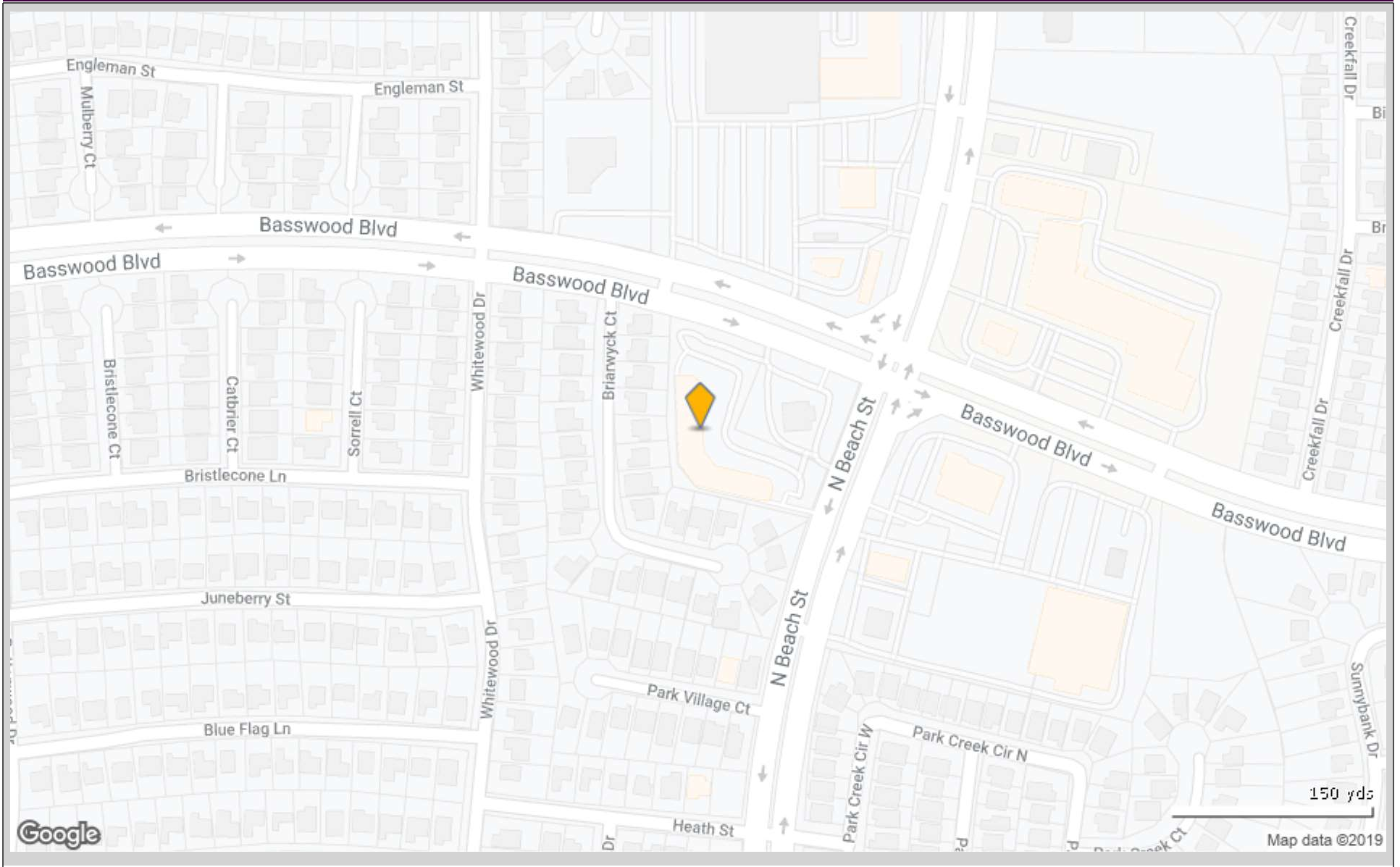
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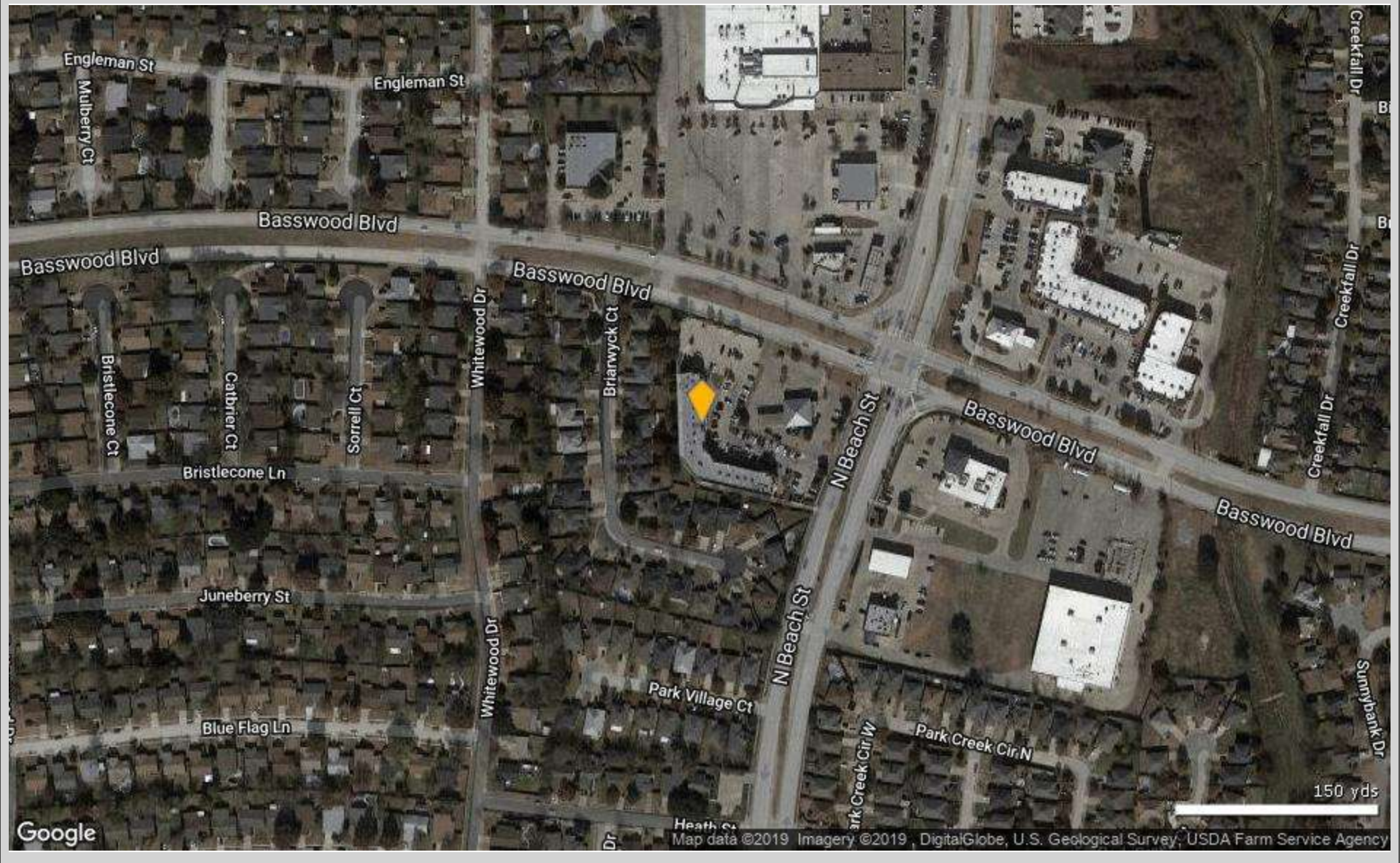
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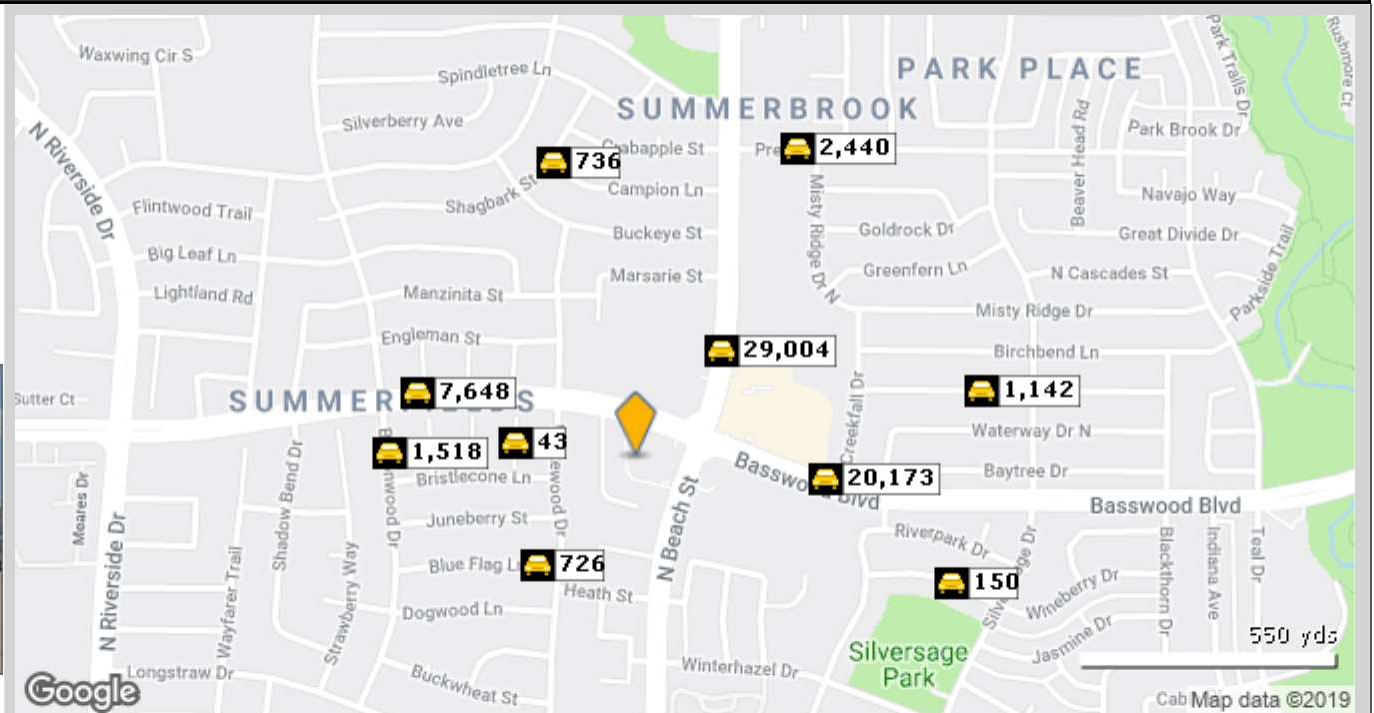


Traffic Count Report

Summerfields Village

7350-7355 N Beach St, Fort Worth, TX 76137

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **22,000 SF**
 Year Built: **2006**
 Total Available: **1,800 SF**
 % Leased: **91.82%**
 Rent/SF/Yr: **\$18.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Sorrell Ct	Bristlecone Ln	0.04 S	2018	43	MPSI	.15
2	N Beach St	Professional Ct	0.00 N	2018	29,004	MPSI	.17
3	Blue Flag Ln	Whitewood Dr	0.03 E	2018	726	MPSI	.18
4	Basswood Blvd	Creekfall Dr	0.02 E	2018	20,173	MPSI	.24
5	Basswood Blvd	Buttonwood Dr	0.04 W	2014	7,648	MPSI	.28
6	Buttonwood Dr	Bristlecone Ln	0.04 S	2018	1,518	MPSI	.30
7	Campion Ln	Shagbark St	0.01 NW	2018	736	MPSI	.38
8	Wineberry Dr	Silver Sage Dr	0.07 SE	2018	150	MPSI	.42
9	Prewett Rd	Misty Ridge Dr N	0.03 E	2018	2,440	MPSI	.44
10	Bracken Dr	Silver Sage Dr	0.07 E	2018	1,142	MPSI	.44



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Description	2010		2019		2024	
Population	22,254		21,197		22,177	
Age 0 - 4	1,702	7.65%	1,553	7.33%	1,567	7.07%
Age 5 - 9	1,856	8.34%	1,570	7.41%	1,566	7.06%
Age 10 - 14	1,853	8.33%	1,641	7.74%	1,591	7.17%
Age 15 - 19	1,628	7.32%	1,542	7.27%	1,587	7.16%
Age 20 - 24	1,479	6.65%	1,425	6.72%	1,522	6.86%
Age 25 - 29	1,871	8.41%	1,635	7.71%	1,524	6.87%
Age 30 - 34	1,801	8.09%	1,635	7.71%	1,582	7.13%
Age 35 - 39	1,761	7.91%	1,606	7.58%	1,604	7.23%
Age 40 - 44	1,775	7.98%	1,483	7.00%	1,562	7.04%
Age 45 - 49	1,747	7.85%	1,514	7.14%	1,503	6.78%
Age 50 - 54	1,557	7.00%	1,417	6.68%	1,448	6.53%
Age 55 - 59	1,216	5.46%	1,338	6.31%	1,370	6.18%
Age 60 - 64	909	4.08%	1,059	5.00%	1,212	5.47%
Age 65 - 69	485	2.18%	763	3.60%	974	4.39%
Age 70 - 74	260	1.17%	495	2.34%	698	3.15%
Age 75 - 79	185	0.83%	264	1.25%	437	1.97%
Age 80 - 84	107	0.48%	146	0.69%	242	1.09%
Age 85+	64	0.29%	109	0.51%	187	0.84%
Age 15+	16,845	75.69%	16,431	77.52%	17,452	78.69%
Age 20+	15,217	68.38%	14,889	70.24%	15,865	71.54%
Age 65+	1,101	4.95%	1,777	8.38%	2,538	11.44%
Median Age	32		34		36	
Average Age	32.20		34.30		35.90	
Population By Race	22,254		21,197		22,177	
White	17,757	79.79%	15,914	75.08%	16,123	72.70%
Black	1,849	8.31%	2,138	10.09%	2,463	11.11%
Am. Indian & Alaskan	168	0.75%	155	0.73%	160	0.72%
Asian	1,869	8.40%	2,307	10.88%	2,645	11.93%
Hawaiian & Pacific Islander	33	0.15%	42	0.20%	54	0.24%
Other	540	2.43%	641	3.02%	732	3.30%

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Description	2010		2019		2024	
Population by Race (Hispanic)	4,908		5,109		5,604	
White	4,485	91.38%	4,627	90.57%	5,047	90.06%
Black	137	2.79%	156	3.05%	183	3.27%
Am. Indian & Alaskan	92	1.87%	88	1.72%	93	1.66%
Asian	38	0.77%	42	0.82%	49	0.87%
Hawaiian & Pacific Islander	20	0.41%	26	0.51%	37	0.66%
Other	135	2.75%	169	3.31%	195	3.48%
Household by Household Income	7,936		7,502		7,832	
<\$25,000	789	9.94%	659	8.78%	689	8.80%
\$25,000 - \$50,000	1,935	24.38%	1,312	17.49%	1,332	17.01%
\$50,000 - \$75,000	1,975	24.89%	1,935	25.79%	2,005	25.60%
\$75,000 - \$100,000	1,577	19.87%	1,342	17.89%	1,362	17.39%
\$100,000 - \$125,000	790	9.95%	928	12.37%	987	12.60%
\$125,000 - \$150,000	350	4.41%	552	7.36%	605	7.72%
\$150,000 - \$200,000	384	4.84%	565	7.53%	614	7.84%
\$200,000+	136	1.71%	209	2.79%	238	3.04%
Average Household Income	\$74,641		\$85,427		\$86,767	
Median Household Income	\$63,335		\$72,868		\$73,572	

Consumer Spending Report

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2019 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$206,344	\$1,152,557	\$2,660,177
Total Apparel	\$12,552	\$71,315	\$163,977
Women's Apparel	4,895	27,552	63,710
Men's Apparel	2,623	14,811	34,285
Girl's Apparel	1,049	6,199	14,015
Boy's Apparel	727	4,252	9,605
Infant Apparel	617	3,538	7,924
Footwear	2,641	14,963	34,438
Total Entertainment & Hobbies	\$15,910	\$89,531	\$207,448
Entertainment	2,671	14,663	33,353
Audio & Visual Equipment/Service	7,788	43,941	101,477
Reading Materials	609	3,420	8,114
Pets, Toys, & Hobbies	4,842	27,507	64,504
Personal Items	14,514	81,864	193,700
Total Food and Alcohol	\$55,939	\$314,645	\$725,720
Food At Home	30,030	168,454	391,099
Food Away From Home	22,422	126,466	288,759
Alcoholic Beverages	3,486	19,725	45,862
Total Household	\$28,559	\$164,018	\$381,562
House Maintenance & Repair	5,404	29,989	71,466
Household Equip & Furnishings	11,702	68,720	159,092
Household Operations	8,661	49,277	113,918
Housing Costs	2,791	16,032	37,086

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2019 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$55,629	\$299,902	\$679,749
Vehicle Purchases	25,784	134,072	301,017
Gasoline	18,844	103,903	236,346
Vehicle Expenses	1,109	6,736	16,699
Transportation	3,416	19,547	44,337
Automotive Repair & Maintenance	6,475	35,643	81,350
Total Health Care	\$10,225	\$56,723	\$136,801
Medical Services	5,633	31,643	75,329
Prescription Drugs	3,611	19,684	48,672
Medical Supplies	982	5,395	12,800
Total Education/Day Care	\$13,016	\$74,561	\$171,220
Education	8,705	49,551	113,501
Fees & Admissions	4,311	25,010	57,719

