

For Sale - 26,930 sf Office on 2.8 Acres (possible redevelopment)

SWQ of Interstate 30 & Montgomery St.

Ft. Worth, Texas

Office Lot (Lot 1)

- 26,930 sf Office built in '85
- 6,740 sf Office (used as storage) built in '77
- 2.3 Acres
- Zoned "I" Light Industrial

Parking Lot (Lot 2)

- .52 Ac. paved lot
- I-30 Frontage
- Zoned "E" Commercial
- Deed restricted against some fast foods and coffee
- Property is currently owner occupied and short term leaseback may be desired.
- Market rents currently around \$20.00/sf NNN. Potential for \$500k+ NOI.



Matt Patterson

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KNOWLEDGE. EXPERIENCE. RESULTS.

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Fort Worth, Texas 76147
(817) 877-0422
Fax (817) 877-0115

Information furnished from sources deemed reliable but not guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Daytime Employment	10,388	137,709	207,736
Avg. Household Income	\$109,764	\$102,221	\$84,812
# of Households	3,116	35,207	92,636



- 1 - Dickies Arena
- 2 - Ft. Worth Museum of Science & History
- 3 - Amon Carter Museum of American Art
- 4 - Kimbell Art Museum
- 5 - Modern Art Museum of Ft. Worth
- 6 - UNT Health Science Center

PROPERTY →

Interstate 30 143,860 vpd

Chisholm Trail Pkwy. 19,300 vpd

TCU

Downtown Fort Worth

Hospital District

Fort Worth Zoo

Colonial Country Club

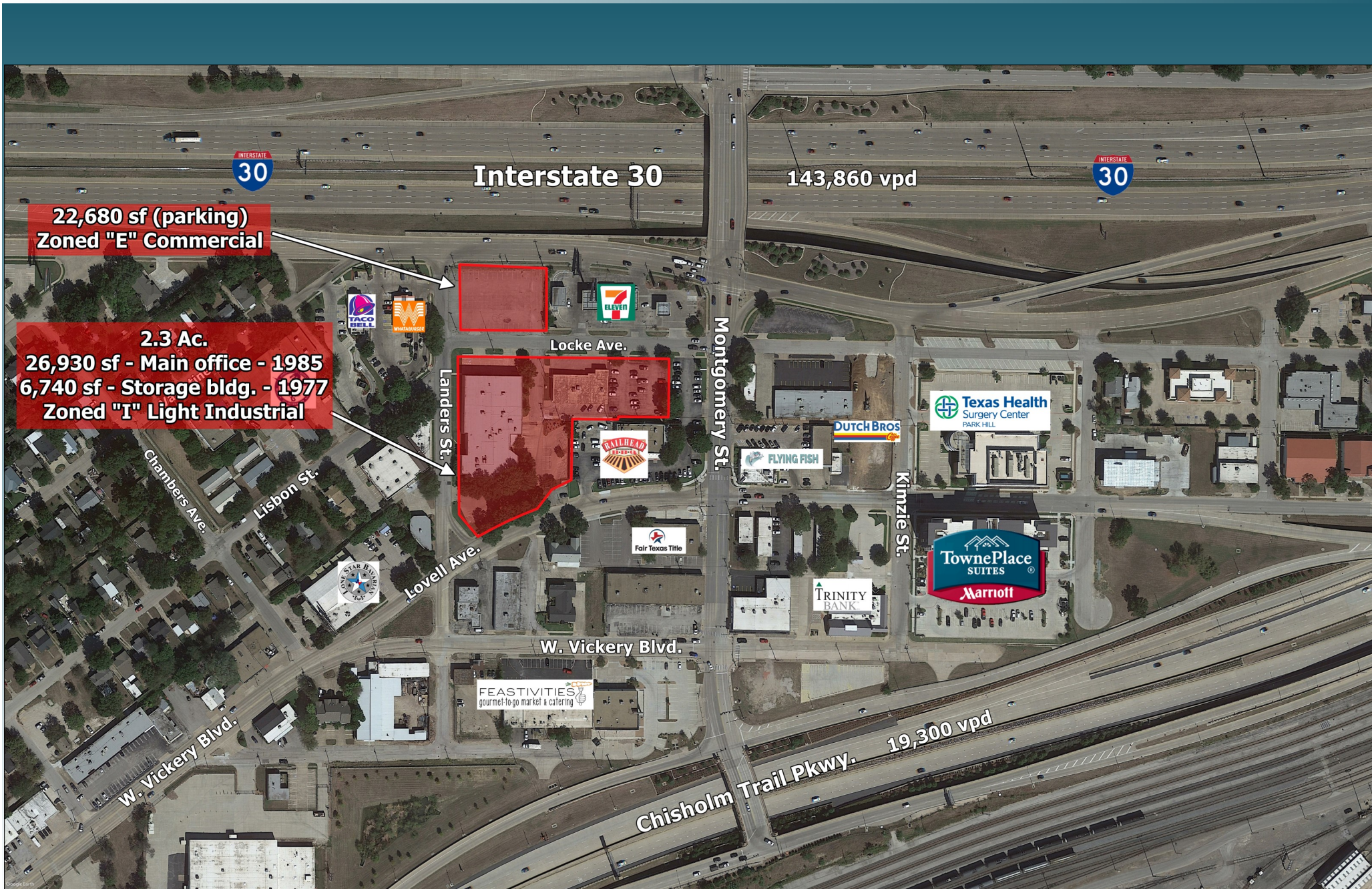
Fort Worth Botanic Gardens

Rivercrest Country Club

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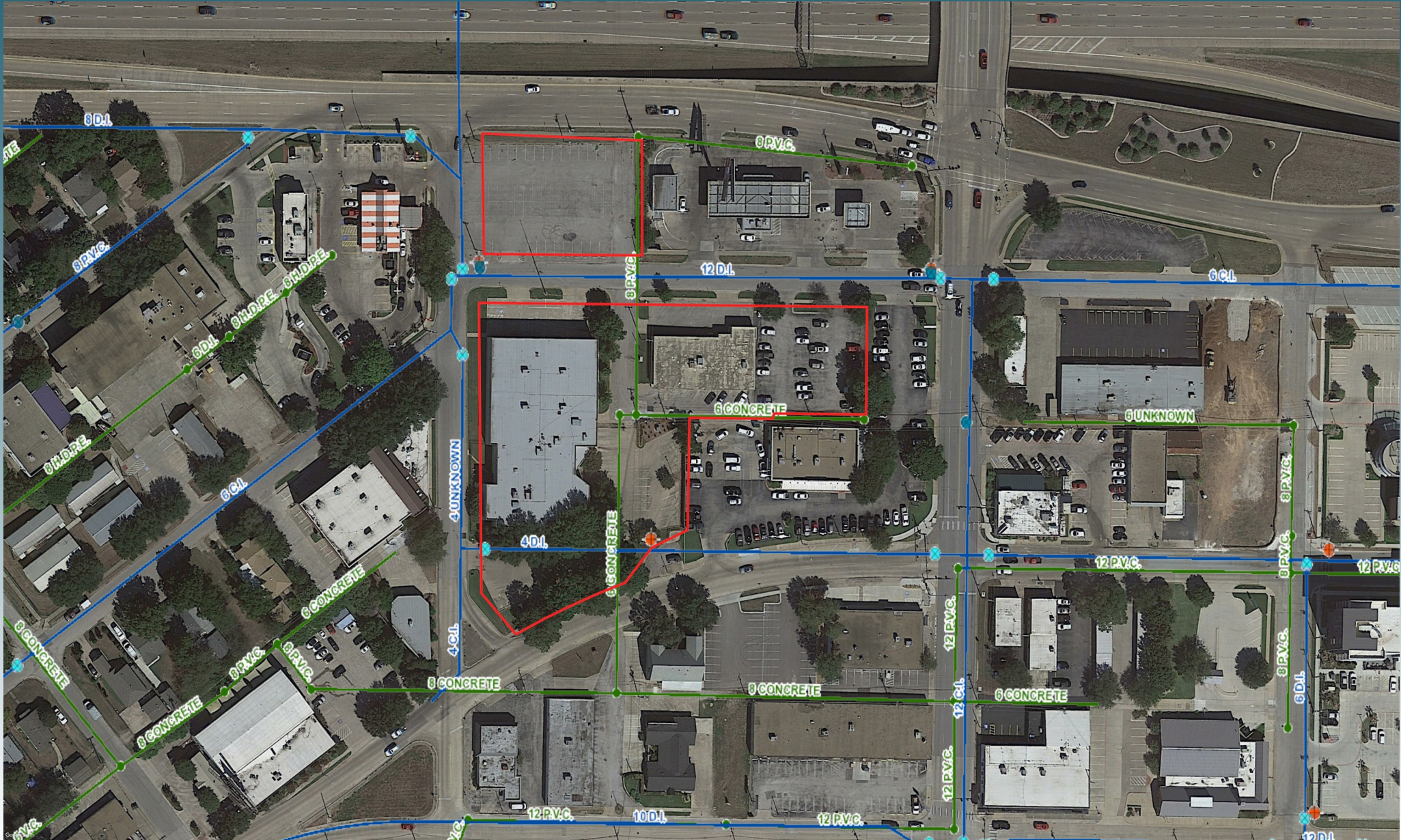
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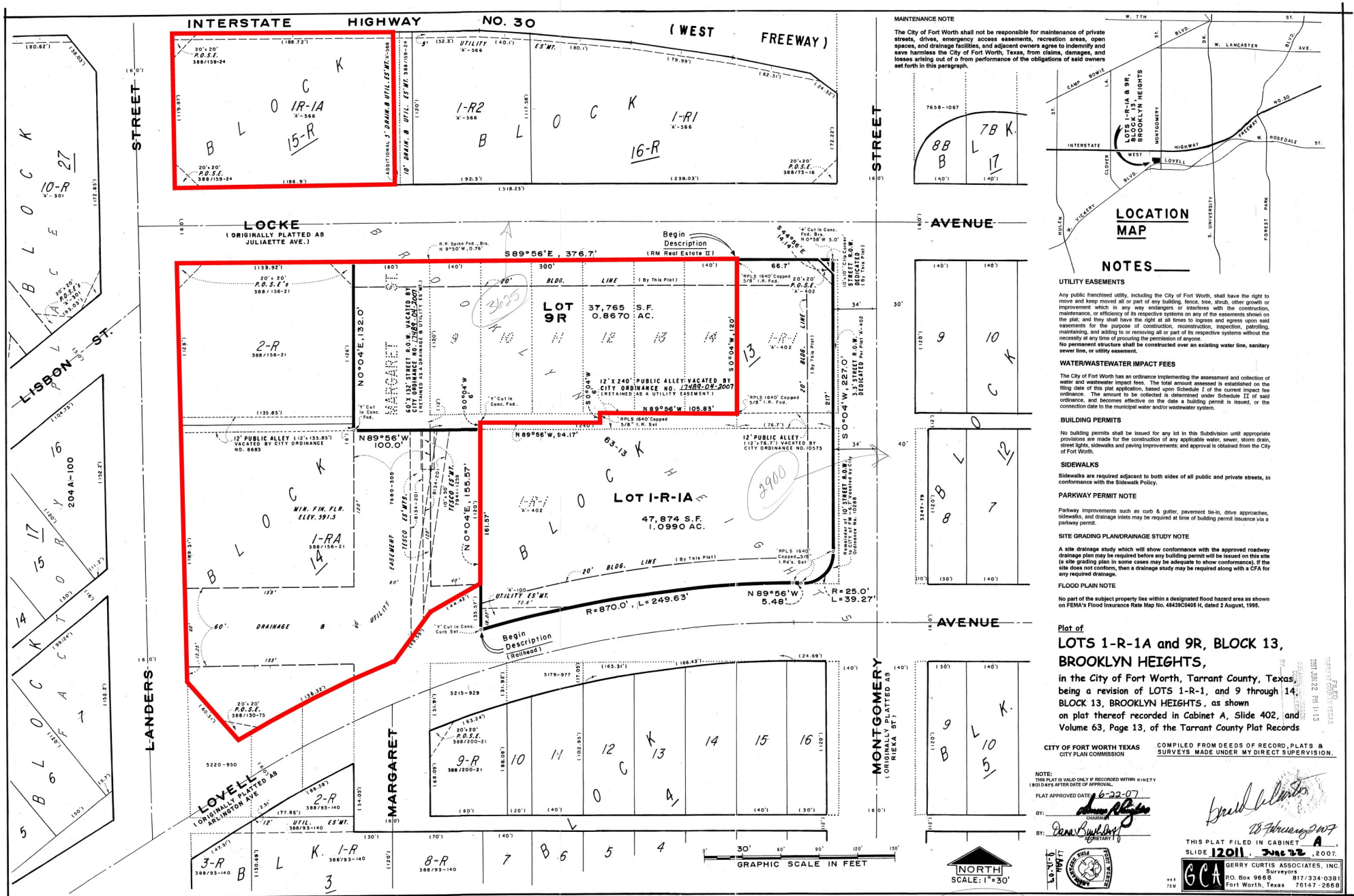
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Utility Aerial

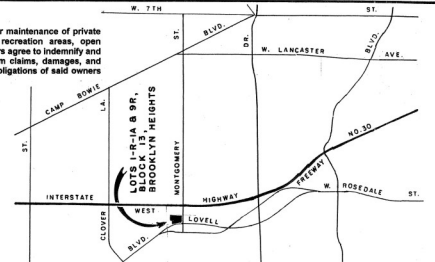


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Plat



MAINTENANCE NOTE
 The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces, and drainage facilities, and adjacent owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages, and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.



LOCATION MAP

NOTES

UTILITY EASEMENTS
 Any public franchise utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, trees, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on said plat, and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.
 No permanent structure shall be constructed over an existing water line, sanitary sewer line, or utility easement.

WATER/WASTEWATER IMPACT FEES
 The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

BUILDING PERMITS
 No building permits shall be issued for any lot in this Subdivision until appropriate provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks and paving improvements; and approval is obtained from the City of Fort Worth.

SIDEWALKS
 Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy.

PARKWAY PERMIT NOTE
 Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks, and drainage inlets may be required at time of building permit issuance via a parkway permit.

SITE GRADING/PLANDRAINAGE STUDY NOTE
 A site drainage study which will show conformance with the approved roadway drainage plan may be required before any building permit will be issued on this site (a site grading plan in some cases may be adequate to show conformance). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage.

FLOOD PLAIN NOTE
 No part of the subject property lies within a designated flood hazard area as shown on FEMA's Flood Insurance Rate Map No. 48493C4601 H, dated 2 August, 1995.

Plat of
LOTS 1-R-1A and 9R,
BROOKLYN HEIGHTS,
 in the City of Fort Worth, Tarrant County, Texas,
 being a revision of LOTS 1-R-1, and 9 through 14,
 BLOCK 13, BROOKLYN HEIGHTS, as shown
 on plat thereof recorded in Cabinet A, Slide 402, and
 Volume 63, Page 13, of the Tarrant County Plat Records

CITY OF FORT WORTH TEXAS
 CITY PLAN COMMISSION

COMPILED FROM DEEDS OF RECORD, PLATS &
 SURVEYS MADE UNDER MY DIRECT SUPERVISION

NOTE:
 THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY
 (90) DAYS AFTER DATE OF APPROVAL.
 PLAT APPROVED DATE: 6-22-07
 BY: *Anna R. [Signature]*
 BY: *Dana [Signature]*

David [Signature]
 15 February 2007
 THIS PLAT FILED IN CABINET **A**
 SLIDE **12011**, June 22, 2007.

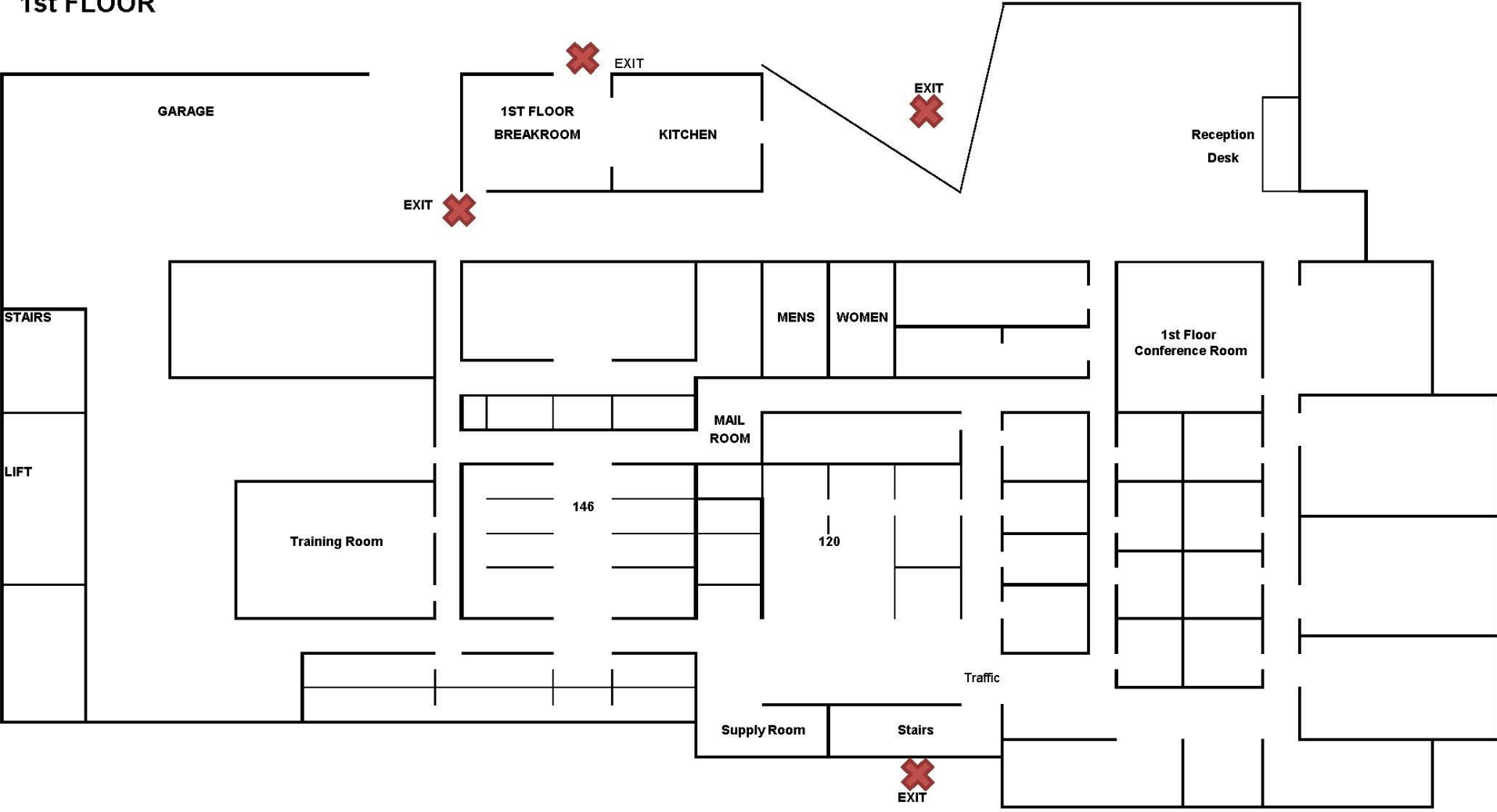
GCA GERRY CURTIS ASSOCIATES, INC.
 Surveyors
 P.O. Box 968 B 817-334-0381
 Fort Worth, Texas 76147-2668



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Floor Plan - 1st Floor

1st FLOOR



For Sale - 26,930 sf Office on 2.8 Acres

Floor Plan - 2nd Floor





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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Patterson & Associates 551241 mpatterson@pattersoncommercial.com (817) 877-0422

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Matthew C. Patterson

524673

mpatterson@pattersoncommercial.com

(817) 877-0422

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____