

117 ROBERTS CUT OFF

117 Roberts Cut Off Road | Fort Worth, TX
OFFERING MEMORANDUM



OFFICE/WAREHOUSE/SHOP/SECURED YARD

Scott Lowe
League Commercial
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LEAGUE Commercial

117 Roberts Cut Off

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Exclusively Marketed by:



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LEAGUE Commercial

Brokerage License No.: 9005641
<https://leaguecommercial.com/>



01

Executive Summary

Investment Summary

117 ROBERTS CUT OFF

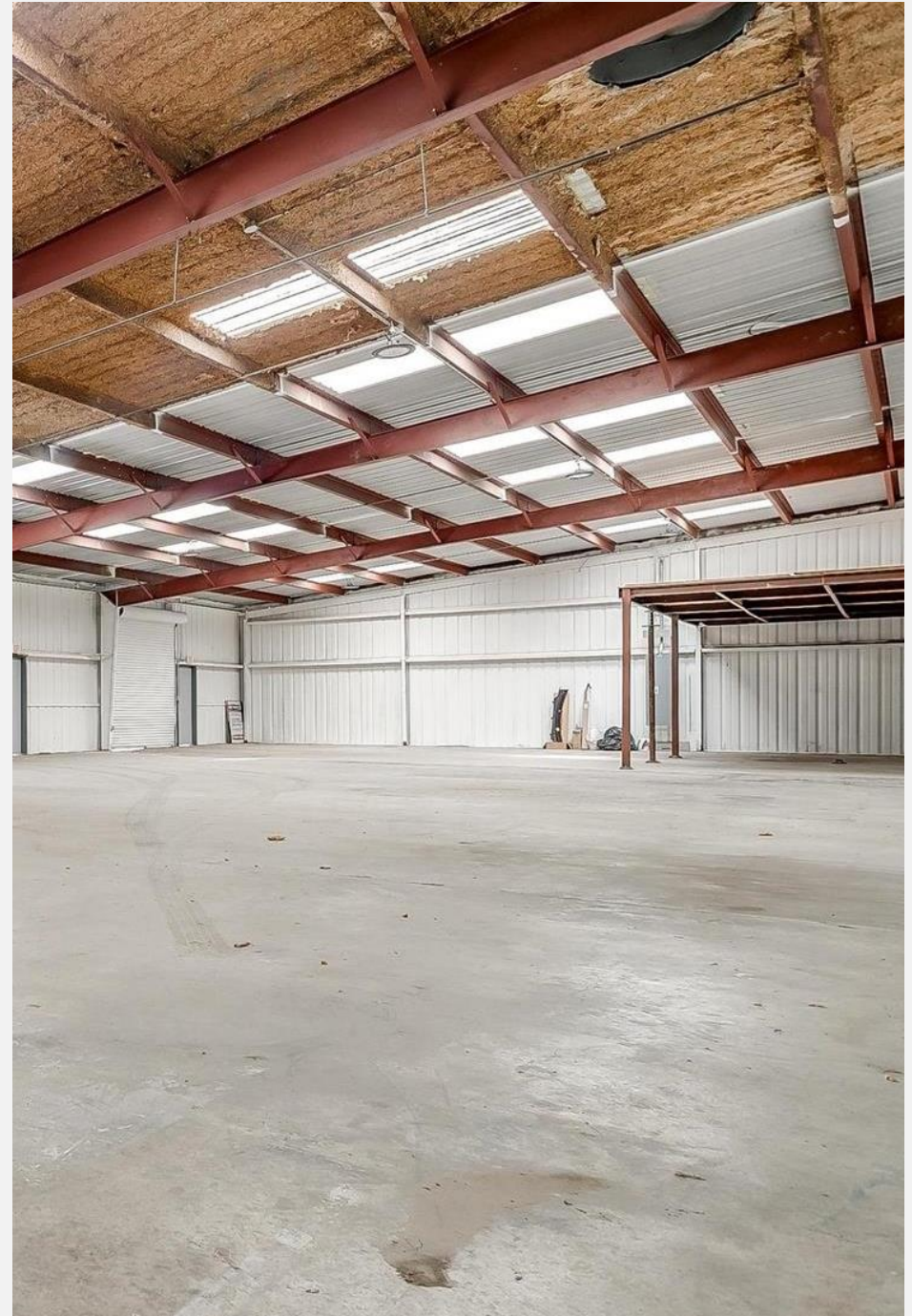
OFFERING SUMMARY

ADDRESS	117 Roberts Cut Off Road Fort Worth TX 76114
COUNTY	Tarrant
BUILDING SF	4,558 SF
LAND ACRES	.97

FINANCIAL SUMMARY

PRICE	\$1,600,000
PRICE PSF	\$351.03

- 0.97 Acres in River District. Surrounded by established and emerging development.
- 4,558 SF Office Space
- Two metal buildings with 11,660 SF for warehouse/shop.
- 17 Parking spaces with secured yard/storage area
- Excellent owner-user functionality
- City water and sewer



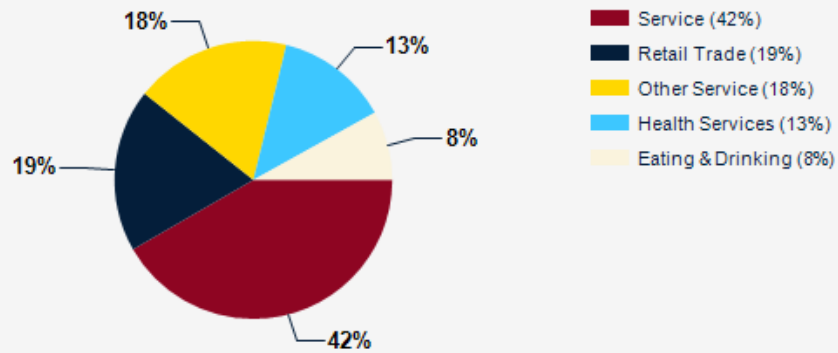


02

Location

Location Summary
Local Business Map

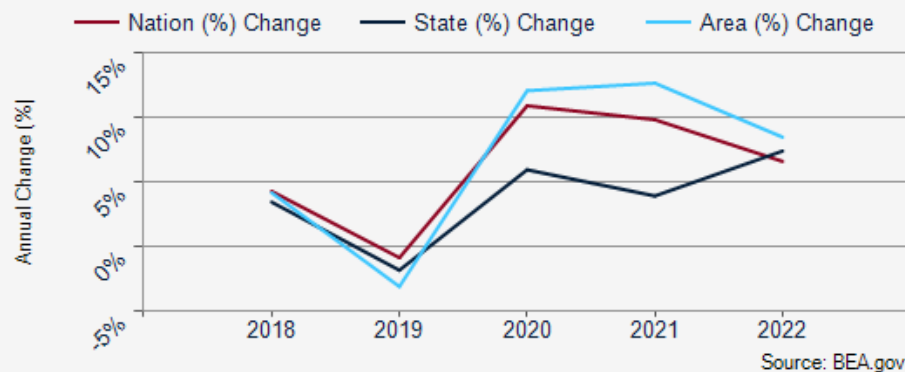
Major Industries by Employee Count

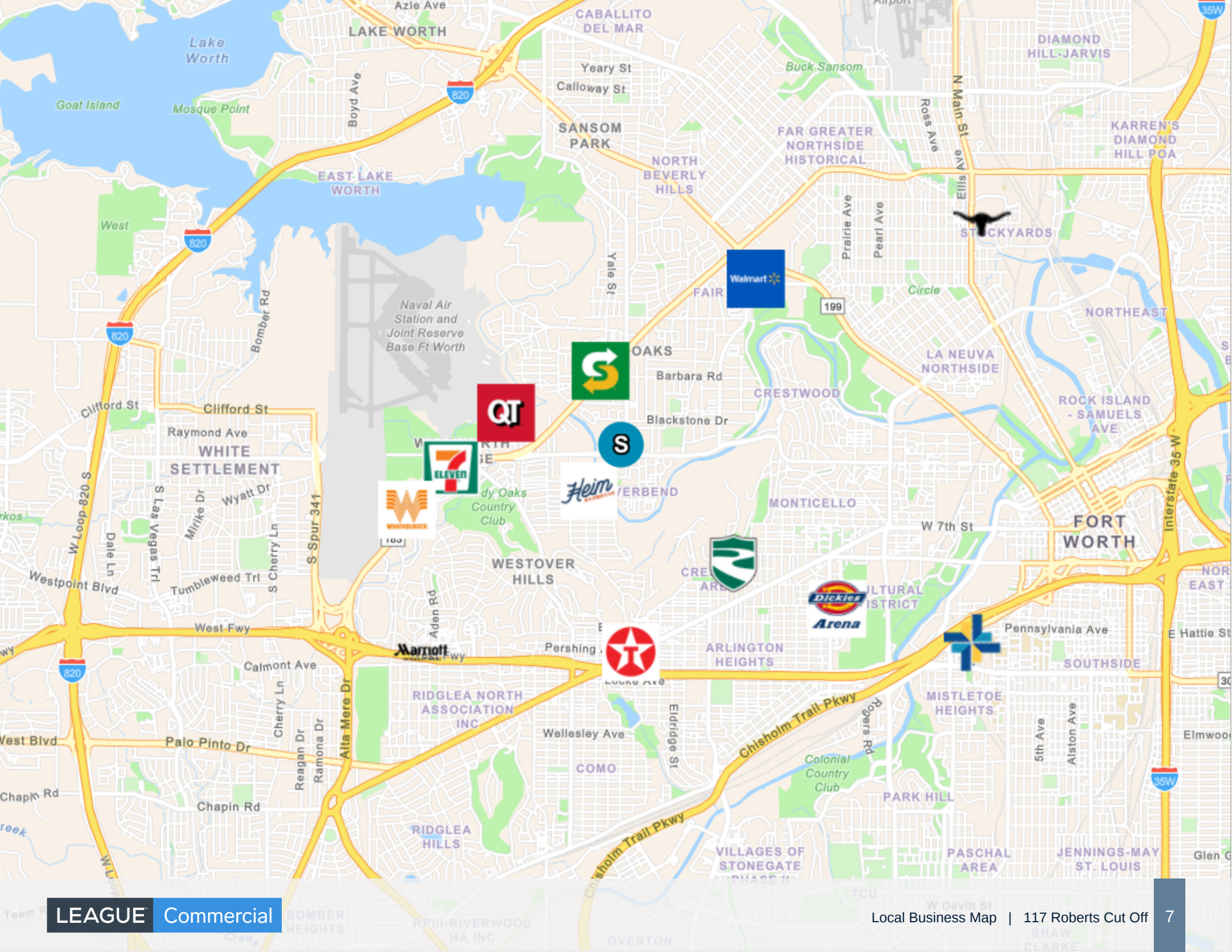


Largest Employers

American Airlines	40,600
Lockheed Martin	22,950
Texas Health Resources	13,680
Fort Worth Independent School District	11,330
Naval Air Station Joint Reserve Base Fort Worth	10,500
Arlington Independent School District	7,891
Cook Children's Health Care System	7,381
JPS Health Network	7,132

Tarrant County GDP Trend







03

Property Description

Property Features

Property Images

117 ROBERTS CUT OFF

PROPERTY FEATURES

BUILDING SF	4,558
LAND ACRES	.97
ZONING TYPE	Industrial
NUMBER OF BUILDINGS	3
NUMBER OF PARKING SPACES	17
FENCED YARD	Secured
OFFICE SF	4,558
WAREHOUSE SF	11,660
ADJACENT PROPERTY AVAILABLE	127 Roberts Cut Off Road



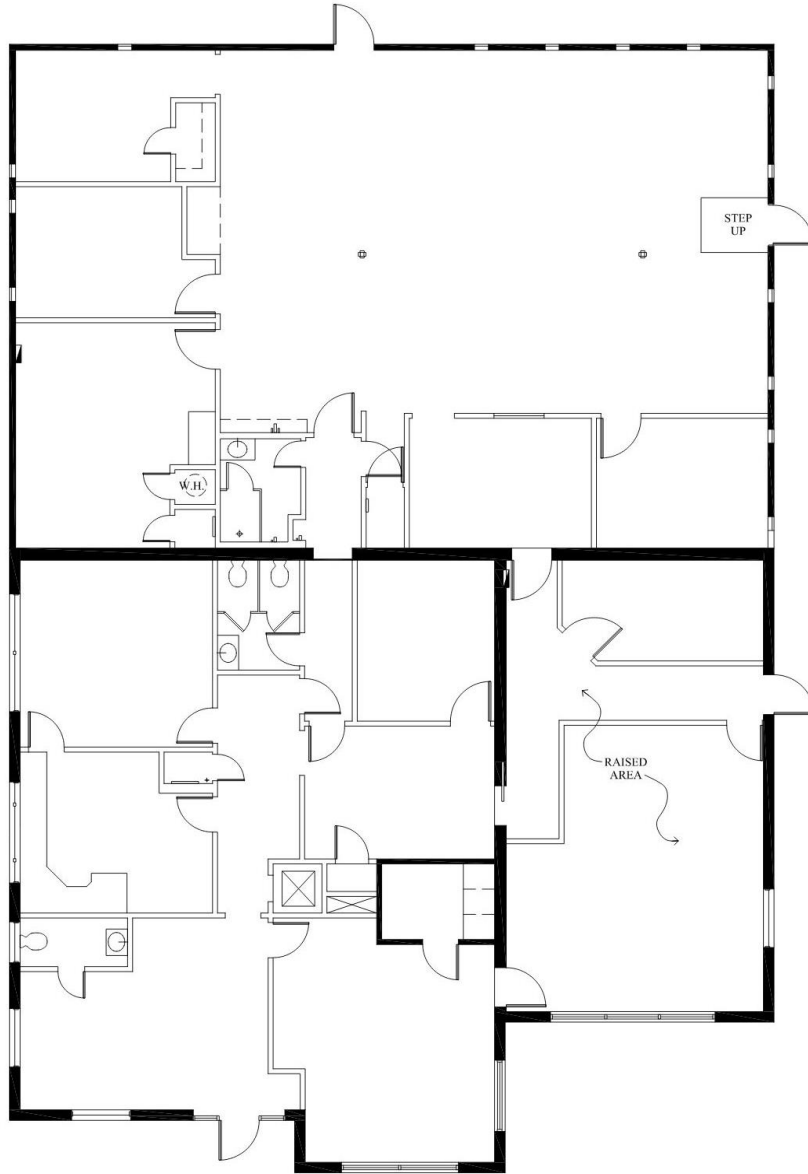




117 ROBERTS CUT-OFF

117 Roberts Cut-Off, Fort Worth, Texas

SUITES 200/300/400
4,559 SF



1ST FLOOR

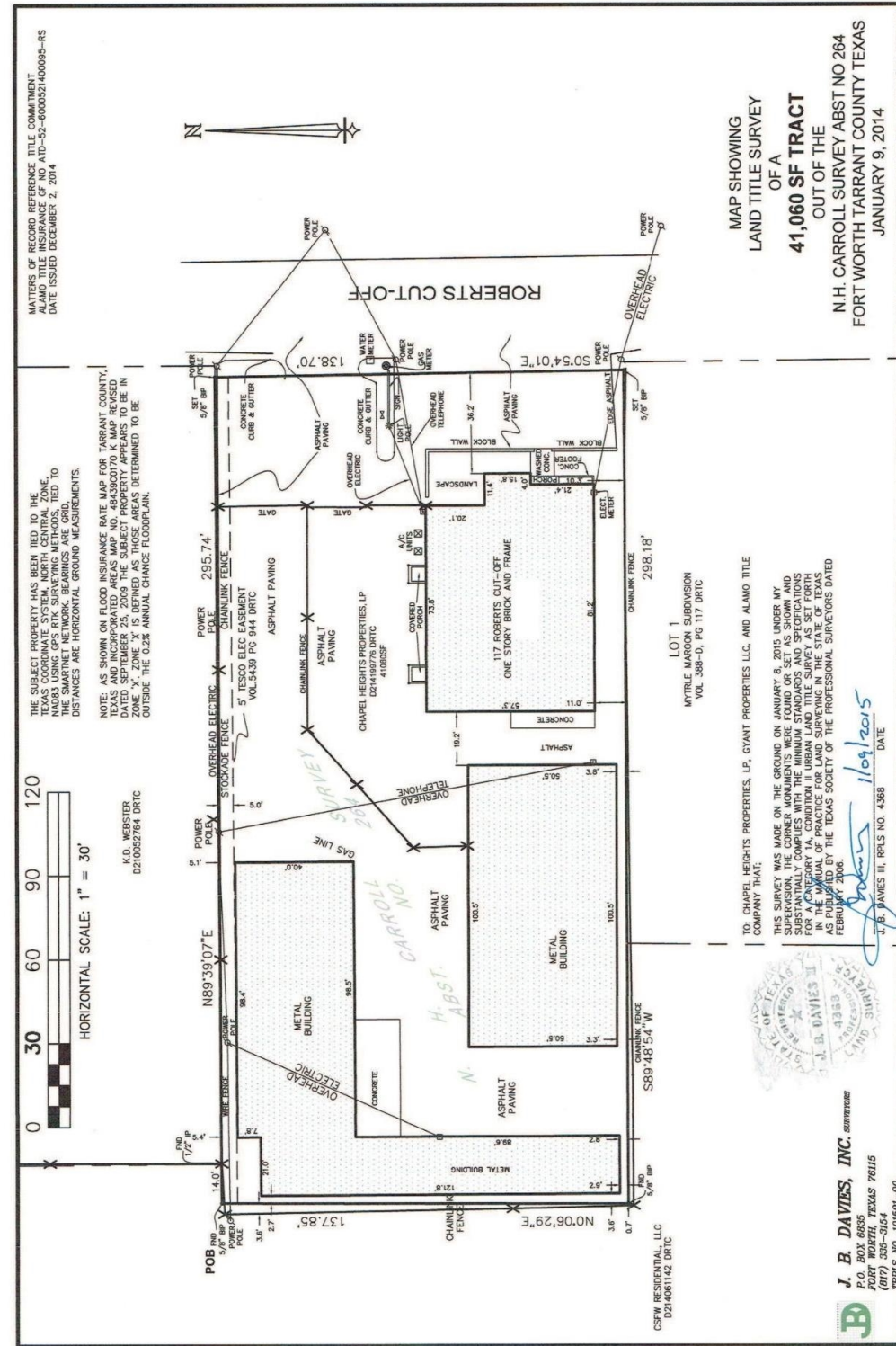
Scale: 3/32"=1'-0"

All dimensions and square footages are approximate.

January 14, 2015



THOMPSON CONSULTING SERVICES, INC. 12024 Golden Meadow Lane, Forney, Texas 75126 (972)564-5252





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.

11-03-2025



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.

League Real Estate	9005641	hello@leaguere.com	817-523-9113
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Scott Lowe	613739	scott@leaguecre.com	4696828661
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date