

OFFERING MEMORANDUM

ENTREPRENEUR PARK

401 & 403 S Jim Wright Fwy, White Settlement, TX



Northern
Crain

CONTENTS

TABLE OF CONTENTS

Executive Summary

03

Floor Plans

06

Photos

13

Location

14

Disclaimer

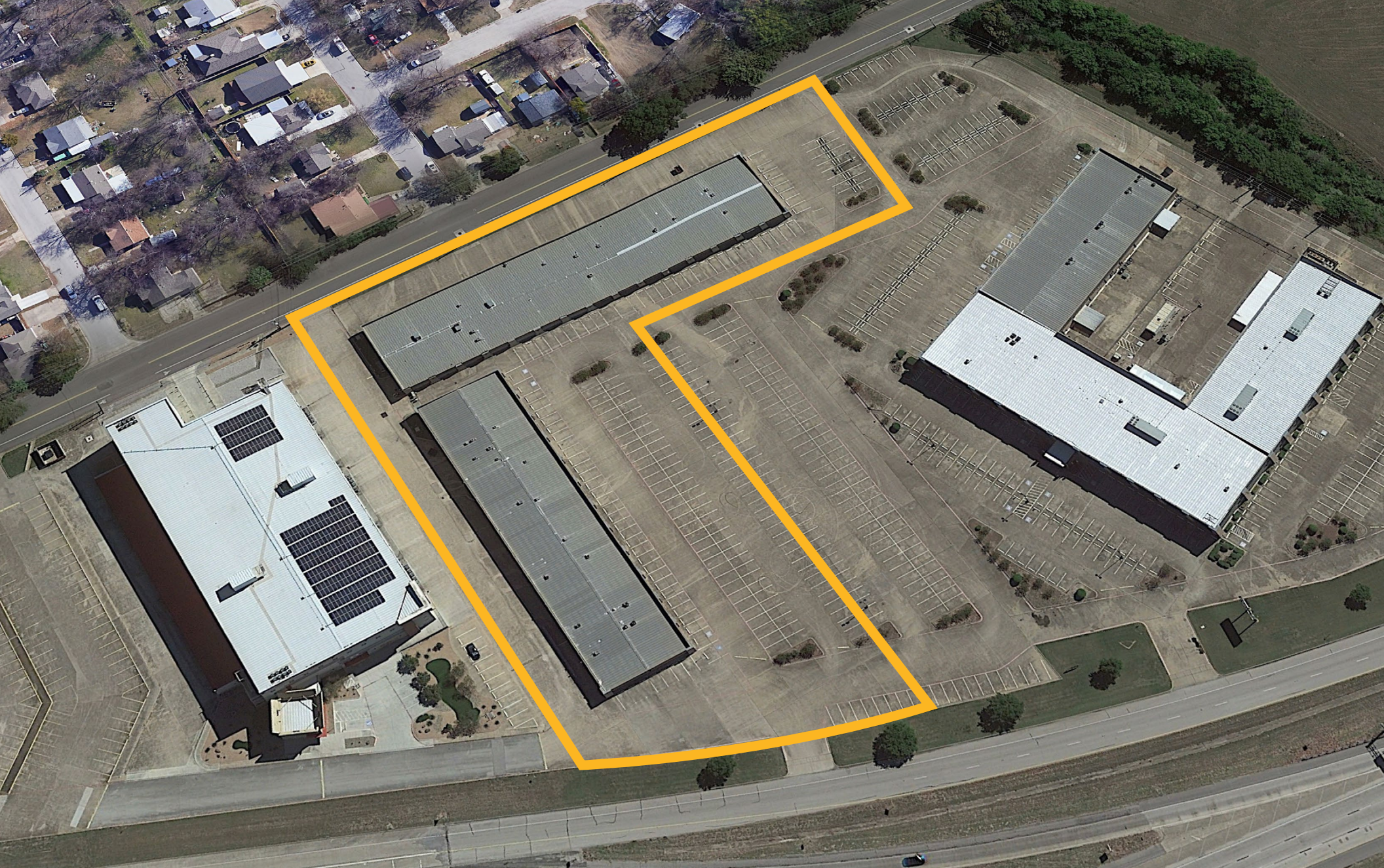
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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Why Entrepreneur Park?

We believe the next generation of entrepreneurs have been priced out of desirable parts of the Fort Worth market. We also understand the importance of budgeting costs that can be predictable. As a result, we have invested in a solution, 401 & 403 Jim Wright Fwy, just 15 minutes West of downtown Fort Worth with highway visibility from W. Loop 820, and are branding it, "Entrepreneur Park".

Here our leases have a true gross structure, providing consistent rental rates throughout the term of the lease without any year-end surprises due to taxes or other expenses outside a Tenant's control. Additionally, having worked with numerous cities around the metroplex, we understand that the permitting process has become ridiculously onerous on Tenants and Landlord's alike, making it nearly impossible to get plans approved in a timely and affordable manner when money is on the line. By locating in White Settlement, Entrepreneur Park will have the luxury of an internally expedited permitting, thus helping our entrepreneurs open faster with less expense to get their businesses up and running!

Our goal is to empower groups of eager Entrepreneurs who want to carve a space out for themselves in Texas. We plan on not having competing businesses within our park and will foster a community of sharing and growing. If all of this sounds exciting to you then reach out to the Northern Crain Realty team to start your journey.

HIGHLIGHTS

Northern Crain Realty is pleased to present Entrepreneur Park, an office and retail property that combines convenience and flexibility. Nestled off Loop 820, with easy access to I-30, this property is the ideal location for start-ups seeking executive office space or established businesses looking to expand their operations. Don't miss this opportunity to be part of a thriving community of entrepreneurs and business leaders.

- Office, retail, and flexwarehouse
- Drive-in doors available in select suites
- Reception areas and bullpens available
- Ample parking in open lot

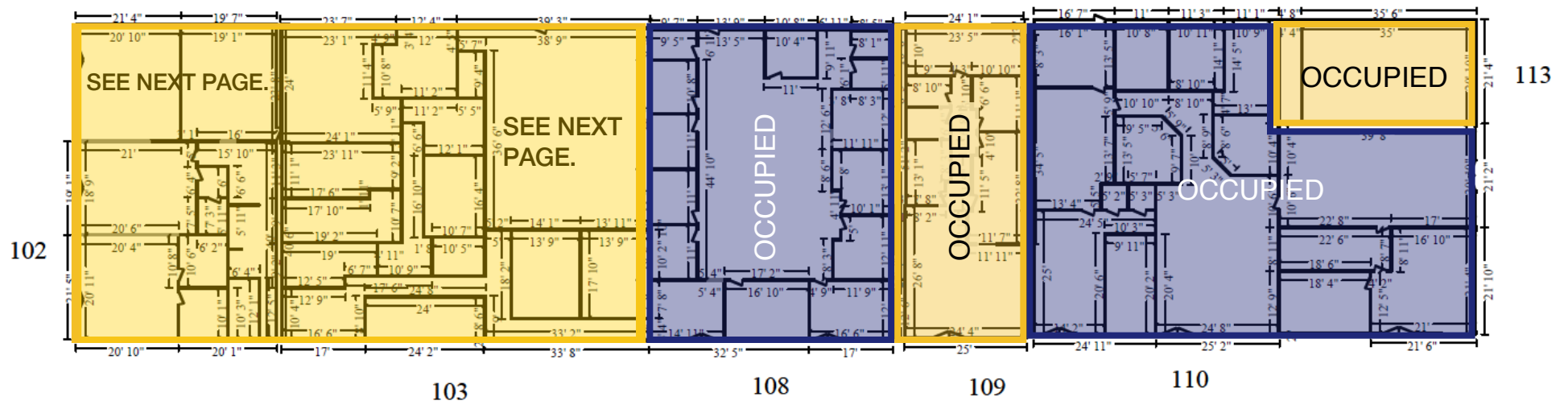
Location	401/403 S Jim Wright Fwy, Fort Worth, TX 76108
Suites	Multiple suites available ranging from 1,500 SF - 16,000 SF contiguous
Lease	Modified Gross Lease w/ Base Year Structure
Term Length	Flexible term length
TIA	Negotiable



FLOOR PLANS

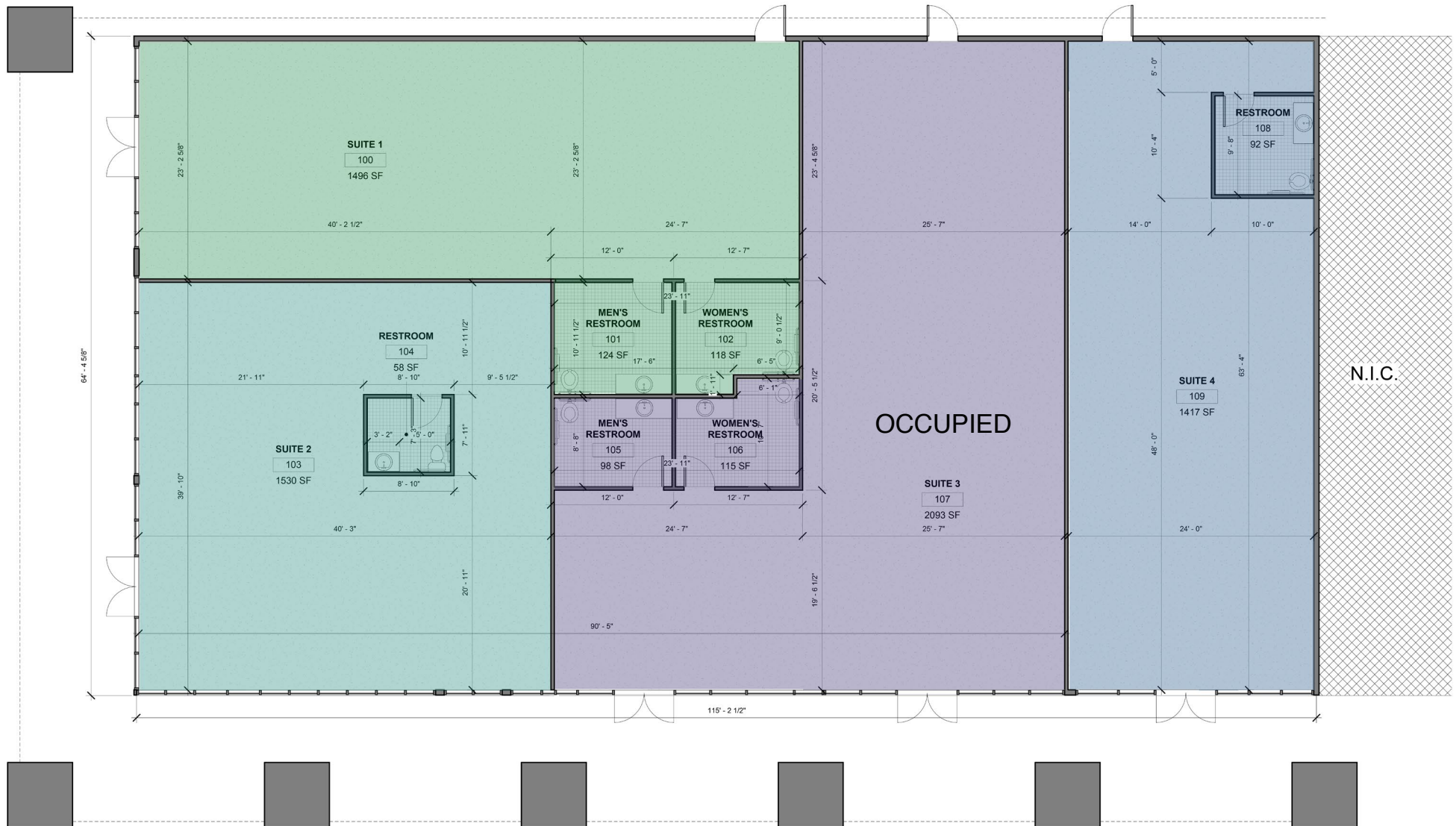


FLOOR PLAN - 401 JIM WRIGHT

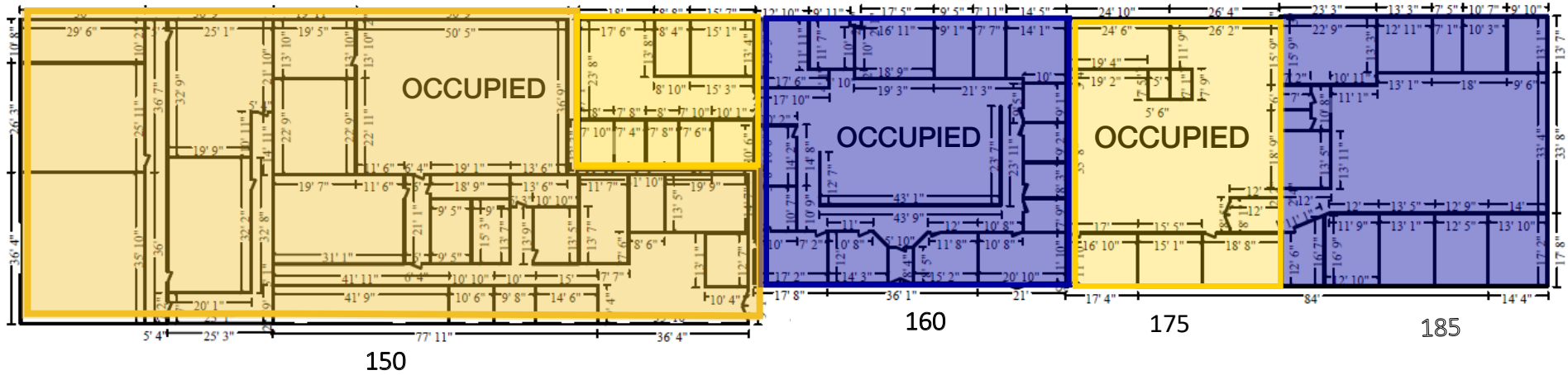


Suite #	SF
102	See next page.
103	See next page.
108	2,996 SF
109	1,489 SF
110	4,721 SF
113	817 SF

FLOOR PLAN - 401 JIM WRIGHT



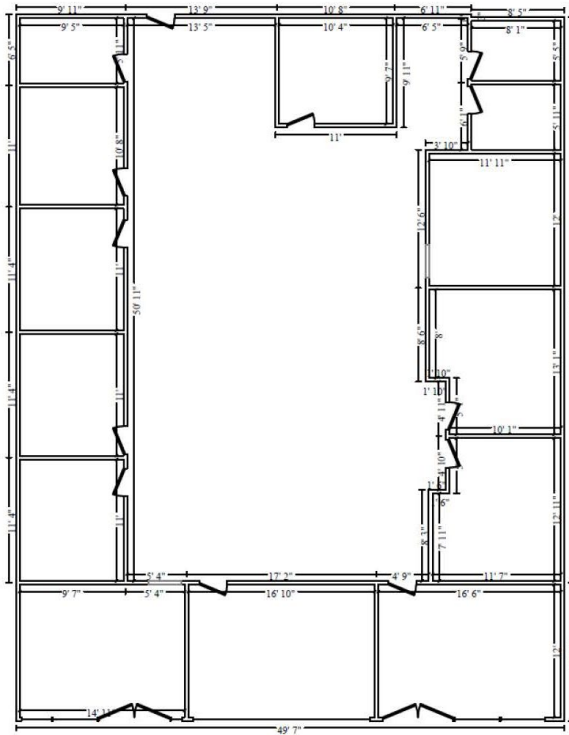
FLOOR PLAN - 403 JIM WRIGHT



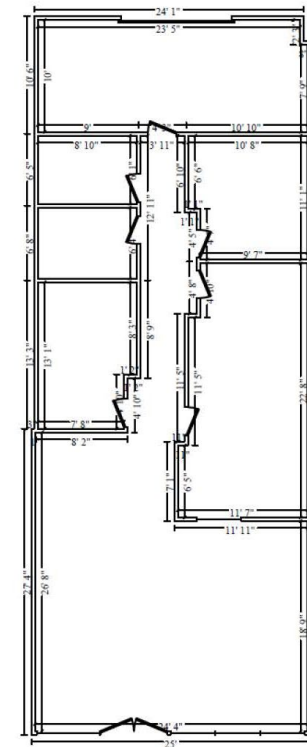
Suite #	SF
150	10,728 SF
160	5,995 SF
175	3,010 SF
185	4,176 SF

FLOOR PLANS - 401 JIM WRIGHT

Suite 108
2996.04 SF

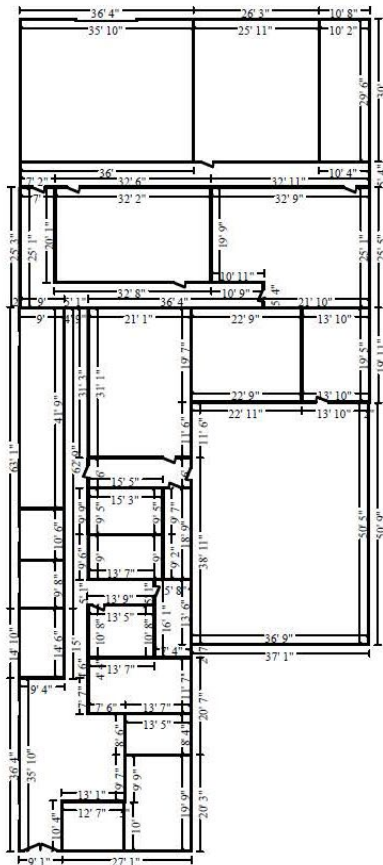


Suite 109
1489.22 SF

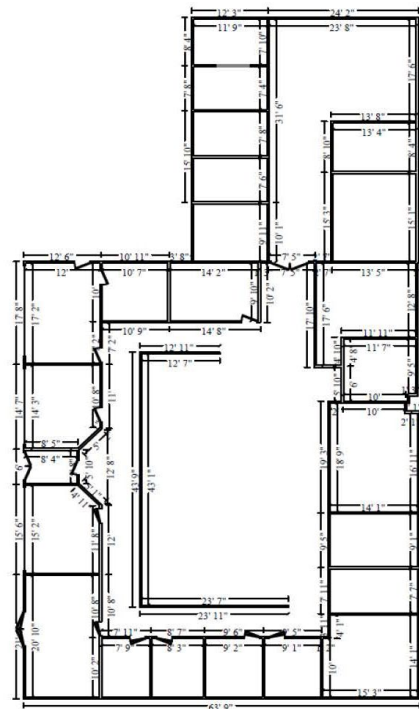


FLOOR PLANS - 403 JIM WRIGHT

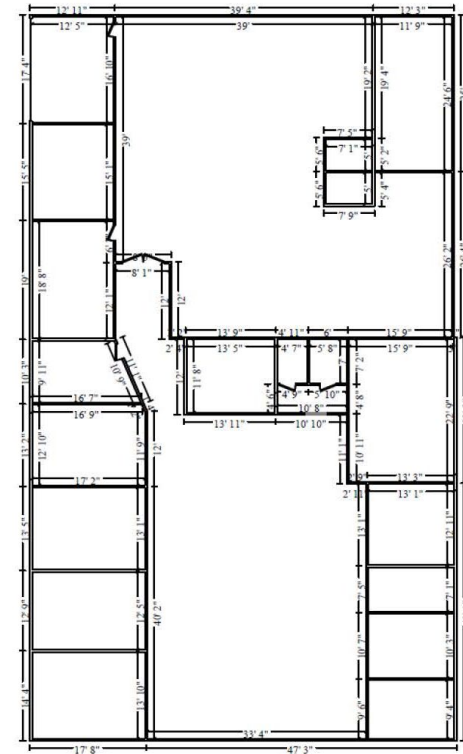
Suite 150
10728.2 SF



Suite 160
5994.9 SF



Suite 185
7186.29 SF



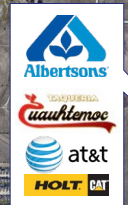
PHOTOS



LOCATION



Brewer High School



Veterans Park Softball Fields



SUBJECT PROPERTY

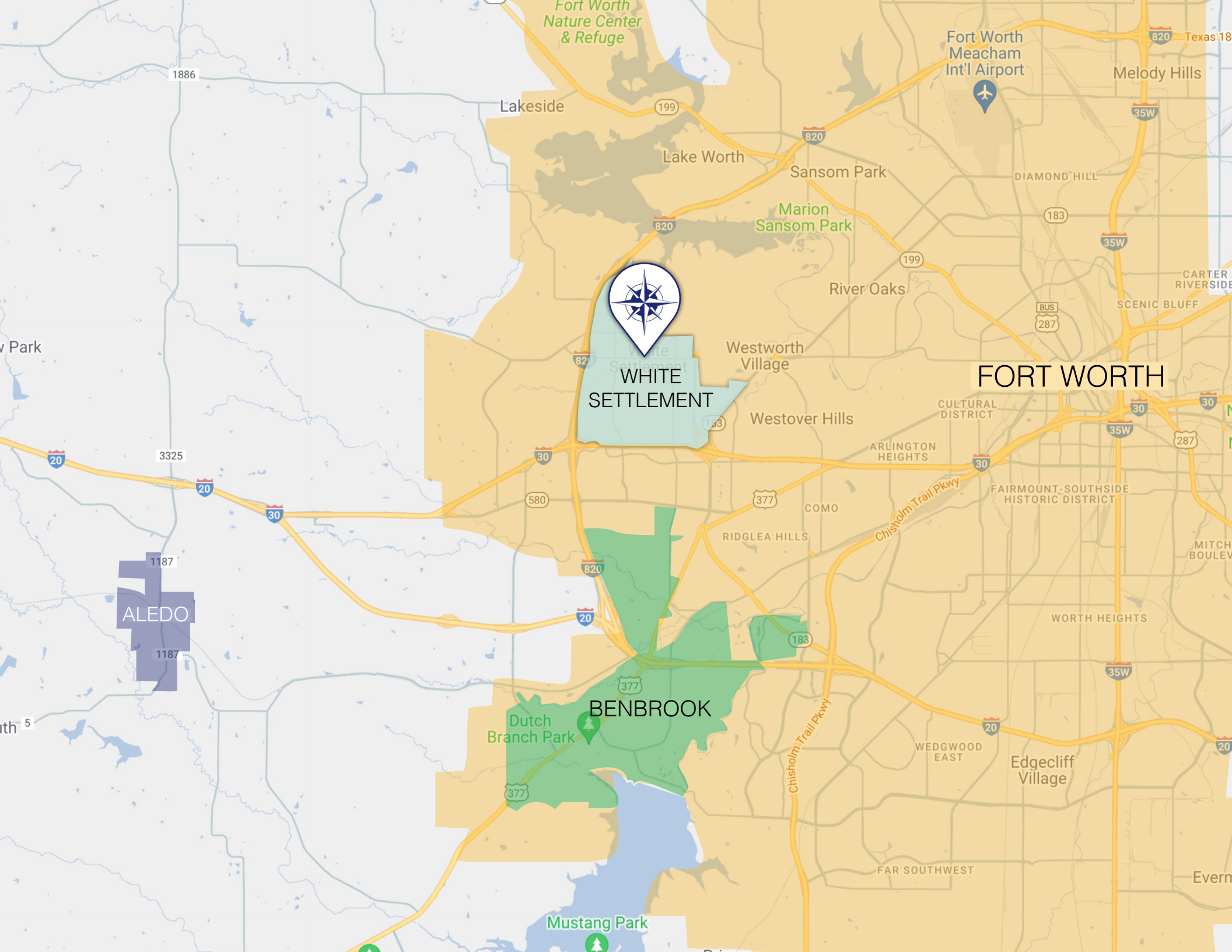


Brewer Middle School



All Saints' Episcopal School





WHITE SETTLEMENT

FORT WORTH

BENBROOK

ALEDO

Mustang Park

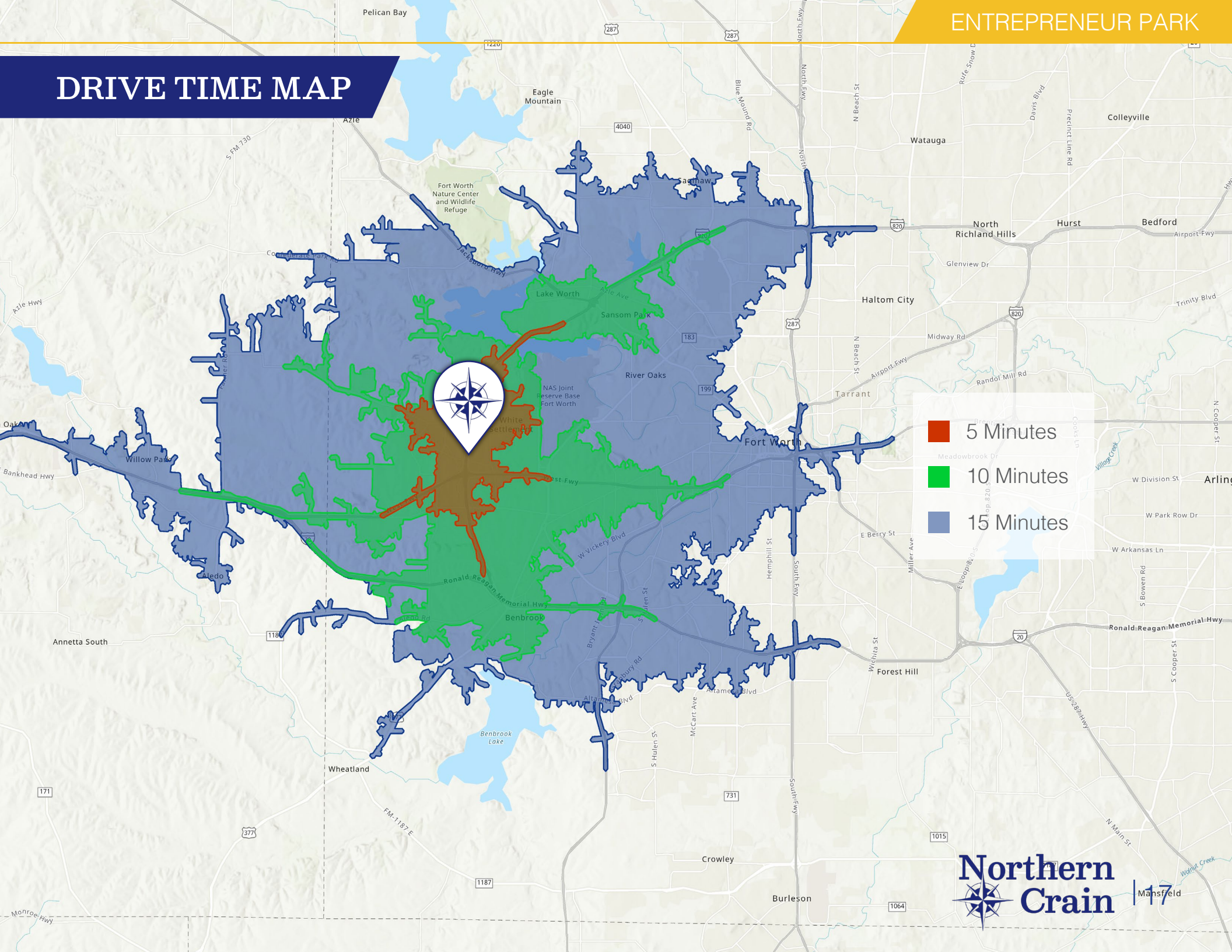
Dutch Branch Park


Marion Sansom Park


Fort Worth Meacham Int'l Airport


Fort Worth Nature Center & Refuge

DRIVE TIME MAP

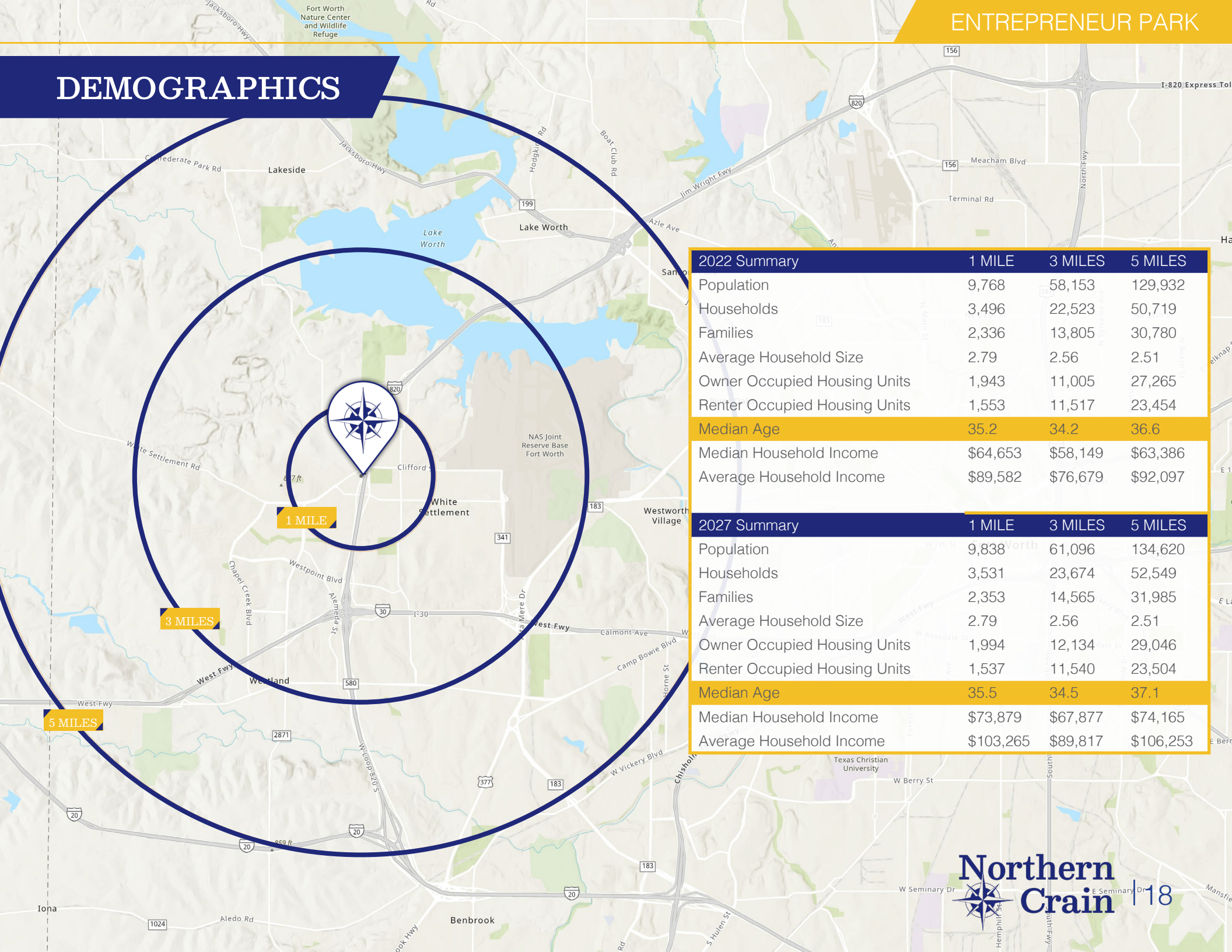


 5 Minutes

 10 Minutes

 15 Minutes

DEMOGRAPHICS



2022 Summary	1 MILE	3 MILES	5 MILES
Population	9,768	58,153	129,932
Households	3,496	22,523	50,719
Families	2,336	13,805	30,780
Average Household Size	2.79	2.56	2.51
Owner Occupied Housing Units	1,943	11,005	27,265
Renter Occupied Housing Units	1,553	11,517	23,454
Median Age	35.2	34.2	36.6
Median Household Income	\$64,653	\$58,149	\$63,386
Average Household Income	\$89,582	\$76,679	\$92,097

2027 Summary	1 MILE	3 MILES	5 MILES
Population	9,838	61,096	134,620
Households	3,531	23,674	52,549
Families	2,353	14,565	31,985
Average Household Size	2.79	2.56	2.51
Owner Occupied Housing Units	1,994	12,134	29,046
Renter Occupied Housing Units	1,537	11,540	23,504
Median Age	35.5	34.5	37.1
Median Household Income	\$73,879	\$67,877	\$74,165
Average Household Income	\$103,265	\$89,817	\$106,253

DISCLAIMERS



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All material and information received or derived from Northern Crain Realty, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warrant as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Northern Crain Realty, its directors, officers, agents, advisors or affiliates make any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Northern Crain Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Northern Crain Realty makes no warranties and/or representatives regarding the veracity, completeness or relevance of any financial data or assumptions. Northern Crain Realty does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, 16 vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Fort Worth in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DISCLAIMERS



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:
 - 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.

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.

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 Buyer/Tenant/Seller/Landlord Initials

 Date

ABOUT

Northern Crain Realty's mission is to serve individuals and businesses by facilitating their real estate transactions with competent professional service that exceeds expectations.

The Northern Crain Realty team consists of forward-thinking Realtors who utilize modern technology and strong sense of character to provide a superior experience to clients. With extensive knowledge of the real estate market, your REALTOR will serve as an advisor to share pertinent resources, provide an unbiased opinion and facilitate the buying, selling, leasing or management process with open lines of communication.



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