

Retail/Office/MOB

★ OWNER/USER INVESTMENT SALE

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JIMMY JOHNS MODERN RETAIL STRIP
1000 8TH AVE FORT WORTH, TX 76104



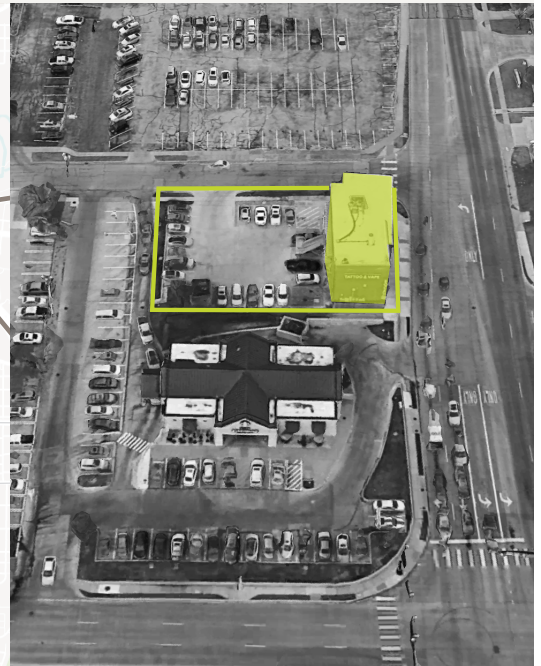
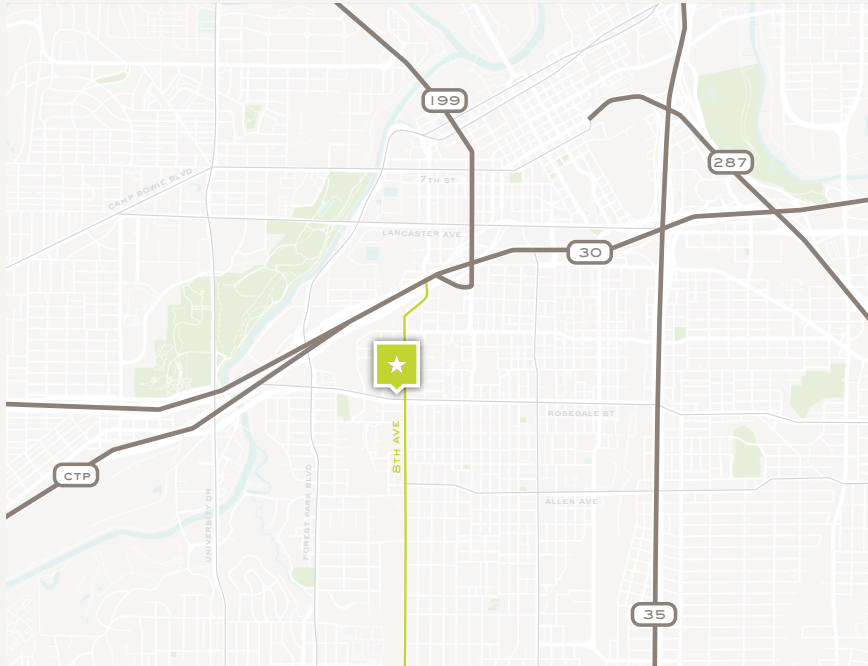
LANCARTE
COMMERCIAL

Ben Gehrke
bgehrke@lancartecre.com
612-306-5401

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PROPERTY FEATURES

- 4,420 SF Building on 0.30 AC built in 2015
- Two Story Multi-Tenant Building; Co-Tenants:
 - Jimmy Johns
- 19 Surface Parking Spaces
- 8th Ave & Rosedale: 40,000+ VPD
- Secure Access with Security Cameras
- Zoning: NS-T51
- Potential mural/marketing on South side of building facing Rosedale/8th Ave for owners business

SALE PRICE

CONTACT BROKER

AVAILABLE SPACES

1ST FLOOR **600 SF**
2nd Gen Restaurant

- Green table & sink
- Outdoor patio
- Restroom
- Modest indoor dining/ take out

LEASED

LOCATION OVERVIEW

Located on the northwest quadrant (NWQ) of Rosedale and 8th Ave. The property offers excellent visibility on 8th Avenue, which is a significant advantage given its position in the heart of the Near Southside/Medical District. This prime location combines high visibility with neighboring tenants such as, Starbucks, CVS Pharmacy, Chipotle, Subway, Firehouse Subs, Hurtado Barbecue, Hotel Revel, Cheba Hut Toasted Subs, and more.

2ND FLOOR **2,320 SF**
Office, Medical, Retail

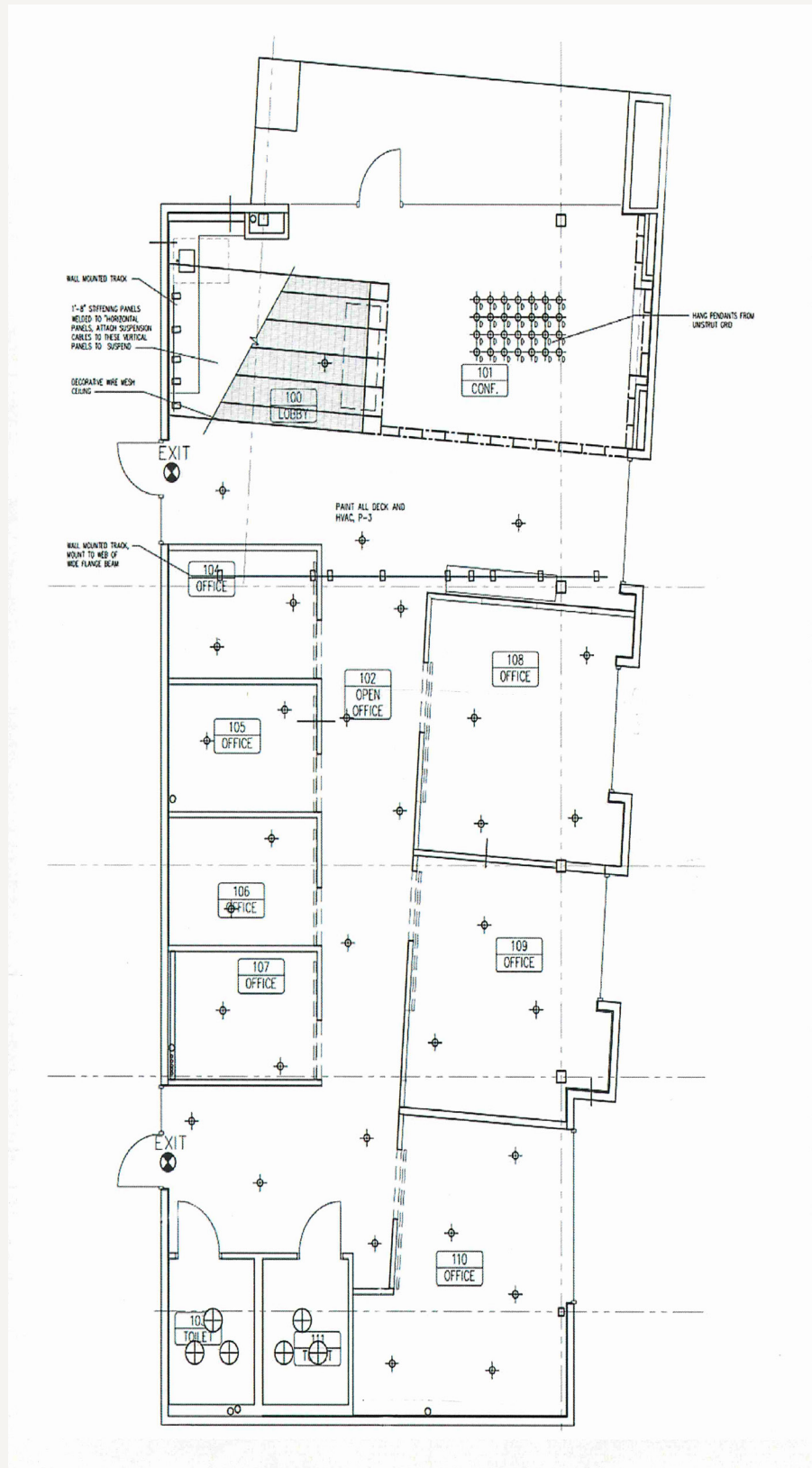
- 7 Offices
- Large conference room
- 2 Restrooms
- Private balcony

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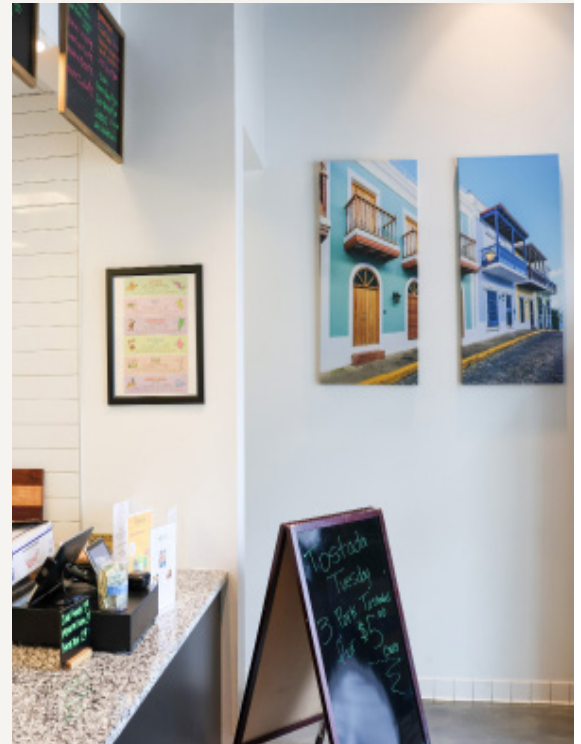
FLOOR PLAN - 2ND FLOOR 2,320 SF



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INTERIOR PHOTOS - 1ST FLOOR 600 SF



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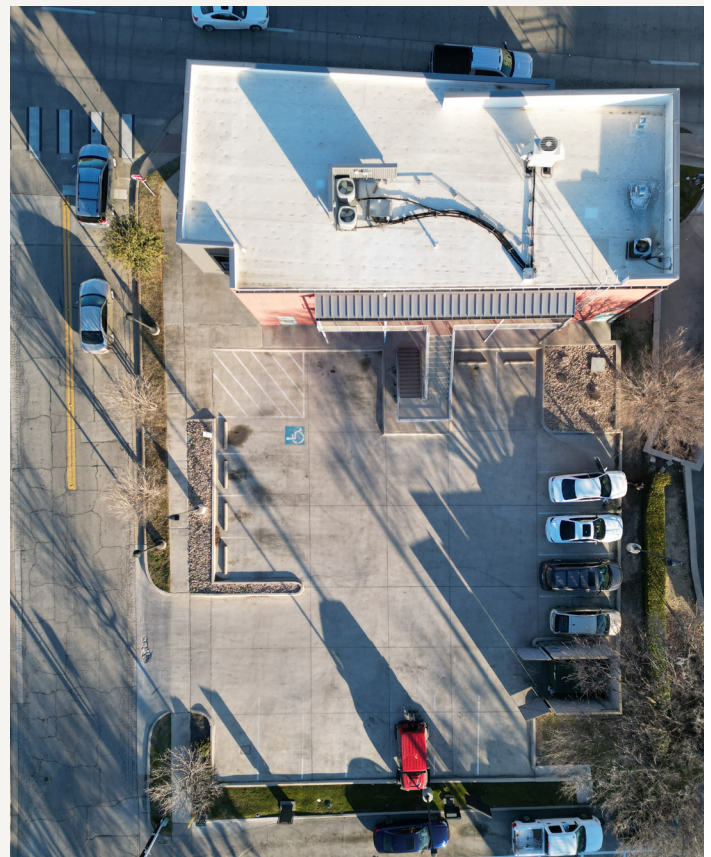
INTERIOR PHOTOS - 2ND FLOOR 2,320 SF



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EXTERIOR



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AERIAL RETAIL MAP



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RENT ROLL & PRO FORMA

TENANT	LEASE SF	MONTHLY RENT	ANNUAL SF \$	NNN	LEASE ENDS	RENEWAL OPTION
Vacant-Owner/User	2,320	\$7,733.33	\$40.00	\$2,560.00	TBD	TBD
Frezko Taco Spot	600	\$2,346.00	\$46.92	\$654.00	10/31/2029	1-5 yr
Jimmy John's	1,500	\$4,750.00	\$38.00	\$1,687.50	6/30/2026	1 - 5 yr
	4,420	\$14,829.33	\$40.26	\$4,901.50		

INCOME

Rent	\$177,952
Monthly NNN	\$58,818
Trash and Water Pass-Through (Invoiced to Tenants)	\$10,052
Totals	\$246,822

EXPENSES

Insurance	\$8,524
Electricity (Common Area Lighting)	\$1,117
Water	\$4,307
Trash Service	\$5,745
Repairs & Maintenance	\$689
Lawncare and Weed Maintenance	\$2,100
Property Taxes	\$42,995
Total Expenses	\$65,478
Net Income	\$181,344

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DISCLAIMER

LanCarte Commercial Real Estate, LLC (including its affiliates, subsidiaries, related parties, successors, and assigns, hereinafter referred to singly and collectively as "LanCarte Commercial") has been engaged as the exclusive listing representative (the "Representative") by the Seller for the sale of 125-201 S. Ector Dr., Euless, TX 76040 (the "Property").

The Property is being offered for sale in an "as-is, where-is" condition and the Seller or the Representative make no representations or warranties as to the accuracy of the information contained in this Investment Offering. The enclosed materials included highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither of enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with LanCarte Commercial as a "Registered Potential Investor" or as "Buyer's Representative" for an identified "Registered Potential Investor". The use of this Investment Offering and the information provided herein is subject to terms, provisions and limitations of the confidentiality agreement furnished by the Agent prior to delivery of this Investment Offering.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. They contain selected information regarding the Property and do not purport to be all inclusive or to contain all of the information which a prospective investor may need to conduct its due diligence. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Representative or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. All financial projections are based on assumptions and no assurances can be made that the results will be achieved. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, nor do they constitute legal analysis of such documents. Neither the Representative or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own

investigations, projections and conclusions without reliance upon the material contained herein. The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The Seller and the Representative each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Investment Offering is made subject to omissions, corrections or errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Representative is not authorized to make any representations or agreements on behalf of the Seller.

The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Representative or the Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Representative; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Representative or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to LanCarte Commercial.

The Seller will be responsible for any commission due to the Representative in connection with a sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer's Representative must provide a registration signed by the prospective investor acknowledging said agent's authority to act on its behalf.

OFFERING PROCEDURE

LanCarte Commercial Real Estate, LLC (“LanCarte Commercial”) is the exclusive listing agent of 1000 8th Avenue, Fort Worth, Texas 76104 (the “Property”). The prospective Purchaser will be selected by the Seller in its sole discretion based on a variety of factors including, but not limited to:

OFFERING PRICE

ABSENCE OF CONTINGENCIES

DUE DILIGENCE & CLOSING TIME

FINANCIAL STRENGTH & TRACK RECORD

**PROOF OF FUNDS FOR A FINANCED
OR ALL-CASH TRANSACTION**

**EARNEST MONEY DEPOSIT(S) & TIMING
TO BECOME NONREFUNDABLE**

**CONFIRMATION OF FULL UNDERWRITING
BASED ON MATERIALS PROVIDED**

**PROPERTY INQUIRIES /
TOURS & PROSPECTIVE
PURCHASERS**

All Property inquiries should be directed to LanCarte Commercial. All property tours are by appointment only and are to be scheduled through LanCarte Commercial. Ownership will be selling the property in an “As Is, Where Is” condition. Offers will be responded to on a “First Come, First Served” basis. No formal call for offers date is currently contemplated; however, this is subject to change based on ownership’s discretion and demand.

CONTACTS

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