

LINWOOD QUARTER

BRAND NEW LUXURY CONDO PORTFOLIO | URBAN CORE FORT WORTH | 2025 CONSTRUCTION

OFFERING MEMORANDUM

2820-2824 Weisenberger St. & 300-302 Foch St.,
Fort Worth, TX 76107

DAVIDSON BOGEL
INVESTMENT SALES

THE
ASHTON
AGENCY

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LINWOOD QUARTER

INVESTMENT SUMMARY

LOCATION:	2820-2824 Weisenberger St. & 300-302 Foch St., Fort Worth, TX 76107
PRICE	Market
PROFORMA NOI	\$466,656
CAP RATE	Market
PRICE - PER UNIT	Market
# OF UNITS	19
# OF BUILDINGS	4
SIZE	30,666 SF
OCCUPANCY	46.78%
UNIT SIZE	1,486 SF - 1,668 SF
AVERAGE RENT	\$2,994
AVERAGE RATE	\$1.88
LOT SIZE	± 22,266 SF / ± 0.51 AC
ZONING	UR - Urban Residential
APN	42715057 & 42717637

EXECUTIVE SUMMARY

DB2RE Investment Sales, in coordination with The Ashton Agency is pleased to present the Linwood Quarter Portfolio — a newly delivered, 19-unit luxury townhome portfolio in Fort Worth’s premier Linwood District at the heart of Fort Worth’s Cultural District. Completed in 2025, the Property spans four architecturally distinct buildings totaling 30,666 rentable square feet on 0.52 acres. Each 2-bedroom, 2.5-bath units (1,486–1,668 SF) that feature oversized two-car garages and high-end finishes including quartzite countertops, hardwood floors, custom cabinetry, GE stainless appliances and 10-foot ceilings, with select units offering rooftop terraces and skyline views. Currently 46.78% occupied, the Property offers immediate income with significant lease-up potential. The offering boasts tremendous flexibility in its ability to be run as a for rent project or can maximize value by the selling of individual units.

Situated steps from the W. 7th Entertainment District and the amenities of the Cultural District, Linwood Quarter is embedded in the city’s most walkable, amenity-rich corridor in the city. Supported by affluent demographics (avg. HH income \$120K+) and an explosion of growth and development, the fundamentals of the Property and underlying real estate is expected to continue to rise with growth of the District and the city of Fort Worth as a whole. The renter and buyer pool demand continues to increase due to nearby job and entertainment hubs, as well as proximity to TCU, the UNT Health Science Center, Medical District and Texas A&M School of Law. A rare combination of 2025 construction, institutional-quality design, prime infill location, and constrained new supply positions, the Linwood Quarter Portfolio is a highly differentiated and manageable value-add investment with numerous upside plays in both the short-term and long-term.

INVESTMENT SUMMARY

1

Brand New High-Quality Development

The Portfolio boasts a new high-quality construction condo / multi-family product within Fort Worth's highest-barrier submarket, the W. 7th District / Fort Worth Cultural District. The properties feature premium finishes and energy-efficient design, maximizing tenant appeal and minimizing capital expenditures far beyond an average hold period.

2

Immediate Upside Potential

At 46.78% occupancy, the Property provides immediate in-place income with the ability to reach full stabilization within 12 months or less. Furthermore, new ownership may look to maximize value further by selling individual condo units.

3

Irreplaceable Location within Fort Worth's Premier Live-Work-Play Corridor

Situated in the heart of the Linwood neighborhood, steps away from the lights and buzz of the W. 7th and the Cultural District, the Property benefits from one of the most walkable and amenity-rich environments in the DFW Metroplex.

4

Durable Demand Anchored by Finance, Education and Medical Institutions

Proximity to TCU, finance and banking jobs at the Crescent, UNT Health Science Center, the Medical District and Texas A&M School of Law provides a consistent pipeline of high-quality renters and buyers, supporting long-term stability for new ownership.

5

Affluent, High-Growth Demographics Supporting Rent Growth

Fort Worth has become the 10th largest city in the United States and remains one of the fastest growing major cities with 1 million residents plus in the nation. The surrounding trade area features excellent connectivity to greater Fort Worth and the DFW Metroplex. With immediate access to a population base with average household incomes exceeding \$120K in a 1 mile radius, the market is sustained by this deep and affluent renter base. Within a 3 & 5 mile radius, the Property boasts 8,645 to 14,617 businesses and 127,588 to 192,159 employees.

6

Located within a High-Growth Corridor Benefiting from Catalytic Investment

Surrounding mixed-use, commercial and multifamily development is accelerating submarket growth, driving rent appreciation and enhancing long-term exit optionality. For prospective investors seeking quality infill investments, the Linwood Quarter Portfolio provides new owners the rare opportunity to obtain a quality value-add investment within a high-growth / high-barrier market in one of the largest cities and metros in the nation.



PROPERTY DETAILS


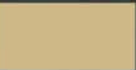


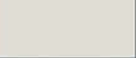
2820 & 2824 WEISENBERGER ST.

LOCATION:	2820 & 2824 Weisenberger St. Fort Worth, TX 76107, Tarrant County
PRICE	Market
PROFORMA NOI	\$300,853
CAP RATE	Market
PRICE - PER UNIT	Market
# OF UNITS	12
# OF BUILDINGS	2
SIZE	19,536 SF
OCCUPANCY	25.00%
YEAR BUILT	2025
UNIT SIZE	1,628 SF
AVERAGE RENT	\$3,083
AVERAGE RATE	\$1.89
LOT SIZE	14,200 SF / 0.3260 AC
ZONING	UR - Urban Residential
APN	42717637
LEGAL DESCRIPTION	Weisenberger Addition Block 6 Lot 14R



LINWOOD
QUARTER
FORT WORTH, TX

WEISENBERGER TOWNHOMES

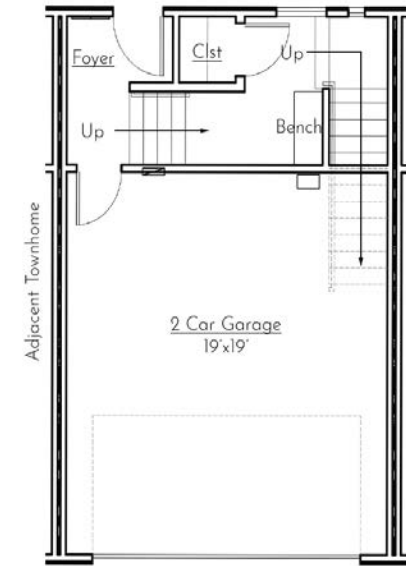
-  2820 Weisenberger
-  2824 Weisenberger
-  Landscape
-  Texas Native Landscaping
-  Sidewalks

Map Data: Imagery ©2025 Airbus, Maxar Technologies, Map Data ©2025 Google

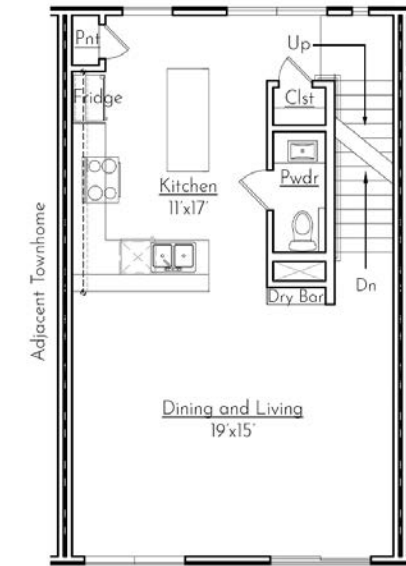
WEISENBERGER STREET

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Rogel Real Estate, LLC, 2026.

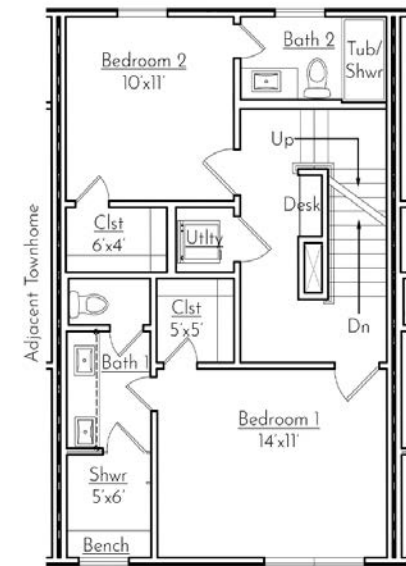
2820 & 2824 WEISENBERGER ST.



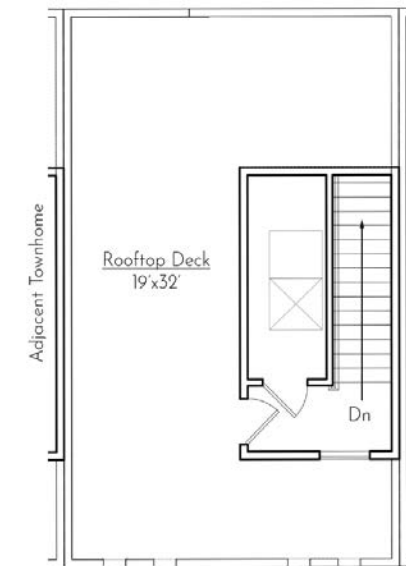
First Floor



Second Floor



Third Floor



Rooftop

PROPERTY DETAILS

300 & 302 FOCH ST.



LOCATION:	300 & 302 Foch St. Fort Worth, TX 76107, Tarrant County
PRICE	Market
PROFORMA NOI	\$165,803
CAP RATE	Market
PRICE - PER UNIT	Market
# OF UNITS	7
# OF BUILDINGS	2
SIZE	11,130 SF
OCCUPANCY	85.01%
YEAR BUILT	2025
UNIT SIZE	1,486 SF - 1,668 SF
AVERAGE RENT	\$2,950
AVERAGE RATE	\$1.87
LOT SIZE	8,066 SF / 0.185 AC
ZONING	UR - Urban Residential
APN	42715057
LEGAL DESCRIPTION	Linwood Addition Block 10 Lot 4R



LINWOOD QUARTER

FORT WORTH, TX

FOCH TOWNHOMES

-  300 Foch Street
-  302 Foch Street (no rooftops)
-  Landscape
-  Texas Native Landscaping
-  Sidewalks

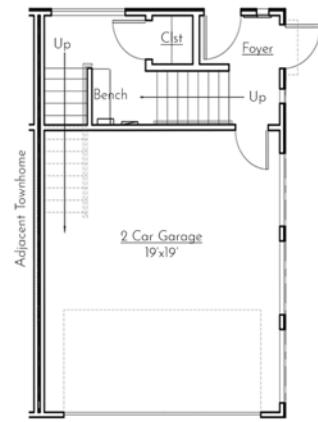
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300 & 302 FOCH ST.



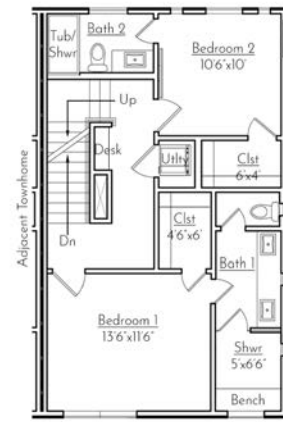
300 FOCH ST. | UNIT 110



First Floor



Second Floor

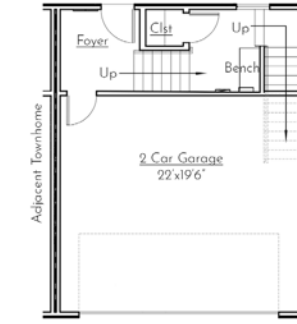


Third Floor

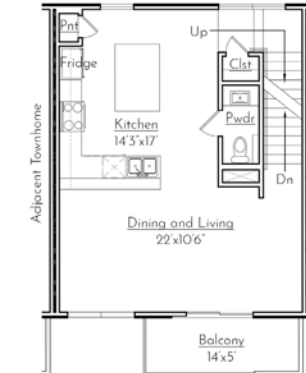


Rooftop

302 FOCH ST. | UNIT 160



First Floor

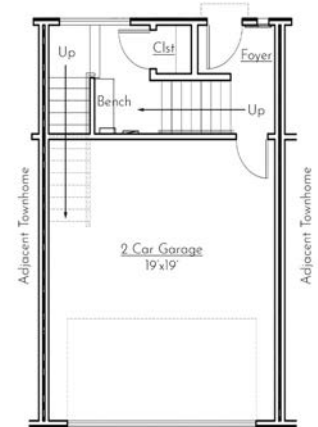


Second Floor

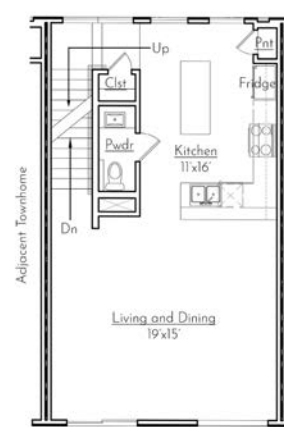


Third Floor

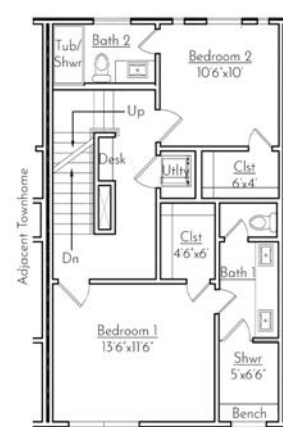
300 FOCH ST. | UNIT 120



First Floor



Second Floor

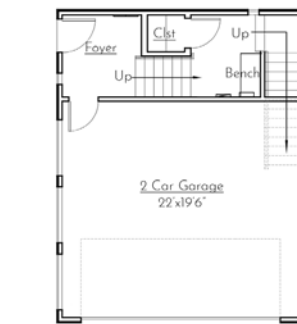


Third Floor

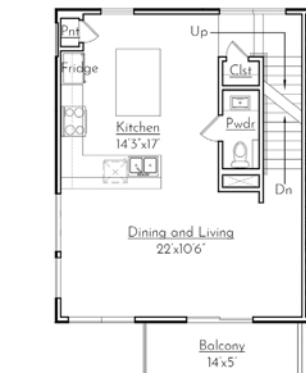


Rooftop

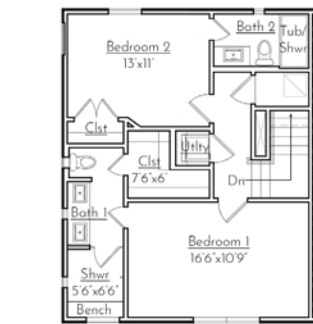
302 FOCH ST. | UNIT 170



First Floor



Second Floor



Third Floor

THE LUMEN



THE NOIR



THE TERRA



LINWOOD QUARTER

LOCATION OVERVIEW



AERIAL

PANTHER ISLAND

DOWNTOWN
FORT WORTH

NEAR SOUTHSIDE &
MEDICAL DISTRICT



JACKSONBO HIGHWAY

WEST LANCASTER AVENUE

LEFT BANK

WHITE SETTLEMENT
BUSINESS DISTRICT

THE FOUNDRY
DISTRICT

MONTGOMERY
PLAZA

TRINITY PARK

D||B

FOCH STREET

D||B

THE VAN ZANDT
(GOLDENROD)

W. 7TH ENTERTAINMENT
DISTRICT

WESTSIDE VILLAGE
DEVELOPMENT
(\$2BILLION+)

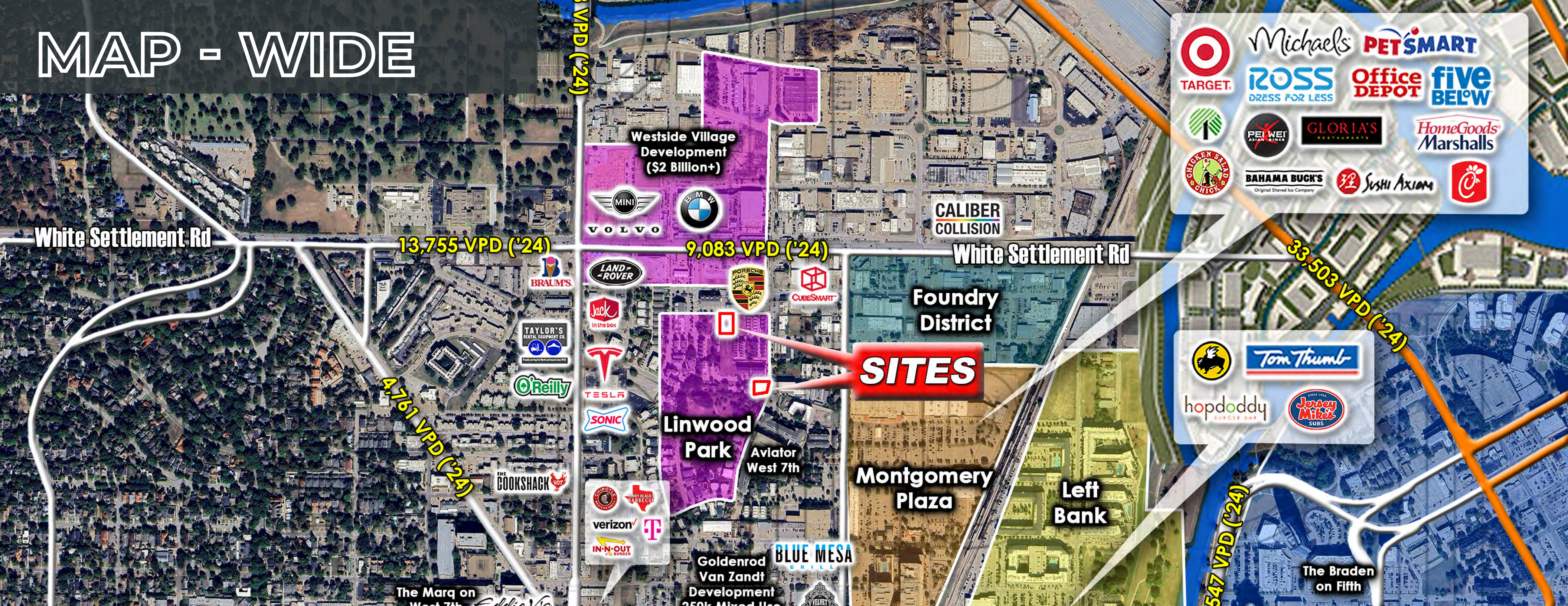
WESTSIDE DR.

WEST 7TH STREET

ONE UNIVERSITY
(GOLDENROD)

UNIVERSITY DRIVE

MAP - WIDE



MAP - CLOSE



QUALITY PAINTLESS DENT REMOVAL

Hond-Auto Specializing in Repair

Baseline Energy Services

STATION M&O GRILL

THE WEST WELLNESS & MASSAGE

BOB'S RECORDS

GL Seaman & Company

WILLIAM CAMPBELL GALLERY EST 1974

Safute WINE BAR

Weisenberger St

Foch St

Carpoll St

Linwood Park

SITES

SAFE HEARTH CHIMNEY SWEEP

Montgomery Plaza

CEDA

Wingate St

Streams & Valleys

KEY TITLE group

MANNA WORLDWIDE

Wingate St

Davita

RIVIAN



WESTSIDE VILLAGE DEVELOPMENT

Westside Village is a transformative ± \$2 billion, multi-phase master-planned development that will reshape Fort Worth's Cultural District and Near West Side over the next decade. Envisioned as a highly walkable urban district, the project will blend Class AA office, destination retail and dining, multifamily residential, and hospitality into one connected community.

At full buildout, Westside Village is planned to deliver approximately 880,000 square feet of Class AA office, roughly 238,000 square feet of retail and restaurant space, a 175-key hotel, and nearly 1,800 residential units.

The initial phase will be anchored by a +/- 100,000 square foot office building with active ground-floor retail and dining, establishing the design quality and energy for the larger district. Designed by Michael Hsu Office of Architecture with Corgan serving as Architect of Record, the first office building is intended to provide a premier workplace experience for both boutique and multi-floor tenants.

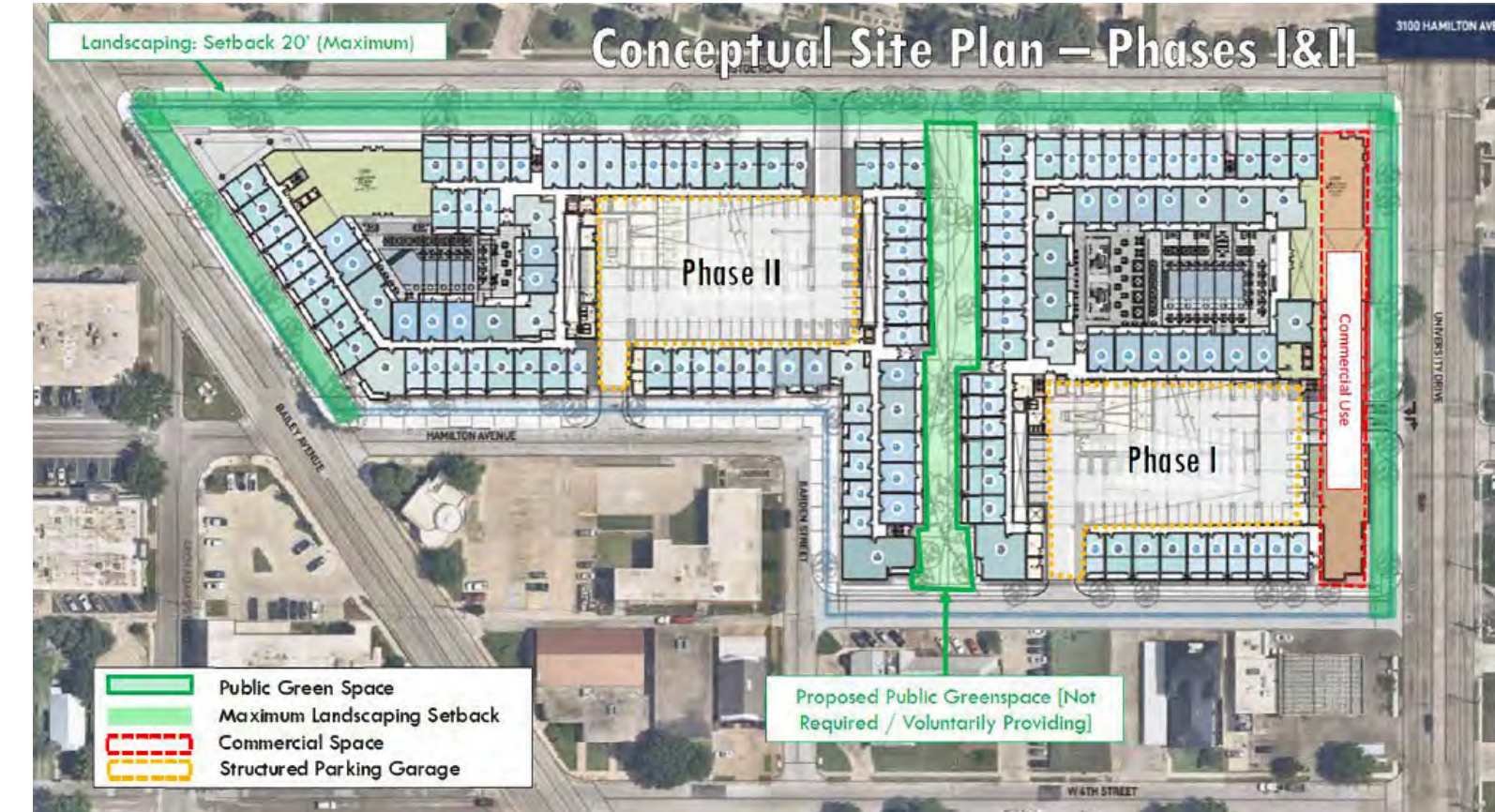
Development is expected to break ground in early 2026, with the first phase helping set a new benchmark for mixed-use development in Fort Worth. Ultimately, Westside Village is positioned to become one of the city's next major economic and lifestyle destinations.



THE SPRINGS DEVELOPMENT

The Springs District is a large-scale, mixed-income multifamily redevelopment located at 3100 Hamilton Avenue in Fort Worth, Texas, just north of the West 7th entertainment district. The project is a partnership between Dallas-based Ojala Partners LP and Fort Worth Housing Solutions, the city's public housing authority, and received unanimous approval from the Fort Worth City Council in November 2024. The development will replace the existing 1962-era Springs apartment complex with approximately 900 new units across five-story buildings, with half of the units offered at market rate and the remaining half reserved for tenants earning below 80% of the area median income. The redevelopment also includes 5,000 square feet of ground-level retail along University Drive, adding a mixed-use component to the project.

Demolition of the existing structures and Phase 1 construction — comprising roughly 350 units — are both slated to begin in 2026, with Phase 1 completion targeted for that same period. Phase 2 is expected to commence in 2029, with the final phase of development, Phase 3, set to begin in 2031, bringing the project to full buildout. Upon completion, The Springs District will significantly increase residential density in one of Fort Worth's most active urban corridors, representing a major reinvestment in workforce and mixed-income housing near the city's core.



THE VAN ZANDT & ONE UNIVERSITY DEVELOPMENT

Van Zandt

The Van Zandt is a \$145 million mixed-use development at 2816 West 7th Street in Fort Worth's Cultural District, at the intersection of West 7th and Foch. Developed by Goldenrod Companies, the eight-story project will deliver 100,000 SF of Class AA office, 226 apartments, and 13,000 SF of retail. Construction began in August 2025 and is expected to complete by year-end 2026, with an estimated 20-month timeline and \$110 million construction cost per permit filings. Alongside One University, the development represents part of a combined \$400 million investment in the Cultural District.

One University

One University is a \$255 million mixed-use development at 3001 Morton Street in Fort Worth's Cultural District, directly across from the Modern Art Museum. Developed by Goldenrod Companies, the project will feature 115,000 SF of Class AA office, 242 apartments, a 176-key Autograph Collection hotel (The Tycoon), 10,000 SF of retail, and an 800-space parking garage. Construction is expected to commence approximately four months after The Van Zandt, with completion required by year-end 2027 to qualify for up to \$19.65 million in city incentives. Together with The Van Zandt, the development reflects Goldenrod's vision to transform the Cultural District into a walkable, urban live-work-play environment comparable to Uptown Dallas.

Van Zandt



One University



DFW MARKET OVERVIEW

The Dallas/Fort Worth Metroplex (DFW) is a dynamic 12-county region made up of Dallas, Fort Worth, and another 150 municipalities. The DFW Metroplex is the largest urban agglomeration in Texas and the fourth largest in the United States, spanning 9,286 square miles with a population of approximately 7.1 million people. As the fourth fastest growing region in the United States, the DFW population in 2016 was 33.6% higher than in 2000 according to data from Nielson Claritas; by the year 2030, it is projected that over 10.5 million people will be living in the Metroplex, according to the Dallas Regional Chamber.

The DFW region is the most economically diverse in the state of Texas. The GDP of North Texas is estimated to be \$486 Billion, and if DFW were a state, it would be the 9th largest in the Nation and 23rd largest country in the world, behind Taiwan. Twenty Fortune 500 companies have their headquarters in DFW. The Metroplex is connected to the world by the Nation's fourth busiest airport and is served by 55 international flights. DFW has the largest workforce in the state of Texas, totaling over 3.51 million people, and 34.20% of the population 25 and older have a bachelor's degree or higher. In DFW, there are 33 colleges and universities, 157 public school districts, and 96 public charter schools, according to the North Texas Commission. Dallas/Fort Worth consistently ranks as a top market for job growth over the short and long term due to its central location, pro-business environment, and a strong economy.

Historically a leader concerning job growth, DFW added 717,000 jobs since 2010 and 120,500 jobs in 2016 alone, equating to a 3.50% increase to the employment base. Dallas/Fort Worth and Texas continuously maintain an unemployment rate lower than the National Average (4.30%).

#1

REAL ESTATE MARKET

#1

BEST STATES & CITIES FOR GROWTH

#1

MSA FOR PROJECT-ED POPULATION GROWTH

20.40%

POPULATION GROWTH FROM 2010 - 2020

#1

MARKET FOR DOING BUSINESS (17 YEARS IN A ROW)

3.40%

UNEMPLOYMENT RATE

#2

IN THE NATION IN POST-COVID JOB RECOVERY

72%

OF DFW HIGHER EDUCATED GRADUATES STAY & WORK IN THE REGION

(6TH HIGHEST IN U.S.)

#3

IN THE COUNTRY FOR PERFECT JOB GROWTH (14.90% GROWTH FROM DEC. 2015 - DEC. 2020)

98.1

LOW COST OF DOING BUSINESS

(98.1 OUT OF 100)

#3

RANK OF FORTUNE 100 COMPANIES IN THE U.S. (52+ MORE COMING!)

DFW METROPLEX

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION:	10,027	97,460	261,776
POPULATION GROWTH RATE:	2.73%	1.11%	0.63%
TOTAL HOUSEHOLDS:	6,330	41,212	97,664
HOUSEHOLD GROWTH RATE:	3.40%	1.77%	1.14%
AVERAGE HOUSEHOLD INCOME:	\$120,093	\$109,925	\$98,526
MEDIAN AGE:	34.4	35.7	33.9
BUSINESSES:	1,310	8,645	14,617
EMPLOYEES:	15,611	127,588	192,159
% WHITE:	66.5%	52.7%	44.1%
% HISPANIC	20.6%	44.8%	51.2%
% BLACK:	8.6%	9.6%	11.9%



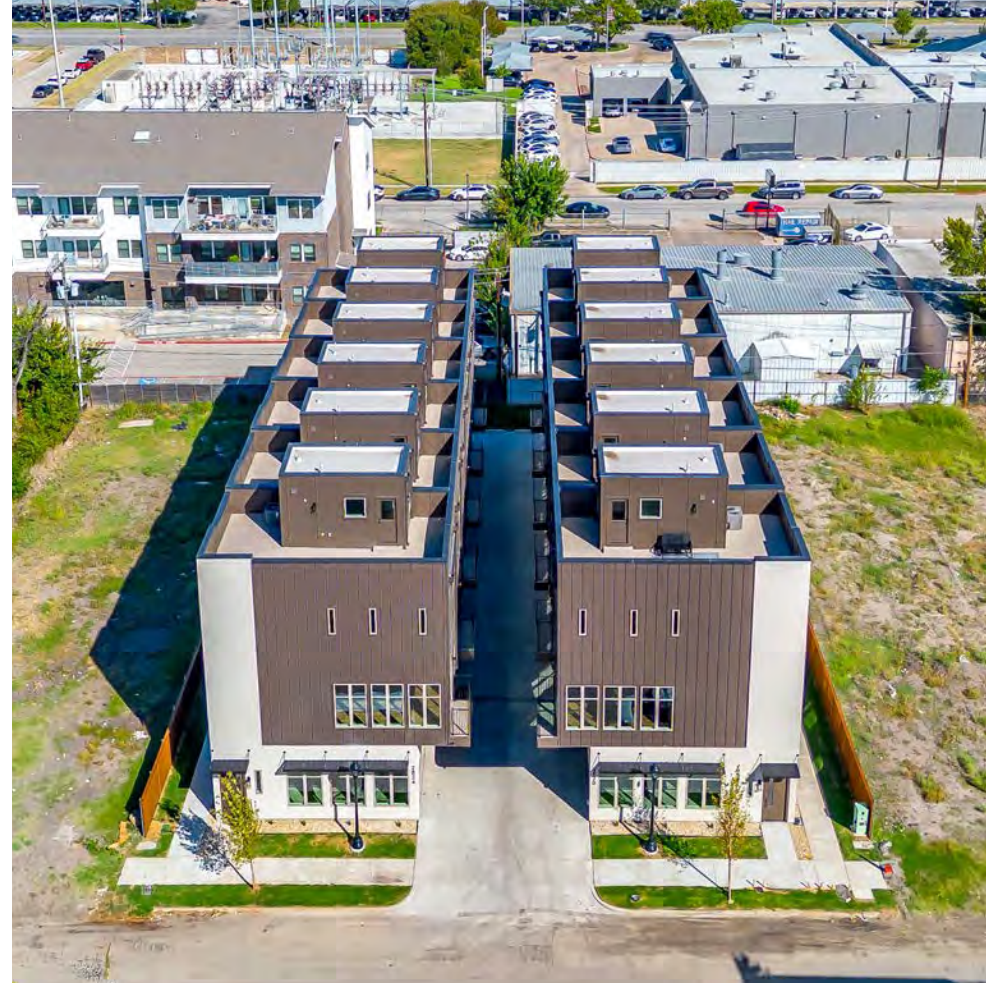
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ZONING	UR - Urban Residential
APN	42717637
LEGAL DESCRIPTION	Weisenberger Addition Block 6 Lot 14R



Floor Plan	Average GLA	Total GLA	Pro-Rata	# Units	# Units Leased	Available SF	Avg Rate	Avg PSF	Total Rev	% of Rev
Noir	1,628	6,512	33.33%	4	1	4,884	\$3,100	\$1.90	\$37,200	33.51%
Lumen	1,628	6,512	33.33%	4	1	4,884	\$3,050	\$1.87	\$36,600	32.97%
Terra	1,628	6,512	33.33%	4	1	4,884	\$3,100	\$1.90	\$37,200	33.51%
Totals / Averages	1,628	19,536	100.00%	12	3	14,652	\$3,083	\$1.89	\$111,000	100.00%

FOCH ST.

LOCATION:	300 & 302 Foch St. Fort Worth, TX 76107, Tarrant County
PRICE	Market
PROFORMA NOI	\$165,803
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APN	42715057
LEGAL DESCRIPTION	Linwood Addition Block 10 Lot 4R



Floor Plan	Average GLA	Total GLA	Pro-Rata	# Units	# Units Leased	Available SF	Avg Rate	Avg PSF	Total Rev	% of Rev
Noir	1,607	4,822	43.32%	3	3	0	\$2,983	\$1.86	\$107,400	50.56%
Lumen	1,577	3,154	28.34%	2	2	0	\$2,950	\$1.87	\$70,800	33.33%
Terra	1,577	3,154	28.34%	2	1	1,668	\$2,850	\$1.92	\$34,200	16.10%
Totals / Averages	1,587	11,130	100.00%	7	6	1,668	\$2,950	\$1.87	\$212,400	100.00%

RENT ROLL

TENANT	SUITE	FLOOR PLAN	GLA	RENT ROLL		LEASE TERM		MINIMUM RENT			TOTAL REVENUE	% OF REV
				%		IN	END	MONTHLY	ANNUAL	PSF		
Primary Area												
Tenant Occupied	300 - 110	Noir	1,668	5.44%		12/25	12/26	\$3,150	\$37,800	\$1.89	\$37,800	5.53%
Tenant Occupied	300 - 120	Lumen	1,668	5.44%		12/25	07/26	\$3,050	\$36,600	\$1.83	\$36,600	5.36%
Tenant Occupied	300 - 130	Noir	1,668	5.44%		11/25	11/26	\$3,000	\$36,000	\$1.80	\$36,000	5.27%
Available	300 - 140	Terra	1,668	5.44%		-	-	\$3,000	\$36,000	\$1.80	\$36,000	5.27%
Tenant Occupied	302 - 150	Terra	1,486	4.85%		03/26	03/27	\$2,850	\$34,200	\$1.92	\$34,200	5.00%
Tenant Occupied	302 - 160	Noir	1,486	4.85%		06/26	07/27	\$2,800	\$33,600	\$1.88	\$33,600	4.92%
Tenant Occupied	302 - 170	Lumen	1,486	4.85%		04/26	04/27	\$2,850	\$34,200	\$1.92	\$34,200	5.00%
Tenant Occupied	2820 - 100	Terra	1,628	5.31%		05/26	05/27	\$3,100	\$37,200	\$1.90	\$37,200	5.44%
Available	2820 - 102	Lumen	1,628	5.31%		-	-	\$3,000	\$36,000	\$1.84	\$36,000	5.27%
Available	2820 - 104	Noir	1,628	5.31%		-	-	\$3,000	\$36,000	\$1.84	\$36,000	5.27%
Available	2820 - 106	Terra	1,628	5.31%		-	-	\$3,000	\$36,000	\$1.84	\$36,000	5.27%
Tenant Occupied	2820 - 108	Lumen	1,628	5.31%		02/26	02/27	\$3,050	\$36,600	\$1.87	\$36,600	5.36%
Available	2820 - 110	Noir	1,628	5.31%		-	-	\$3,000	\$36,000	\$1.84	\$36,000	5.27%
Tenant Occupied	2824 - 100	Noir	1,628	5.31%		04/26	07/27	\$3,100	\$37,200	\$1.90	\$37,200	5.44%
Available	2824 - 102	Terra	1,628	5.31%		-	-	\$3,000	\$36,000	\$1.84	\$36,000	5.27%
Available	2824 - 104	Lumen	1,628	5.31%		-	-	\$3,000	\$36,000	\$1.84	\$36,000	5.27%
Available	2824 - 106	Noir	1,628	5.31%		-	-	\$3,000	\$36,000	\$1.84	\$36,000	5.27%
Available	2824 - 108	Terra	1,628	5.31%		-	-	\$3,000	\$36,000	\$1.84	\$36,000	5.27%
Available	2824 - 110	Lumen	1,628	5.31%		-	-	\$3,000	\$36,000	\$1.84	\$36,000	5.27%
TOTALS:			30,666	100%				\$56,950	\$683,400	\$1.86	\$683,400	100%

INCOME & EXPENSES

	IN-PLACE	PSF	PER UNIT	% of EGR
INCOME				
BASE RENT	\$683,400	\$22.29	\$35,968	100.00%
TOTAL POTENTIAL RENT	\$683,400	\$22.29	\$35,968	100.00%
EXPENSE REIMBURSEMENTS				
TOTAL EXPENSE REIMBURSEMENTS	\$0	\$0.00	\$0	0.00%
OTHER REVENUE				
TOTAL OTHER REVENUE	\$0	\$0.00	\$0	0.00%
TOTAL GROSS REVENUE	\$683,400	\$22.29	\$35,968	100.00%
EFFECTIVE GROSS REVENUE (EGR)	\$683,400	\$22.29	\$35,968	100.00%
OPERATING EXPENSES				
TOTAL COMMON AREA MAINTENANCE	\$17,073	\$0.56	\$899	2.50%
TOTAL MANAGEMENT FEE	\$54,672	\$1.78	\$2,877	8.00%
TOTAL INSURANCE	\$31,000	\$1.01	\$1,632	4.54%
TOTAL REAL ESTATE TAXES	\$114,000	\$3.72	\$6,000	16.68%
TOTAL OPERATING EXPENSES	\$216,745	\$7.07	\$11,408	31.72%
NET OPERATING INCOME:	\$466,656	\$15.22	\$24,561	68.28%

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this file. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction. The Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigators to determine the accuracy of the Submission Items. Davidson & Bogal Real Estate, LLC 2020

EXPIRATION SCHEDULE

TENANT	SUITE	AREA	%	RENT	EXPIRATION	AVAILABLE	MTM	2026	2027	2028	2029	2030	2031
Available	2820 - 104	1,628	5.44%	\$3,000	-	1,628							
Available	2820 - 106	1,628	5.44%	\$3,000	-	1,628							
Available	2820 - 110	1,628	5.44%	\$3,000	-	1,628							
Available	2824 - 102	1,628	0	\$3,000	-	1,628							
Available	2824 - 104	1,628	0	\$3,000	-	1,628							
Available	2824 - 106	1,628	0	\$3,000	-	1,628							
Available	2824 - 108	1,628	0	\$3,000	-	1,628							
Available	2824 - 110	1,628	0	\$3,000	-	1,628							
Tenant Occupied	300 - 130	1,668	5.44%	\$3,000	11/22/26			1,668					
Tenant Occupied	300 - 110	1,668	5.44%	\$3,150	12/8/26			1,668					
Tenant Occupied	300 - 120	1,668	5.44%	\$3,050	7/1/26			1,668					
Tenant Occupied	2820 - 108	1,628	5.44%	\$3,050	2/16/27				1,628				
Tenant Occupied	302 - 150	1,486	5.44%	\$2,850	3/23/27				1,486				
Tenant Occupied	302 - 170	1,486	5.44%	\$2,850	4/1/27				1,486				
Tenant Occupied	2824 - 100	1,628	5.44%	\$3,100	7/31/27				1,628				
Tenant Occupied	2820 - 100	1,628	5.44%	\$3,100	5/1/27				1,628				
Tenant Occupied	302 - 160	1,486	5.44%	\$2,800	7/15/27				1,486				
TOTAL EXPIRATION AREA						16,320	0	5,004	9,342	0	0	0	0
CUMULATIVE EXPIRATION AREA						0	0	5,004	14,346	14,346	14,346	14,346	14,346
PERCENT OF TOTAL PROPERTY						53.22%	0.00%	16.32%	30.46%	0.00%	0.00%	0.00%	0.00%

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this file. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction. The Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigators to determine the accuracy of the Submission Items. Davidson & Bonal Real Estate, LLC 2026

LINWOOD QUARTER

MARKET OVERVIEW



Any projections used are based on current market conditions and are not a guarantee of future performance. We make no guarantee or warranty regarding the information contained in this report. You should always perform a detailed, independent investigation of the property to determine whether a market exists and the accuracy of the information contained in this report. The information contained in this report is for informational purposes only and is not intended to be used as a basis for investment decisions. The information contained in this report is not a representation or warranty of the accuracy of the information contained in this report. The information contained in this report is not intended to be used as a basis for investment decisions. The information contained in this report is not intended to be used as a basis for investment decisions. Davidoff & Bonnell Real Estate LLC, 2024.

TEXAS MARKET OVERVIEW



2ND FASTEST GROWING
ECONOMY IN THE U.S.



TOP STATE FOR
JOB GROWTH



**NO STATE
INCOME TAX**

50

FORTUNE 500
COMPANIES CALL
TEXAS HOME



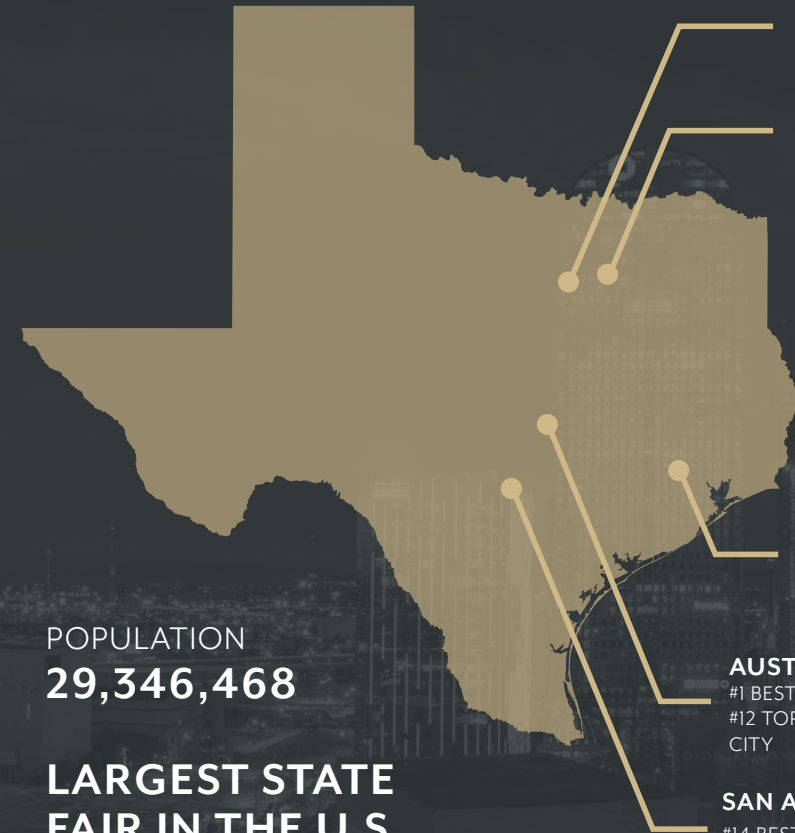
**BEST STATE
FOR BUSINESS**

FOR THE 17TH YEAR IN A
ROW BY CHIEF EXECUTIVE
MAGAZINE



**DALLAS/FORT WORTH
INTERNATIONAL AIRPORT**
2ND MOST PASSENGER VOLUME
IN THE WORLD

**DALLAS LOVE FIELD
INTERNATIONAL AIRPORT**
HOME TO THE NATIONS LARGEST
DOMESTIC AIRLINE



FORT WORTH
MORE THAN 8.8 MILLION
VISITORS ANNUALLY
DALLAS
#1 FASTEST GROWING
HOUSING MARKET 2018
#1 TOP 20 BUSINESS-
FRIENDLY CITY

HOUSTON
#2 FASTEST GROWING
HOUSING MARKET 2018
#7 TOP 20 BUSINESS-
FRIENDLY CITY

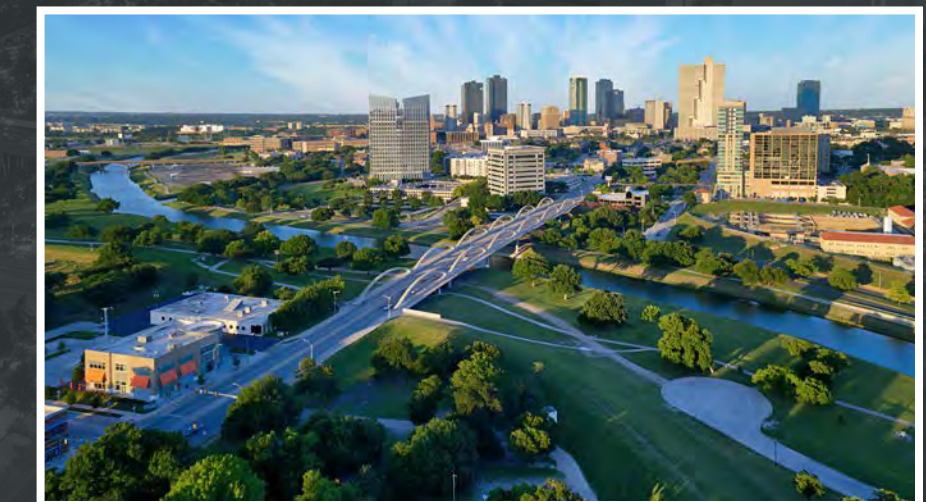
AUSTIN
#1 BEST PLACE TO LIVE 2018
#12 TOP 20 BUSINESS-FRIENDLY
CITY

SAN ANTONIO
#14 BEST PLACE TO LIVE 2018

POPULATION
29,346,468



**LARGEST STATE
FAIR IN THE U.S.**
STATE FAIR OF TEXAS



Investing in commercial real estate in Texas is a strategic decision due to several compelling factors. Texas boasts a robust economy with strong job growth, a business-friendly environment, and a rapidly growing population, all of which drive demand for commercial properties (Texas Real Estate Research Center) (Real Estate Insights). Major cities like Dallas, Houston, Austin, and San Antonio are experiencing significant commercial development, providing a diverse range of investment opportunities from office spaces to retail and industrial properties (Texas Real Estate Research Center).

The state's favorable tax policies, including no state income tax, further enhance its appeal to businesses and investors (Real Estate Insights). Additionally, Texas has a relatively lower cost of living and operating costs compared to other major U.S. markets, making it an attractive destination for corporate relocations and expansions (Ramsey Solutions). With ongoing infrastructure improvements and a proactive approach to economic development, Texas is positioned for sustained growth, making it a prime location for commercial real estate investments (Texas Real Estate Research Center) (Ramsey Solutions).

LINWOOD QUARTER

DISCLAIMER



DB2RE Investment Sales exclusively presents the listing of Linwood Quarter (“Property”) for your acquisition. The owner is offering for sale the Property through its exclusive listing with the team.

DB2RE Investment Sales and owner provides the material presented herein without representation or warranty. A substantial portion of information must be obtained from sources other than actual knowledge and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the parties involved as to price or terms before sale, to withdrawal of the Property from the market, and to other events beyond the control of DB2RE Investment Sales or owner. No representation is made as to the value of this possible investment other than hypothetical scenarios. It is encouraged that you or any of your affiliates consult your business, tax and legal advisors before making a final determination of value or suitability of the Property for acquisition.

As a condition of DB2RE Investment Sales’ consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by DB2RE Investment Sales, owner or agents of either of these parties regarding the Property—it is required that you agree to treat all such information confidentially.

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.
TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
MICHAEL CAMERON DEPTULA	622382	CDEPTULA@DB2RE.COM	214-526-3626
LICENSED SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
BLAKE SCHUR	788497	BSCHUR@DB2RE.COM	214-526-3626
LICENSED SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE



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.

The Ashton Agency Real Estate LLC	9009009	office@theashtonagency.com	817-266-1009
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Ashton Theiss	0642760	ashton@theashtonagency.com	817-243-6075
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Kolby Stewart	0639074	kolby@theashtonagency.com	970-749-7404
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Ashton Theiss	0642760	ashton@theashtonagency.com	817-243-6075
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

LISTING TEAM

CAMERON DEPTULA
Director - Investment Sales

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CDeptula@db2re.com



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Associate

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Broker

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