



**OFFERING MEMORANDUM
768 BANDIT TRAIL @ DAVIS**

**INCOME PRODUCING INVESTMENT
PROPERTY WITH ADDITIONAL LAND**

**CAP RATE 7.5% * VINTAGE OFFICE AND
NEW PARKING LOT \$595,000 * LONG
TERM NAME BRAND TENANT .468
ACRES.**

**PLUS, 1 ACRE OF LAND \$705,000
ALLOWING FOR EXPANSION. SOLD
TOGETHER; 1.468 ACRES.**

**SOLD TOGETHER: LAND AND INCOME
PRODUCING PROPERTY \$1,300,000.00**

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RE/MAX DFW COMMERCIAL

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IMPORTANT INVESTMENT FACTORS:

- * STRATEGICALLY LOCATED AT THE CORNER OF DAVIS BLVD., & BANDIT TRAIL, 1.468 ACRES**
- * 5-YEAR LEASE WITH NATIONAL BRAND TENANT, ALLOWING TWO 5-YEAR OPTIONS TO RENEW @ MARKET RATE. WITH 2% INCREASES EACH YEAR.**
- * VALUE IN THE LOCATION, NEWLY REMODELED VINTAGE OFFICE BUILDING, NATIONAL BRAND TENANT, AND VALUE IN THE REMAINING LAND. HIGH IDENTITY CORNER LOT, DAVIS & BANDIT TRAIL, KELLER, TX.**
- * PRIVATE PARKING, 10 FREE SURFACE SPACES, RATIO APPROX.5.7/1000. PRIVATE OFFICE BUILDING, 1,947/SF.**
- * BUILDING ADORNS SERENE SURROUNDINGS, WITH VISIBILITY FROM DAVIS & BANDIT TRAIL.**
- * PRIME CORNER, THIS SITE IS LIKE NO OTHER, A MUST SEE!**



PROPERTY NOTES



Sale price: 1.3 million



Price includes updated Building, AC, updated parking & new city fire code/parking survey.
5 Yr. lease with National brand tenant, 2 options to renew @ market rate.



Legal Description: Lot 1 BLK A, Bandit Office Park



Sale Type: Investment



Building Type:
Zoned Office/Medical



Year Built: 1940, renovated 2009, and 2022



Metro Market: Dallas/ Ft. Worth



Submarket:
Midcities
Westlake/Grapevine



AERIAL OF THE PROPERTY

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Another View



ENTRANCE PRIVATE PARKING



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**ENTRY UPDATES
HAVE BEEN MADE
FOR THE TENANT.
DESK AND CABINETS
REMOVED**

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Inside the Office...

Once you enter the reception / work area, the hallway leads to the private offices, open conference area, restroom, kitchen, and break area.



LOCATION AERIAL



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Demographic Summary Report

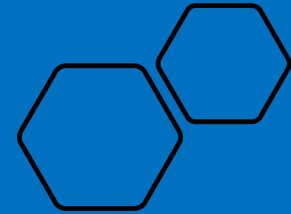
768 Bandit Trl, Keller, TX 76248

Building Type: Class B Office
 Class: B
 RBA: 1,947 SF
 Typical Floor: 1,947 SF

Total Available: 0 SF
 % Leased: 100%
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	8,565	78,316	231,640
2022 Estimate	7,915	73,297	216,885
2010 Census	6,103	62,595	185,842
Growth 2022 - 2027	8.21%	6.85%	6.80%
Growth 2010 - 2022	29.69%	17.10%	16.70%
2022 Population by Hispanic Origin			
2022 Population	7,915	73,297	216,885
White	6,696 84.60%	63,382 86.47%	184,457 85.05%
Black	302 3.82%	2,659 3.63%	11,080 5.11%
Am. Indian & Alaskan	29 0.37%	391 0.53%	1,453 0.67%
Asian	663 8.38%	4,969 6.81%	13,961 6.44%
Hawaiian & Pacific Island	8 0.10%	80 0.11%	375 0.17%
Other	218 2.75%	1,796 2.45%	5,559 2.56%
U.S. Armed Forces	5	48	115
Households			
2027 Projection	2,684	26,437	81,549
2022 Estimate	2,481	24,753	76,469
2010 Census	1,908	21,063	65,861
Growth 2022 - 2027	8.18%	6.80%	6.64%
Growth 2010 - 2022	30.03%	17.41%	16.11%
Owner Occupied	2,394 96.49%	22,569 91.18%	62,063 81.16%
Renter Occupied	88 3.55%	2,185 8.83%	14,406 18.84%
2022 Households by HH Income			
Income: <\$25,000	59 2.38%	959 3.87%	4,623 6.05%
Income: \$25,000 - \$50,000	60 2.42%	1,838 7.43%	8,821 11.54%
Income: \$50,000 - \$75,000	157 6.33%	2,266 9.15%	10,516 13.75%
Income: \$75,000 - \$100,000	198 7.98%	1,983 8.01%	8,630 11.29%
Income: \$100,000 - \$125,000	179 7.22%	2,363 9.55%	7,635 9.98%
Income: \$125,000 - \$150,000	210 8.47%	2,346 9.48%	7,024 9.19%
Income: \$150,000 - \$200,000	395 15.93%	3,814 15.41%	9,512 12.44%
Income: \$200,000+	1,222 49.27%	9,183 37.10%	19,708 25.77%
2022 Avg Household Income	\$212,602	\$181,897	\$149,276
2022 Med Household Income	\$197,721	\$158,141	\$118,482



Year	Rental Income	Tax	Water / Sewer / Garbage	NOI
1	\$ 58,410.00	\$ 16,183.82	\$ 890.70	\$ 41,335.48
2	\$ 60,162.30	\$ 16,183.82	\$ 890.70	\$ 43,087.78
3	\$ 61,967.17	\$ 16,183.82	\$ 890.70	\$ 44,892.65
4	\$ 63,826.18	\$ 16,183.82	\$ 890.70	\$ 46,751.66
5	\$ 65,740.97	\$ 16,183.82	\$ 890.70	\$ 48,666.45

- 5-YEAR TERM WITH 2% INCREASES EACH YEAR
- TWO 5-YEAR OPTIONS TO RENEW * YEAR THREE, 7.5% CAP RATE, \$595,000, WITH INCREASES EACH YEAR!

IBS

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Information About Brokerage Services

Texas law requires all real estate licensees 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date

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