

INVESTMENT OPPORTUNITY



6710 Hawks Creek Avenue

\$2,295,000.00

6.22 % CAP

5,891 Sq. Ft. Retail Building | Westworth Village, Texas (DFW)

- Fully Occupied Multi-Tenant Unit | 5,941 SF
- Long-Term National Credit Tenants
 - United State Military Recruiting Offices
 - Edward Jones
- Passive Ownership - All Tenants Have NNN Leases
- High Traffic Location (43,920 VPD at the intersection)

PROPERTY OVERVIEW

6710 Hawks Creek Ave is fully leased with 2 long-term tenants. Located in an affluent and flourishing suburban community of Westworth Blvd and with high visibility along Highway 183, this property is only a few minutes away from heavily populated residential areas such as Westover Hills and Burton Hills. The US Navy installation shares its location with Lockheed Martin and is the home of the new F-35 Lightning Joint Strike Fighter.



INVESTMENT HIGHLIGHTS



- West Fort Worth, specifically Westworth Village, has an expanding economy supported by the Joint Reserve Base of Fort Worth. The US Navy installation shares its location with Lockheed Martin and is the home of the new F-35 Lightning Joint Strike Fighter.
- This 5,891 square foot building is strategically located in a heavily populated residential areas such as Westover and Burton Hills and has a high visibility along Highway 183.
- This investment office building was built in 2008 and became the home of The Joint Recruiting office for all branches of the United States Military and Edward Jones. Both have occupied the building since construction was complete in 2008. Both executed long term lease extensions at the beginning of 2023.
- These national credit tenants ensure a reliable and stable income stream for the property. Their strong financial backgrounds reduce the risk of lease defaults, providing peace of mind to owners while attracting more foot traffic and enhancing property value.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**INVESTMENT
OPPORTUNITY**

INVESTMENT OVERVIEW



INVESTMENT OVERVIEW SUMMARY

Sales Price	\$2,295,000.00
Price Per Square Foot	\$389.58
Cap Rate	6.22%

OPERATING DATA

Operating Expenses (Fully Reconciled)	\$111,382.56
Net Operating Income (2024 Base Rent Schedule Income)	\$142,687.00
Terms	Cash At Closing

2024 SCHEDULED BASE RENT

SUITE	6710	6712	BUILDING
Tenant Name	Edward Jones	US Government	Totals
Base Rent per square foot	\$24.00	\$24.33	
Lease Type	NNN	Gross	
Initial Lease Execution Date	2008	5/18/2007	
Leasable Square Footage	1,391	4,500	5,891
Pro Rata Share (%)	24.26%	75.74%	100%
Most recent lease renewal	1/3/2023	11/30/2022	
Current renewal expiration	2/29/2028	11/29/2027	
Annual base rent	\$33,382.08	\$109,485.00	\$142,867.08

SITE

OVERVIEW

NOI: \$142,687.00

**Retail and office power center
National tenant adjacency**

High traffic location

Building Area: 5,891 sft

Land Area 0.53 Acres

Year Built 2008

NEIGHBOURING RETAILERS

- ALDI
- Arby's
- At&t
- Burger King
- Del Taco
- Electrify America
- GameStop
- Lowe's
- McDonald's
- Sam's Club
- Smoothie King
- Starbucks Coffee
- Supercuts
- T-Mobile
- Verizon Wireless
- Walmart Supercenter



DEMOGRAPHIC

O V E R V I E W



Investment Opportunity: Strategically positioned in densely populated residential neighborhoods like Westover and Burton Hills, this 5,891 sqf building boasts excellent visibility along Highway 183.

- Constructed in 2008, this investment office building has served as the headquarters for The Joint Recruiting office, accommodating all branches of the United States Military, as well as Edward Jones. Both tenants have remained in the building since its completion and recently renewed their lease agreements for the long term, extending into 2023.

Premier Location: Situated in the heart of Westworth Village, Texas, the Shoppes of Hawks Creek enjoys a prime location for attracting customers and businesses.

- Its central position within the municipality ensures visibility and accessibility to both locals and visitors.

Vibrant Atmosphere: The center boasts lush landscaping and charming architecture, creating a lively and welcoming ambiance for shoppers.

- These aesthetic features contribute to a positive shopping experience and encourage prolonged visits.

Anchor Tenants: With major retailers like Walmart Supercenter, Sam's Club, and Starbucks as anchor tenants, the Shoppes of Hawks Creek ensures a steady flow of customers.

- These renowned brands attract a diverse range of shoppers, boosting foot traffic and sales for smaller businesses within the center.

Income Generation: The diverse mix of major retailers guarantees a consistent stream of clientele, presenting a stable income-generating opportunity.

- This stability is attractive to investors seeking reliable long-term returns on their investment.

Investment Appeal: The Shoppes of Hawks Creek offer an appealing investment opportunity with the potential for ongoing success and financial growth.

- Its established presence, prime location, and diverse tenant mix make it an attractive prospect for investors.

Retail Diversity: The center features a diverse array of retailers, from national brands to local boutiques, catering to varied consumer preferences.

- This diversity enhances the shopping experience and encourages repeat visits from a wide range of shoppers.

AREAL OVERVIEW



BUILDING GALLERY



BUILDING GALLERY



DEMOGRAPHIC

OVERVIEW

Demographics	1 Mile	3 Miles	5 Miles
Population	3,528	71,533	223,597
Households Units	2,239	31,568	85,758
Average Household Income	\$58,095	\$52,718	\$58,317
Total Household Expenditure	\$327.03 MM	\$1.91 B	\$5.37 B

NEIGHBOURING RETAILERS

- ALDI
- Arby's
- At&t
- Burger King
- Del Taco
- Electrify America
- GameStop
- Lowe's
- McDonald's
- Sam's Club
- Smoothie King
- Starbucks Coffee
- Supercuts
- T-Mobile
- Verizon Wireless
- Walmart Supercenter

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- Health Care & Social Assistance (200)
- Manufacturing (150)
- Retail Trade (100)
- Construction (100)
- Educational Services (125)
- Transportation & Warehousing (125)
- Finance & Insurance (50)
- Real Estate, Rental & Leasing (45)
- Wholesale Trade (45)
- Public Administration (40)
- Accommodation & Food Service (115)
- Arts, Entertainment & Recreation (65)
- Professional, Scientific & Technical (80)
- Administrative & Waste Management (40)
- Information Services (35)

LOCATION OVERVIEW

Tarrant County

Texas

2.08M Population

West Fort Worth- Westworth Village

Be apart of the strong retail and office presence here!



The city of Westworth Village is located in Tarrant County, Texas.

Westworth Village features beautiful neighborhoods, a rapidly-expanding tax base, low taxes, recently-upgraded city infrastructure, excellent financial condition, Hawks Creek Golf Club, a responsive government, and ... a lot of wonderful people! It has excellent and professional city staff, a wonderful small-town police force, and a city government that is both proactive in its planning and responsive to its citizens. Westworth Village has a strong diverse heritage - from the original ranchers to the US military families. All the residents celebrate their collective diversity and enjoy a positive community spirit.

CONTACT I N F O R M A T I O N



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CALL FOR ADDITIONAL INFORMATION

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I look forward to working with you. Please contact me for a meeting



