### INVESTMENT орровтиміту





# 6710 Hawks Creek Avenue

### \$2,295,000.00

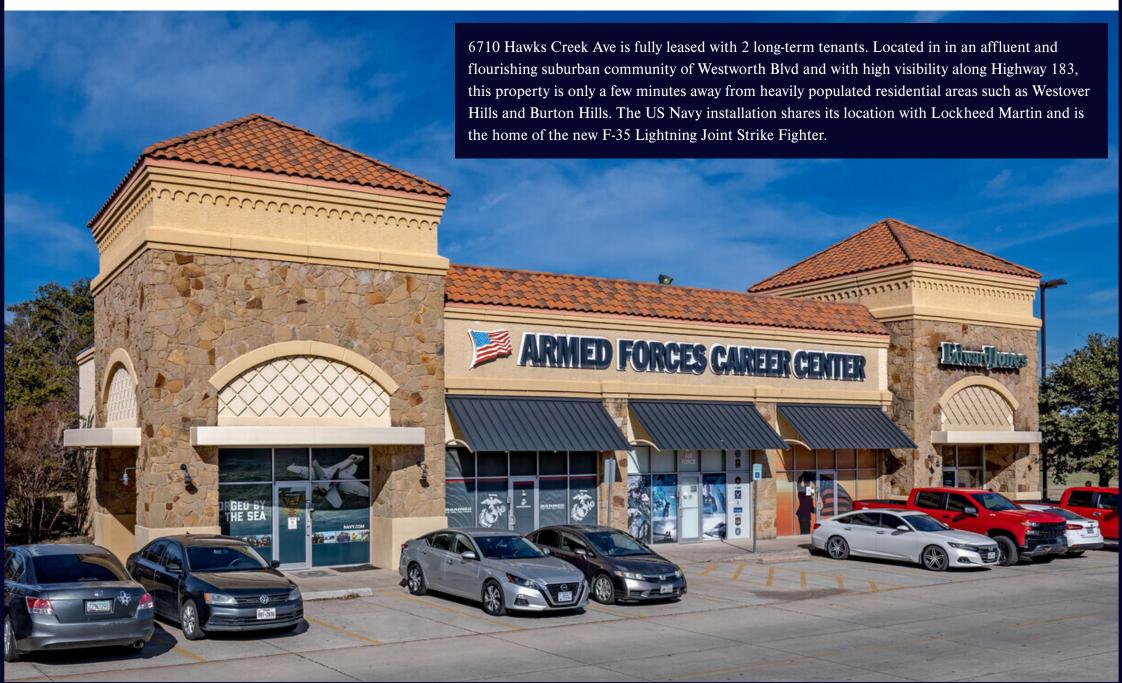
**6.22 % CAP** 5,891 Sq. Ft. Retail Building | Westworth Village, Texas (DFW)

- 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

PROPERTY





# 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 overview



### **INVESTMENT OVERVIEW SUMMARY**

Sales Price	\$2,295,000.00			
Price Per Square Foot	\$389.58			
Cap Rate	6.22%			
<b>OPERATING DATA</b>				
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

# AREA RETAIL LOGO MAP

AREA MAP





# SITE O V E R V I E W

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**

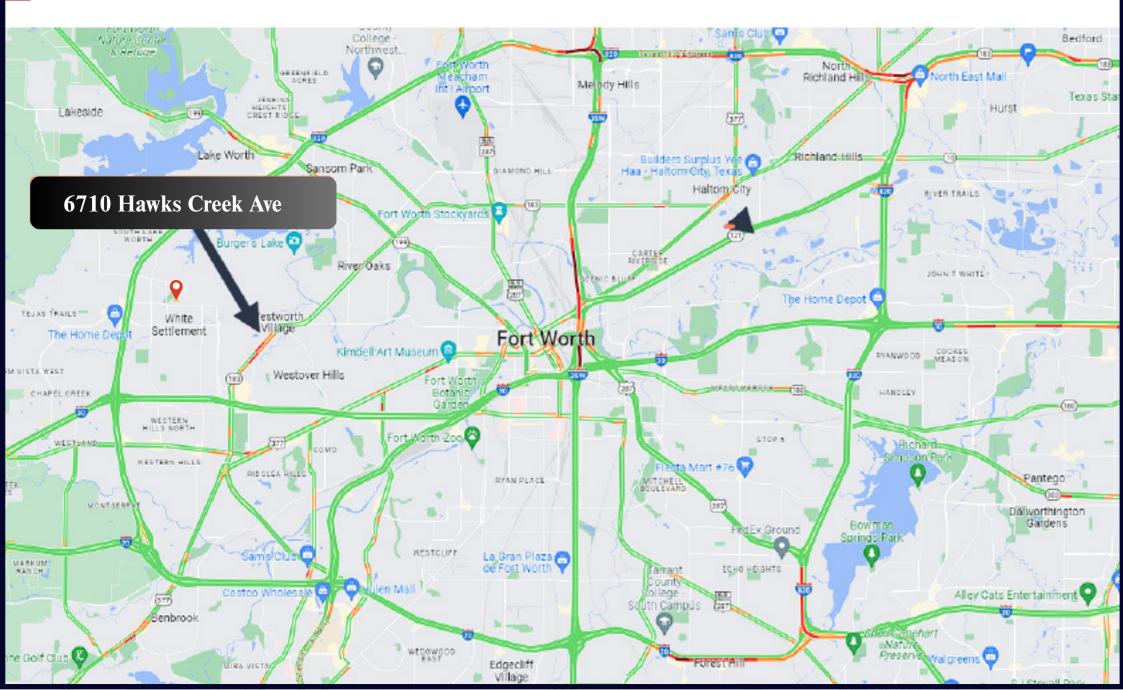
- ALDI
- Arby's
- At&t
- Burger King
- Del Taco
- Electrify America
- GameStop
- Lowe's
- McDonald's
- Sam's Club
- Smoothie King
- Starbucks Coffee
- Supercuts
- T-Mobile
- Verizon Wireless
- Walmart Supercenter





# LOCATION overview





# DEMOGRAPHIC overview



**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.

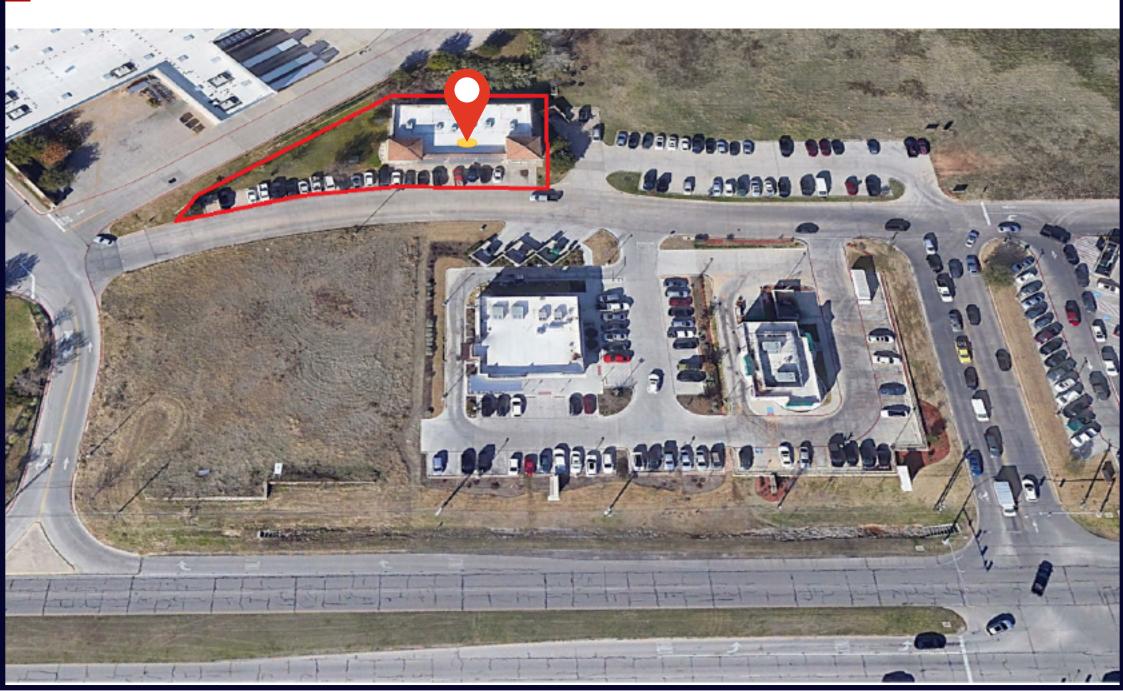
• Its established presence, prime location, and diverse tenant mix make it an attractive prospect for investors.

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.







# BUILDING GALLERY

GALLERY





# BUILDING gallery











# DEMOGRAPHIC overview



Demographics		1 Mile	3 Miles	5 Miles	
					NEIGHBOURING RETAILERS
Population		3,528	71,533	223,597	
Households Units		2,239	31,568	85,758	
		2,237	51,500	00,700	• ALDI
Average Household Income		\$58,095	\$52,718	\$58,317	• Arby's
					<ul><li>At&amp;t</li><li>Burger King</li></ul>
Total Household Expenditure		\$327.03 MM	\$1.91 B	\$5.37 B	<ul> <li>Del Taco</li> </ul>
					• Electrify America
					<ul><li>GameStop</li><li>Lowe's</li></ul>
					<ul><li>Lowe's</li><li>McDonald's</li></ul>
<b>ECONOMIC DRIVERS</b> (NUMB	ER OF EMPLOYEES	)			• Sam's Club
					Smoothie King
					• Starbucks Coffee
• Health Care & Social Assistance (200)	• Transportation & Wa	rehousing (125)	Accommodation	on & Food Service (115)	• Supercuts
• Manufacturing (150)	• Finance & Insurance	(50)	• Arts, Entertain	nment & Recreation (65)	• T-Mobile
• Retail Trade (100) • Real Estate, Rental & Leasing (45) • Professional, Scientific & Technical (80)		• Verizon Wireless			
• Construction (100)	• Wholesale Trade (45)	)	Administrative & Waste Management (40)		• Walmart
• Educational Services (125)	• Public Administration	n (40)	• Information Se	ervices (35)	Supercenter

# LOCATION overview

OVERVIEW





# 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 INFORMATION



We offer a complete spectrum of commercial real estate services. IDFW Commercial Real Estate provides Commercial Brokerage and Development Services in industrial, office, retail, land, senior living, and tenant/buyer representation. Transparancy& Honesty is our policy!

### **CALL FOR ADDITIONAL INFORMATION**

# **CAMERON POPE**

752 N Main ST. #2132 Mansfield, TX, 76063 (862) 554 - 4598 cameron@idfw.net

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





# **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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Buye	r/Tenant/Seller/Landlord Initial	s Date	

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