

FOR SALE

Gaines Real Estate Company

WESTERN HILLS SHOPPING CENTER

8600-8751 Camp Bowie West, Fort Worth TX 76116

GAINES



Property Highlights:

- High Activity Center with Strong Complementary Mix of Tenants
- Energy Efficiency Roof Installed 2017
- National Credit Tenant Anchored
- Excellent Visibility on HWY 80
- Includes Three Pad Sites including Sonic, Taco Casa and Twice the Ice
- Below Market Rents
- Priced Significantly below Replacement

Property Information:

Asking price	\$4,700,000
Current Cap Rate:	9.18
Pro Forma Cap Rate:	12.3
Building size:	± 81,725 SF
Land Size:	± 9.15 Acres
Zoning:	Commercial



The information above was obtained from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, prior sale, or withdrawal without notice.

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Gaines Real Estate Company

A Licensed Real Estate Broker

Investment Real Estate Marketing and Management







