



OFFERING MEMORANDUM



320 N JIM WRIGHT FREEWAY
WHITE SETTLEMENT, TX 76108



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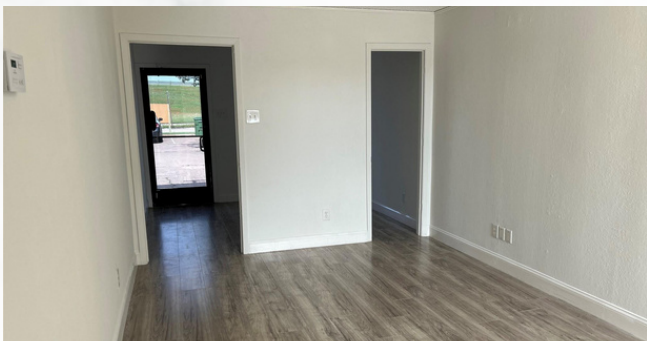


BUILDING DETAILS & DESCRIPTION

- **OWNER FINANCING AVAILABLE**
- Highly visible commercial property located directly off Loop 820
- Fully occupied building generates over \$22,000 in annual gross income
- Tenants currently on month-to-month leases, giving the new owner maximum flexibility
- This property must be sold together with 324 N. Jim Wright Freeway
- The site offers excellent visibility and consistent high traffic
- Professionally managed, and the existing management company can continue under new ownership for a seamless transition
- Leases and P&L statements available upon request
- Property is listed under a single TAD account
- Bldg SF: 1,610
- Yr Built: 1983
- Listing Price: \$315,000
- Located just minutes from Lockheed Martin, a billion-dollar employer, and seconds from Loop 820, with quick access to I-30 and I-35, this location is unbeatable for visibility and convenience.



PHOTOS



**AMERIPLEX
REALTORS, INC.**

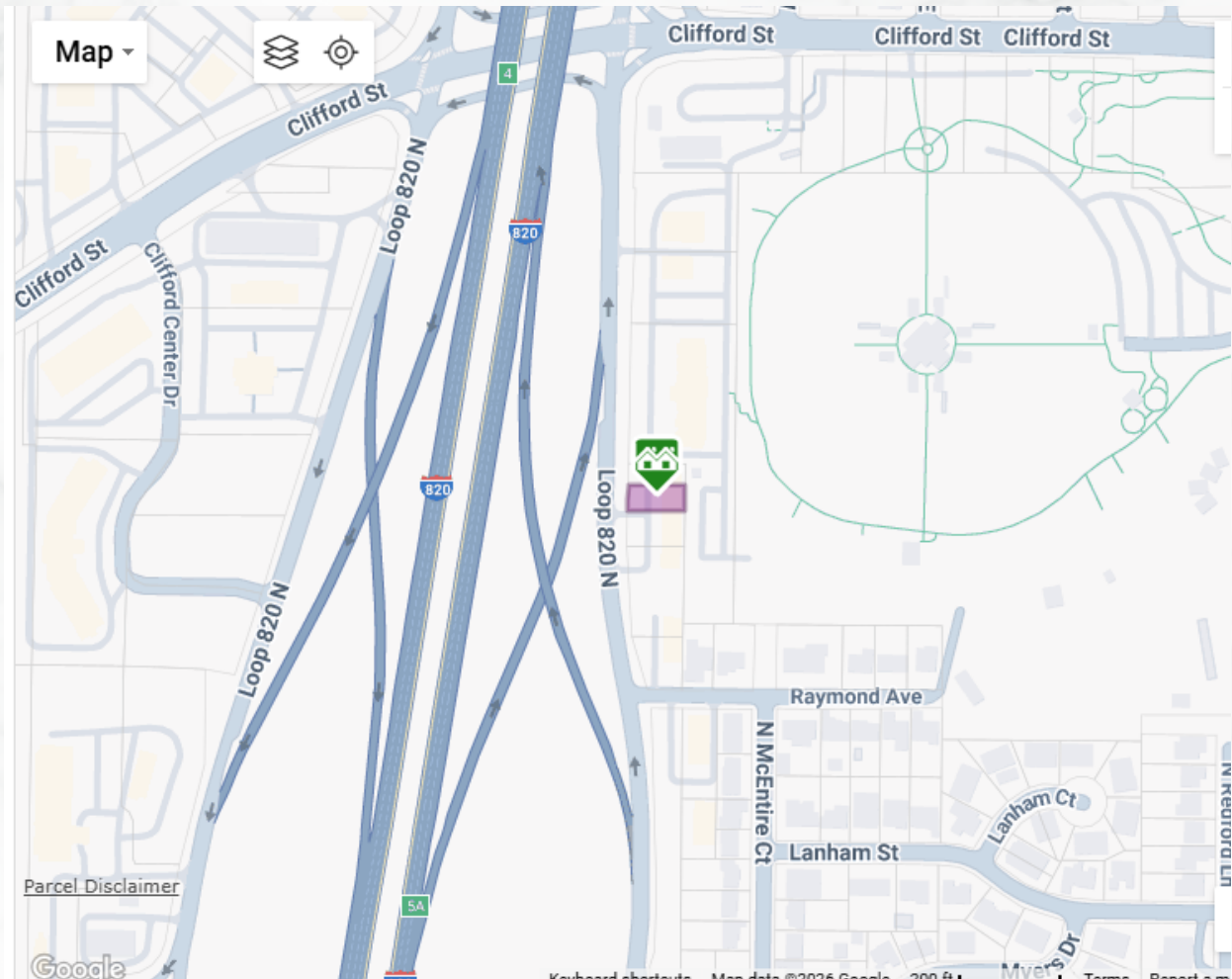


Home ★ Commercial ★ Ranch

www.ameriplexrealtors.com

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SITE LOCATION





DEMOGRAPHICS AND ECONOMY

White Settlement, TX, is a diverse suburb of Fort Worth with a population around 18,000, a significant military presence (near NAS JRB Fort Worth), and a generally stable economy driven by Retail Trade, Manufacturing, and Healthcare, though facing typical challenges like poverty (around 10%) and an aging infrastructure, with efforts focused on improving quality of life, education, and local development, according to various sources including Census data and local reports.

- **Population:** Approximately 18,000-19,000, with slight recent fluctuations
- **Median Age:** Median age around 36 years
- **Employment:** High employment rate (around 97.5%) with a workforce of over 8,000.