



426 S. Henderson Street | Fort Worth, Texas 76104

1990 CONSTRUCTION

CALL FOR PRICING

ABSOLUTE NNN LEASE

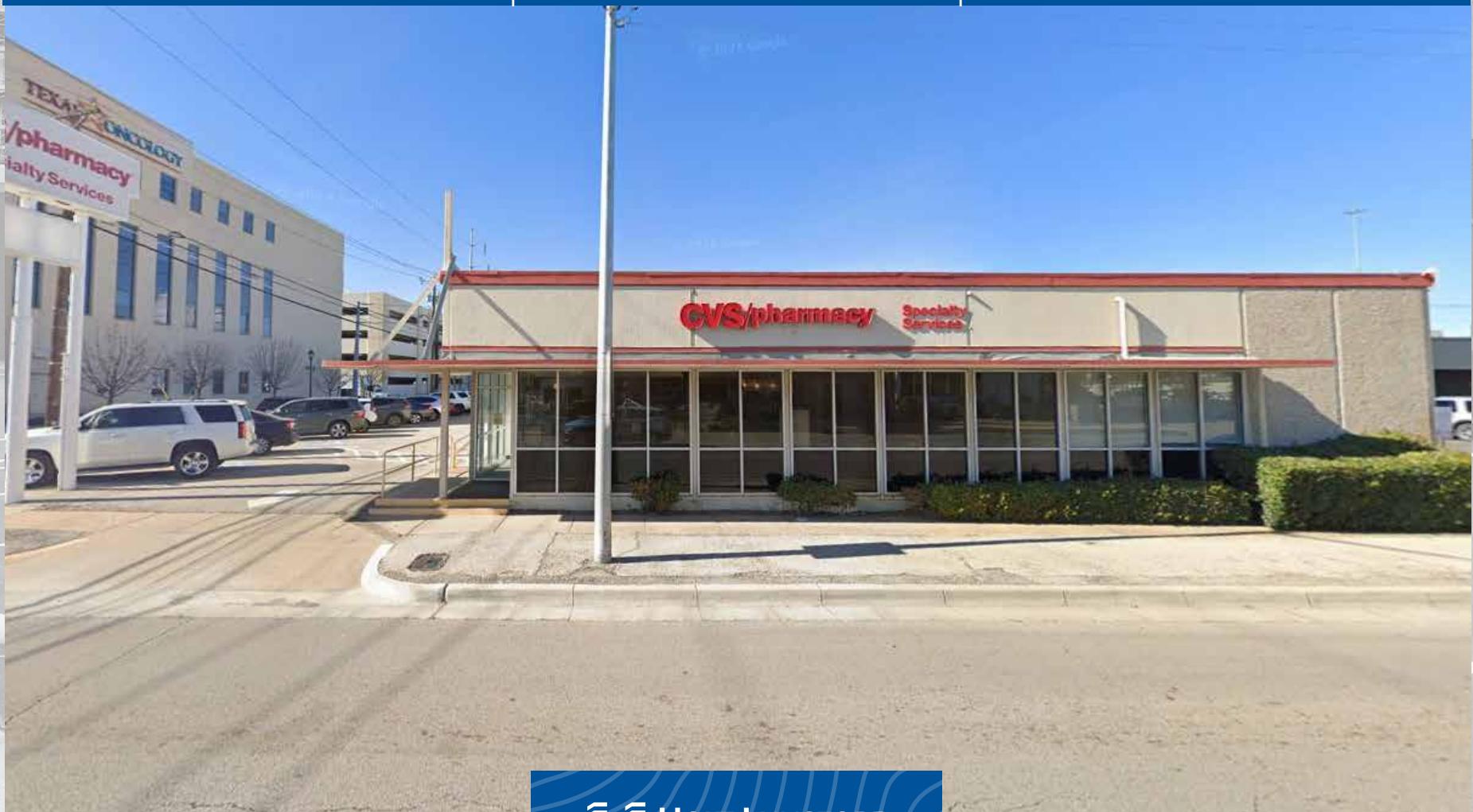


Table of Contents

- 4 The Offering
- 5 Demographics
- 6 Tenant Overview
- 7 Market Overview
- 8 Regional Map
- 9 Amenity Map
- 10 Disclaimer
- 11 Contacts

EXCLUSIVELY LISTED BY:

MAIN CONTACTS

Vic Meyer
P: (817) 710-1113
vmeyer@holtlunsford.com

Reilly Clark
P: (817) 632-6157
rclark@holtlunsford.com

Ross Moncrief
P: (817) 632-6154
rmoncrief@holtlunsford.com



The Offering

PRICE
\$2,451,428.57

CAP RATE
7.00%

NOI
\$171,600.00

INVESTMENT HIGHLIGHTS

High-Growth

The metro is expected to add nearly 290,200 people through 2025, resulting in the formation of roughly 118,200 households.

426 S Henderson Street represents a prime investment opportunity in Fort Worth's dynamic near Southside

Situated in Fort Worth's bustling Near Southside neighborhood, it is ideally positioned within a rapidly growing medical and office corridor.

The demand for medical office space in Fort Worth is strong, driven by the city's increasing population & the ongoing expansion of healthcare services

Office and medical office vacancy rates in the Near Southside district have remained relatively low compared to broader Fort Worth submarkets.

Close proximity to many notable shopping centers, including Clearfork, Trinity Commons, and Chapel Hill Shopping Center

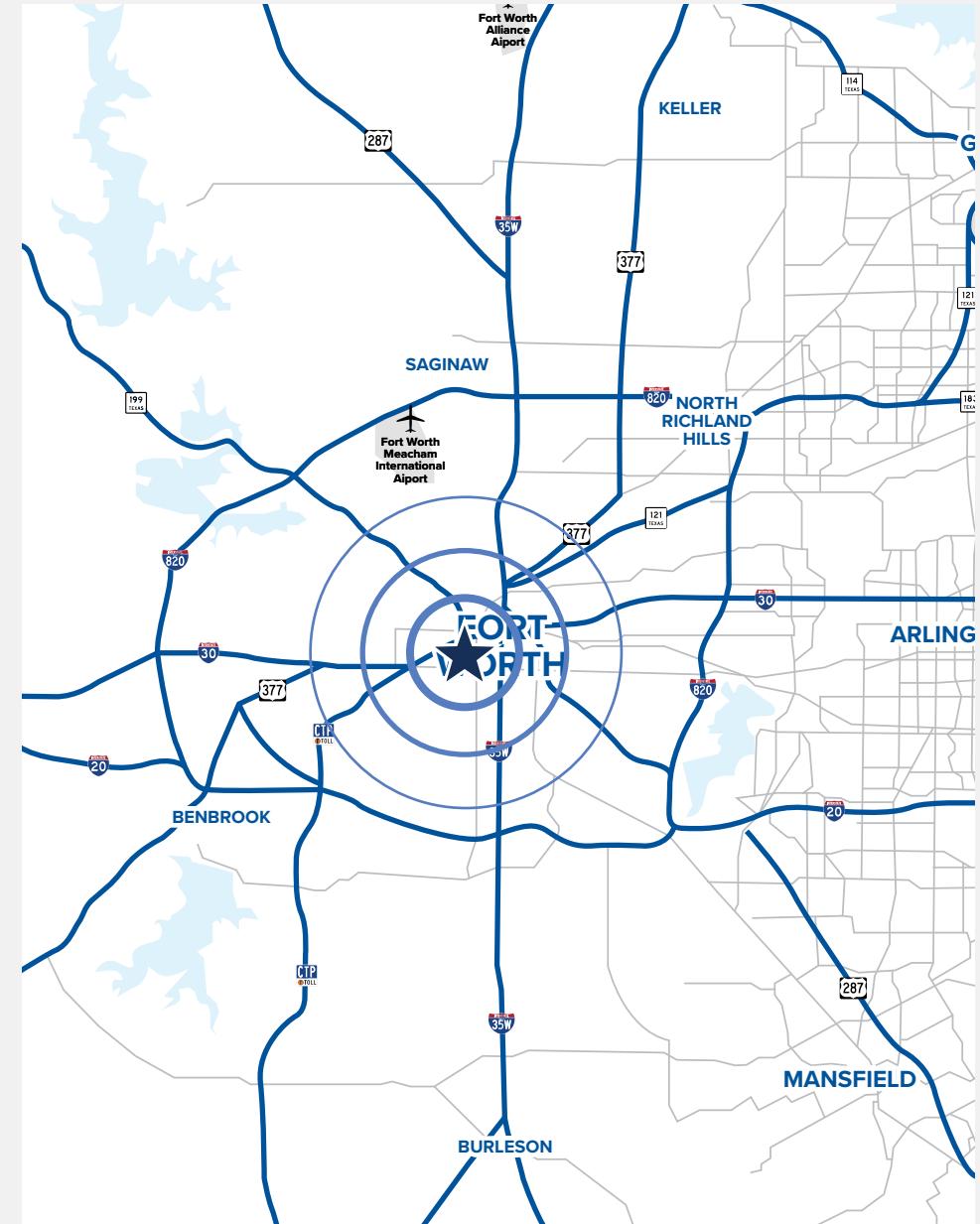
The Near Southside's profile as a preferred location for office and medical tenants is expected to grow.



Demographics

426 S. HENDERSON STREET | 5

VARIABLE	ONE MILE	THREE MILES	FIVE MILES
POPULATION			
2020 Population	41,747	280,165	923,496
2024 Population	51,655	302,376	967,415
2029 Population Projection	56,114	321,581	1,023,926
Annual Growth 2020-2024	5.9%	2.0%	1.2%
Annual Growth 2024-2029	1.7%	1.3%	1.2%
HOUSEHOLDS			
2020 Households	18,153	96,976	332,312
2024 Households	23,039	106,620	349,216
2029 Household Projection	25,124	113,874	370,223
Annual Growth 2020-2024	5.1%	2.3%	1.7%
Annual Growth 2024-2029	1.8%	1.4%	1.2%
Avg Household Size	1.90	2.60	2.70
Avg Household Vehicles	1.00	2.00	2.00
HOUSING			
Median Home Value	\$382,451	\$198,903	\$226,219
Median Year Built	2001	1964	1982
Owner Occupied Households	7,668	56,039	199,960
Renter Occupied Households	17,456	57,834	170,263
HOUSEHOLD INCOME			
< \$25,000	4,782	22,904	60,522
\$25,000 - 50,000	4,491	25,913	82,918
\$50,000 - 75,000	3,470	19,735	66,429
\$75,000 - 100,000	3,043	12,284	45,857
\$100,000 - 125,000	2,091	8,054	33,922
\$125,000 - 150,000	1,005	4,476	19,182
\$150,000 - 200,000	1,641	4,830	19,533
\$200,000+	2,517	8,424	20,852
Avg Household Income	\$93,147	\$80,197	\$81,341
Median Household Income	\$66,068	\$55,352	\$60,893





WEBSITE

cvs.com

INDUSTRY

Healthcare & Pharmacy

OVERVIEW

CVS Health is one of the largest pharmacy and healthcare providers in the United States, operating over 9,900 retail locations nationwide. Known for its full-service pharmacy services and a range of health and wellness products, CVS provides a trusted and essential service to communities across the country. Their presence at 410 S Henderson St aligns well with Fort Worth's growing healthcare corridor, offering convenient access to pharmacy services for local residents and professionals.

FINANCIAL STRENGTH

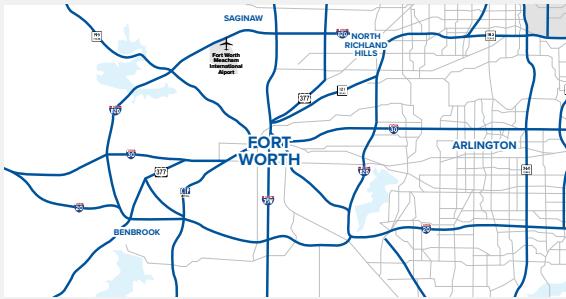
As a publicly traded Fortune 500 company (NYSE: CVS), CVS Health has consistently demonstrated financial stability and growth. With a revenue of over \$300 billion and a credit rating of investment grade, CVS is a reliable and valuable tenant for any property portfolio.

TENANT HIGHLIGHTS

- Nationally recognized brand with a diverse portfolio of services, including prescription fulfillment, over-the-counter medications, and health consultations.
- Proven track record of success and longevity in the healthcare sector.
- Enhances the property's tenant mix by offering convenient, essential services to the surrounding community.

Market Overview

426 S. HENDERSON STREET | 7 



2024 Growth Rate

1.23%

(101,000 New Residents)

Growth Since 2000

62.63%

(2,487,000 New Residents)

Population

8.1 Million

The Dallas/Fort Worth metroplex is the fourth-most populous metro in the U.S.

The metro area has an aggregate of nearly 8.1 million residents. It is composed of 13 counties stretching nearly 10,000 square miles. The city of Dallas houses 1.3 million people, followed by Fort Worth with 997,000 residents. Strong job gains continually draw new residents to the region. Recently, Collin and Denton counties have received the

majority of growth. To accommodate the additional traffic, the region's transportation network is evolving. The expansion of the transportation network is vital to supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro's numerous corporations and expanding array of industries.

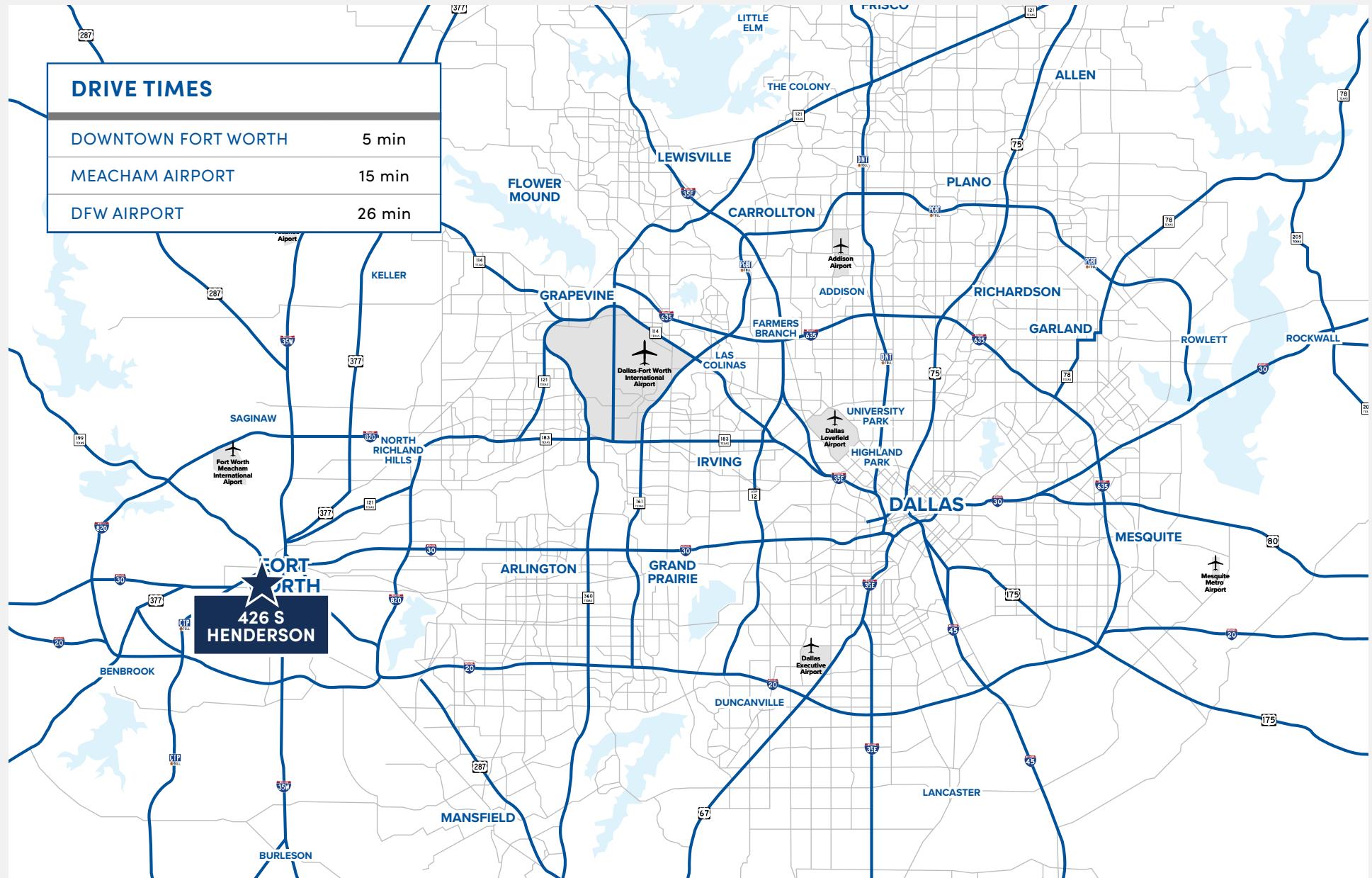
High-Growth

The metro is expected to add nearly 290,200 people through 2025, resulting in the formation of roughly 118,200 households.



Regional Map

426 S. HENDERSON STREET | 8 



Amenity Map

426 S. HENDERSON STREET | 9 



Albritton's Finer Dry Cleaners
BlackBox
Bombay Grill
Buttons
Central Market
Chik-Fil-A
The Container Store
Cost Plus World Market
Cousin's Cleaners
Curvy Closet Boutique
Feastivities Gourmet To-Go
Flippin' Pizza
Flying Fish

Fort Worth Barber Shop
King Korn
McDonald's
Men's Warehouse
Mi Cocina
Nekter Juice Bar
New Balance
Oolasues Boutique
Pho Noodle & Grill
Potbelly Sandwich Shop
Pulido's Mexican Restaurant
Railhead Smokehouse
Rainbow Advertising Printing & Promotions

SpringHill Suites
Starbucks
Swiss Pastry Shop
Subway
Sushi-Axiom
Taco Bell
Taqueria Melis
Thai Terrace
Thailicious
TownePlace Suites
Vickery Boulevard Cafe
Whataburger

Ampersand
Avoca Coffee Roasters
Bar Louie
Chills360
Chimy's
Chuy's
Cork & Pig Tavern
Crockett Row at West 7th
la Familia Mexican
Farrington Field
Fireside Pies
Fred's Texas Cafe
Hatsuyuki Handroll Bar
J. Rae's Bakery
Juice Junkies
Kona Grill
LA Fitness
Landmark Bar & Kitchen
Magnolia Motor Lounge
MASH'D
Modern Art Museum
Momma's Cleaners
Movie Tavern West 7th
Natural Grocers
OMG Tacos
Oni Ramen
Pakpao
Pho District Vietnamese Street Food
la Piazza
Quikset Jewelry & Watch Repair
Residence Inn
Rodeo Goat
Savor Patisserie
Social House
Steel City Pops
Sweet Sammies
Terra Mediterranean
Tiff's Treats
Trinity Park
Zenna Thai & Japanese

Benito's
BREWED
Cane Rosso
Cannon Chinese Kitchen
Cat City Grill
Craftwork Coffee Co.
Derek Allan's TX BBQ
Ellerbe Fine Foods
The Flying Carpet Turkish Cafe
Fort Brewery & Pizza
Funky Picnic Brewery & Cafe
Good Luck Drive-In
Great Harvest Bread Co.
Jesus BBQ
Heim Barbecue
Hilton Garden Inn
Homewood Suites
King Tut
Lili's Bistro on Magnolia
Loft22 Cakes
Melt Ice Creams
Nonna Tata
Panther City BBQ
Paris Coffee Shop
Pouring Glory Growler Fill Station
Rahr & Sons Brewing
Shaw's Patio Bar & Grill
Shinjuku Station
Spice
Spiral Diner & Bakery
Spudwinkles Deli
Stage West Theatre
Stir Crazy Baked Goods
Texas White House B&B
Three Danes Baking Co.
Tina's Cocina
Torchy's Tacos
Yucatan Taco Stand
la Zona Pizza

DISCLAIMER / LEGAL PAGE

Affiliated Business Disclosure Holt Lunsford Commercial, Inc. operates within a family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different affiliates may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither Holt Lunsford Commercial, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, Holt Lunsford Commercial, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. Holt Lunsford Commercial, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Holt Lunsford Commercial, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Holt Lunsford Commercial, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Holt Lunsford Commercial, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

HLC and the HLC logo are service marks of Holt Lunsford Commercial, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

EXCLUSIVELY LISTED BY



CONTACTS

Vic Meyer
P: (817) 710-1113
vmeyer@holtlunsford.com

Reilly Clark
P: (817) 632-6157
rclark@holtlunsford.com

Ross Moncrief
P: (817) 632-6154
rmoncrief@holtlunsford.com



Information About Brokerage Services

2-10-2025

Texas law requires all real estate license holders 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. **An owner's agent fees are not set by law and are fully negotiable.**

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.

A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 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.

Holt Lunsford Commercial, Inc.

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

359505

License No.

hlunsford@holtlunsford.com

972.241.8300

Phone

Mario Zandstra

Designated Broker of Firm

312827

License No.

mzandstra@holtlunsford.com

972.241.8300

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone