



426 S. Henderson Street | Fort Worth, Texas 76104

1990 CONSTRUCTION

CALL FOR PRICING

ABSOLUTE NNN LEASE



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# 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.

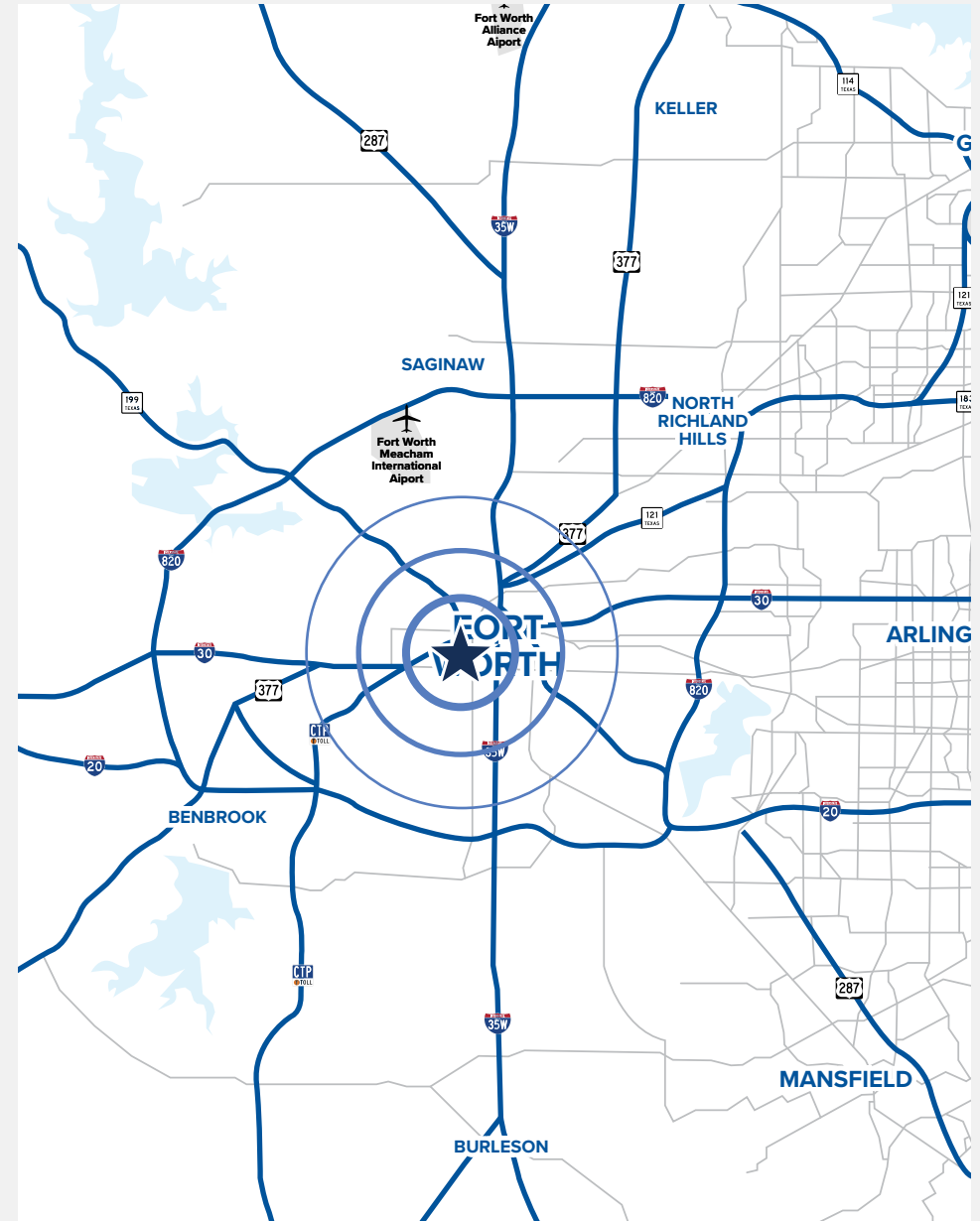
### Close proximity to many notable shopping centers, including Clearfork, Trinity Commons, and Chapel Hill Shopping Center

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



# Demographics

VARIABLE	ONE MILE	THREE MILES	FIVE MILES
<b>POPULATION</b>			
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%
<b>HOUSEHOLDS</b>			
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
<b>HOUSING</b>			
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
<b>HOUSEHOLD INCOME</b>			
< \$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](https://www.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

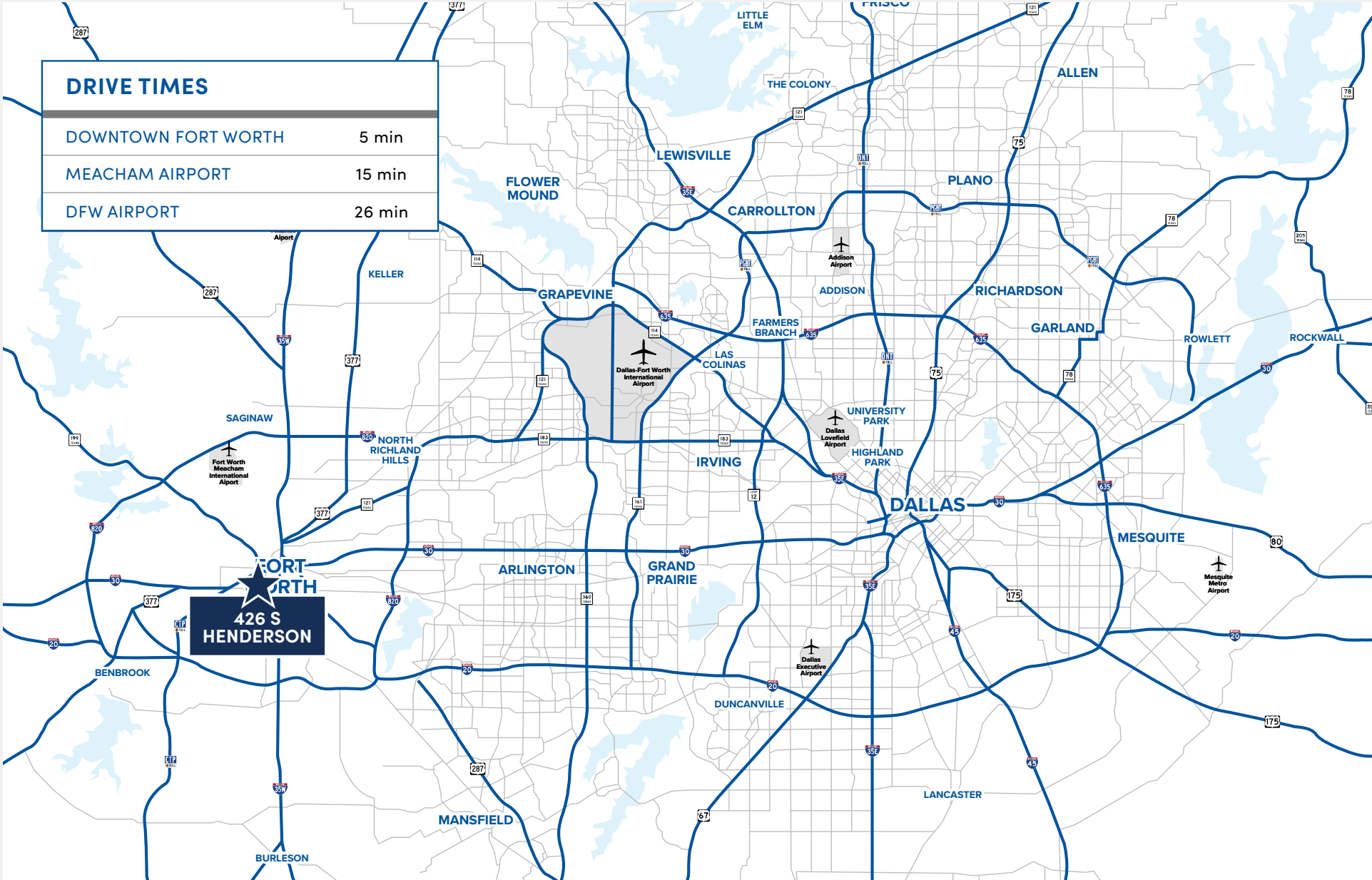
majority of growth. To accommodate the additional traffic, the region's transportation network is evolving. The expansion of the transportation network is vital to supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro's numerous corporations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



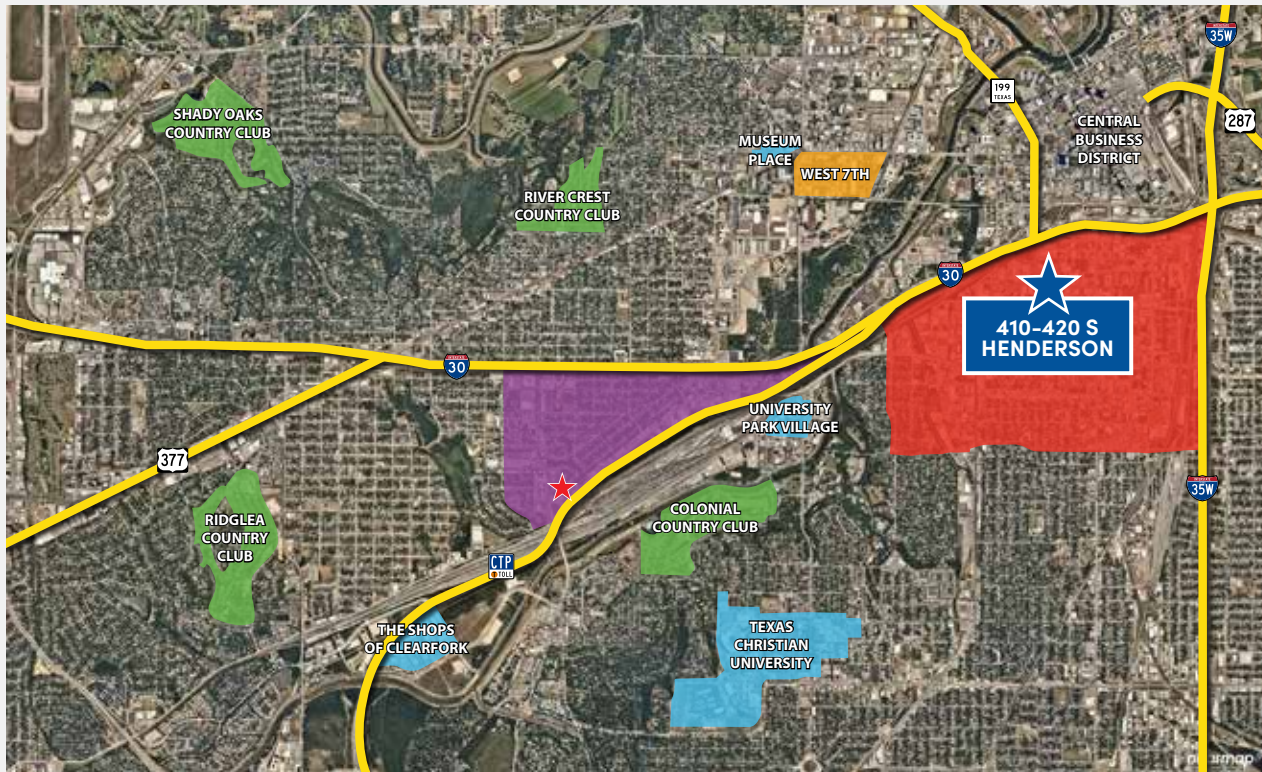
## Regional Map





# Amenity Map

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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  
Thaificious  
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

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

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# 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.

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Licensed Supervisor of Sales Agent/Associate

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Sales Agent/Associate's Name

License No.

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Phone