

Professional Office Building For Sale

2030 S. Las Vegas Trail, White Settlement TX 76108

OFFERING MEMORANDUM



Kalyn McKittrick
League Commercial
(402) 699-6020
kalyn@leaguere.com

LEAGUE Commercial

Professional Office Building For Sale

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Exclusively Marketed by:

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League Commercial
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kalyn@leaguere.com

LEAGUE Commercial

Brokerage License No.: 9005641
<https://leaguecommercial.com/>



01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS

2030 S. Las Vegas Trail
White Settlement TX 76108

FINANCIAL SUMMARY

PRICE

\$980,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	20,712	82,443	160,118
2026 Median HH Income	\$38,943	\$64,503	\$71,965
2026 Average HH Income	\$51,000	\$89,729	\$104,873

Professional Office Building For Sale

- Versatile 4,038 SF Two-Story Professional Office Building with a total of 12 offices, 4 bathrooms, a conference room and kitchenette.
First Floor: 6 Offices | Kitchenette | 2 Bathrooms
Second Floor: 6 Offices | Conference Room | 2 Bathrooms
- The building is suitable for a variety of business types including financial, legal, insurance or general office.
- Built in 1980, the building has been meticulously well-maintained with updated electrical (lighting and outlets), paint and a new iron gate surrounding the property.
- Ample Gated-Parking Available with 20 Paved Spaces





02

Location

- Location Summary
- Local Business Map

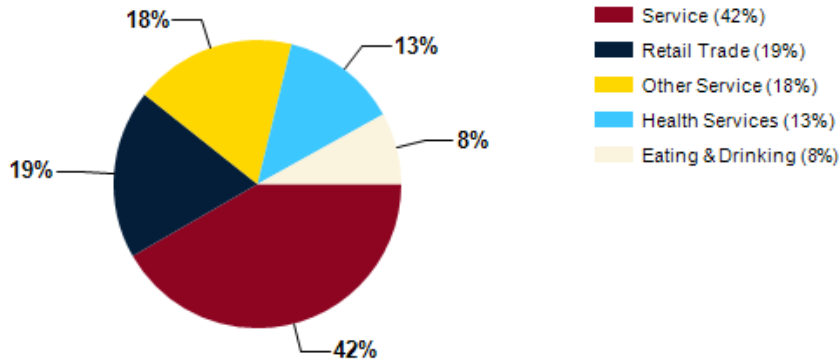
Prime Location Near I-30 and 820

- Perfectly situated on S. Las Vegas Trail right off I-30, the building is surrounded by several national restaurants, retailers and hotels and just a short drive from downtown Fort Worth.

Established Market Area Near Downtown Fort Worth

- The office is well located in an established market area, with a population of over 160,000 within 5 miles and an expected growth rate of 4.35% in the next 5 years.
- The Average Household Income is just over \$100,000 within a 5-mile radius of the property.

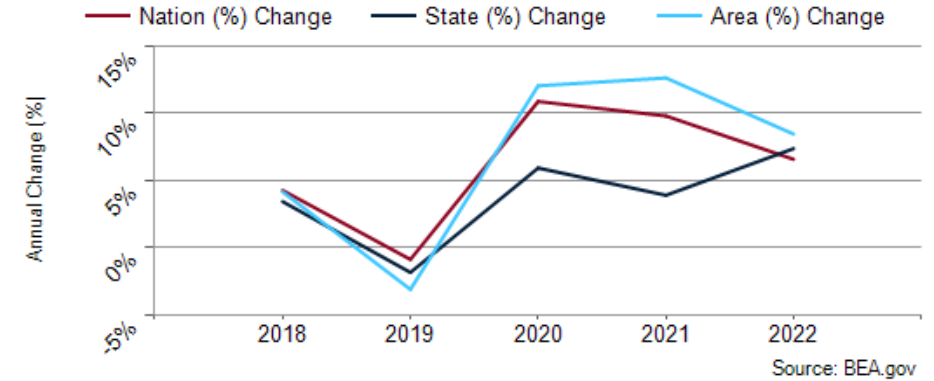
Major Industries by Employee Count

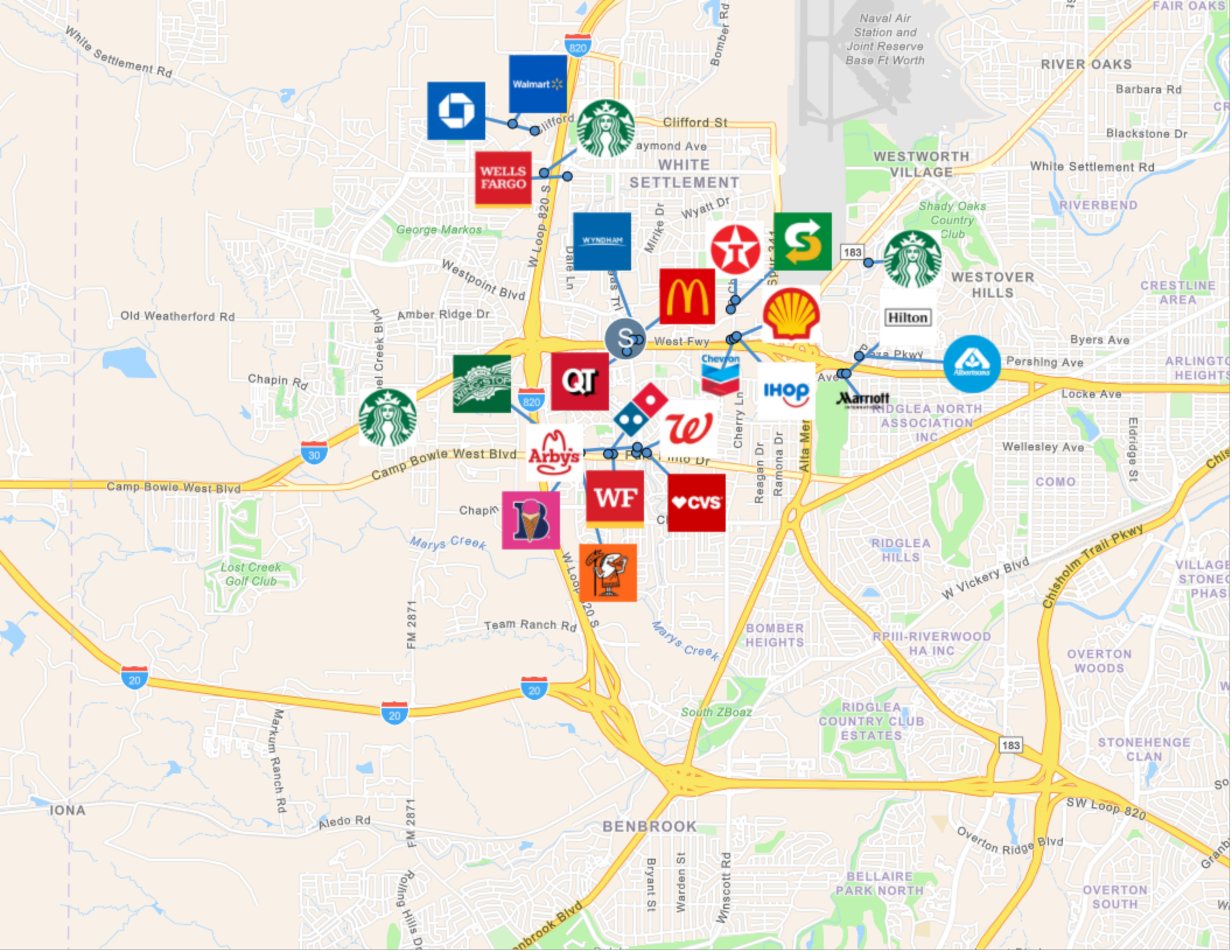


Largest Employers

Lockheed Martin Aeronautics	17,000
American Airlines	13,000
Fort Worth Independent School District	11,000
Bell Helicopter Textron, Inc.	7,000
Cook Children's Medical Center	6,000
Harris Methodist Fort Worth Hospital	5,500
University of Texas at Arlington	4,500
GameStop, Inc.	4,000

Tarrant County GDP Trend





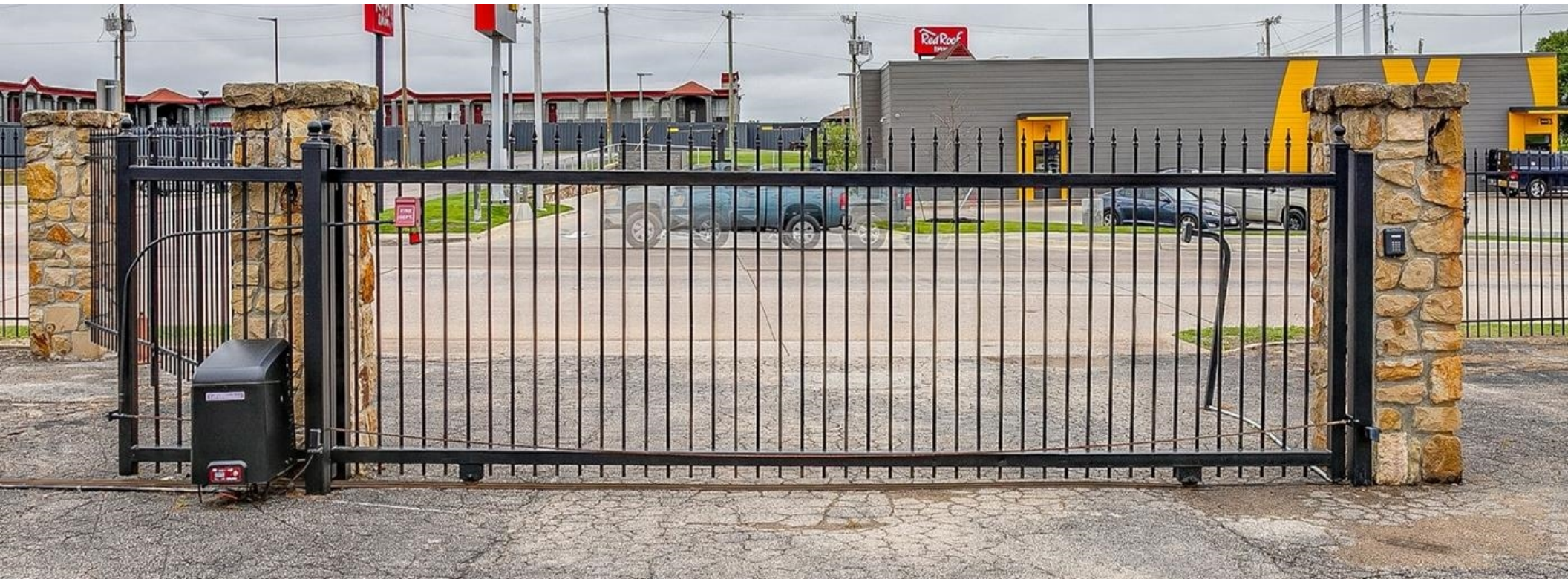


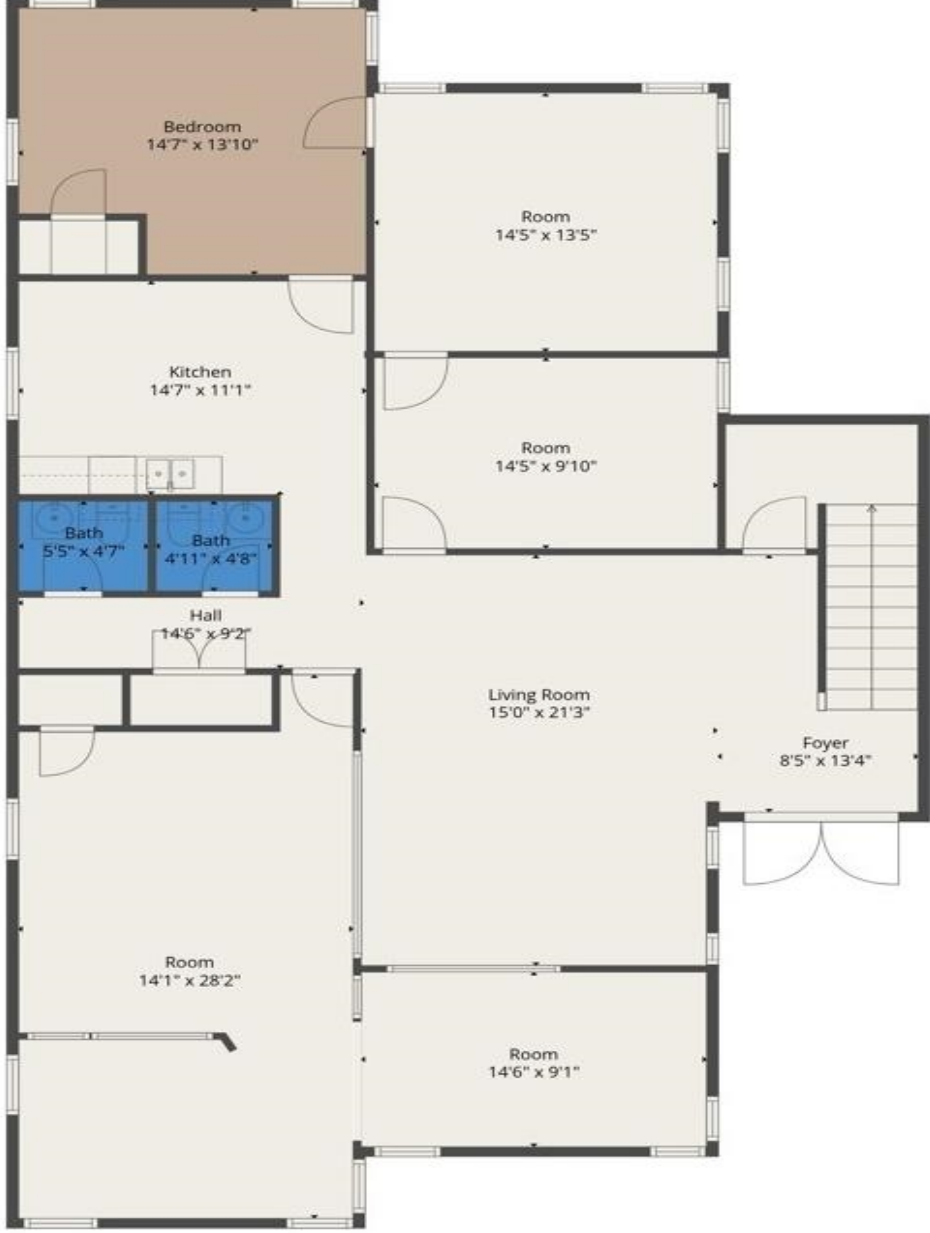
03 Property Description
Property Images











1st Floor



2nd Floor

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



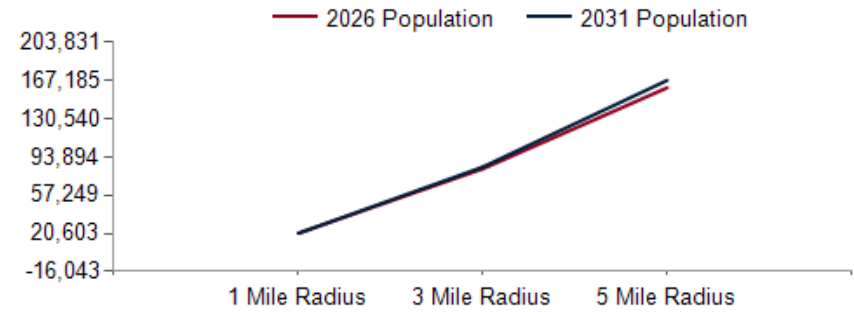
04

Demographics

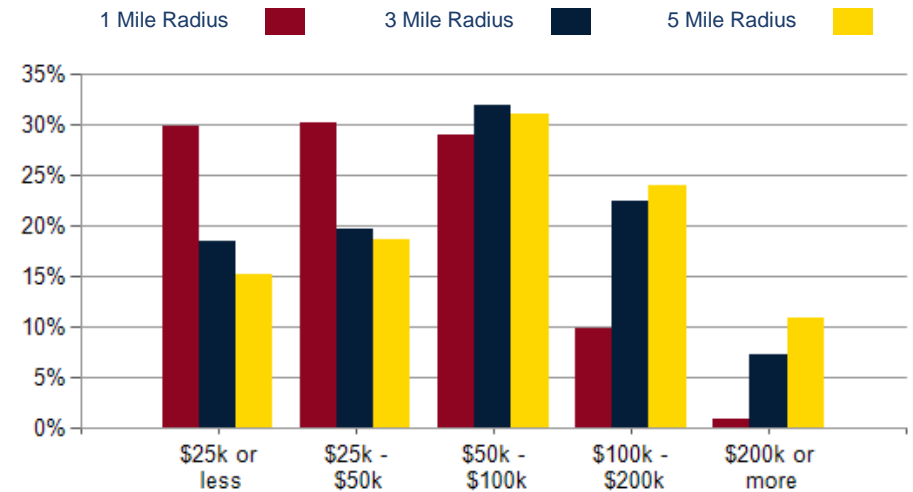
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,801	61,432	118,956
2010 Population	17,600	70,306	131,307
2026 Population	20,712	82,443	160,118
2031 Population	20,603	84,248	167,185
2026 African American	6,475	12,520	21,336
2026 American Indian	228	852	1,466
2026 Asian	531	1,941	3,979
2026 Hispanic	6,273	26,424	47,050
2026 Other Race	2,624	10,465	17,405
2026 White	8,013	43,579	92,315
2026 Multiracial	2,765	12,952	23,395

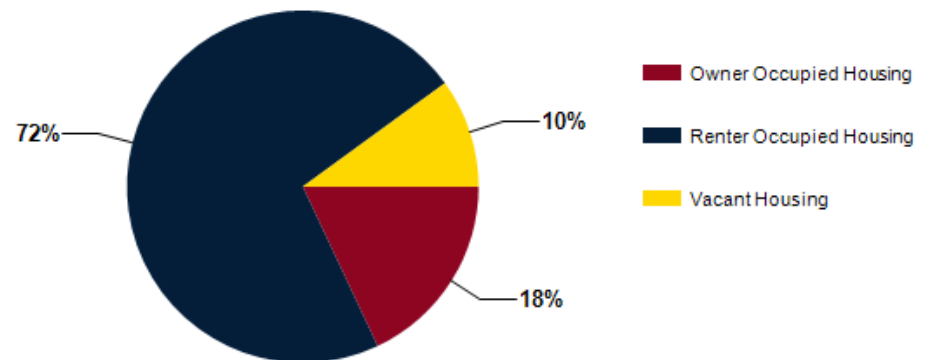
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,532	3,478	5,954
\$15,000-\$24,999	1,179	2,702	4,322
\$25,000-\$34,999	1,320	2,765	5,165
\$35,000-\$49,999	1,422	3,806	7,472
\$50,000-\$74,999	1,534	6,391	12,189
\$75,000-\$99,999	1,089	4,304	8,920
\$100,000-\$149,999	678	5,042	11,233
\$150,000-\$199,999	222	2,440	5,016
\$200,000 or greater	79	2,462	7,441
Median HH Income	\$38,943	\$64,503	\$71,965
Average HH Income	\$51,000	\$89,729	\$104,873



2026 Household Income



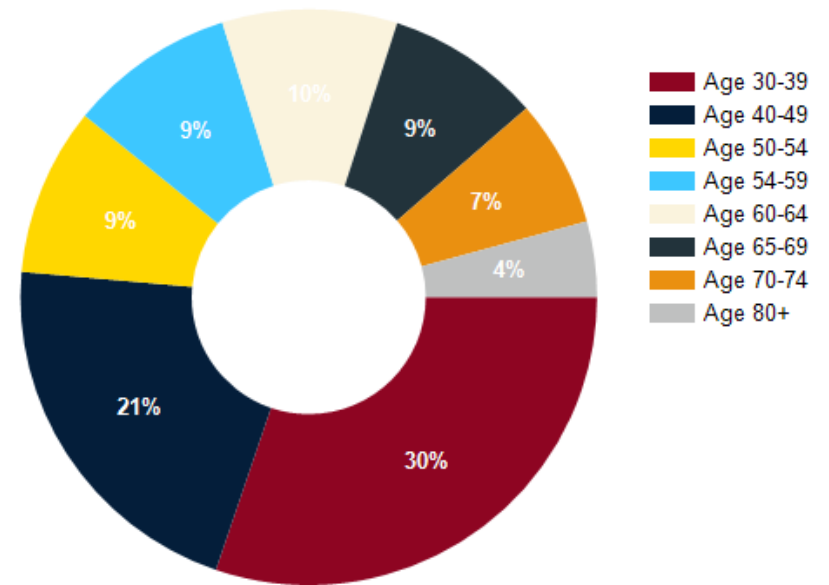
2026 Own vs. Rent - 1 Mile Radius



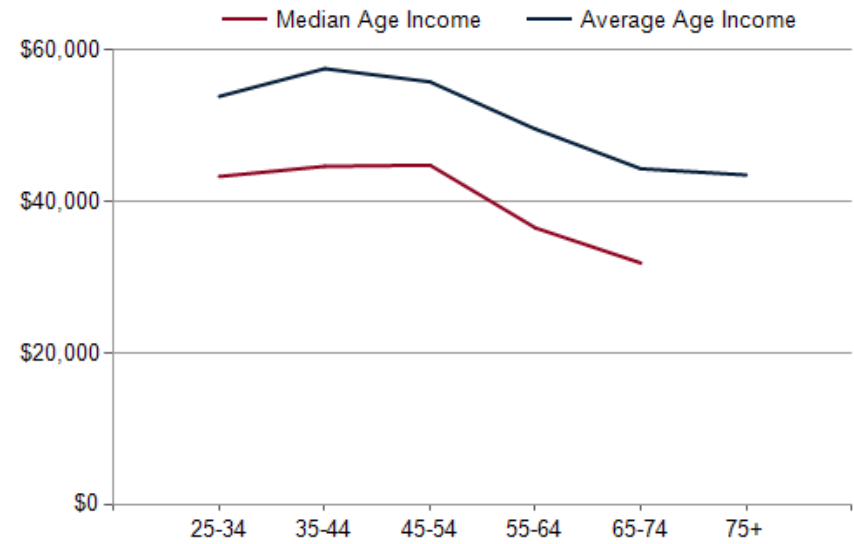
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,849	6,893	13,563
2026 Population Age 35-39	1,463	6,206	12,170
2026 Population Age 40-44	1,276	5,729	11,065
2026 Population Age 45-49	1,047	4,623	8,993
2026 Population Age 50-54	1,035	4,548	8,688
2026 Population Age 55-59	1,019	4,307	8,394
2026 Population Age 60-64	1,076	4,309	8,930
2026 Population Age 65-69	948	4,079	8,395
2026 Population Age 70-74	783	3,151	6,907
2026 Population Age 75-79	465	2,238	5,079
2026 Population Age 80-84	311	1,520	3,294
2026 Population Age 85+	230	1,267	2,823
2026 Population Age 18+	15,216	62,162	124,863
2026 Median Age	33	36	37
2031 Median Age	35	37	38

Population By Age



2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$43,309	\$66,958	\$73,711
Average Household Income 25-34	\$53,893	\$87,218	\$98,407
Median Household Income 35-44	\$44,649	\$76,972	\$86,831
Average Household Income 35-44	\$57,552	\$106,080	\$123,371
Median Household Income 45-54	\$44,798	\$76,365	\$84,916
Average Household Income 45-54	\$55,807	\$103,593	\$121,831
Median Household Income 55-64	\$36,509	\$66,085	\$78,296
Average Household Income 55-64	\$49,568	\$94,860	\$115,915
Median Household Income 65-74	\$31,875	\$52,716	\$60,902
Average Household Income 65-74	\$44,326	\$77,425	\$96,008
Average Household Income 75+	\$43,503	\$67,653	\$79,244



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