

# 410-420 S HENDERSON

410-420 S Henderson Street | Fort Worth, Texas 76104

1985 CONSTRUCTION

CALL FOR PRICING

NNN LEASE





# Table of Contents

4	The Offering
5	Demographcis
6	Tenant Overview
9	Market Overview
11	Rent Roll
12	Location Map
13	Retailer Map
14	Siteplan
16	Disclaimer
17	Contacts

## EXCLUSIVELY LISTED BY:

MAIN CONTACT

**Vic Meyer**

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

**Jake Neal**

P: (817) 710-1112  
jneal@holtlunsford.com

**Carter Sells**

P: (817) 632-6153  
csells@holtlunsford.com



# The Offering

## BUILDING HIGHLIGHTS

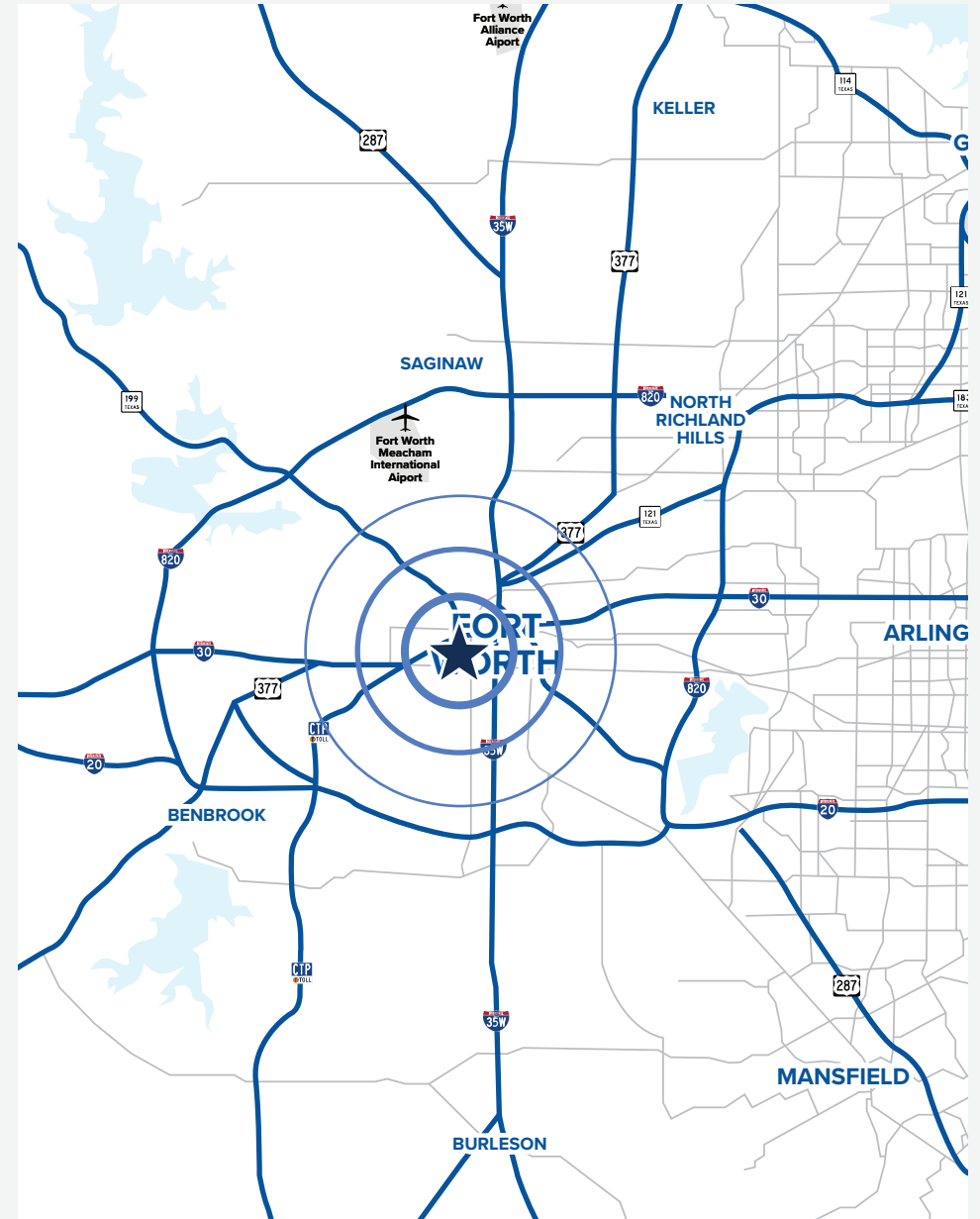
The property at 410 S Henderson St is a versatile, multi-tenant office/medical building located in the heart of Fort Worth's thriving Near Southside district. Spanning 14,778 square feet, this asset offers a unique combination of office, medical, and retail opportunities, making it an ideal fit for a diverse mix of tenants. The building is anchored by CVS, a nationally recognized healthcare provider, which lends stability and high visibility to the property. Complementing CVS, the tenant lineup includes two additional established medical service providers—GameDay Men's Health and We Hear You Audiology—further solidifying the building's position as a key medical and wellness destination within Fort Worth.

With remaining vacancies that can serve office, medical, or retail tenants, 410 S Henderson St offers prospective tenants a prime opportunity to establish a presence in a dynamic, high-demand area. The building's strategic location, excellent access to major roadways, and proximity to downtown Fort Worth and nearby medical centers make it a highly attractive option for businesses aiming to capitalize on the area's growth and accessibility.



# 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



# Tenant Overview



## 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.

# Tenant Overview



## WEBSITE

[wehearyouaudiology.com](http://wehearyouaudiology.com)

## INDUSTRY

**Audiology & Hearing Services**

## OVERVIEW

We Hear You Audiology, P.C. is a leading provider of audiology services, offering comprehensive hearing assessments, treatments, and hearing aid solutions. Focused on personalized care, We Hear You Audiology is dedicated to improving clients' quality of life through better hearing. With a knowledgeable team and state-of-the-art diagnostic tools, this tenant serves an essential role within the Fort Worth healthcare community.

## MARKET DEMAND

With an aging population and increasing awareness of hearing health, demand for audiology services continues to rise. We Hear You Audiology's presence within the building aligns well with Fort Worth's healthcare focus, catering to both the local community and the region's broader patient base.

## TENANT HIGHLIGHTS

- Provides critical hearing services to a growing market, particularly among older demographics.
- Strong commitment to patient care and quality service, which resonates with Fort Worth's healthcare-focused market.
- Long-term growth potential, supported by expanding demand for hearing and audiology services.

# Tenant Overview



## WEBSITE

[gamedaymenshealth.com](http://gamedaymenshealth.com)

## INDUSTRY

**Men's Health & Wellness**

## OVERVIEW

GameDay Men's Health is a men's wellness clinic specializing in testosterone therapy and related health services tailored specifically for men's well-being. With locations throughout the United States, GameDay Men's Health provides clients with personalized care in a relaxed, upscale environment, emphasizing both health and lifestyle. Their Fort Worth location benefits from the building's accessibility and the medical-focused demographics of Near Southside.

## FINANCIAL STRENGTH

As awareness and demand for specialized men's health services increase, GameDay Men's Health is well-positioned to capitalize on this trend. The company is rapidly expanding, with multiple locations across the U.S., reflecting strong brand performance and consumer demand in the men's health sector.

## TENANT HIGHLIGHTS

- Focused on the high-demand men's health market, with customized services for male wellness.
- Modern and client-centered approach that aligns well with Fort Worth's professional, health-conscious population.
- Strong potential for increased client base as awareness of men's health services grows



# Market Overview



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.



# Market Overview



## LOCATION

Situated in Fort Worth's bustling Near Southside neighborhood, the property at 410 S Henderson St is ideally positioned within a rapidly growing medical and office corridor. Near Southside, known for its unique blend of healthcare institutions, historic architecture, and innovative development projects, has seen significant growth over recent years, fostering a vibrant professional community. This location provides excellent access to I-30 and I-35, enabling quick connections to other key areas within Fort Worth and the greater Dallas-Fort Worth metroplex, which enhances its appeal to office and medical tenants alike.

## MARKET DEMAND

The demand for medical office space within Fort Worth is strong, driven by the city's increasing population and the ongoing expansion of healthcare services within the metroplex. Fort Worth has become a central hub for healthcare providers, with major medical institutions like Texas Health Harris Methodist Hospital and Cook Children's Medical Center nearby. Additionally, the city's diverse business base supports demand for traditional office space, especially within Near Southside, which is highly favored by creative firms, professional services, and healthcare providers.

## COMPETITIVE LANDSCAPE

Office and medical office vacancy rates in the Near Southside district have remained relatively low compared to broader Fort Worth submarkets. Although the DFW metro area has seen significant office space construction, the trend leans toward mixed-use developments that blend residential, retail, and office spaces, emphasizing

walkable urban settings. This shift has bolstered the value of existing office/medical buildings like 410 S Henderson St, which provide a more traditional office setting while benefiting from the area's modern amenities and accessibility.

## INVESTMENT POTENTIAL

410 S Henderson St represents a prime investment opportunity in Fort Worth's dynamic Near Southside. With its flexible office/medical configuration, the building is well-suited to accommodate a range of tenants, including private medical practices, administrative offices, and professional services. The building's location, in a rapidly appreciating area, positions it as an attractive option for investors seeking stable, long-term value in an established urban market. The property benefits from proximity to established health institutions, a vibrant workforce, and continued urban development initiatives within Fort Worth, supporting both occupancy rates and rental growth.

## OUTLOOK

As Fort Worth continues to attract new residents and businesses, the Near Southside's profile as a preferred location for office and medical tenants is expected to grow. The ongoing infrastructure improvements, coupled with the area's emphasis on mixed-use, pedestrian-friendly developments, suggest sustained interest in well-located office/medical assets. 410 S Henderson St is poised to capitalize on these trends, offering both a desirable location and flexibility for a diverse tenant mix, making it an ideal acquisition for investors focused on the Fort Worth market.

# Rent Roll



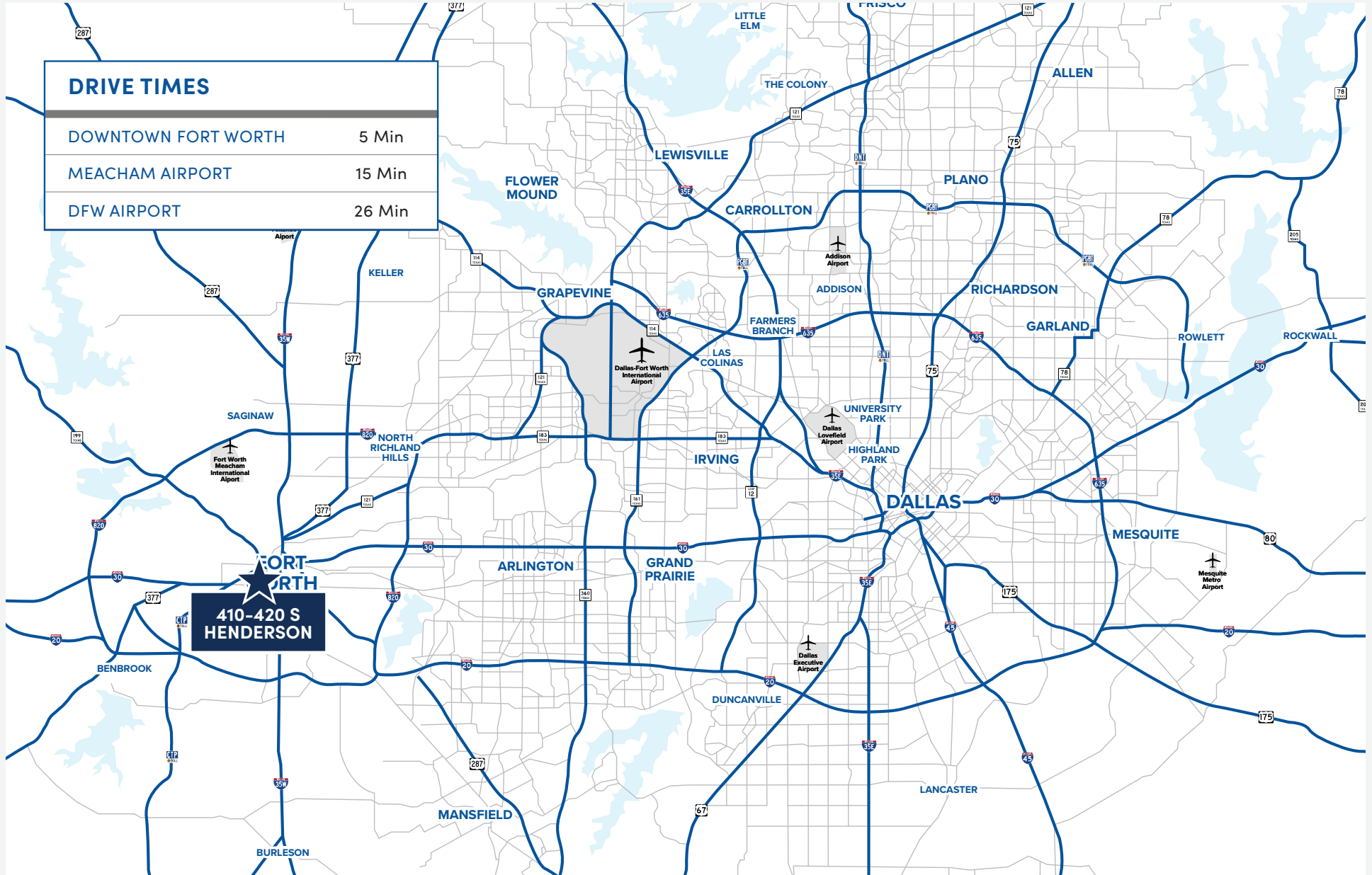
## 1/1/25 Rent Roll

SUITE	TENANT NAME	SIZE SF	PRICE PER SF PER YEAR	MONTHLY	ANNUAL	BUMPS	LEASE START	LEASE EXPIRATION
426	CVS	6,500	\$26.40	\$14,300.00	\$171,600.00	Fixed Rent	8/1/19	7/31/29
410	Gameday	1,508	\$19.50	\$2,450.00	\$29,406.00	\$0.50	8/1/24	7/31/34
412	Audiologist	1,325	\$19.50	\$2,153.13	\$25,837.56	\$0.50	1/1/24	12/31/28
414 & 416	Vacant	2,652	\$-	\$-	\$-			
418 & 420	Hydropros	2,793	\$22.00	\$5,120.50	\$61,446.00	Month to Month	1/1/18	12/31/24
	<b>TOTAL SF</b>	<b>14,778</b>	<b>TOTAL INCOME</b>	<b>\$24,023.63</b>	<b>\$288,289.56</b>			

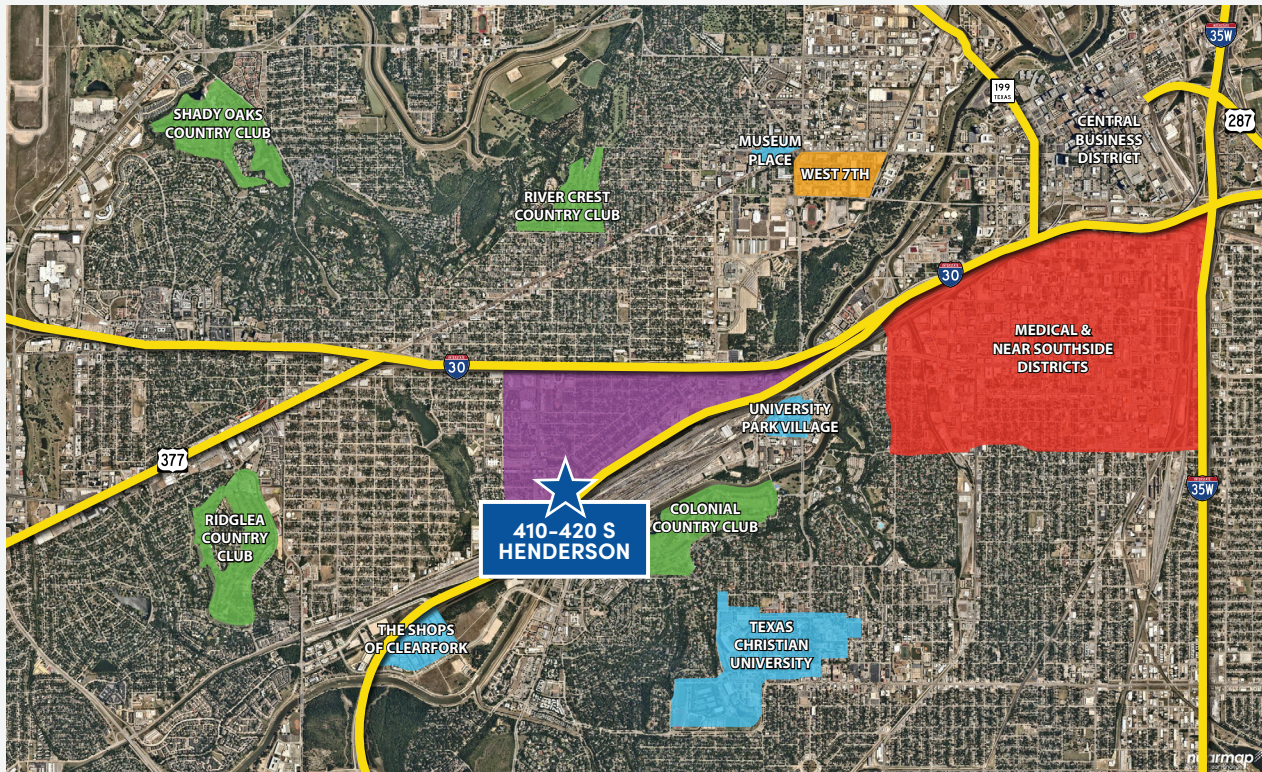
## Profroma Rent Roll

SUITE	TENANT NAME	SIZE SF	PRICE PER SF PER YEAR	MONTHLY	ANNUAL	BUMPS	LEASE START	LEASE EXPIRATION
426	CVS	6,500	\$26.40	\$14,300.00	\$171,600.00	Fixed Rent	8/1/19	7/31/29
410	Gameday	1,508	\$19.50	\$2,450.00	\$29,406.00	\$0.50	8/1/24	7/31/34
412	Audiologist	1,325	\$19.50	\$2,153.13	\$25,837.56	\$0.50	1/1/24	12/31/28
414 & 416	Prospect	2,652	\$20.00	\$4,420.00	\$53,040.00			
418 & 420	Prospect	2,793	\$20.00	\$4,655.00	\$55,860.00			
	<b>TOTAL SF</b>	<b>14,778</b>	<b>TOTAL INCOME</b>	<b>\$27,978.13</b>	<b>\$335,743.56</b>			

# Regional Map



# Amenity Map



- 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

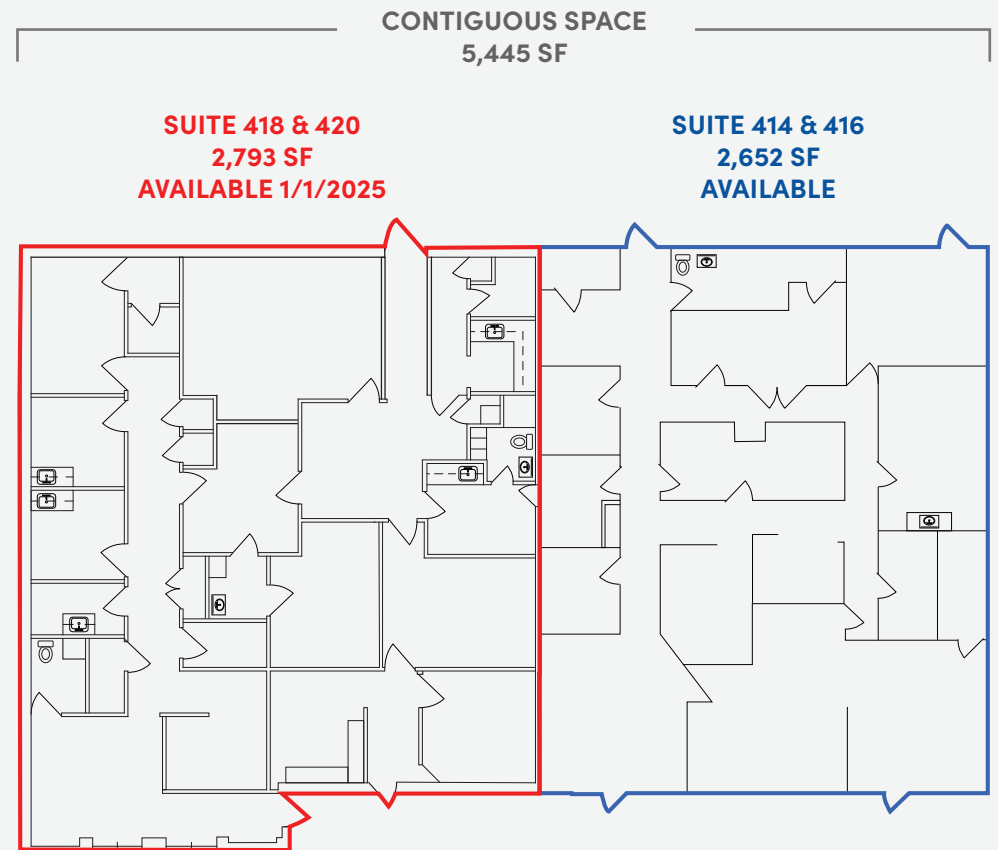
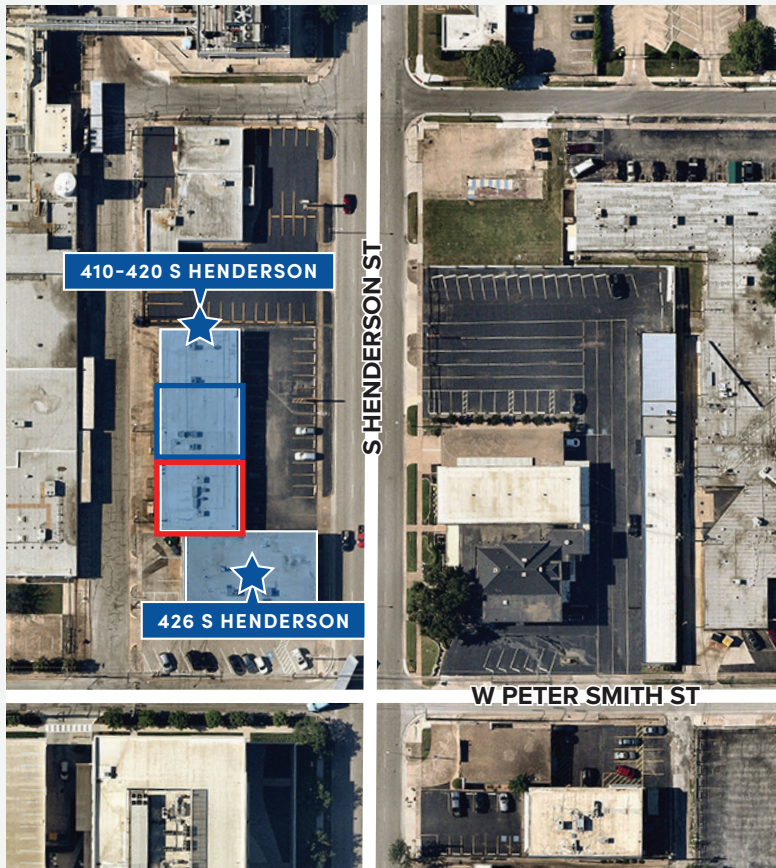
- Fort Worth Barber Shop
- King Korn
- McDonald's
- Men's Warehouse
- Mi Cocina
- Nekter Juice Bar
- New Balance
- Oolasues Boutique
- Pho Noodle & Grill
- Potbelly Sandwich Shop
- Pulido's Mexican Restaurant
- Railhead Smokehouse
- Rainbow Advertising Printing & Promotions

- 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 7<sup>th</sup>
- 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 7<sup>th</sup>
- 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
- Forty 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

# Siteplan





## 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](mailto:vmeyer@holtlunsford.com)

**Jake Neal**  
P: (817) 710-1112  
[jneal@holtlunsford.com](mailto:jneal@holtlunsford.com)

**Carter Sells**  
P: (817) 632-6153  
[csells@holtlunsford.com](mailto:csells@holtlunsford.com)



# Information About Brokerage Services

11-2-2015



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.

**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.

**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 have 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.	359505	hlunsford@holtlunsford.com	972.241.8300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mario Zandstra	312827	mzandstra@holtlunsford.com	972.241.8300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone