



# FOURPLEX

AT 1004 TRAVIS AVE,  
FORT WORTH, TX

[Overview](#)

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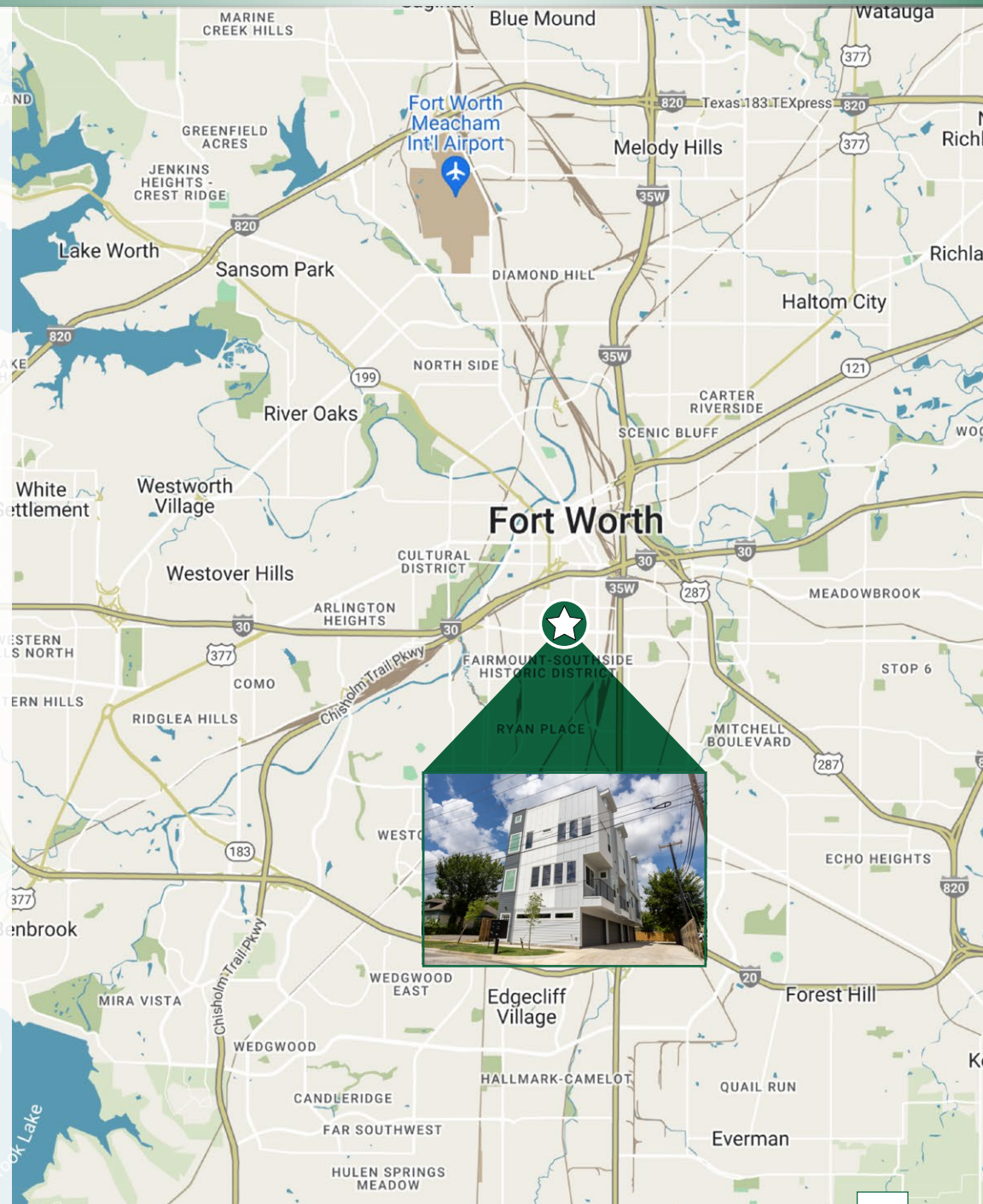
# INVESTMENT SUMMARY

## PROPERTY OVERVIEW

<b>Property Type:</b>	Fourplex (4-unit multifamily residential building)
<b>Location:</b>	1004 Travis Ave, Fort Worth, Texas
<b>Year Built:</b>	2024 (new construction)
<b>Lot Size:</b>	Approx. 6,000 sq. ft. (verify exact size)
<b>Total Units:</b>	4
<b>Unit Mix:</b>	3 x 2-Bedroom / 2-Bathroom units, 1 x 1-Bedroom / 1-Bathroom unit

## PROPERTY HIGHLIGHTS

- **Prime Location:** This newly constructed fourplex is ideally located in a high-demand rental market close to TCU Medical School, and major hospitals, making it highly attractive to medical professionals, university faculty, and students. The property benefits from a strong rental market, driven by the proximity to key healthcare institutions and educational centers.
- **Proximity:** Within walking distance to TCU Medical School, major healthcare institutions like Texas Health Harris Methodist and Cook Children's Medical Center, as well as a variety of local restaurants, cafes, and retail options.
- **New Construction:** Built in 2024, the property features modern finishes, energy-efficient systems, and minimal maintenance requirements, offering tenants an upscale living experience with minimal upkeep.
- **Roof Top Terrace:** A standout feature of the property is the roof top terrace, which offers panoramic views of the surrounding area and provides an ideal space for tenants to relax, entertain guests, or enjoy outdoor living. The terrace adds a unique amenity that sets the property apart from other rental units in the area, making it particularly attractive to tenants who value outdoor space.
- **Proximity to Healthcare Institutions:** The property's close proximity to several major hospitals—including Texas Health Harris Methodist, Cook Children's, JPS Health Network, and Baylor Scott & White—ensures strong demand from medical professionals seeking housing near their places of employment.
- **High Tenant Demand:** The diverse unit mix, featuring larger 2-bedroom units suitable for small families or roommates, alongside a 1-bedroom unit perfect for individuals or couples, offers flexibility and broad appeal to a range of potential tenants.



# TCU

## MEDICAL DISTRICT



**Texas Health**  
Harris Methodist Hospital®  
FORT WORTH

**BURNETT**  
SCHOOL of MEDICINE



**CookChildren's**



**Baylor Scott & White**  
ALL SAINTS MEDICAL CENTER  
FORT WORTH

# FORT WORTH®



**961,885**  
**Population**  
(World Population Review)



**4.1% Population**  
**Growth Since**  
2020



**#13 Largest City**  
**in the US**  
by Population



**#1 Zoo in**  
**America**  
(USA Today, 2021)



**#3 Best Place to**  
**live in the US**  
US News & World  
Report (2023)



**1,000,000**  
**Project Population by 2030**  
(US. Census Bureau)

# KEY HEALTHCARE INSTITUTIONS (NEAR 1004 TRAVIS AVE)



## TCU SCHOOL OF MEDICINE

**Distance:** 0.5 miles (approximately 2-minute drive or 10-minute walk)

**Overview:** The TCU School of Medicine is part of the University of North Texas Health Science Center and is one of the newest medical schools in the country. It offers a high-caliber medical education and is integrated into Fort Worth's vibrant healthcare community.

**Impact on Rental Demand:** The TCU School of Medicine attracts medical students, faculty, and staff who often seek nearby housing. This proximity to the property ensures a steady stream of prospective tenants, including students and residents looking for affordable and convenient living spaces close to their classes and rotations.



## TEXAS HEALTH HARRIS METHODIST HOSPITAL FORT WORTH

**Distance:** 1 mile (approximately 5-minute drive)

**Overview:** A large, 720-bed hospital offering comprehensive services such as emergency care, cancer treatment, surgery, and maternity services. It is one of Fort Worth's largest employers and a key healthcare provider.

**Impact on Rental Demand:** Texas Health Harris Methodist Hospital is a significant employer, attracting a large number of healthcare professionals who need convenient housing near their workplace, especially those working long shifts or rotating on-call schedules.



## COOK CHILDREN'S MEDICAL CENTER

**Distance:** 1.5 miles (approximately 6-minute drive)

**Overview:** A nationally recognized pediatric hospital, Cook Children's provides specialized care for children. It employs thousands of healthcare professionals, including pediatricians, nurses, and specialists.

**Impact on Rental Demand:** As one of the top pediatric hospitals in the U.S., Cook Children's attracts medical professionals who often seek rental housing nearby. The hospital's reputation for excellence and its size ensure sustained demand for local rental properties.



## JPS HEALTH NETWORK (JOHN PETER SMITH HOSPITAL)

**Distance:** 2 miles (approximately 7-minute drive)

**Overview:** JPS is a public teaching hospital affiliated with the University of North Texas Health Science Center, offering healthcare services and training opportunities for residents and fellows in multiple specialties.

**Impact on Rental Demand:** JPS Health Network serves a large number of medical residents, fellows, and students who need housing close to the hospital for convenience during rotations and long shifts.



## BAYLOR SCOTT & WHITE ALL SAINTS MEDICAL CENTER - FORT WORTH

**Distance:** 2.5 miles (approximately 8-minute drive)

**Overview:** A full-service medical center offering specialized care in oncology, cardiology, and other fields. It is a key healthcare provider in the region and one of the largest employers of healthcare professionals.

**Impact on Rental Demand:** Healthcare professionals working at Baylor Scott & White are likely to seek nearby rental properties, ensuring a stable demand for housing in this area.

# INVESTMENT THESIS

## STEADY DEMAND FROM MEDICAL PROFESSIONALS AND STUDENTS

The property's proximity to TCU School of Medicine and other major hospitals ensures a consistent demand for rental units from medical students, residents, faculty, and healthcare staff. The diverse unit mix, including 2-bedroom and 1-bedroom units, appeals to a variety of tenants, including roommates, small families, and individual professionals.

## ROOF TOP TERRACE AS A PREMIUM AMENITY

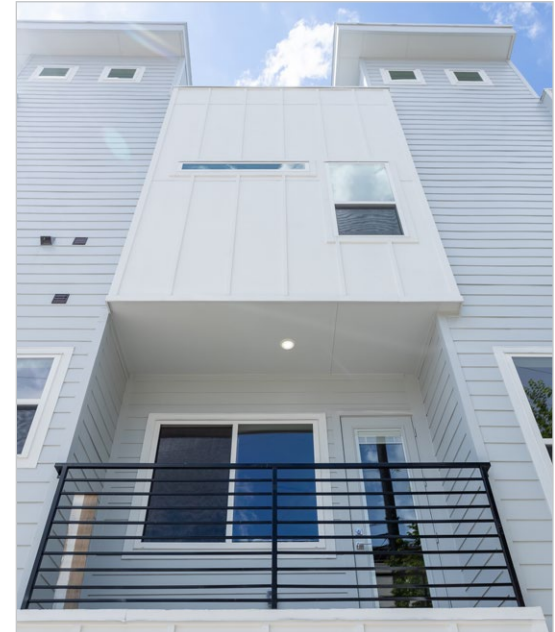
The roof top terrace is a standout feature of the property that offers a rare outdoor space in a dense urban area. This premium amenity adds significant value and is likely to attract medical professionals, university faculty, and residents who appreciate having a private space for relaxation or entertainment.

## NEW CONSTRUCTION

As a newly built property, the fourplex requires minimal maintenance in the first several years and offers modern amenities, including energy-efficient appliances, stylish finishes, and a low-maintenance exterior, which will appeal to tenants who want a high-quality living experience.

## APPRECIATION AND RENT GROWTH POTENTIAL

Fort Worth's healthcare sector, driven by TCU's growing medical school and several renowned hospitals, provides strong long-term growth potential for rental properties in the area. The demand for housing is expected to continue to rise as the medical community expands, which should translate into both property appreciation and rental income growth.



# PROPERTY AND MARKET TRENDS

## HEALTHCARE SECTOR GROWTH IN FORT WORTH

Fort Worth's healthcare sector is expanding, with significant growth at the TCU Medical School and nearby hospitals. This growth is driving up demand for housing in the area, particularly for medical professionals, faculty, and students.

## RENTAL MARKET FOR MEDICAL PROFESSIONALS

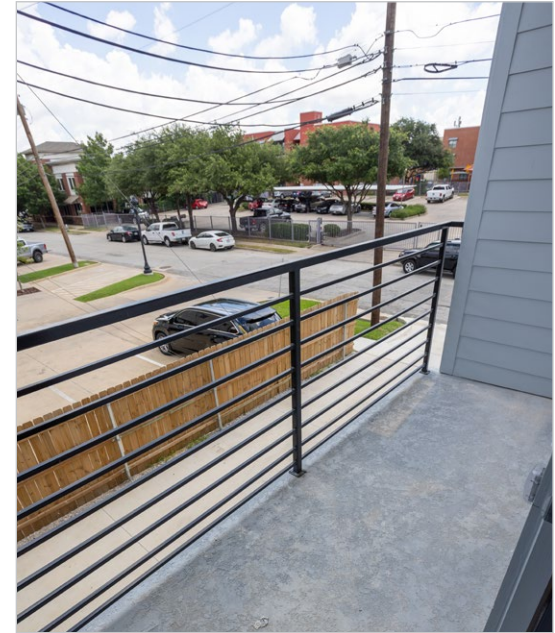
Given the proximity to Texas Health Harris Methodist, Cook Children's, JPS Health Network, and Baylor Scott & White, this property will benefit from strong, consistent demand for rental units from healthcare professionals. The roof top terrace is a unique selling point that adds to the appeal of the property, making it stand out from other rental options in the area.

## STRONG DEMAND FOR MODERN LIVING SPACES

The combination of new construction, modern amenities, and the addition of a roof top terrace gives this property a competitive edge in Fort Worth's growing rental market. Properties near major healthcare centers tend to experience low vacancy rates, especially those with desirable features like outdoor space and high-quality finishes.

## CONCLUSION

The fourplex at **1004 Travis Ave, Fort Worth, TX** presents a rare investment opportunity in a sought-after area near TCU and several major hospitals. With a unique **roof top terrace** that enhances the living experience, the property offers a premium feature that is likely to attract medical professionals, university faculty, and residents. Combined with the modern construction, strong demand from the healthcare sector, and potential for appreciation, this property represents an attractive and stable investment.



# AREA MAP





# PROPERTY DETAILS

## PROPERTY SUMMARY

Sales Price	2000000
Number of Units	4
Number of Bedrooms	9
Number of Buildings	1
Number of Floors	4
Rentable	5365

## TAX INFORMATION

Parcel Number	102117800
Parcel Sizes	0.12 Acres
Tax Rate	2.26%

## CONSTRUCTION

Foundation	Concrete Slab
Construction Materials	Brick, Hardie Siding
Roof	Comp Shingle
Terrace	Roof top Terrace

## MECHANICAL

HVAC	2 per unit
Electricity	Individually metered by unit
Hot Water	Tanked-1 per unit
Electrical Wiring	Copper



## PARKING

Parking	Concrete
Parking Spots	2 for 2 bedrroms and 1 for 1 bedroom
Garage	Yes

## UTILITIES

Electric	Tenant
Water/Sewer	Tenant
Gas	Tenant
Cable/Internet	Tenant

## DEPOSITS & FEES

Security Deposit	One Month's Rent
Guarantor Forms	On File
Pets	Not allowed

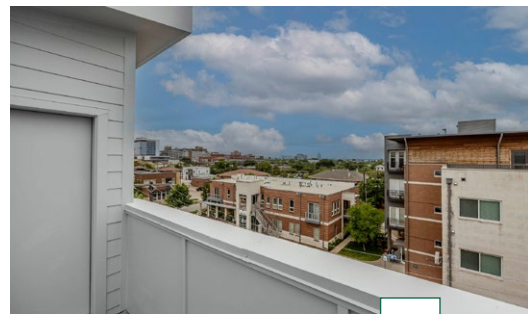
## LAUNDRY

Washer's & Dryer's	1 Sets of W/D Provided Per unit
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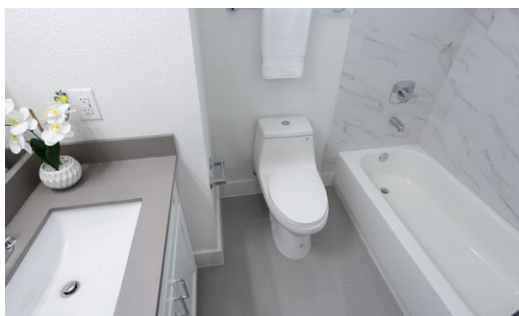
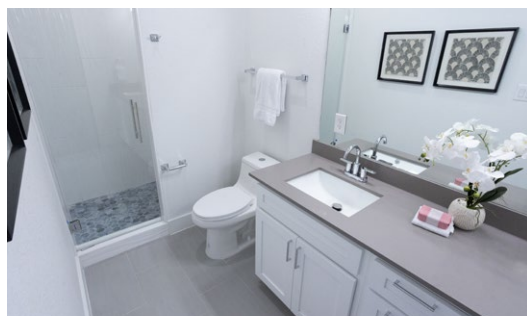
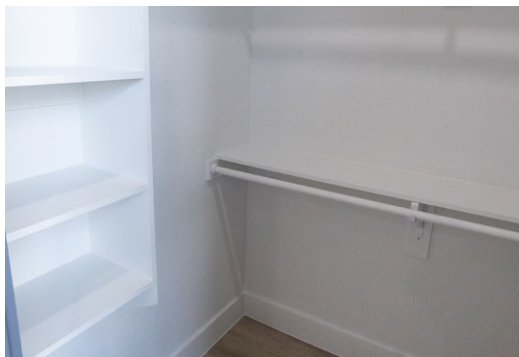
## SCHOOLS

School District	Fort Worth ISD
Elementary	De Zavala Elementary School
Middle School	Daggett Middle School
High School	Paschal High School

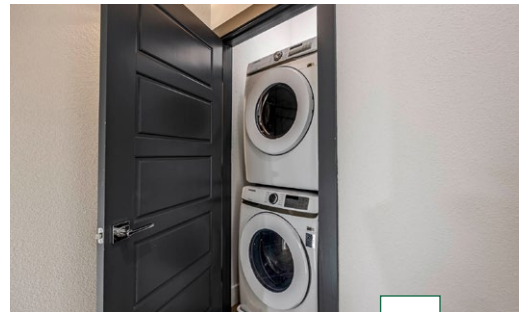
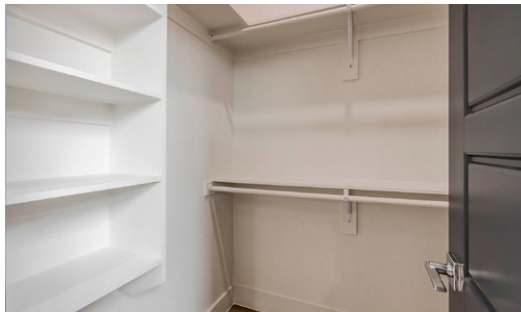
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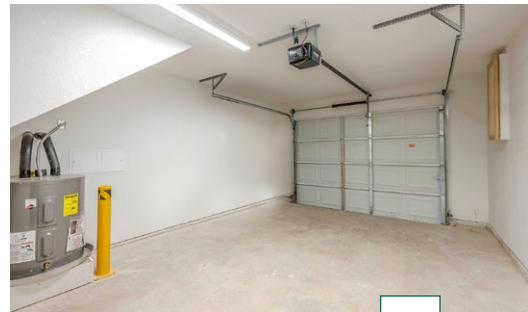
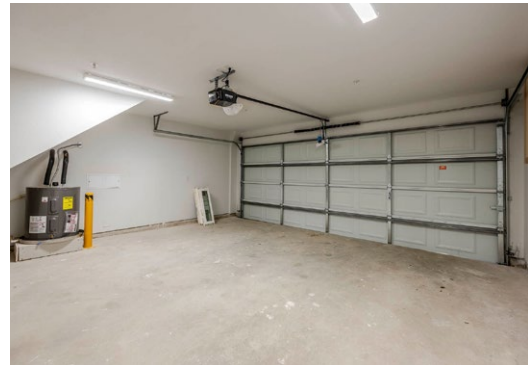
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# PHOTOS



# PHOTOS



# MARKET OVERVIEW



The Dallas-Fort Worth (DFW) metroplex, situated in the heart of North Texas, stands as a dynamic hub of culture, commerce, and innovation. Comprising two major cities, Dallas and Fort Worth, along with numerous surrounding suburbs, DFW is the largest metropolitan area in Texas and one of the fastest-growing regions in the United States.

DFW boasts a diverse and robust economy driven by industries such as technology, finance, healthcare, manufacturing, and logistics. The region is home to numerous Fortune 500 companies, including American Airlines, ExxonMobil, AT&T, and Southwest Airlines, among others. With its central location and business-friendly environment, DFW continues to attract businesses and

entrepreneurs from around the globe.

The cultural landscape of DFW is as diverse as its population, offering a wealth of museums, galleries, theaters, and entertainment venues. In Dallas, the Arts District stands as the largest urban arts district in the United States, housing institutions such as the Dallas Museum of Art, the Nasher Sculpture Center, and the Winspear Opera House. Meanwhile, Fort Worth boasts the renowned Kimbell Art Museum, the Modern Art Museum of Fort Worth, and the historic Stockyards District, where visitors can experience the city's cowboy heritage.

Sports enthusiasts will find plenty to cheer about in DFW, home to professional sports teams such as the Dallas Cowboys (NFL),

Dallas Mavericks (NBA), Texas Rangers (MLB), and FC Dallas (MLS). The region also offers ample opportunities for outdoor recreation, with sprawling parks, lakes, and trails for hiking, biking, boating, and fishing. DFW is home to several prestigious universities and research institutions, including Southern Methodist University (SMU), the University of Texas at Dallas (UTD), and Texas Christian University (TCU). These institutions contribute to the region's intellectual capital and foster innovation in fields such as technology, healthcare, and engineering.

DFW's transportation infrastructure includes an extensive network of highways, freeways, and toll roads, providing convenient access to and from the region. The Dallas/Fort Worth International Airport (DFW) serves

as a major transportation hub, offering domestic and international flights to destinations worldwide. Additionally, DFW is connected by commuter rail and public transit systems, providing residents and visitors with efficient transportation options within the metroplex.

DFW's culinary scene reflects its diverse population, with a tantalizing array of dining options ranging from Tex-Mex and barbecue to international cuisine and fine dining. Visitors can sample authentic Texas barbecue at renowned establishments like Pecan Lodge and Lockhart Smokehouse or savor upscale dining experiences at top-rated restaurants in both Dallas and Fort Worth.

# ANALYSIS: UNIT MIX

UNIT TYPE	FLOOR PLAN	# OF UNITS	UNIT SQFT	ACTUAL RENT (24-25)	ACTUAL RENT (24-25) / SF	MARKET RENT	MARKET RENT/SF	2025-2026 RENTS	2025-2026 RENT/SF
1004 Travis Ave - Unit 100	2 bed 2 bath	1	1490	\$3,100.00	\$2.08	\$3,500.00	\$2.35	\$3,350.00	\$2.25
1004 Travis Ave - Unit 104	2 bed 2 bath	1	1411	\$3,200.00	\$2.27	\$3,500.00	\$2.48	\$3,350.00	\$2.37
1004 Travis Ave - Unit 108	1 bed 1 bath	1	1053	\$2,200.00	\$2.09	\$2,750.00	\$2.61	\$2,500.00	\$2.37
1004 Travis Ave - Unit 112	2 bed 2 bath	1	1411	\$3,200.00	\$2.27	\$3,500.00	\$2.48	\$3,350.00	\$2.37
<b>Totals 9 Bedrooms</b>		<b>4</b>	<b>5365</b>	<b>\$11,700.00</b>	<b>\$2.18</b>	<b>\$13,250.00</b>	<b>\$2.48</b>	<b>\$12,550.00</b>	<b>\$2.34</b>

# ANALYSIS: FINANCIALS

	YEAR 1	PER UNIT	Year 2	PER UNIT
INCOME	2024-25		2025-26*	
<b>Gross Scheduled Rents</b>	<b>\$140,400.00</b>	<b>\$11,700.00</b>	<b>\$150,600.00</b>	<b>\$12,550.00</b>
(Loss-To-Lease)/Gain-To-Lease	\$0.00	\$0.00	\$0.00	\$0.00
<b>Rental Losses</b>				
Vacancy	\$0.00	\$0.00	\$0.00	\$0.00
<b>Gross Potential Income</b>	<b>\$140,400.00</b>	<b>\$17,550.00</b>	<b>\$150,600.00</b>	<b>\$18,825.00</b>
<b>EXPENSES</b>				
Taxes	\$28,600.00	\$3,575.00	\$28,600.00	\$3,575.00
Insurance	\$6,000.00	\$750.00	\$6,180.00	\$772.50
Maintenance	\$5,000.00	\$625.00	\$5,000.00	\$625.00
Alarm	\$0.00	\$0.00	\$0.00	\$0.00
Water	\$0.00	\$0.00	\$0.00	\$0.00
Gas	\$0.00	\$0.00	\$0.00	\$0.00
Electric	\$0.00	\$0.00	\$0.00	\$0.00
Internet	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Operating Expenses</b>	<b>\$39,600.00</b>	<b>\$4,950.00</b>	<b>\$39,780.00</b>	<b>\$4,972.50</b>
<b>Net Operating Income</b>	<b>\$100,800.00</b>	<b>\$12,600.00</b>	<b>\$110,820.00</b>	<b>\$13,852.50</b>
<b>SALES PRICE</b>	<b>\$2,000,000.00</b>		<b>\$2,000,000.00</b>	
<b>CAP RATE</b>	<b>5.04%</b>		<b>5.54%</b>	





## Information About Brokerage Services

*Texas law requires all real estate licensees 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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 place 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

**Regulated by the Texas Real Estate Commission**

TXR-2501

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