

# FORT WORTH INDUSTRIAL ASSET

## INWESCO



**2820 - 2828 N SYLVANIA AVE | FORT WORTH, TX**

OFFERING MEMORANDUM

# INDUSTRIAL BUILDING FOR SALE

FORT WORTH, TX

EXCLUSIVELY LISTED BY

BROKER OF RECORD

**PATRICK GRAHAM**

License No. 9005919 (TX)



Matthews Real Estate Investment Services™ proudly presents an exceptional opportunity with this exclusive listing featuring an industrial property in Fort Worth. The facility is strategically positioned just north of downtown Fort Worth and features 6 buildings totaling ±72,651 SF on ±3.79 AC. The site is fully leased out to INWESCO, a metal fabrication company.

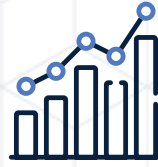
INWESCO serves a diverse group of industry tenants, including utility companies, OEMs, precast contractors, municipal services, and after market suppliers, by providing both standard and highly customized solutions. INWESCO products and services are designed to meet the precise needs of these sectors, with offerings that range from standard parts to complex custom fabrications for unique project requirements.

Through precision engineering, efficient manufacturing, and a commitment to safety and durability, INWESCO delivers high-value, cost-effective solutions that help tenants operate more reliably and meet critical deadlines.

# INVESTMENT OVERVIEW



PRICE  
**\$5,692,246**



CAP RATE  
**6.50%**



PRICE / SF  
**\$78.35**

## RENT ROLL

YEAR	ANNUAL RENT	MONTHLY RENT
December 12, 2023-2025 (Current Term)	\$369,996.00	\$30,833.00
December 12, 2025-2027 (Year 4/5) Option 1	FMV	FMV
December 12, 2027-2029 (Year 6/7) Option 2	FMV	FMV
December 12, 20229-2031 (Year 8/9) Option 3	FMV	FMV
December 12, 2031-2033 (Year 10/11) Option 4	FMV	FMV



# INVESTMENT HIGHLIGHTS

- **Low Basis** - The property offers a low price PSF compared to similar assets in the market, presenting an attractive entry point for investors seeking value. This pricing advantage positions the asset competitively within a growing Dallas-Fort Worth (DFW) real estate market.
- **Below-Market Rents with Upside Potential** - The property offers below-market rental rates, with four (4) two-year extension options and Fair Market Value (FMV) adjustments at each renewal, creating an opportunity to capture additional income as the lease aligns with market trends over time.
- **Strategic Location Near Major Transportation Corridor** - Located near I-35W, one of the major highways in the DFW area, the property benefits from excellent connectivity to the surrounding metropolitan region and beyond. This prime location supports strong tenant demand and accessibility.
- **Hands-Off Investment with Tenant-Funded Expenses** - The property is secured by a Triple-Net (NNN) lease, placing all operational responsibilities, including maintenance, taxes, and insurance, on the tenant. This arrangement offers passive income with no ownership obligations, enhancing the appeal for investors seeking low-maintenance assets.
- **Proximity to Key Regional Airport** - Positioned less than five miles from Fort Worth Meacham International Airport, the property is ideally situated for businesses requiring swift access to air transport and logistical hubs, adding further value for distribution and operational needs.



# LEASE OVERVIEW



SF LEASED  
**±72,651 SF**



INITIAL TERM  
**±3 YEARS**



BASE RENT / YEAR  
**\$369,996**

## LEASE OVERVIEW

Four, 2-Year Options

Fair Market Value Options

## LEASE ABSTRACT

Tenant Name	INWESCO
GLA	±72,651 SF
Lot Size	±3.79 AC
Occupancy	100%
Initial Term	3 Years
Rent Commencement	12/12/2022
Lease Expiration	12/31/2025
Base Rent	\$369,996 / Year
Rental Increases	FMV Rent Adjustments in Each Option
Renewal Options	Four, 2-Year Options (Fair Market Value)
Expense Structure	NNN
Landlord Responsibilities	Landlord is Reimbursed for Expenses
Tenant Responsibilities	Taxes, Insurance, CAM, HVAC, Roof, Structure
Insurance	Tenant
Expense Cap	None
ROFR/ROFO	None
Financial Reporting	None





**BNSF RAILWAY**  
130 ACRES

**FedEx**

**XPO Logistics**

**O H STOWE ELEMENTARY**  
1,267 STUDENTS

**amazon**

**MATTEL**

**Frito Lay**  
Good fun!

**UNITED STATES POSTAL SERVICE**

**MERCANTILE PARTNERS**

**Tyson**

**377**

**DIAMOND OAKS COUNTRY CLUB**

**MEACHAM INTERNATIONAL AIRPORT**

**MORTEX**  
MORTAR PRODUCTS, INC.

**MEACHAM COMMERCE CENTER**  
86 ACRES

**Dillard's**

**NORTH MARK COMMERCE CENTER**

**REMIS AMERICA**  
AMERICAN COMPANY INSURANCE

**LINCOLN PROPERTY COMPANY**  
**BLAZING TRAIL**

**MERCANTILE PARTNERS**

**DAVID E SMITH ELEMENTARY**  
406 STUDENTS

**KIRK PATRICK MIDDLE**  
500 STUDENTS

**SYLVANIA LOGISTICS CENTER**

**WEST BIRDSVILLE**  
699 STUDENTS

**BROADWAY AVE**

**BIG LOTS**

**183**

**DIAMOND HILLS-JORVIS HIGH**  
963 STUDENTS

**SUBJECT PROPERTY**

**ALDI**

**183**

**NE 28TH ST ± 21,800 VPD**

**183**

**183**

**STOCKYARDS**  
HISTORICAL LANDMARK

**377**

**AMON CARTER RIVERSIDE HIGH**  
1,267 STUDENTS

**121**

**CITY OF FORT WORTH**

**NATHA HOWELL ELEMENTARY**  
392 STUDENTS

**LIDLAW WASTE SYSTEMS**

**NORTH PARK BUSINESS CENTER**

**ups**

**INTERSTATE 35W**

**± 116,700 VPD**

**N SYLVANIA AVE**

**AMON CARTER RIVERSIDE HIGH**  
1,267 STUDENTS

**NATHA HOWELL ELEMENTARY**  
392 STUDENTS

**J.P. EIDER MIDDLE**  
1,210 STUDENTS

**Walmart**

**WEST FORK PARTNERS**

**ROCKWOOD GOLF COURSE**

**TINDALL CENTER**

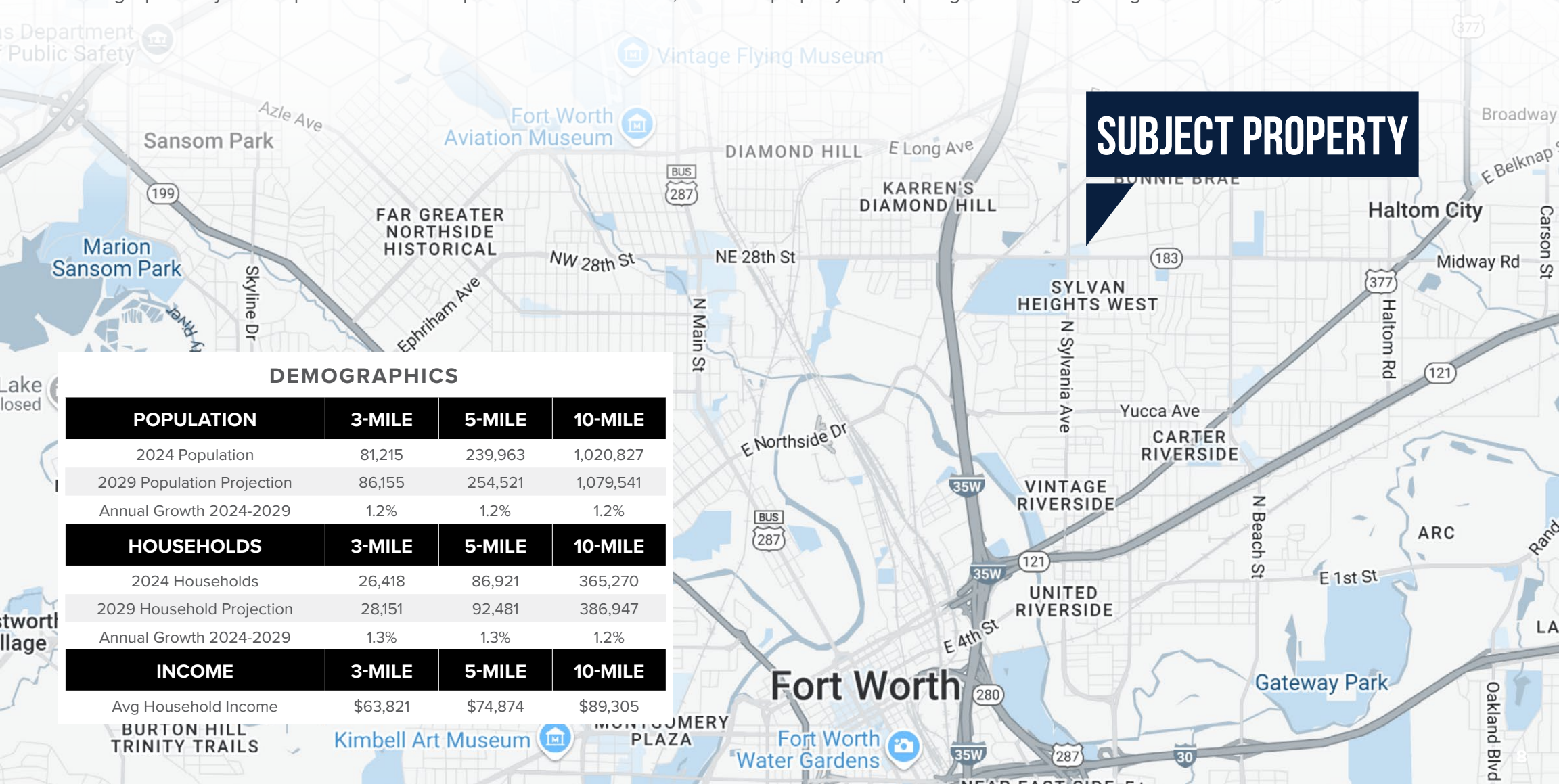
**377**

**121**

# DALLAS/FORT WORTH, TX | INDUSTRIAL MARKET OVERVIEW

The industrial property at 2820-2824 N Sylvania Ave in Fort Worth is strategically positioned within the high-demand Dallas-Fort Worth (DFW) market, which has seen robust economic growth and increasing population. The area is recognized for its strong leasing activity and significant industrial development pipeline, signaling sustained investment interest. With current average asking rents around \$10.47 per square foot and a balanced vacancy rate, the property is well-situated for potential rental growth, particularly given its below-market rental rates with Fair Market Value (FMV) adjustments at renewal.

Its prime location near Interstate 35W and Fort Worth Meacham International Airport supports strong tenant demand and accessibility for logistics-focused businesses. The Triple-Net (NNN) lease structure provides a hands-off investment opportunity, as all operational expenses are tenant-funded. Competitive pricing, combined with strategic proximity to transportation hubs and passive income benefits, make this property a compelling asset in the growing DFW industrial market.



**SUBJECT PROPERTY**

## DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	81,215	239,963	1,020,827
2029 Population Projection	86,155	254,521	1,079,541
Annual Growth 2024-2029	1.2%	1.2%	1.2%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	26,418	86,921	365,270
2029 Household Projection	28,151	92,481	386,947
Annual Growth 2024-2029	1.3%	1.3%	1.2%
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$63,821	\$74,874	\$89,305





# INWESCO

A **CRH** COMPANY

Established in 1967, INWESCO delivers high-quality standard and custom-engineered products to the electrical, telecommunications, wastewater, and public utility sectors. With a focus on precision manufacturing, fast response times, and dedicated customer care, we ensure reliable, cost-effective solutions that meet our clients' unique needs and strict timelines. By continuously innovating and adapting to industry changes, INWESCO has built trusted, long-term partnerships based on service excellence, quality, and a commitment to helping customers complete their projects successfully.



WEBSITE

**Inwesco.com**



HQ

**Azusa, CA**



FOUNDED

**1967**



LOCATIONS

**2**

# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of 2820 - 2828 N Sylvania Ave, Fort Worth, TX 76111 ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner Seller and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

The Offering Memorandum and its contents are confidential;

You will hold it and treat it in the strictest of confidence; and

You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

**Net Lease Disclaimer:** There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

# INDUSTRIAL BUILDING FOR SALE

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**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



**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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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