



Accelerating success.



Offering Memorandum

6801 Meadowbrook Dr

Fort Worth, TX 76112

# Disclaimer Notice

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Colliers International Brokerage Company ("Broker") has been retained as the exclusive advisor and broker for 6801 Meadowbrook Dr.

This Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections, financial and otherwise, have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Memorandum. Analysis and verification of the information contained in the Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney's fees, collectively "Claims") arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney's fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker's fees or finder's fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller's obligation there under have been satisfied or waived.

The Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

**No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.**

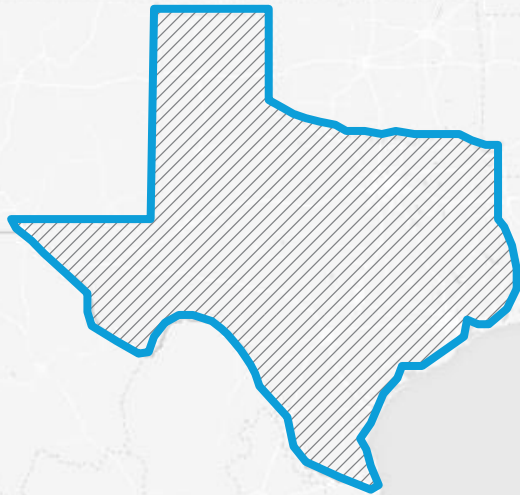
**Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the property without prior permission from the landlord.**

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Memorandum or the associated Argus computer files.

# Representation

## DFW Market Leaders with Global Reach

Based in the Dallas/Fort Worth Metroplex, our team represents a vast and growing network. Our extensive experience in office and industrial product types, along with our network of over 100,000 Investors, offers our clients the opportunity to maximize their investment. That experience, alongside Colliers' invaluable resources that stretch across every major market nationally and globally, creates a platform designed to reach our client's goals.



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# Investment **Overview**

# Offering Summary

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Colliers is pleased to present the opportunity to purchase a charter school and church facility at 6801 Meadowbrook Drive in Fort Worth, Texas. The building perfectly blends functionality and convenience and is currently being leased by Newman International Academy. The property is strategically located in a bustling city offering tremendous access in one of the fastest-growing communities in the United States.

This beautiful building was built in 1969, sits on a 4.55-acre lot and measures 52,182 square feet offering a unique opportunity for any organization looking to establish or expand their presence in the area. The interior features an array of office and classroom sizes, an auditorium and fellowship hall, gymnasium, locker rooms, and kitchen.

Situated in the heart of Fort Worth, it benefits from a bustling community and convenient access to major highways, ensuring that your organization is easily accessible to clients and patrons. Fort Worth's diverse and supportive business environment becomes an extension of your enterprise, offering networking opportunities, potential collaborations, and a rapidly growing population as the city boasts the top rank for fastest growing city in America in 2022.

Dallas / Fort Worth has been among national leaders in corporate relocation, with 72 major companies moving there since 2010. The Dallas / Fort Worth Metroplex is, by population, the largest metropolitan area in Texas, the largest in the South, and the fourth largest in the United States and is leading the job market industry among the nation's largest metropolitan areas, with a growth rate of 4.8 percent, while unemployment is safely below the national average, at 3.7 percent.

In summary, this is a fantastic opportunity for organizations seeking a new facility in a conveniently location or investors looking to capture current income while plotting to take advantage of the area's continued growth over the next several years. Contact us today to schedule a tour and see for yourself why this property is a must-see for any discerning owner-user.

## Investment Highlights

- Beautiful church/school facility with investment income through June 2026
- Located near I-820 and I-30 intersection
- Positioned in a Rapidly Growing Area in the Mid-Cities of the DFW Metroplex
- Abundance of Dining, Lodging, and Entertainment in Immediate Proximity

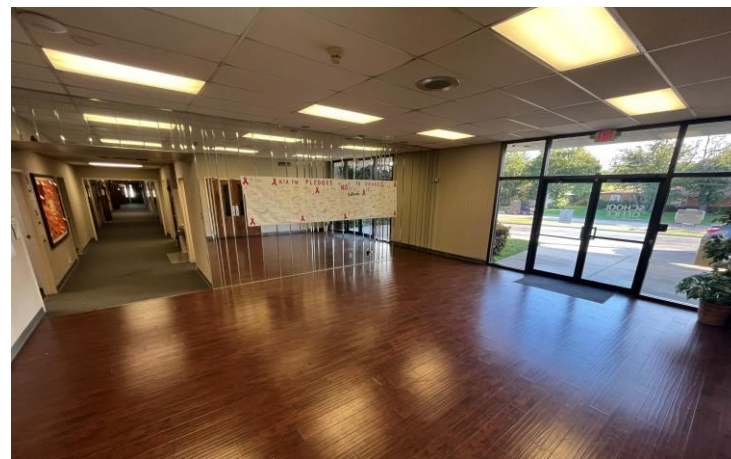




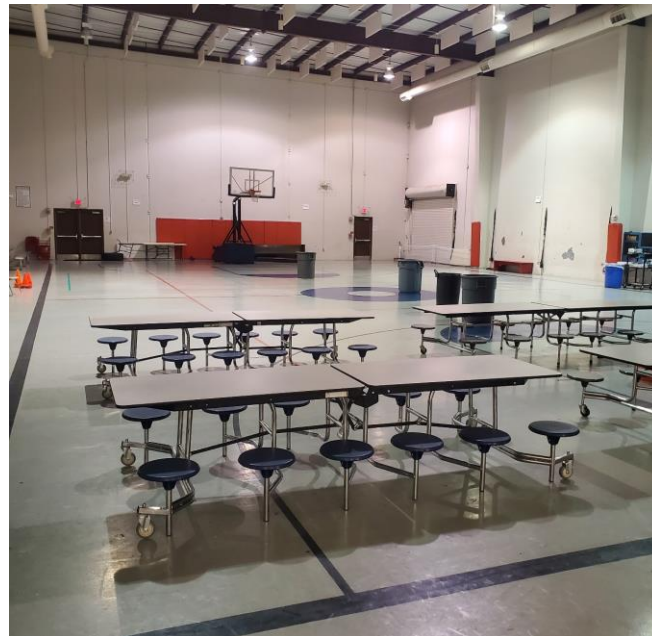
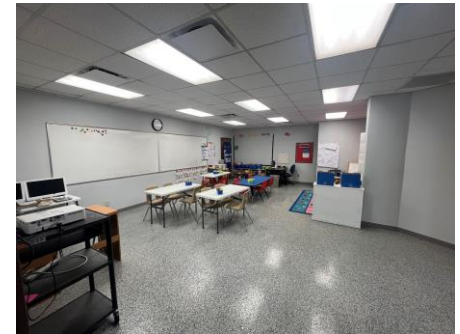
# Property Description

<b>Price</b>	<b>\$5,000,000</b>
<b>Property Address</b>	6801 Meadowbrook Dr, Fort Worth, TX
<b>Rentable SF</b>	52,182 SF
<b>Land Size</b>	4.55 AC
<b>Year Built</b>	1969
<b>Zoning</b>	Community Facilities (CF)

- Easy access to major highways: I-820, I-30, I-20
- Versatile layout including classrooms, offices, kitchen, auditorium, gymnasium and locker rooms
- High growth, vibrant local community
- Fort Worth Ranked #1 Fastest Growing City in America in 2022



# Property Photos

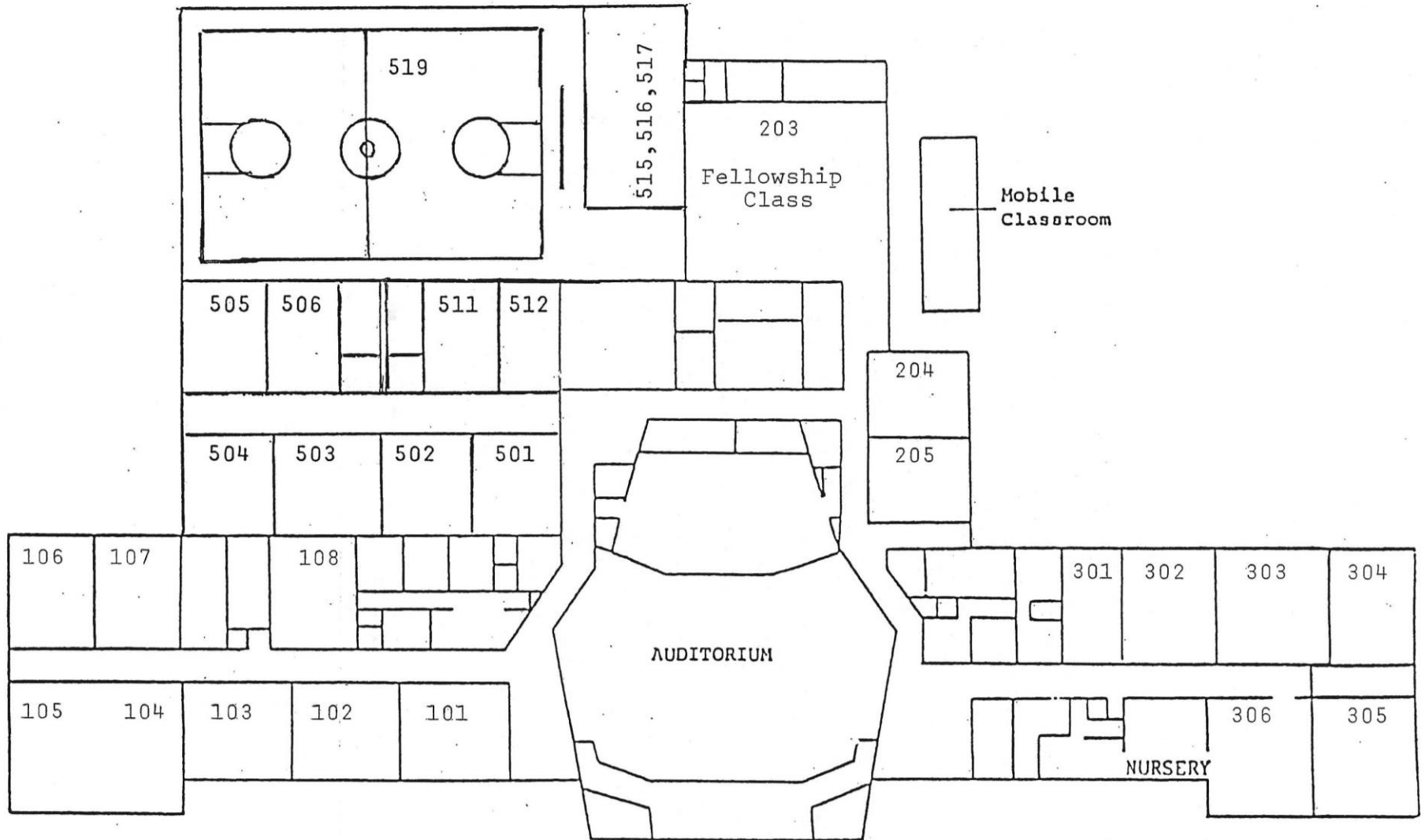




# Property Photos



# Property Floor Plan





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# Financial **Analysis**

# 6801 Meadowbrook Dr Investment Summary

Tenant Name	SF	Lease Dates		Annual Rent	Annual Rent
		Commencement	Expiration	Per SF	Per Year
Newman International Academy	52,182	July 1, 2021	June 30, 2026	\$3.95	\$205,940

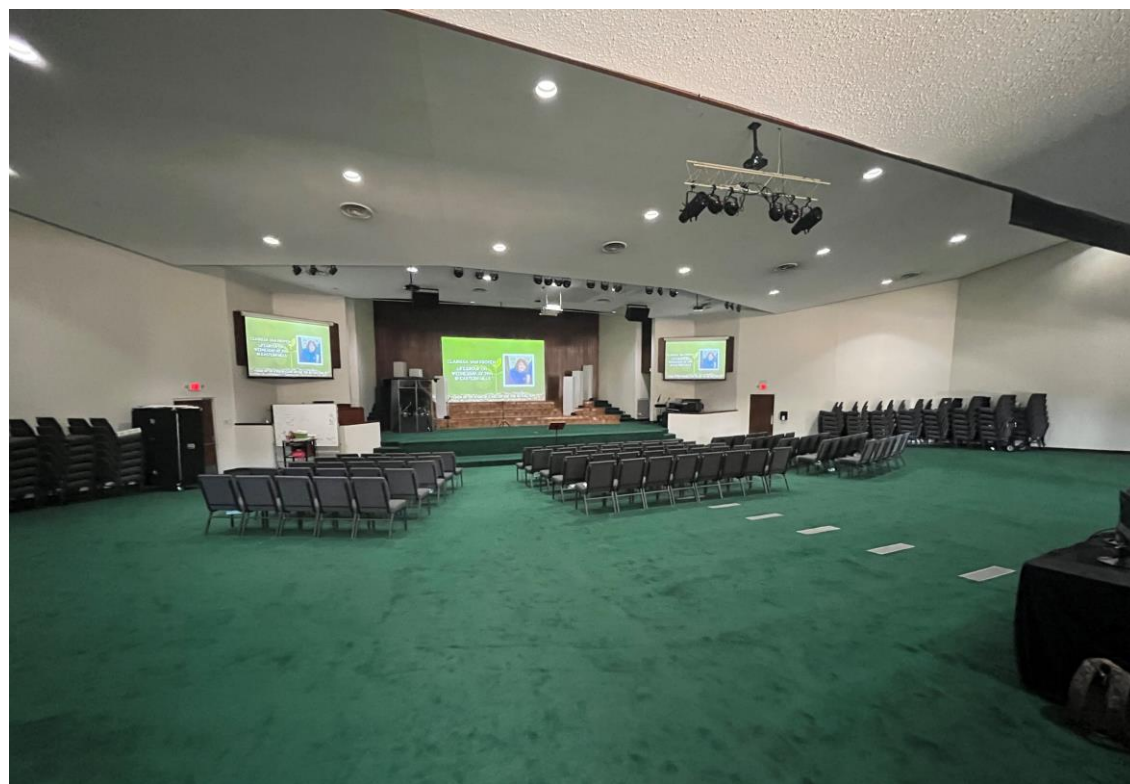
### Historical Rental Income

2019	\$182,627
2020	\$236,868
2021	\$232,365
2022	\$224,260
2023	\$205,940
<b>Average</b>	<b>\$216,412</b>
Average / SF	\$4.15

### Operating Expenses

2023

Utilities	\$53,862
Repairs and Maintenance/Janitorial	\$55,223
Insurance	\$42,390
<b>Total Expenses</b>	<b>\$151,475</b>
Expenses / SF	\$2.90



### 2023 Net Operating Income

**\$54,465**

### Notes:

Tenant's Monthly Rent Amount is "to be calculated based on Texas law for open-enrollment charter schools under Chapter 42 Section 42.2516 of the Texas Education Code. The monthly Foundation Payments of 11.8% are based on the monthly Texas Education Agency (TEA) Title 2 Public Education Funding Formula allocation. This calculation is based upon funding per student in weighted average daily attendance. The average daily attendance of Newman students at Bethel is expected to fluctuate monthly. However, if no payment is made by the state in a given month, rent of \$7,000 is payable per the terms of this Agreement."



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# Location **Overview**

# CITY OF FORT WORTH

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Fort Worth is consistently ranked among the top places in the nation to live, work, and play. Fort Worth has a population of 875,000 making it the 16th largest city in the United States. With this growing population and workforce, top educational facilities, low cost of doing business, high quality of life, prime location, and climate, Fort Worth is an attractive choice for companies looking to expand their operations.

# LIVE WORK PLAY!

---



- › High Quality of Life
- › Prime Location
- › Top Educational Facilities



- › Growing Population and Workforce
- › Major Employers



- › Concerts
- › Sporting Events
- › Rodao
- › Fine Dining

## TOP FORT WORTH AREA EMPLOYERS

Major employers in Fort Worth include AMR/American Airlines, Lockheed Martin, JPS Health Network, Cook Children's Healthcare System, NAS Fort Worth Joint Reserve Base, Alcon Laboratories, Bell, and FedEx Supply Chain. Manufacturing and distribution remains an important part of the Fort Worth economy.

The list of companies in distribution and manufacturing operations include Acme Brick, Alcon Labs, Allied Electronics, ATC Logistics & Electronics, Haggar Clothing, Federal Express, Mother Parker's Tea and Coffee, Coca-Cola Enterprises, Ben E. Keith Co., Miller Coors LLC, Williamson-Dickie, Pratt Industries USA, Inc., NGC Renewables, LLC, GE Manufacturing Solutions, and Danone North America.



### DIVERSE INDUSTRY

Healthcare, Manufacturing, Hospitality, Tourism, Transportation, Warehousing, and Oil and Gas are the 5 established sectors that employ over 149,000 people.



### OIL & NATURAL GAS

Exploration in oil & natural gas adds \$11.8 billion in gross product per year and more than 107,650 jobs in the North Texas Region.



### DICKIES ARENA

Dickies Arena will attract high-quality entertainment and accommodate conventions, exhibits, business meetings and much more.

## CITY OF FORT WORTH'S STRONG ECONOMY

## HIGHLIGHTS: FORT WORTH

The city of Fort Worth, affectionately known as “Cowtown” by residents, is the 15th largest city in the United States. Fort Worth and its suburbs is recognized as one of the fastest-growing areas in the U.S.



# #15

BIGGEST CITY  
IN THE U.S.  
(Kera.org)



# #4

FASTEST GROWING  
CITY IN THE U.S.  
(Kera.org)



# TOP 10

CITY FOR YOUNG  
PROFESSIONALS  
(Forbes)



# #5

BEST CITY  
TO BUY A HOME  
(Forbes)



# 20

MINUTES FROM  
DFW INTERNATIONAL  
AIRPORT



# 8<sup>TH</sup>

MOST UNDERRATED  
U.S. DESTINATION  
(Oyster.com)

①

HOME TO TCU, A NATIONAL UNIVERSITY AND MEMBER OF BIG 12 CONFERENCE

②

ESTIMATED NUMBER OF OUT-OF-TOWN VISITORS TO FORT WORTH: 8.8 MILLION ANNUALLY

③

ECONOMIC IMPACT OF VISITORS TO FORT WORTH: \$2.3 BILLION ANNUALLY

## GROWTH



### DICKIES ARENA

Will attract high-quality entertainment and accommodate conventions, exhibits, business meetings



### FACEBOOK

\$1 billion data center.  
250,000-square-foot buildings on a 110-acre site



### TANGER OUTLETS

Recently built and features 70 stores employing 900 people





# Market Overview



Easy Travel  
to all parts of  
the U.S.



Competitive  
housing  
prices



No state  
income tax



Top-tier  
research  
universities



Diversity of  
cultural  
experiences



Cost of doing  
business  
lower than  
national  
average

## Employment Highlights

127,600

Annual  
New Jobs  
(#1 in the nation)

3.2%

Annual Growth  
Rate  
(#3 in the nation)

3.4%

DFW  
Unemployment  
Rate

4.0%

U.S.  
Unemployment  
Rate

## Population Highlights

7.7M

Current DFW  
Residents

1st

Largest Metro  
(in southern U.S.)

4th

Largest Metro  
(in the Nation)

132,000

Annual Population  
Growth in DFW  
(#1 in the nation)

# The Cost of Doing Business is **7% Lower in Dallas** Than the National Average

**#1**

**Metro for population growth with 400 residents each day**

*(Source: Dallas Chamber of Commerce)*

**#4**

**Top metro for the most corporate facility Investment Projects**

*(Source: Site Selection magazine)*

**#3**

**Highest in the U.S. after adjusting for cost of living**

*(Source: Indeed)*

**#10**

**Forbes best places for business & career**

*(Source: Forbes)*

**Texas** is the 10<sup>th</sup> largest economy in the world



*Source: <https://datacatalog.worldbank.org/dataset/gdp-ranking>*

## 2020-2025 Projected Population Growth

	MSA	NEW RESIDENTS
1	Dallas-Fort Worth	579,227
2	Houston	496,145
3	Phoenix	378,396
4	Atlanta	363,169
5	Miami	280,713

*(Source: ESRI)*

**Top DFW Area Employers**

*Source: Dallas Business Journal Book of Lists*



# DFW: Fortune 500 Headquarters

Company	National Rank	HQ	Revenue (\$ in Millions)
Exxon Mobil	2	Irving	\$290,212
McKesson	7	Irving	\$208,357
AT&T	9	Dallas	\$170,756
Energy Transfer	59	Dallas	\$54,436
American Airlines Group	68	Fort Worth	\$44,541
Southwest Airlines	142	Dallas	\$21,965
Fluor	164	Irving	\$19,167
Kimberly-Clark	171	Irving	\$18,486
Tenet Healthcare	172	Dallas	\$18,313
HollyFrontier	175	Dallas	\$17,715
D.R. Horton	194	Arlington	\$16,068
Texas Instruments	199	Dallas	\$15,784
Jacobs Engineering Group	208	Dallas	\$14,985
J.C. Penney	261	Plano	\$12,019
Pioneer Natural Resources	333	Irving	\$9,415
Vistra Energy	337	Irving	\$9,144
GameStop	346	Grapevine	\$8,851
Yum China Holdings	362	Plano	\$8,415
Alliance Data Systems	390	Plano	\$7,791
Dean Foods	393	Dallas	\$7,755
Builders FirstSource	394	Dallas	\$7,725
EnLink Midstream	396	Dallas	\$7,699
Celanese	426	Irving	\$7,155

3 of the 10 largest U.S. Companies are  
**Headquartered in DFW**

## ExxonMobil



## McKesson

*Empowering Healthcare*

# Major Expansions & Relocations

- › **Solo Brands** – a provider of outdoor apparel and equipment, has opened a 430,000-square-foot headquarters office and showroom in Grapevine, located near Dallas-Fort Worth International Airport.
- › **Uber** – Opening a regional headquarters in Dallas by end of 2020. Uber will occupy 450,000 square feet and will eventually employ approximately 3,000.
- › **PGA of America** - Relocating its global headquarters from Florida to a 600-acre mixed-use development in Frisco including two championship golf courses, a resort, conference center and retail.
- › **American Airlines** constructed a 300-acre, 1.8 million square foot headquarters and corporate campus just west of its previous location near DFW Airport. The new campus was completed in 2019 and houses over 7,300 employees.
- › San Francisco-based **Charles Schwab** built a \$100 million, 500,000 square foot campus, delivered in fall of 2019 in Southlake, Texas. This regional office campus houses 6,000+ employees.
- › International healthcare company **AmerisourceBergen** constructed a 300,000 square foot regional headquarters campus in Carrollton in late 2019.
- › **JP Morgan Chase** consolidated its DFW operations into a one million square foot campus at the corner of SH-121 and Dallas North Tollway in the LegacyWest development.
- › **Liberty Mutual** opened one of its six national customer service centers in Plano's Legacy West development in late 2018.
- › **Fannie Mae** consolidated regional operations into a 10-story, 300,000 square foot office tower in Granite Park.
- › Medical giant **McKesson** purchased the former NEC Corporation offices in Las Colinas investing \$175 million.
- › Convenience retail distributor **Core-Mark Holdings** relocated its corporate headquarters to Westlake in 2019.
- › **Toyota** moved its U.S. headquarters from California to the Legacy West development in Plano.

Uber

American Airlines



PGA

JPMORGAN  
CHASE & CO.

AmerisourceBergen

charles  
SCHWAB

Fannie Mae

Liberty  
Mutual

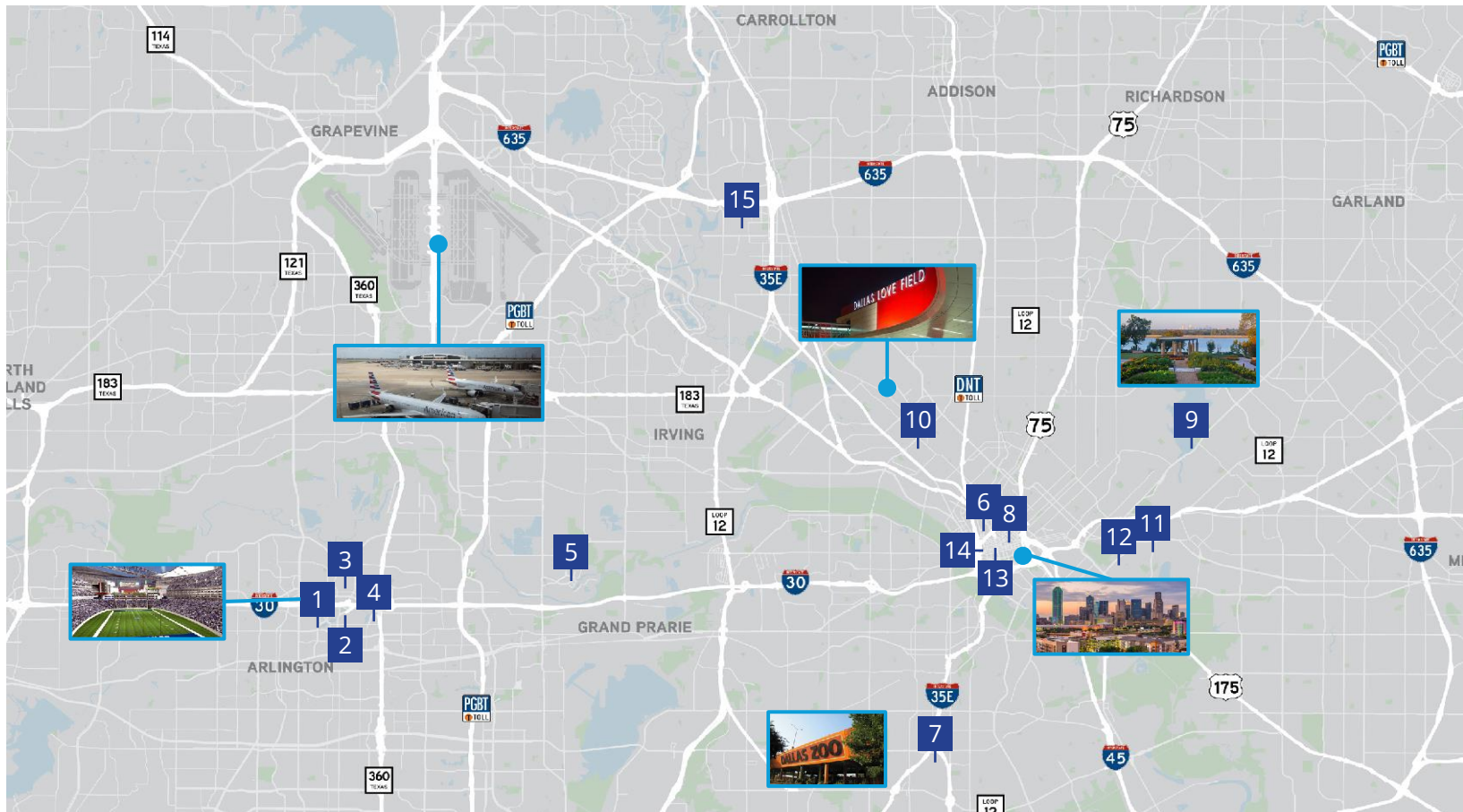
TOYOTA

McKESSON

Empowering Healthcare



# Points of Interest



- |                                     |  |                              |
|-------------------------------------|--|------------------------------|
| 1. AT&T Stadium/Dallas Cowboys      | 7. Dallas Zoo                          | 13. Sixth Floor Museum       |
| 2. Globe Life Stadium/Texas Rangers | 8. The Dallas World Aquarium           | 14. Dallas Museum of Art     |
| 3. Six Flags Over Texas             | 9. Dallas Arboretum & Botanical Garden | 15. Zero Gravity Thrill Park |
| 4. Six Flags Hurricane Harbor       | 10. UT Southwestern Medical Center     |                              |
| 5. Lone Star Park                   | 11. State Fair of Texas                |                              |
| 6. American Airlines Center         | 12. Cotton Bowl Stadium                |                              |

# For Office and Industrial Investment Services, **Give us a Call!**



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## 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.

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Date