

NAI Robert Lynn

Expedition Plaza
9628 Bartlett Circle
Fort Worth, Texas 76108



Confidential Offering Memorandum presented by

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Disclaimer



Expedition Plaza

Address

9628 Bartlett Circle
Fort Worth, Texas 76108

Year Constructed

2009

Property Description

Multi-Tenant Medical Center/Garden Office

Gross Leasable Area

6,066 SF

Price

\$1,700,000

Cap Rate

6.60%

Occupancy

100%

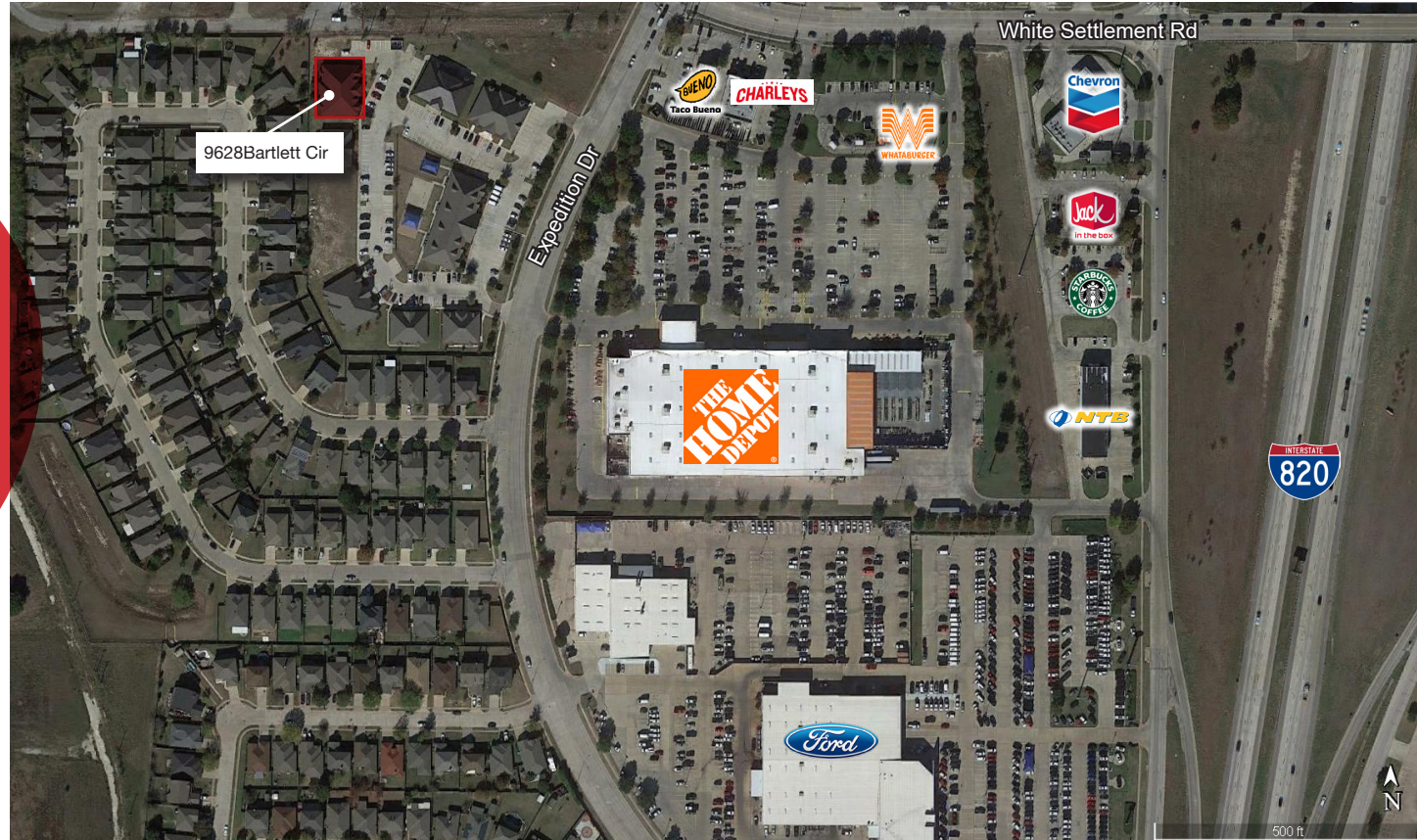
Land Parcel

0.63 Acres

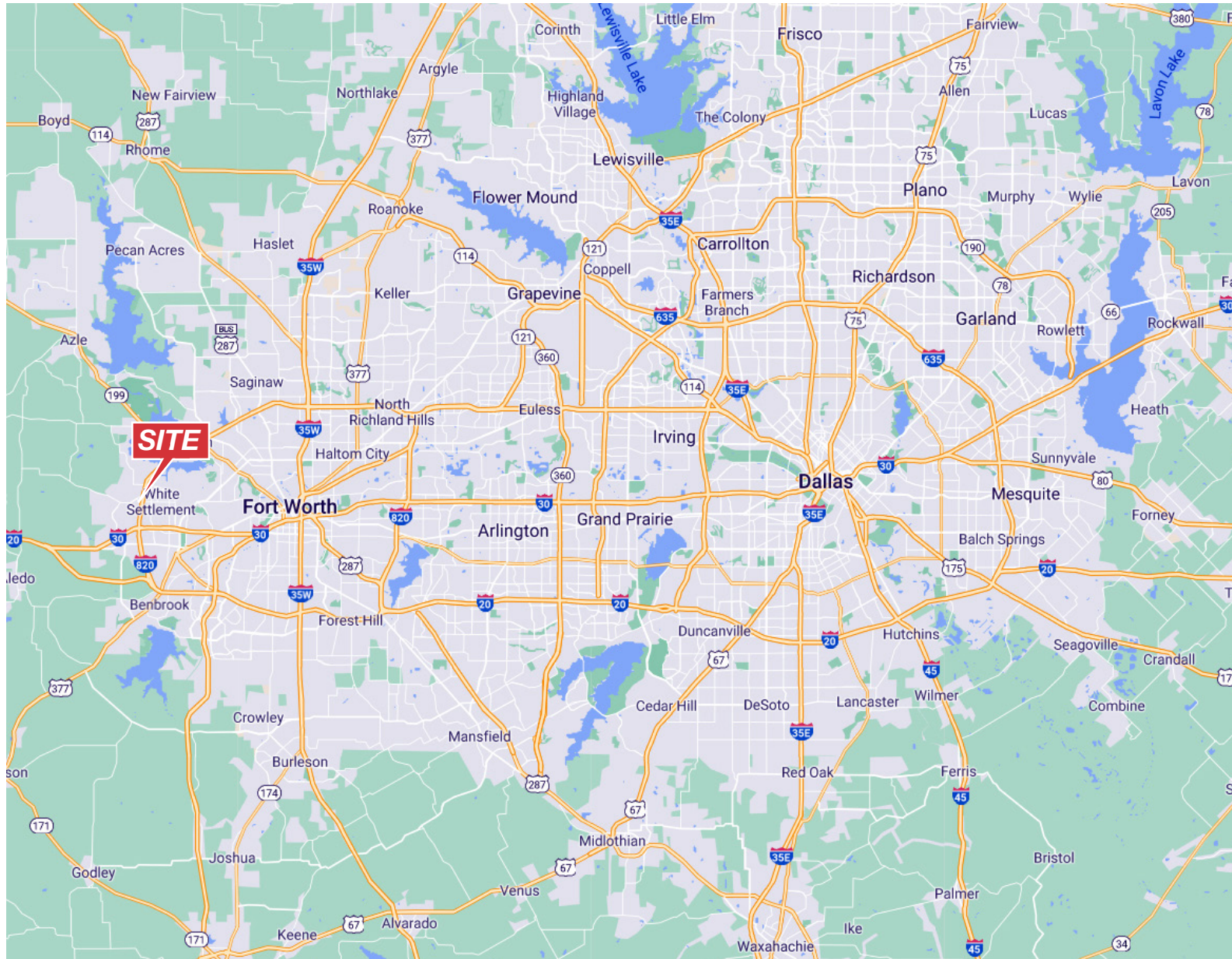
Tenant

Airrosti Rehab Center
BILD Development LLC
Texas Vein Experts

Property Site Plan



Dallas-Fort Worth Map



Demographic Analysis

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	12,439		66,785		130,336	
2023 Estimate	11,892		63,103		122,832	
2010 Census	12,147		60,320		117,143	
Growth 2023 - 2028	4.60%		5.83%		6.11%	
Growth 2010 - 2023	-2.10%		4.61%		4.86%	
2023 Population by Hispanic Origin	3,566		18,904		36,393	
2023 Population	11,892		63,103		122,832	
White	7,088	59.60%	33,343	52.84%	71,247	58.00%
Black	1,155	9.71%	10,508	16.65%	15,612	12.71%
Am. Indian & Alaskan	53	0.45%	421	0.67%	814	0.66%
Asian	321	2.70%	1,468	2.33%	2,597	2.11%
Hawaiian & Pacific Island	47	0.40%	129	0.20%	232	0.19%
Other	3,228	27.14%	17,234	27.31%	32,330	26.32%
U.S. Armed Forces	34		147		768	
Households						
2028 Projection	4,556		25,800		51,119	
2023 Estimate	4,352		24,364		48,143	
2010 Census	4,452		23,354		45,990	
Growth 2023 - 2028	4.69%		5.89%		6.18%	
Growth 2010 - 2023	-2.25%		4.32%		4.68%	
Owner Occupied	2,463	56.59%	11,409	46.83%	24,781	51.47%
Renter Occupied	1,890	43.43%	12,955	53.17%	23,362	48.53%
2023 Households by HH Income						
Income: <\$25,000	333	7.66%	4,966	20.38%	9,228	19.17%
Income: \$25,000 - \$50,000	1,194	27.45%	6,838	28.07%	11,845	24.60%
Income: \$50,000 - \$75,000	824	18.94%	4,028	16.53%	8,033	16.69%
Income: \$75,000 - \$100,000	671	15.43%	3,256	13.37%	6,344	13.18%
Income: \$100,000 - \$125,000	454	10.44%	2,063	8.47%	4,003	8.31%
Income: \$125,000 - \$150,000	263	6.05%	1,068	4.38%	2,466	5.12%
Income: \$150,000 - \$200,000	516	11.86%	1,512	6.21%	2,888	6.00%
Income: \$200,000+	95	2.18%	631	2.59%	3,338	6.93%
2023 Avg Household Income	\$83,719		\$69,735		\$82,209	
2023 Med Household Income	\$66,200		\$52,094		\$59,069	

Tenant Profiles



Airrosti is a healthcare group that provides rapid recovery treatment for soft tissue injuries. Their goal is to fix pain fast (typically within 3-4 visits based on patient-reported outcomes) — with no needles, surgery, or invasive procedures. With over 150 locations in Texas, Ohio, Washington, and Virginia, they help save patients time and money, while also dramatically reducing the need for costly and potentially dangerous prescription pain killers and opioids.

BILD Development LLC

General office & sales for a local developer.



Texas Vein Experts looks to meet the needs of patients concerning vein health, comfort, and appearance. Dr. Scott Powell and Physician Assistant Justin Patten, offer a range of treatments and procedures to improve vein conditions safely. Their team consists of highly trained venous specialists that diagnosed and treated venous diseases, including venous reflux using minimally-invasive techniques for more than ten years.

Investment Overview

Financials

THE PROPERTY

9628 Bartlett Circle
Fort Worth, Texas 76108

PROPERTY SUMMARY

Property Type:	Medical/Office
Building Size:	6,066 SF
Land:	0.63 Acres
Number of Stories:	1
Year Built:	2009
Occupancy:	100%

PRICE

Sale Price:	\$1,700,000
CAP Rate:	6.60%
Price/SF:	\$280.00

INCOME

Base Rent:	\$ 115,204.50
Expense Reimbursements:	<u>\$ 39,307.68</u>
Gross Income:	\$ 154,512.18
Expenses:	<u>\$ 42,245.64</u>
Net Operating Income:	\$ 112,266.54

EXPENSES

Property Tax:	\$ 24,095.00
Property Tax Protest:	\$ 661.00
Insurance:	\$ 8,643.00
Common Area Maintenance:	\$ 5,276.64
Pest Control:	\$ 480.00
Water & Back Flow Test:	\$ 1,890.00
Accounting:	<u>\$ 1,200.00</u>
Total Expenses:	<u>\$42,245.64</u>
Expenses/SF:	\$6.96

Rent Roll

9628 Bartlett Circle

Suite	Tenant	SF	Term	Rent/SF	Base Rent/Year	NNN PSF	NNN/Year	Annual Gross Income
300	Airrosti Rehab Center	1,800	1/01/2020-12/31/2027	\$19.50	\$35,100.00	\$6.96	\$12,528.00	\$47,628.00
330	Bild Development LLC	1,233	1/01/2024-3/31/2027	\$17.00	\$20,961.00	\$6.96	\$8,581.68	\$29,542.68
360-380	Texas Vein Experts	3,033	8/01/2023-8/31/2026	\$19.50	\$59,143.50	\$6.00	\$18,198.00	\$77,341.50
		6,066			\$115,204.50		\$39,307.68	\$154,512.18

Suite	Notes
300	\$0.50/sf annual Base Rent increases starting 1/01/2026
330	3.5% annual Base Rent increases starting 3/01/2025
360-380	\$0.50/sf increase to Base Rent on 8/01/2025; NNNs capped at \$6/sf



9628

TEXAS VEN EXPERTS

Pinnacle Pools & Spa

WARRIOR



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