

Industrial Multi-Tenant Investment Opportunity
in an Active High-Demand Location! | For Sale

TVCRE.com

2908 Cullen Street & 2921 Shamrock Avenue
Fort Worth, Texas 76107



Attractive, well maintained, 100% occupied multi-tenant industrial facility located on the near west side of downtown Fort Worth - 2 blocks north of the upcoming \$1.7 Billion mixed-use development (Westside Village) by Larkspur Capital, beginning at the northeast quadrant of N. University Drive and formerly White Settlement Road (recently re-named Westside Drive) and continuing down Westside Drive (see enclosed). Ideal as a 1031 replacement property or as a stable investment structured to take advantage of the location and activity as it transitions into a new dynamic commercial destination.

Prepared by:



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TEAM & VASSEUR
COMMERCIAL REAL ESTATE

4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107
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Property Details

- Building Size: 15,500 SF (+/-) (Per TAD)
 - Land Size: 32,500 SF (+/-) (Per TAD)
 - Lease Info:
 1. Inursha Fitness - 8,000 SF (+/-) - expires 5/31/29
 2. Minute Men Press - 6,500 SF (+/-) - expires 12/30/28
 3. Colonel's Bikes - 1,000 SF (+/-) - expires 5/1/30
- (Contact Broker for income information)
- Zoning: "J" Medium Industrial
 - 2025 Taxes: \$25,000 (+/-)
 - 2025 Insurance: \$10,500 (+/-)

Property Features

- Location!
- 480V-3-Phase power
- 50 parking spaces with ADA ramp
- Concrete parking lot - well lit with LED pole lights

Improvements

An approximate 15,500 SF multi-tenant concrete tilt-wall structure - fully air conditioned and built in 1963 (Per TAD). The entire building has been updated/remodeled in recent years - currently occupied by 3 Tenants.

Sales Price

\$4,000,000 (\$258.00 PSF)

2% Broker Fee

[CLICK HERE FOR
VIDEO TOUR](#)



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Westside Village, the new development by University Drive and White Settlement road, will mix the urban, modern style with Fort Worth architecture. It will include shops, apartments, offices and more. *Courtesy of Larkspur Capital*

A new west side Fort Worth development will have a modern, sophisticated look while still being “uniquely Fort Worth,” according to the developer. Developers of “Westside Village,” the upcoming 37-acre mixed-use development, plan to incorporate both modern construction and the style of Fort Worth architecture, according to Schafer Smartt, vice president of Dallas-Based developer Larkspur Capital LP. Larkspur is the developer on many retail and apartment projects in Dallas and developed the Jimmy John’s on South Freeway in Fort Worth.

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PROPERTY PHOTOS



Interior - Minuteman Press



Interior - Minuteman Press

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PROPERTY PHOTOS



Interior - Inursha Fitness



Interior - Inursha Fitness

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PROPERTY PHOTOS



Interior - Colonel's Bikes

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PROPERTY PHOTOS



Rear of Building



Front of Building

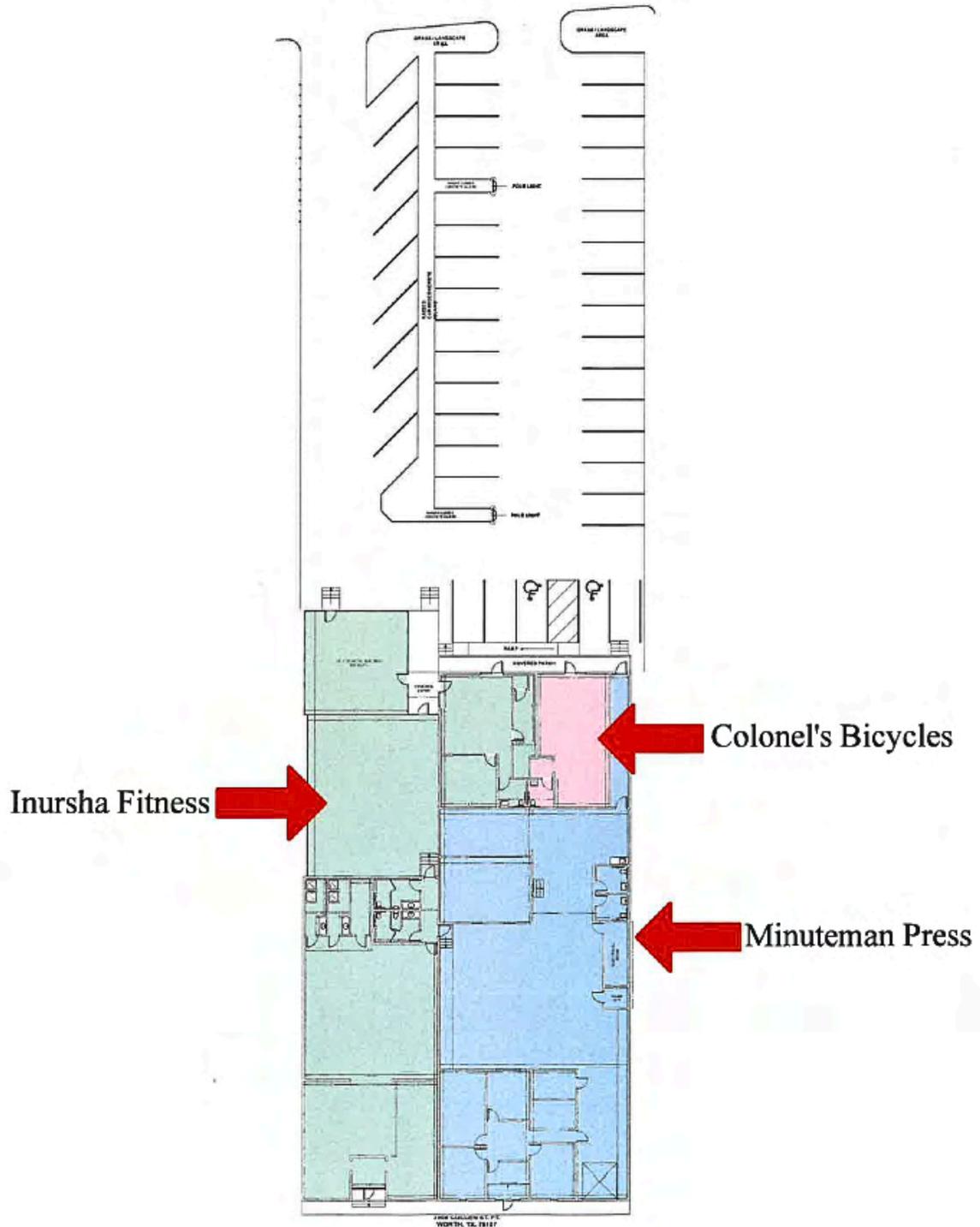
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SITE PLAN



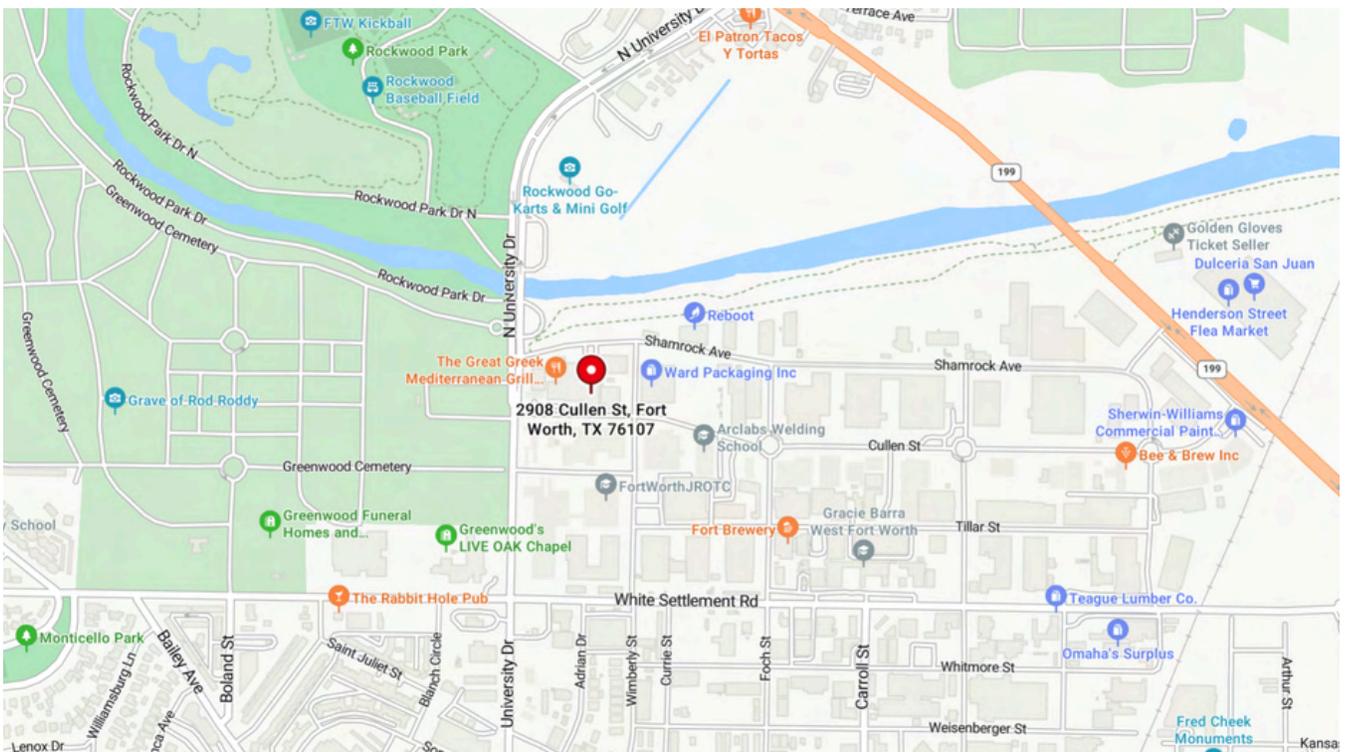
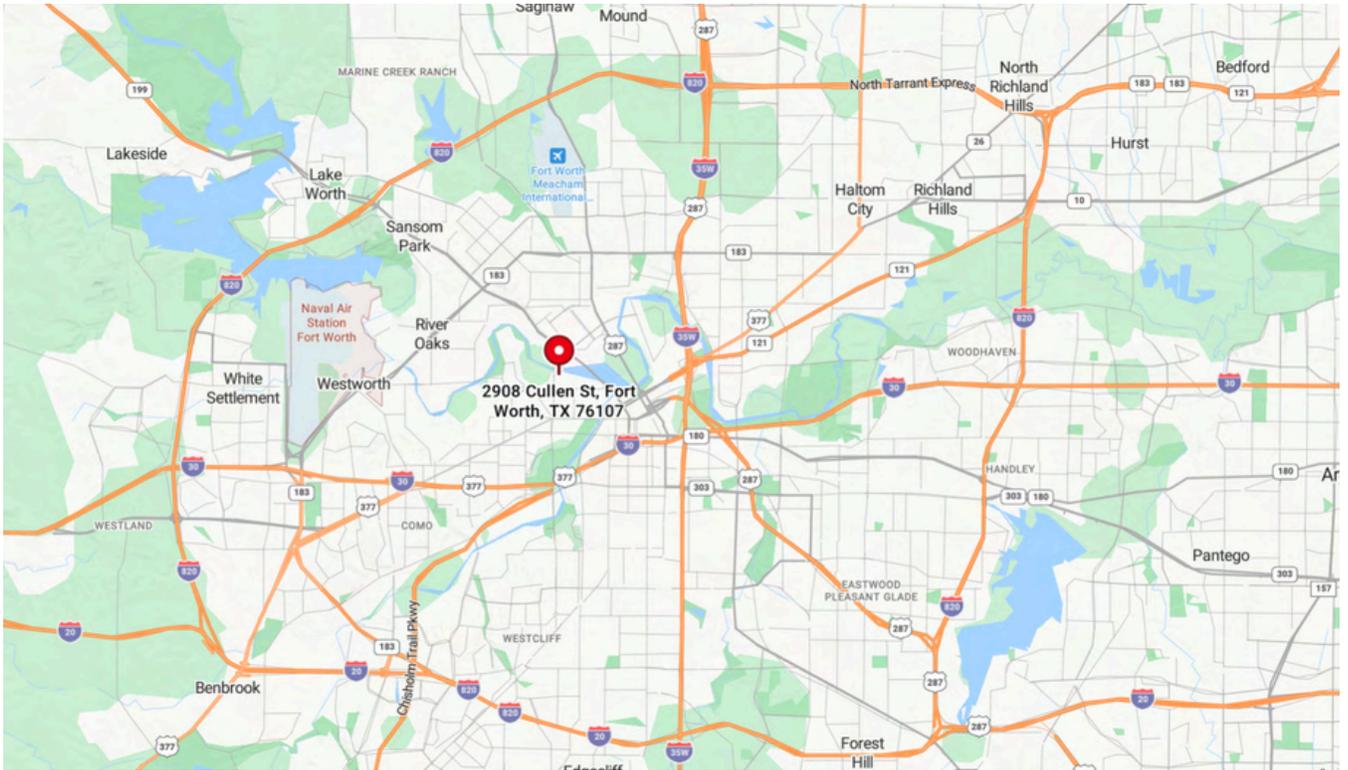
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LOCATION MAPS



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AERIAL



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>Team & Vasseur Commercial Real Estate</u>	<u>9015393</u>	<u>info@tvcre.com</u>	<u>817-335-7575</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Charles "C.B." Team</u>	<u>563820</u>	<u>cteam@tvcre.com</u>	<u>817-335-7575</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Charles "C.B." Team</u>	<u>563820</u>	<u>cteam@tvcre.com</u>	<u>817-335-7575</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Gary Vasseur</u>	<u>158025</u>	<u>gvasseur@tvcre.com</u>	<u>817-335-7575</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2