

FOR SALE OR
LEASE

EAGLE MOUNTAIN LAKE RETAIL/OFFICE/WAREHOUSE

416 & 420 FM 718 | Newark, TX 76071



VISION

COMMERCIAL REAL ESTATE



David Spina

817.803.3287

VISIONCOMMERCIAL.COM

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SALE | Upon Request LEASE | Upon Request

BUILDING SIZE | 13,787 SF (OFFICE | 2,287 SF WAREHOUSE | 11,500 SF)

PROPERTY AREA | 2.02 ACRES | 94,052 SF



TOUR DATES | May 28 & 30, 2024

Tours of the property must be scheduled and RSVP via David Spina at david.s@visioncommercial.com or 682.429.5671. Property operations are ongoing- please do not disturb tenants or staff. All communication and inquires should be made through the listing agents.

DEAL TEAM



David Spina

Director of Investment Sales

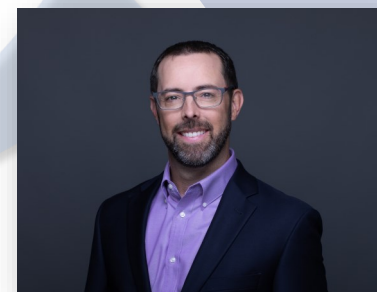
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Scott Lowe

Partner/Investment Sales

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Ross Miller

Investment Sales

Ross.m.@visioncmmmercial.com

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PROPERTY INFORMATION

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416 | HIGHLIGHTS

- 👁️ Building Size | 13,787 SF
- 👁️ Renovated Office Space | 2,287 SF
 - Spacious Entry
 - 2 | Single Offices
 - 1 | Conference Room
- 👁️ Warehouse Space | 11,500 SF
 - 2 | Roll Up Doors | 12' & 10'
 - 14' Clear Height
 - Open Floor Plan
- 👁️ FM 718 HWY Frontage
- 👁️ Acres | 1.15
- 👁️ Lot Size | 50,094 SF
- 👁️ Former IGA Grocery Store
- 👁️ Multiple Tenant Uses

420 | HIGHLIGHTS

- 👁️ Adjacent to 416 FM 718
- 👁️ Potential Retail Site
 - Build to Suite
 - Ground Lease
- 👁️ Acres | .84
- 👁️ Lot Size | 36,590 SF
- 👁️ FM 718 HWY Frontage
- 👁️ Minimal Dirt Work
- 👁️ High Traffic Count
 - 5,700 VPD @ FM 718
 - 3,800 VPD @ Seven Hills Rd



AREA HIGHLIGHTS

DR Horton | Bluestem

- 1,200 Homes

PBM Capital | Rolling V Ranch

- Master planned Community
- 3,400 acres
- \$3.5B Residential Development
- 10,000 Homes

Multiple Area Schools

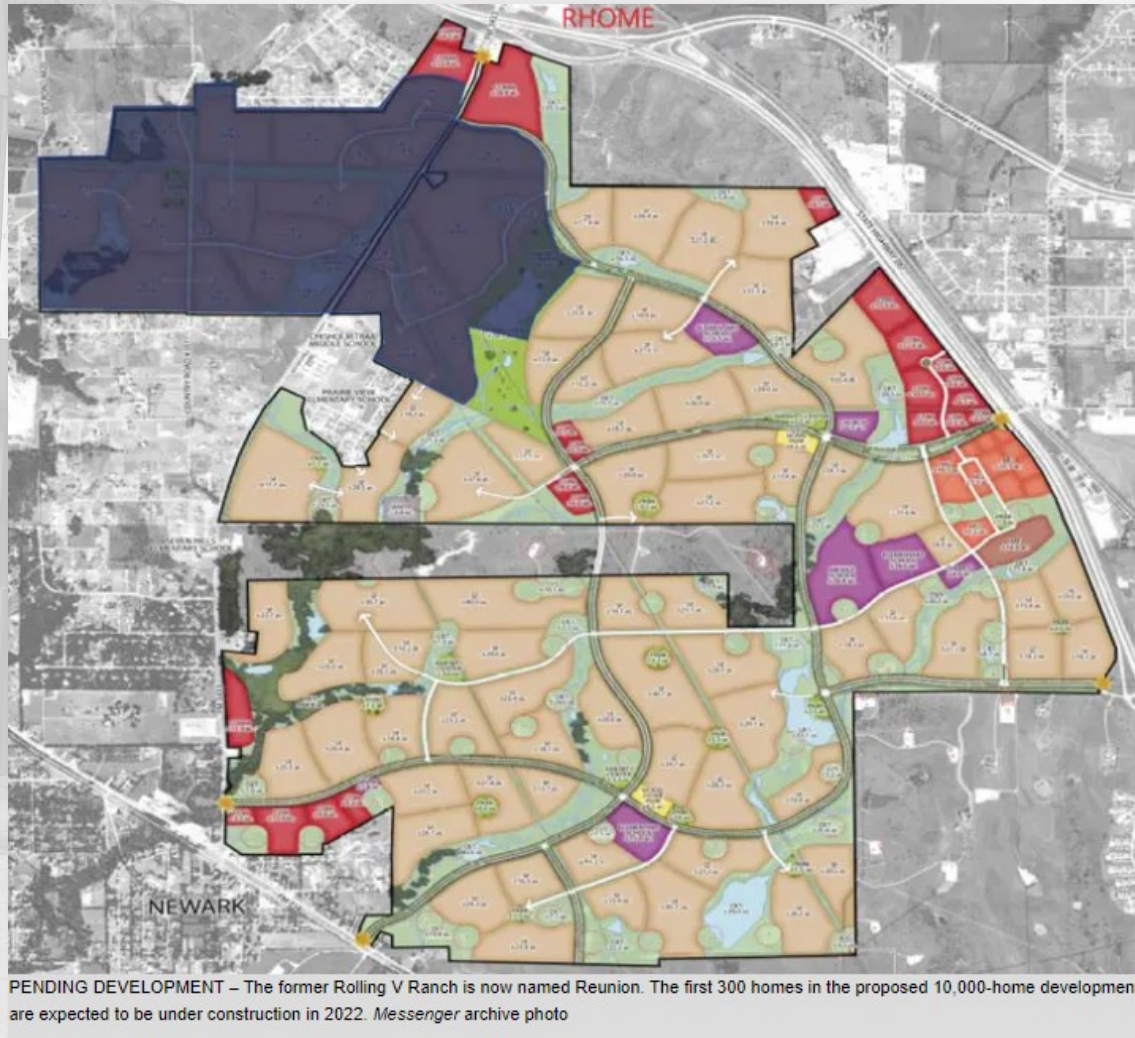
Walsh Properties

Kenneth Copeland Ministries

LOCATION

- 25 MIN | Fort Worth
- 15 MIN | Tanger Outlets
- 15 MIN | Texas Motor Speedway
- 15 MIN | Eagle Mountain Lake
- 21 MIN | Alliance Town Center

ROLLING V RANCH | PHASE 1 STARTED



<https://www.wcmessenger.com/articles/rolling-v-development-gets-new-name/>



420 FM 718
ACRES | .84

FM 718

416 FM 718
ACRES | 1.15

SITE
SF | 13,787

**CRAFT
BBQ**

M&P TIRE SHOP

FM 718

Seven Hills Road









COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



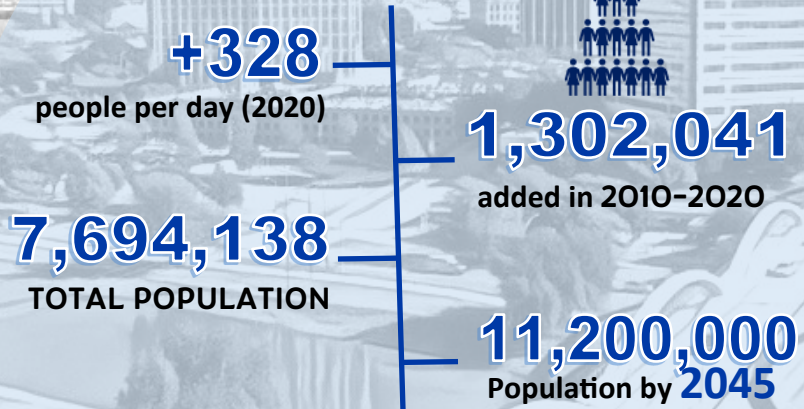
#1 in the country for **3-year job growth** (185,600 jobs)
#1 in the country for **job recovery to pre-pandemic high** (3,951,900 jobs)
BLS, Dec. 2021

4 **Global 500 Companies** (Fortune, 2021)
9 **World's Most Admired Companies** (Fortune, 2022)
22 **Fortune 500 Companies**



DFW AREA GROWTH

50% LOWER COST OF LIVING
With a lower cost of living than the top three U.S. Metros.
+7.2% EMPLOYMENT GROWTH
With a year over year gain of 277,600 jobs as of July 2022



4TH LARGEST METRO IN U.S. OVER 200 CITIES

3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in **4 hours**
Access nearly **60** international destinations

HIGHER EDUCATION

Three Research 1 Universities

Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

30 Higher Education Institutions
15 Major Universities Including: **TCU**, **SMU**

HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

Cited: www.dallaschamber.org

CONTACT:

David Spina

Director of Investment Sales

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682.429.5671

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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensee holders 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.

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