

100% LEASED
INVESTMENT STRIP

5907-5917 E LANCASTER

5907-5917 E Lancaster Ave | Fort Worth, TX 76112



VISION

COMMERCIAL REAL ESTATE



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PRICE | **\$1,100,000**

PROPERTY AREA | **9,000 SF**

PROPERTY HIGHLIGHTS

- 👁️ 100% Leased Investment Center
- 👁️ Upside available in renewals
- 👁️ Upside is one lease extension or replacement
- 👁️ TPO Roof less than 10 years old
- 👁️ Several tenants have multiple locations and have been at center for 10+ years

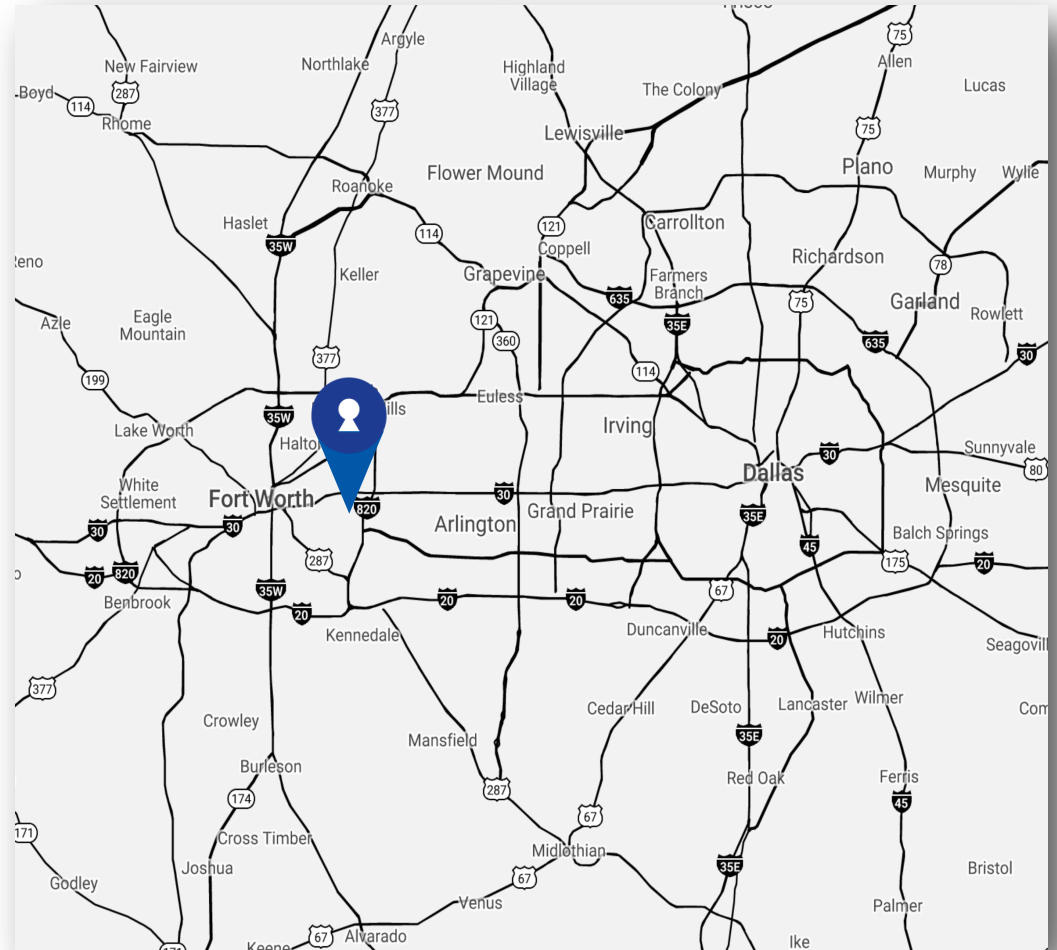
DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	11,546	42,006	89,175	240,000
DAYTIME POPULATION	9,895	34,963	71,763	208,411
AVG HH INCOME	\$50,838	\$50,953	\$52,831	\$59,196

*STDB.com 2024

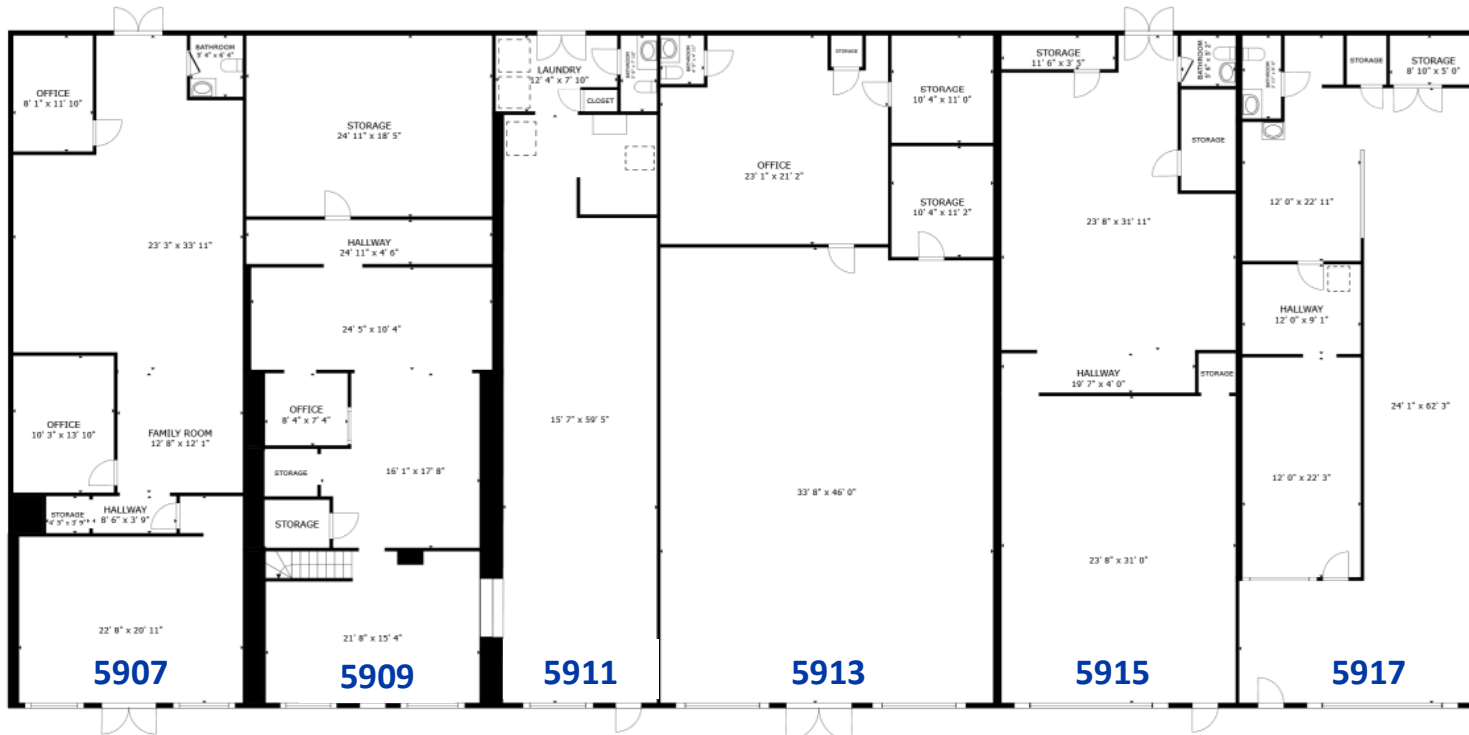
TRAFFIC COUNT

34,113 VPD at E Loop 820 & E Lancaster Ave

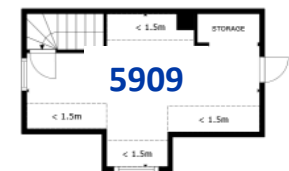








FLOOR 1



FLOOR 2



PRICE	\$1,100,000
PRICE PSF	\$122
NOI	\$75,625
CAP RATE	6.88%
PRO-FORMA NOI	\$96,745
PRO-FORMA CAP RATE	8.80%
TOTAL SUITES	6
TENANTS	6
OCCUPANCY	100%
VACANCY	0%
GLA	9,552 SF
LOT SIZE	12,450 SF
YEAR BUILT	1945

Vision Commercial Real Estate is pleased to present the opportunity to acquire a 100% occupied six-tenant retail building located in Fort Worth, TX. This 9,552 sf building sits on a 12,450 sf lot with eighteen parking spaces for tenants and consumers. Occupied by six long standing tenants, this retail building is a stable income producing asset with proven and stable tenants located on a highly trafficked, signalized intersection. There is significant upside potential for investors by converting the existing gross leases to NNN and or replacing one of the tenant's with a larger regional or national brand.

		<u>LEASE</u>	<u>ACTUAL</u>	<u>LEASE</u> TYPE	<u>LEASE TERM</u>		<u>RENT</u>		<u>PSF</u>		<u>GROSS</u>	<u>PRO-</u>		
<u>UNIT</u>	<u>TENANT</u>	<u>SF</u>	<u>SF</u>		BEGIN	END	<u>RENT</u>	<u>PSF</u>	<u>NETS</u>	<u>NETS</u>	<u>GROSS</u>	<u>PSF</u>	<u>RATA</u>	<u>TYPE</u>
5907	Botanica y Lectura de Tarot	1,500	PROVIDED WITH EXECUTED CONFIDENTIALITY AGREEMENT										15%	Multiple Locations
5909	Mr. K's Music Store	1,378												
5911	Neighbor Nail	900											9%	
5913	Vape & Variety	2,280											23%	Multiple Locations
5915	Premium Lash	1,629											15%	Multiple Locations
5917	Kreative Culture Barber & Beauty Salon	1,500											15%	
Total		9,187	9,552				\$7,839.50	\$752.75		\$8592.25				

Most tenants pay only the nets stated in their lease as owner has not billed the tenants for actual expenses. Property Manager is in the process of billing all the tenants according to the actual expenses. When collected, this will add \$14,811.84 bringing the NOI up to \$90,437 and Cap Rate of 8.22%.

		<u>LEASE</u>	<u>ACTUAL</u>	<u>LEASE TERM</u>		<u>RENT</u>			<u>PSF</u>	<u>GROSS</u>			
<u>UNIT</u>	<u>TENANT</u>	<u>SF</u>	<u>SF</u>	<u>LEASE TYPE</u>	<u>BEGIN</u>	<u>END</u>	<u>RENT</u>	<u>PSF</u>	<u>NETS</u>	<u>NETS</u>	<u>GROSS</u>	<u>PSF</u>	<u>TYPE</u>
5907	Botanica y Lectura de Tarot	1,500	PROVIDED WITH EXECUTED CONFIDENTIALITY AGREEMENT										Multiple Locations
5909	TBD	1,378											New Tenant or Renew
5911	Neighbor Nail	900											
5913	Vape & Variety	2,280											Multiple Locations
5915	Premium Lash	1,629											Multiple Locations
5917	Kreative Culture Barber & Beauty Salon	1,500											
Total		9,187	9,552				\$8,087.83		\$2337.71		\$10425.55		

	ACTUAL: 3/24 to 2/25	ACTUAL PSF	PRO-FORMA
INCOME			
Rental Income	\$94,074	\$10.45	\$97,054
Reimbursable Income	\$9,033	\$1.00	\$28,053
TOTAL Income	\$103,107	\$11.46	\$125,107
EXPENSES			
Property Taxes	\$13,578		\$13,578
Property Insurance	\$8,564		\$8,564
Utilities	\$1,215		\$1,215
CAM	\$0		\$0
Total Expense			
(Before PM Exp)	\$23,357	\$2.60	\$23,357
Property Management	\$4,124	\$0.46	\$5,004
Total EXP & PM	\$27,482	\$3.05	\$28,362
Net Operating Income	\$75,625		\$96,745
SALES PRICE	\$1,100,000		
CAP RATE (ACTUALS)	6.88%		8.80%

COMMERCE

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

amazon

American Airlines



Kimberly-Clark

LOCKHEED MARTIN

Alcon



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

DFW AREA GROWTH

+328

people per day (2020)



1,302,041

added in 2010-2020

7,694,138

TOTAL POPULATION

11,200,000

Population by 2045

4TH LARGEST
METRO IN U.S.

OVER 200 CITIES



HIGHER EDUCATION

Three
Research 1
Universities

UNT
UNIVERSITY OF
NORTH TEXASUTD
THE UNIVERSITY
OF TEXAS AT DALLASUTR
UNIVERSITY OF
TEXAS AT
ARLINGTON

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

30 Higher Education Institutions

15 Major Universities Including:

TCU
SMU

#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



3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in
Continental U.S. in 4 hours

Access nearly 60
international destinations



HEALTH CARE

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

INFORMATION ON BROKERAGE 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.

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 on 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 on known by the agent, including information on disclosed to the agent or subagent 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 on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on 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 on. 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 on 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.

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 on 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 on 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.

Vision Commercial RE DFW LC	9006752	info@visioncommercial.com	817.803.3287
Broker Firm Name	License No.	Email	Phone
Trenton Price	0652029	info@visioncommercial.com	817.803.3287
Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

2-10-2025



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