



## OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/yr [NNN]
BUILDING SIZE:	3,440 SF
AVAILABLE SF:	1,000 SF
YEAR BUILT:	1964

## PROPERTY OVERVIEW

Visible office/medical building at the intersection of heavily traveled roads in South Fort Worth. The diverse economy, central location, business- friendly environment and explosive population growth have helped make Fort Worth a gateway city to business opportunities!

## PROPERTY HIGHLIGHTS

- Within 1 mile of popular businesses such as: Walmart, AMC Theatres, Whataburger, Starbucks, & Fitness Connection
- Located in an established area with well above average household income
- 44,300+ Daily Traffic Count
- Excellent Visibility one mile to Interstate I-20.
- Pop Growth 2020-2025 + 5.71%<sup>3</sup>.
- Abundance to Nearby Restaurants and Retail Amenities
- Highly Accessible Destination
- Heavily Populated Area
- Professionally Managed Within 1 mile of popular businesses such as: Walmart, AMC Theatres, Whataburger, Starbucks, & Fitness Connection
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## JOHN JONES

Advisor / Property Manager

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## PROFESSIONAL BACKGROUND

John Jones serves as an Advisor for SVN | Trinity Advisors. He specializes in Landlord representation of freestanding single tenant retail buildings, multi-tenant retail shopping centers and industrial properties. He also provides Tenant representation. John began his commercial real estate career in 2008 after a 20 year career in corporate food service. John's expertise includes restaurant property and land acquisition. He is a member of the Society of Commercial Realtors, Greater Fort Worth Association of Realtors, Texas Association of Realtors and National Association of Realtors. John holds a bachelor's degree in finance from Texas Tech University in Lubbock, Texas.

### SVN | Trinity Advisors

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