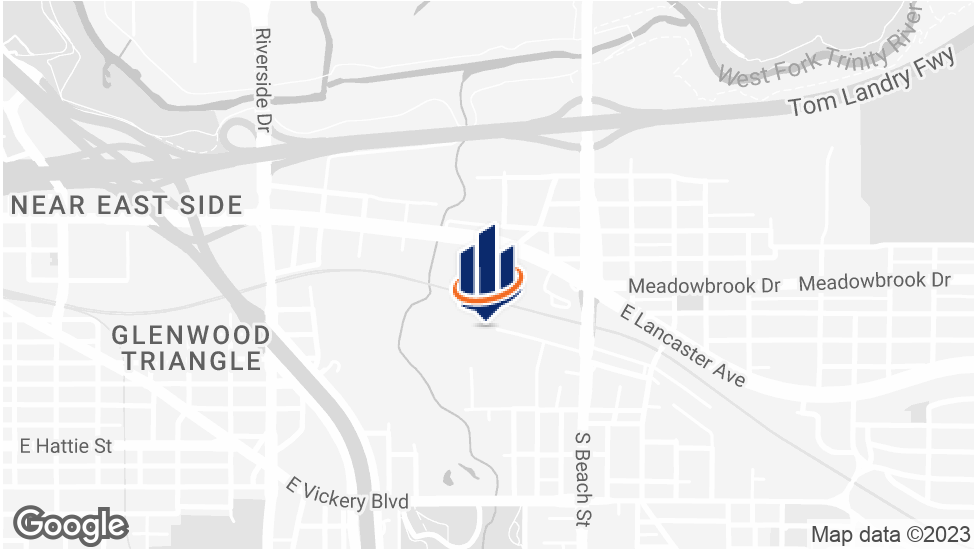


**LEASE**  
**2400 Ludelle Street**  
**2400 LUDELLE STREET**  
FORT WORTH, TX 76105

**PRESENTED BY:**  
**CARL BROWN, CCIM, RPA**  
O: 817.915.7742  
carl.brown@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	N/A
AVAILABLE SF:	
ZONING:	Commercial
MARKET:	Dallas/Ft Worth
SUBMARKET:	East Ft Worth

PROPERTY OVERVIEW

With over 164,700 square feet, 10-building light industrial space and ample parking, this one-of-a-kind business park is designed for both small and large businesses. Blue Smoke Business Park provides users with great access to Interstate 30, Interstate 35W and Hwy 287, primary arterial roadways connecting users to Fort Worth and the greater DFW Metroplex. Other nearby attractions include an abundance of restaurants, businesses, hotels, and airports. This property offers a great deal of benefits for any business looking to lease a space for industrial or warehouse purposes.

PROPERTY HIGHLIGHTS

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# LEASE SPACES

## LEASE INFORMATION

LEASE TYPE:	-	LEASE TERM:	Negotiable
TOTAL SPACE:	-	LEASE RATE:	N/A

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Ste. A	-	900 SF	Plus \$1.65 NNN	\$8.00 SF/yr
Ste. B	-	1,800 SF	Plus \$1.65 NNN	\$8.00 SF/yr
Ste. C	-	2,400 SF	Plus \$1.65 NNN	\$8.00 SF/yr
Ste. D	-	4,500 SF	Plus \$1.65 NNN	\$8.00 SF/yr



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## ADDITIONAL PHOTOS



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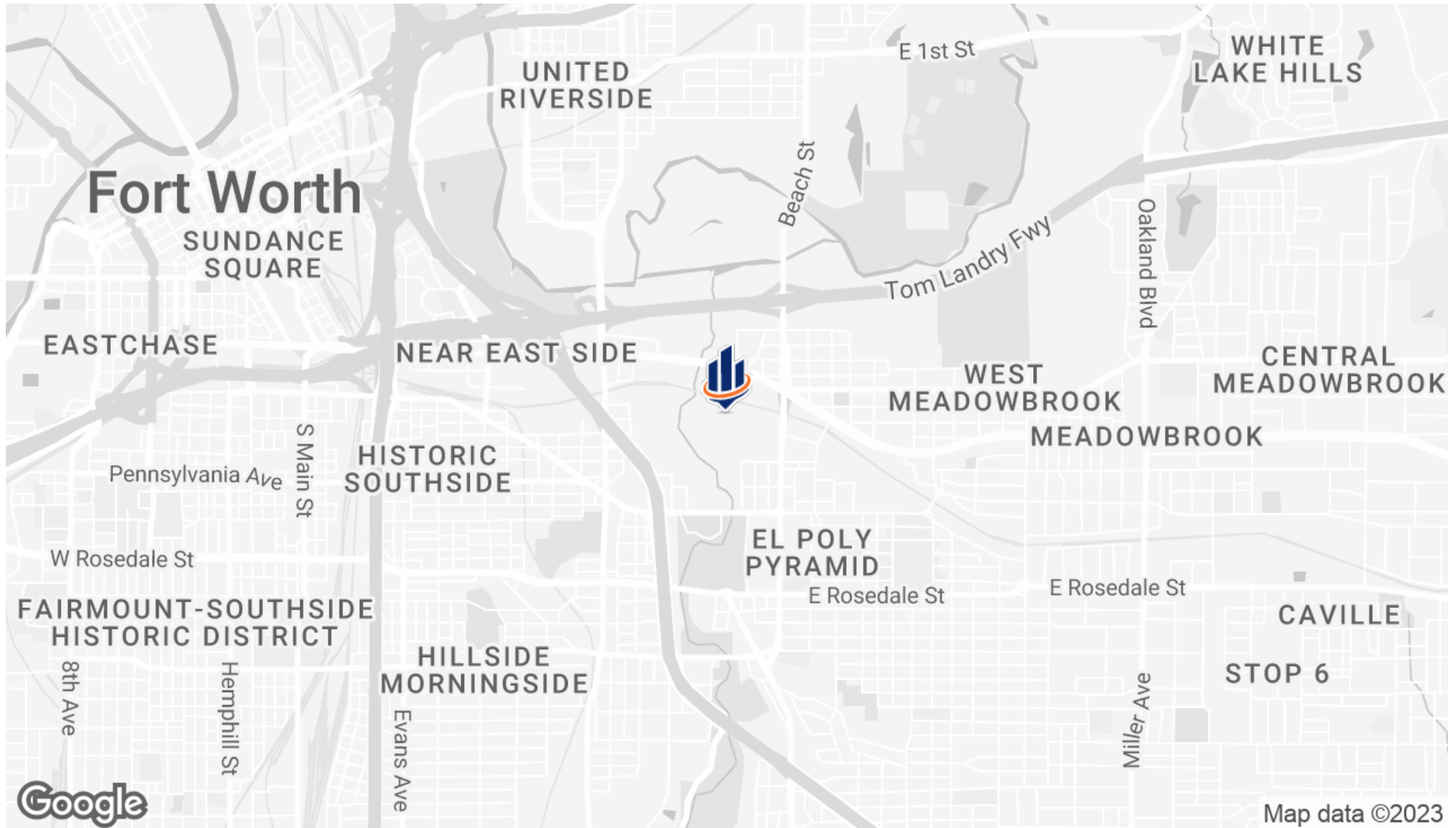
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**2400 LUDELLE STREET | FORT WORTH, TX 76105**

**SVN | TRINITY ADVISORS 4**



## LOCATION MAP



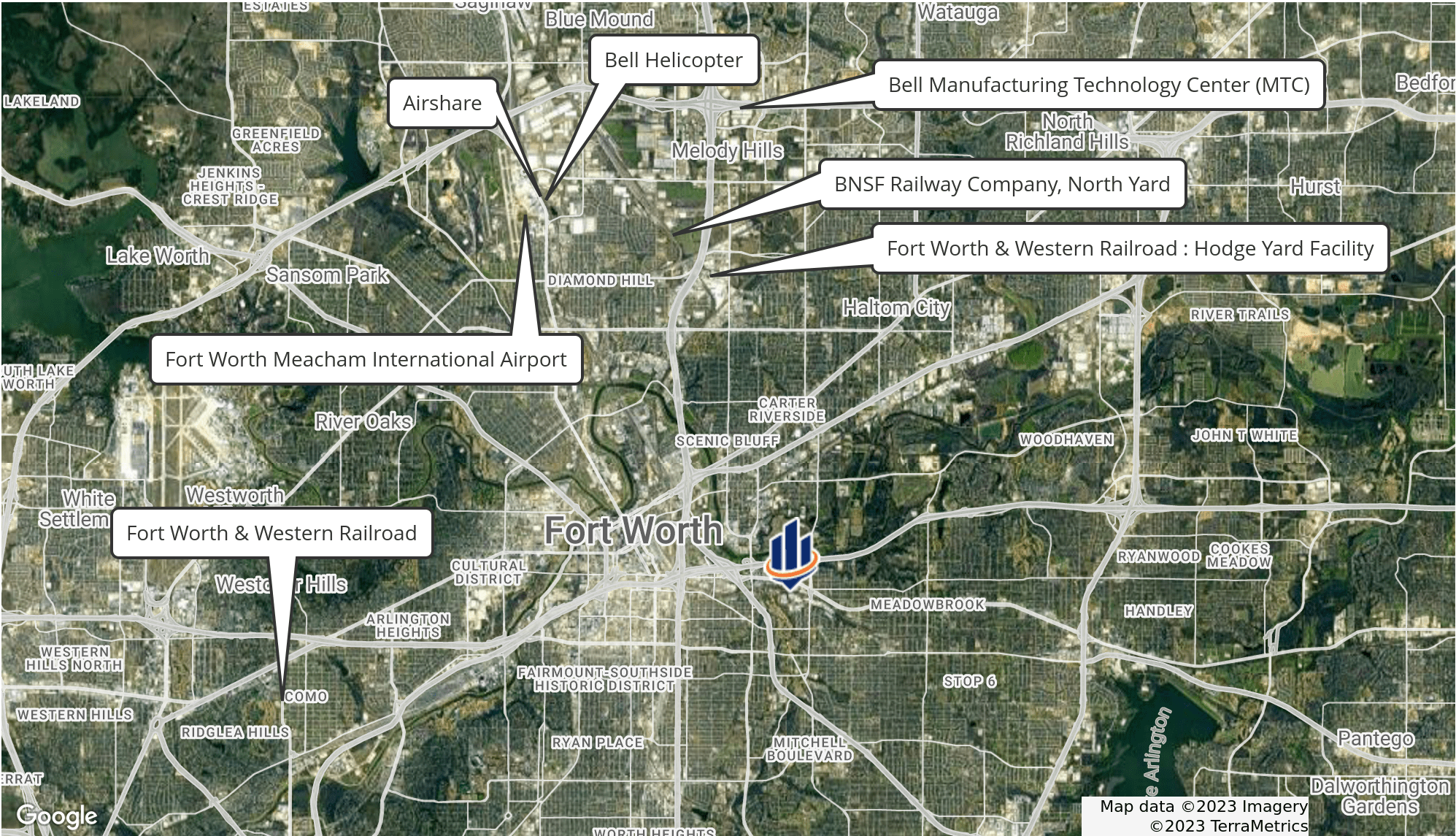
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RETAILER MAP



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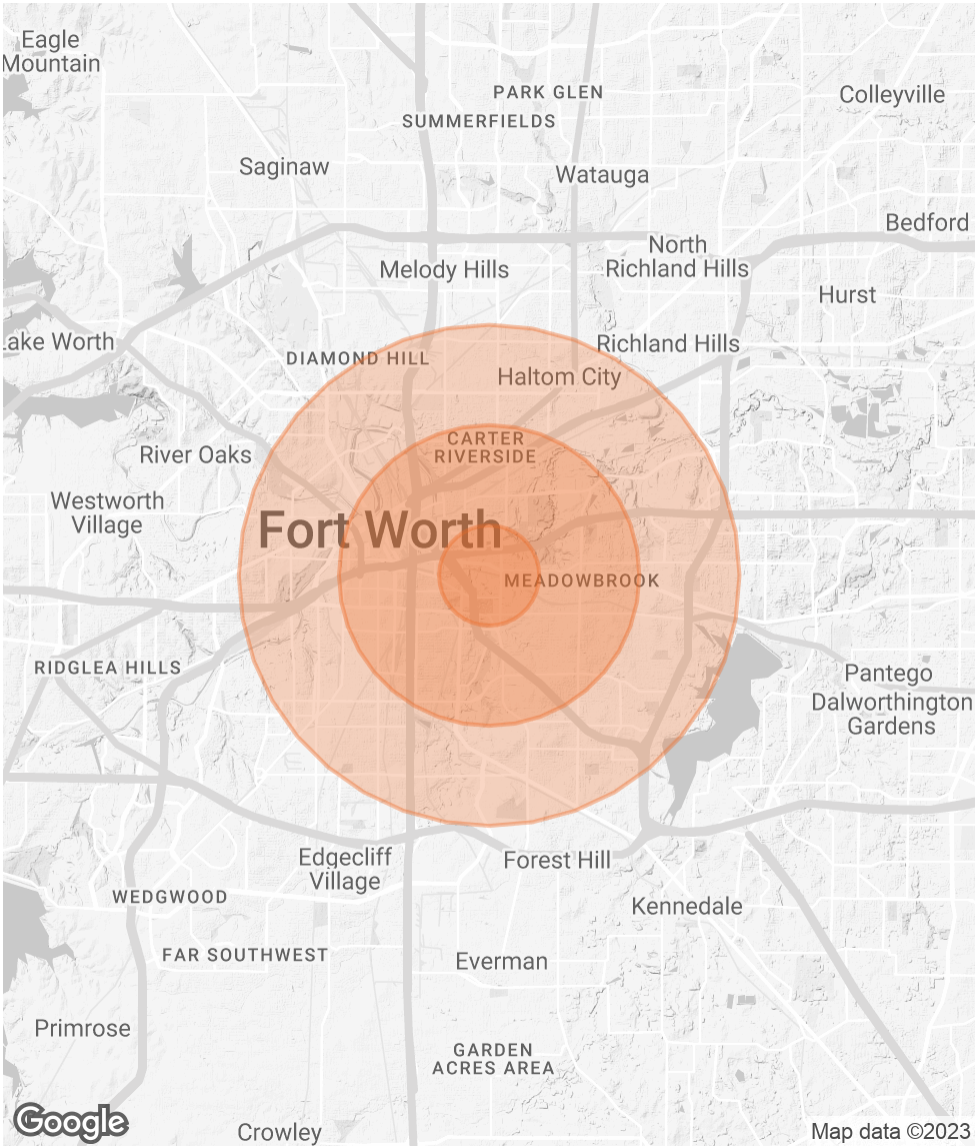
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,886	73,446	225,511
AVERAGE AGE	27.5	30.8	31.1
AVERAGE AGE (MALE)	27.8	29.8	30.4
AVERAGE AGE (FEMALE)	28.4	31.6	31.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,312	23,487	74,005
# OF PERSONS PER HH	3.4	3.1	3.0
AVERAGE HH INCOME	\$37,019	\$40,858	\$46,007
AVERAGE HOUSE VALUE	\$56,865	\$99,736	\$104,778

\* Demographic data derived from 2020 ACS - US Census



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## ADVISOR BIO 1



### CARL BROWN, CCIM, RPA

Property Manager/Leasing Advisor

carl.brown@svn.com

**Direct:** 817.915.7742 | **Cell:** 817.915.7742

## PROFESSIONAL BACKGROUND

Carl Brown, an Advisor for SVN | Trinity Advisors, specializes in commercial property management. From 2007 until 2013, Carl was with Fidelity Asset Management (FAM). His responsibilities covered multiple locations of up to 500,000 square feet of commercial real estate. These properties included office, retail, and industrial warehouses. Carl serviced the life cycle of Tenant relations, from the marketing of the property, writing the Lease Agreements, collections, and overseeing repairs.

Prior to joining the commercial real estate industry, Carl worked in his family's electrical contracting business. He holds a Masters Electrical license, and has twenty-two years of experience working with clients such as Bank One, Grubbs Auto Dealerships, and several property management companies. This background in electrical construction enabled him to provide an additional level of expertise in the management of his properties.

Carl is a member of the Society of Commercial Realtors, and the Greater Fort Worth Association of Realtors. His designations include a (CCIM) Certified Commercial Investment Member, (RPA) Real Property Administrator, and (FMA) Facilities Management Administration. In 1989 he earned his accounting degree from Oklahoma Christian College. This is where he met his wife of twenty-six years, Jill. Together they are raising two teenagers and are active in the school, church, and community of Joshua, Texas.

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