



**SALE OM**

**4401 E. Lancaster Ave.**

**4401 E LANCASTER AVE.**

Fort Worth, TX 76103

**PRESENTED BY:**

**ANDREW BANKEN**

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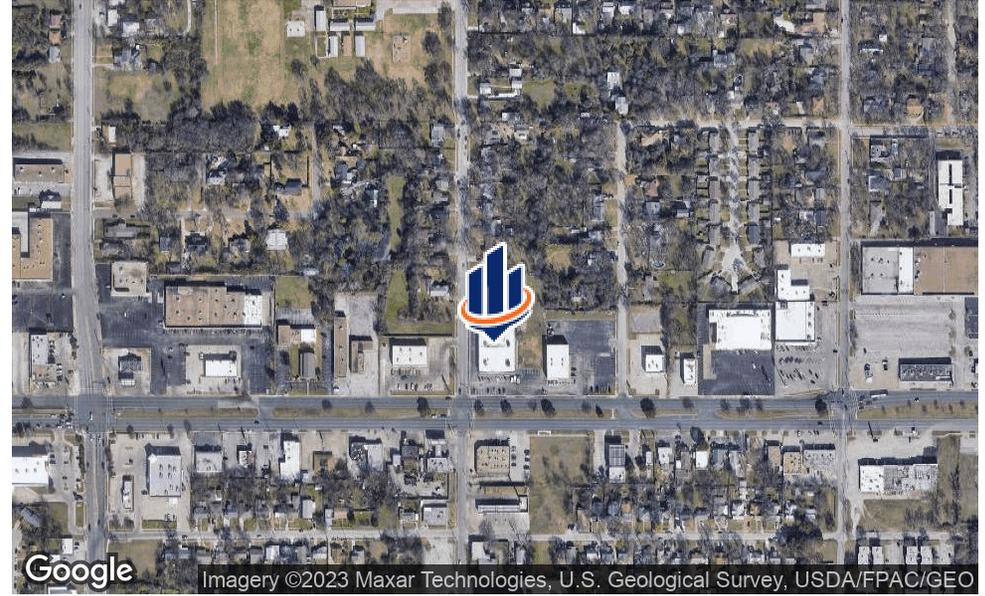
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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject To Offer
<b>BUILDING SIZE:</b>	23,760 SF
<b>VACANT SF:</b>	10,928 SF
<b>LOT SIZE:</b>	2.3 Acres
<b>NOI:</b>	\$53,938
<b>YEAR BUILT:</b>	1969
<b>RENOVATED:</b>	2005

## PROPERTY OVERVIEW

Value add opportunity located close to the heart of Fort Worth, Texas. This 23,760 SF multi tenant retail facility offers tremendous upside to a new owner to lease vacancies at market rates. This property is strategically located at a busy signalized intersection corner. Current tenant is Dollar General a strong national tenant that drives vehicle and foot traffic to the site. Large upside by leasing recently vacated 7,000 furniture rental store and potential to lease 3,928 SF of warehouse/ storage space. Property is currently 54% occupied.

## PROPERTY HIGHLIGHTS

- Big Value Add Upside
- Avg. 19,000+ VPD on E Lancaster Ave.
- Dollar General Neighboring Tenant
- Multi tenant

## PROPERTY DESCRIPTION



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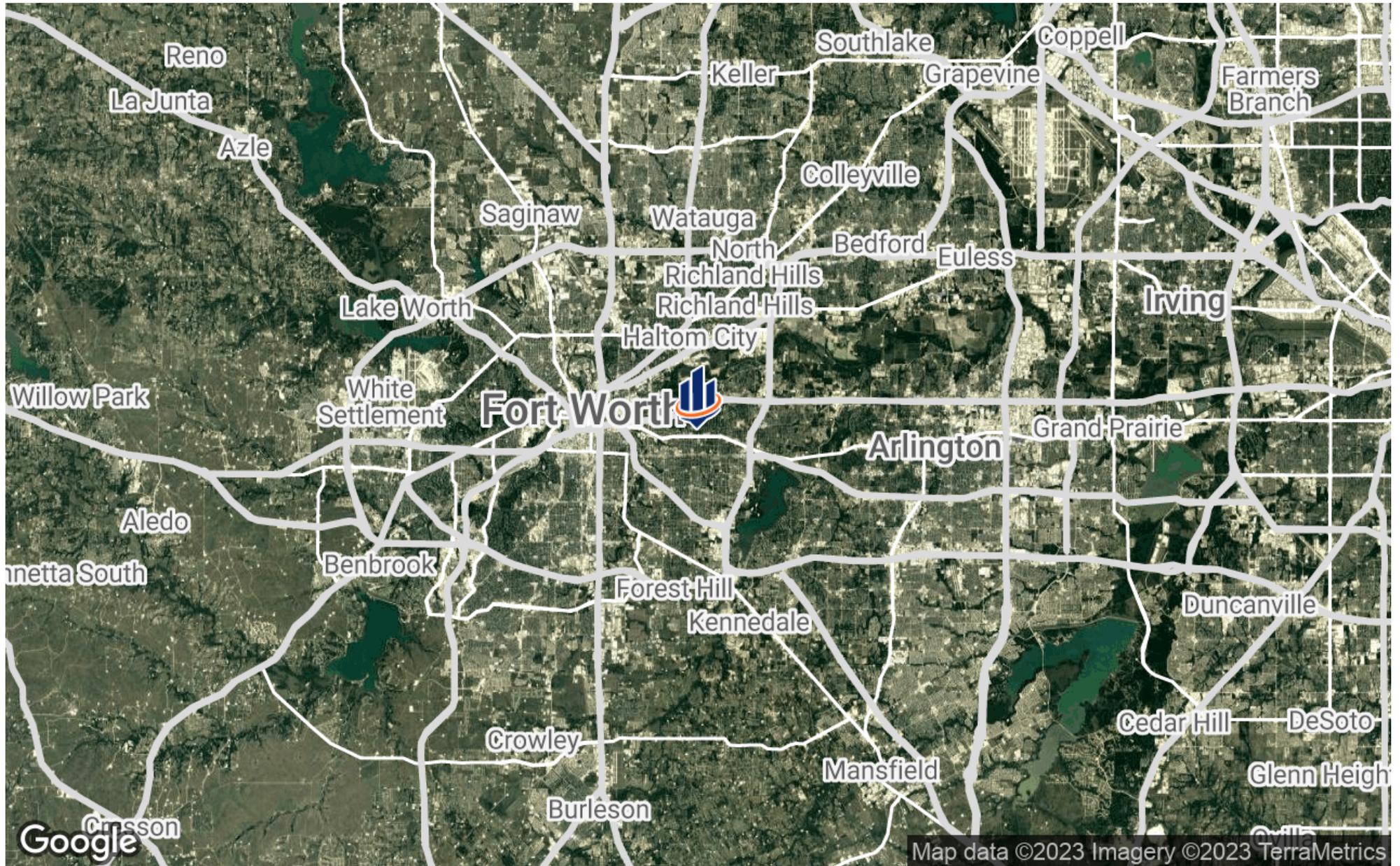
## LOCATION DESCRIPTION

Meadowbrook, Ft Worth, Texas. The large neighborhood of Meadowbrook is located in East Fort Worth and is approximately five miles long. Meadowbrook is divided into 3 distinct neighborhoods, West Meadowbrook, Central Meadowbrook and the Eastern part is just referred to as Meadowbrook. This Eastern part of Ft Worth is recognized for its heavily wooded areas and its gentile hills. The Meadowbrook area provides easy access to highways 820 and Interstate 30 through major thoroughfares such as E Lancaster Ave and nearby Beach St. Travel time to DFW airport is approximately 22 minutes away and Downtown Ft Worth is under ten minutes away. Downtown Ft Worth provides connections to TEXRail and the Trinity Railway Express, AT&T Stadium, and the Arlington entertainment district are accessible in approximately 15 minutes. Downtown Dallas is less than thirty minutes away.

ADDITIONAL PHOTOS



REGIONAL MAP



# FINANCIAL SUMMARY

OPERATING DATA	CURRENT	PROFORMA OPERATING STATEMENT
GROSS SCHEDULED INCOME	-	\$ 233,989
TOTAL SCHEDULED INCOME	\$ 107,225	\$ 233,989
VACANCY COST	-	\$ 11,700
GROSS INCOME	\$ 107,225	\$ 222,289
OPERATING EXPENSES	\$ 53,287	\$ 79,000
NET OPERATING INCOME	\$ 53,938	\$ 143,289

INCOME SUMMARY	CURRENT	PROFORMA OPERATING STATEMENT
DOLLAR GENERAL	\$107,225	\$ 107,225
SUITE 103 (7,000 SF)	----	\$ 81,200
BACK STORAGE (3,928 SF)	----	\$ 45,565

EXPENSE SUMMARY	CURRENT	PROFORMA OPERATING STATEMENT
TAXES	\$ 38,285	\$ 40,000
INSURANCE	\$ 7,678	\$ 10,000
MANAGMENT	-	\$ 12,000
CAP X	\$ 7,324	\$ 10,000
PROFESSIONAL FEES	-	\$ 5,000
MISC	-	\$ 2,000

**RENT ROLL**

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
101	Dollar General	12,832 SF	54.01%	\$6.77	\$86,873	\$6.77	\$86,873	9/16/2009	9/30/2024
103	Vacant	7,000 SF	29.46%	-	\$70,000	\$10.00	-	n/a	-
Back Storage	Vacant	3,928 SF	16.53%	-	\$39,280	\$10.00	-	n/a	-
<b>TOTALS</b>		<b>23,760 SF</b>	<b>100%</b>	<b>\$6.77</b>	<b>\$196,153</b>	<b>\$26.77</b>	<b>\$86,873</b>		
<b>AVERAGES</b>		<b>7,920 SF</b>	<b>33.33%</b>	<b>\$6.77</b>	<b>\$65,384</b>	<b>\$8.92</b>	<b>\$86,873</b>		

# DEMOGRAPHICS MAP & REPORT

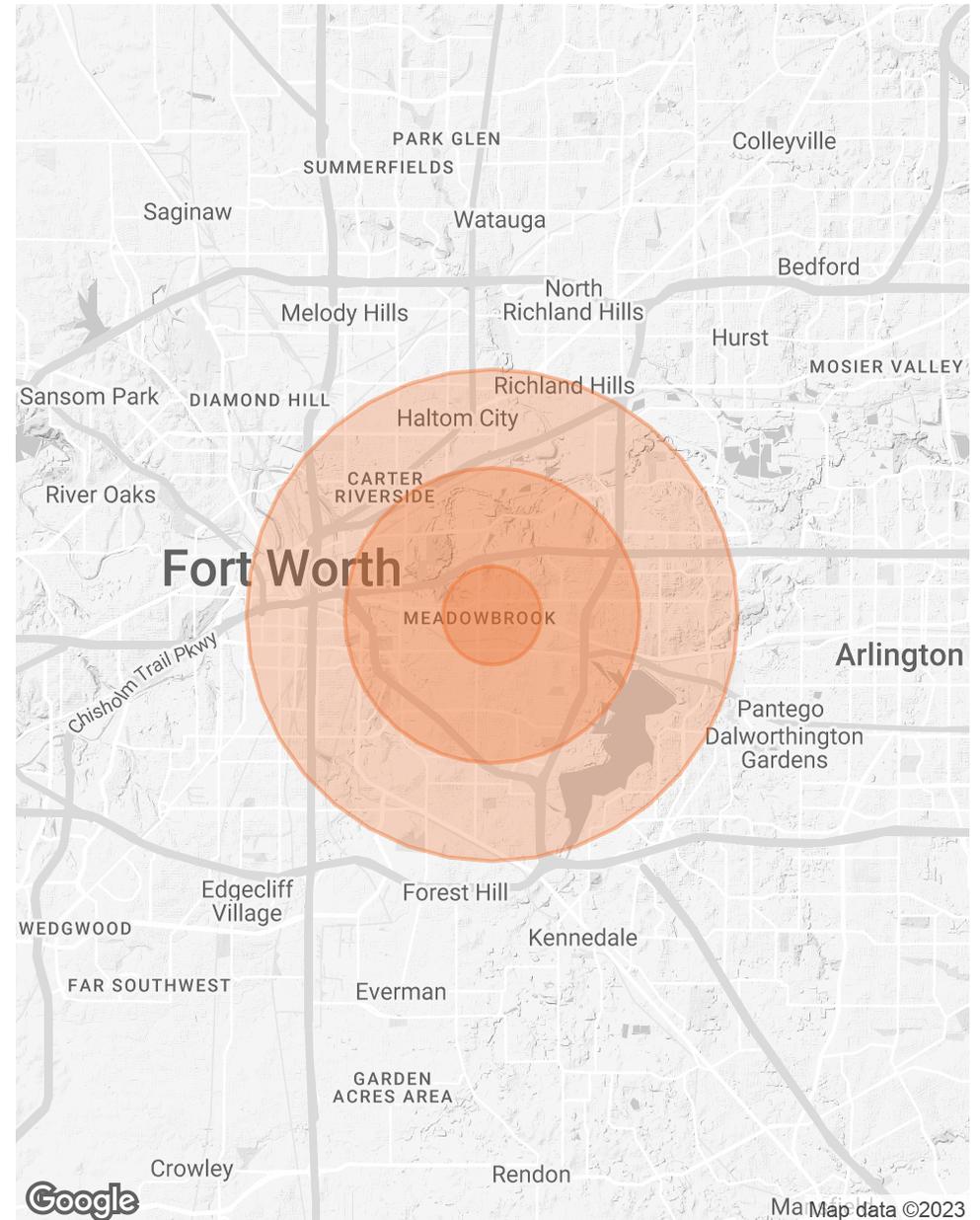
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	14,042	92,465	233,575
<b>AVERAGE AGE</b>	31.4	32.2	33.6
<b>AVERAGE AGE (MALE)</b>	32.2	31.7	32.8
<b>AVERAGE AGE (FEMALE)</b>	30.3	32.7	34.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,774	34,088	86,319
<b># OF PERSONS PER HH</b>	2.9	2.7	2.7
<b>AVERAGE HH INCOME</b>	\$50,800	\$48,258	\$57,503
<b>AVERAGE HOUSE VALUE</b>	\$103,888	\$115,185	\$137,625

\* Demographic data derived from 2020 ACS - US Census



## ADVISOR BIO 1



### ANDREW BANKEN

Associate Advisor

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Direct: **817.717.6353**

### PROFESSIONAL BACKGROUND

A Fort Worth native, Andrew has been with SVN Trinity Advisors since 2021. Before working with SVN Trinity Advisors, Andrew was a farrier shoeing horses in the Brazos Valley. Having a passion for real estate and people Andrew is excited to work in sales and leasing of retail commercial real estate. Andrew attended Texas A&M and graduated with a BBA in Finance. Andrew is currently a member of Greater Fort Worth Association of Realtors and Society of Commercial Realtors. He is also a lifetime member of the National Eagle Scout Association and a lifetime member of the Philmont Staff Association.

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## ADVISOR BIO 2



### LAURIE CARTER

Senior Advisor

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Direct: **817.682.4143** | Cell: **817.682.4143**

### PROFESSIONAL BACKGROUND

Laurie Carter serves as a Senior Advisor for SVN | Trinity Advisors, specializing in the sales and leasing of retail property in the Dallas Fort Worth Market. With over 14 years of experience in commercial real estate, Laurie is a seasoned professional in the field of retail, office and industrial sales, leasing, and tenant representation. Her expertise spans various transactions, ranging from properties as small as 450 SF to as large as 100,000 SF.

Spending the last decade as a Senior Advisor in the SVN Chicago office, Laurie was able to establish herself as a leading top producer. This success allowed her to grow a valuable network that extends across the country. Returning to her home state of Texas has been an exciting opportunity to bring her expertise and passion for the industry to the Dallas Fort Worth Market. Laurie is dedicated to providing her clients with exceptional service, industry knowledge, and a commitment to achieving their goals.

Laurie holds a bachelor's degree from the University of North Texas in Denton, Texas. Prior to her career in real estate, she served as an Account Executive for 13 years in the prestige cosmetics industry, working for global giants such as Estee Lauder, Chanel, and Shiseido.

In Laurie's spare time, she enjoys spending time with her family and friends, cooking, and doing outdoor activities. Laurie takes pride in her ability to meet and exceed her client's expectations, ensuring that they receive nothing but the best.

### EDUCATION

University of North Texas

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