

# OFFERING MEMORANDUM



## RETAIL CENTER FOR SALE

📍 131 - 145 SHEFFIELD DRIVE, FORT WORTH, TX 76134

CRYSTAL RENYER  
214 466 1552  
CRENYER@STRUCTURECOMMERCIAL.COM

JAKE BURNS  
214 466 1549  
JAKE@STRUCTURECOMMERCIAL.COM



# RETAIL CENTER FOR SALE

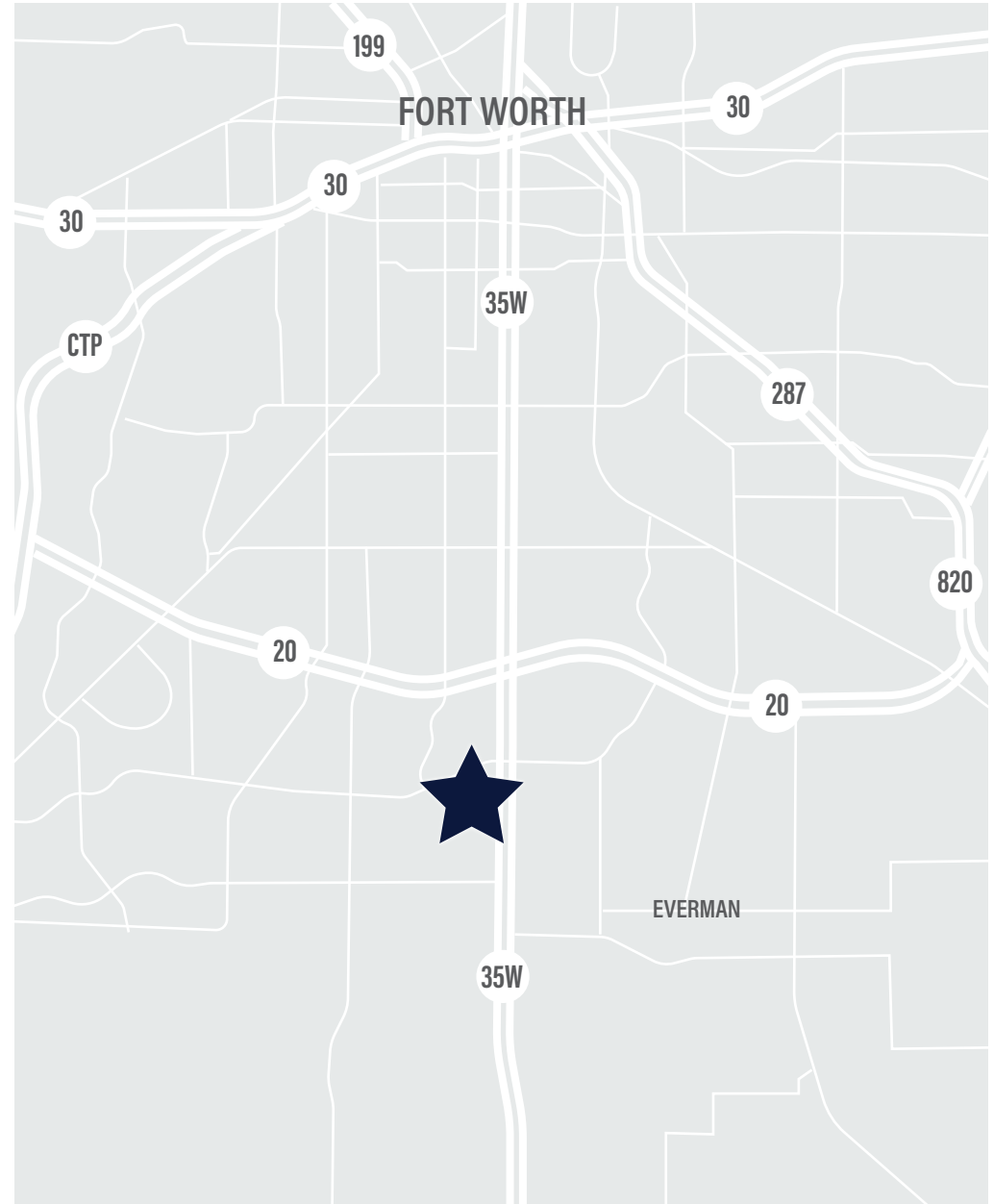
📍 131 -145 SHEFFIELD DR., FORT WORTH, TX 76134

## QUICK FACTS

LAND AREA	0.89 AC
GLA	9,150 SF
YEAR BUILT	1970
OCCUPANCY	100%
PARKING	38 spaces; 4.09 / 1,000 SF
ZONING	E
SUBMARKET	Southwest Fort Worth
PRICE	\$1,200,000

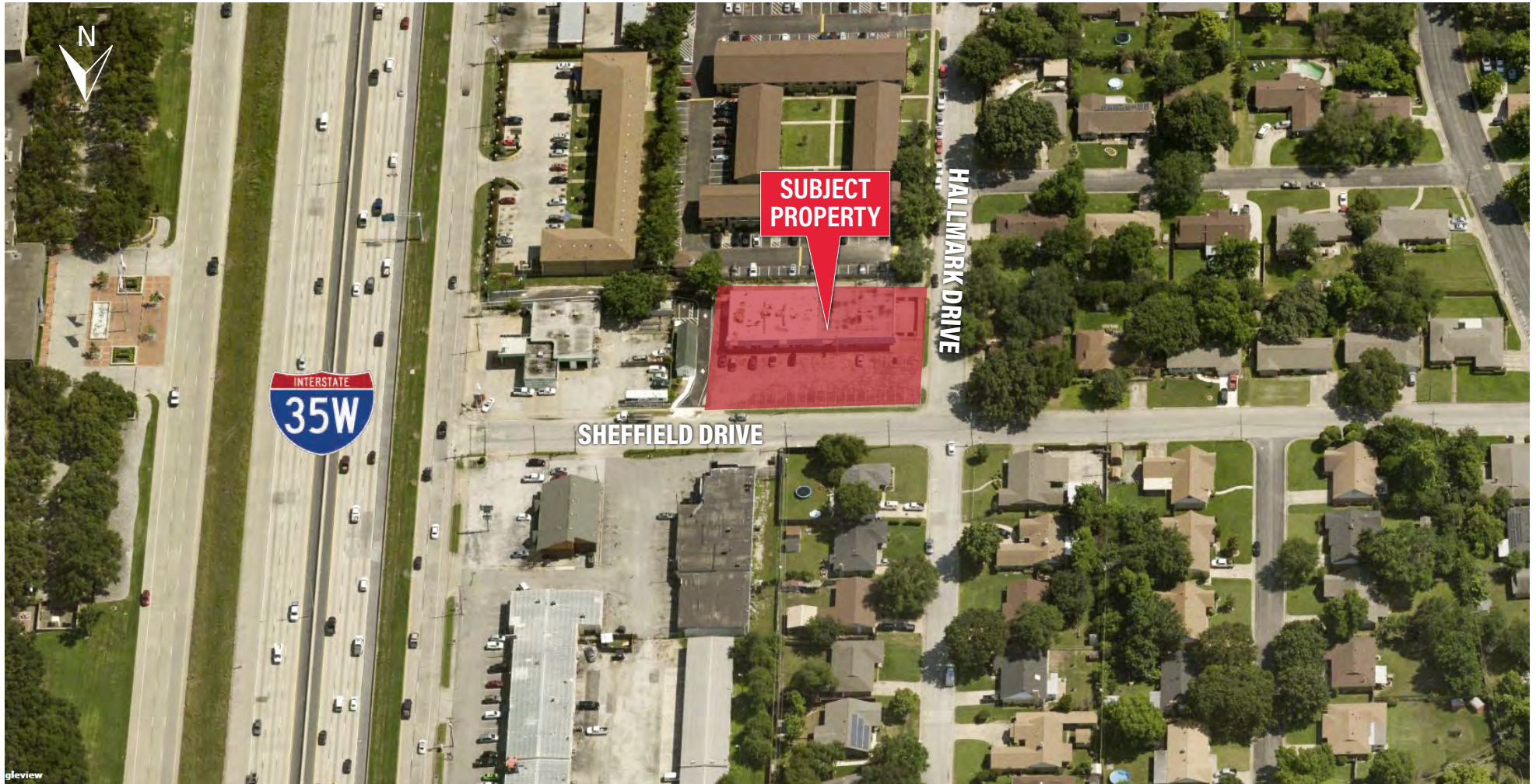
## HIGHLIGHTS

- **Value Add Opportunity** - Average rents of \$13.27 PSF; ability to raise rents and convert modified gross leases to NNN.
- **Thriving Daycare Tenant** - Space expansion, 5-year renewal signed & addition of grease trap (currently in process) in 2023.
- Close proximity and easy access to I-35W.



# RETAIL CENTER FOR SALE

📍 131 -145 SHEFFIELD DR., FORT WORTH, TX 76134

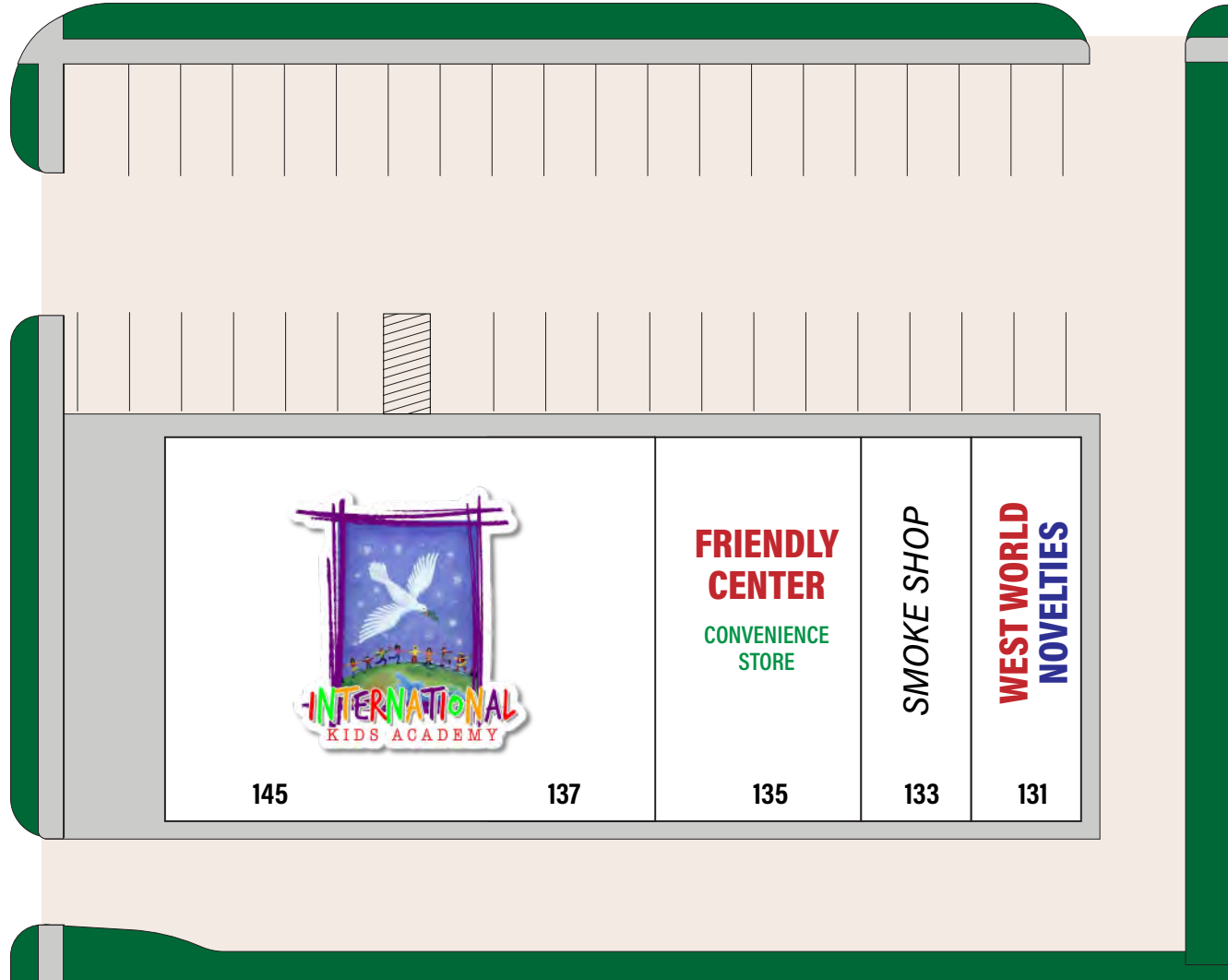


# RETAIL CENTER FOR SALE

131 -145 SHEFFIELD DR., FORT WORTH, TX 76134

SHEFFIELD DR

HALLMARK DR



# RETAIL CENTER FOR SALE

131 -145 SHEFFIELD DR., FORT WORTH, TX 76134

## RENT ROLL

MAY 2023

TENANT	SUITE	SF	LEASE START	LEASE EXPIRATION	UNIT INFO BASE RENT	RENT PSF /YEAR	BASE RENT	
							INCREASE	INCREASE AMOUNT
WEST WORLD NOVELTIES	131	968	5/01/2023	4/30/2025	1,130.00	14.01	NONE	N/A
SMOKESHOP	133	852	12/01/2022	11/30/2027	1,050.00	14.79	12/01/2024 12/01/2025 12/01/2026	1,100.00 1,150.00 1,200.00
CONVENIENCE STORE	135	1,855	5/01/2022	4/30/2027	2,200.00	14.23	NONE	N/A
IKA EXPANSION SPACE	137	1,232	01/01/2023	03/31/2028	1,500.00	14.61	04/01/2025 04/01/2026 04/01/2027	1,650.00 1,732.50 1,819.13
INTERNATIONAL KIDS ACADEMY	145	4,243	12/01/2019	03/31/2028	4,239.00	11.99	04/01/2025 04/01/2026 04/01/2027	4,662.90 4,896.05 5,140.85
<b>PROPERTY TOTALS</b>		9,150			10,119.00	13.27		
<b>Tot. Occupied Square Feet</b>		9,150						
<b>Tot. Vacant Square Feet</b>		0						

# RETAIL CENTER FOR SALE

131 -145 SHEFFIELD DR., FORT WORTH, TX 76134

## PROFIT & LOSS

January - December 2022

### INCOME

RENTAL INCOME \$117,390.00

**TOTAL INCOME** **\$117,390.00**

### EXPENSES

BANK CHARGES 11.88

MOWING 60.00

LEGAL & PROFESSIONAL -200.00

TAXES - REAL ESTATE 11,374.00

REPAIRS & MAINTENANCE 7,530.41

INSURANCE 9,534.98

INTEREST EXPENSE 2,758.00

CLEANING & MAINTENANCE 3,312.04

UTILITIES 285.50

WATER 759.00

**TOTAL EXPENSES** **\$35,425.81**

**NET OPERATING INCOME (NOI)** **\$81,964.19**



# RETAIL CENTER FOR SALE

131 -145 SHEFFIELD DR., FORT WORTH, TX 76134



# RETAIL CENTER FOR SALE

131 -145 SHEFFIELD DR., FORT WORTH, TX 76134

## DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

### POPULATION

TOTAL POPULATION	7,565	90,875	259,539
ANNUAL GROWTH 2022 - 2027	-0.22%	0.06%	0.34%
2027 PROJECTED POPULATION	7,484	91,150	263,982
% FEMALE POPULATION	51%	49%	49%
% MALE POPULATION	49%	51%	51%
MEDIAN AGE	34.3	31.3	32.6

### BUSINESS

TOTAL EMPLOYEES	4,712	31,463	68,219
TOTAL BUSINESSES	167	2,218	5,957
% WHITE COLLAR EMPLOYEES	47.8%	45.6%	51.0%

### HOUSEHOLD INCOME

ESTIMATED AVERAGE HOUSEHOLD INCOME	\$85,183	\$74,928	\$82,698
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$62,514	\$56,988	\$60,119
ESTIMATED PER CAPITA INCOME	\$26,273	\$23,642	\$26,995

### HOUSEHOLD

TOTAL HOUSING UNITS	2,308	28,449	84,972
% HOUSING UNITS OWNER - OCCUPIED	69.2%	56.5%	57.1%
% HOUSING UNITS RENTER - OCCUPIED	26.5%	39.0%	37.1%

### RACE & ETHNICITY

% WHITE	24.6%	25.4%	32.6%
% BLACK OR AFRICAN AMERICAN	29.6%	29.7%	26.1%
% ASIAN	3.4%	3.8%	3.7%
% OTHER	20.9%	21.0%	20.0%
% HISPANIC	48.3%	48.4%	44.0%

Source: 2023 Esri

# RETAIL CENTER FOR SALE

📍 131 -145 SHEFFIELD DR., FORT WORTH, TX 76134





# 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 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:
  - 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 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.

Structure Commercial Ltd 9001178 eric@structurecommercial.com 214-373-8300

Licensed Broker /Broker Firm Name or Primary Assumed Business Name \_\_\_\_\_ License No. \_\_\_\_\_ Email \_\_\_\_\_ Phone \_\_\_\_\_

Designated Broker of Firm \_\_\_\_\_ License No. \_\_\_\_\_ Email \_\_\_\_\_ Phone \_\_\_\_\_

Licensed Supervisor of Sales Agent/ Associate \_\_\_\_\_ License No. \_\_\_\_\_ Email \_\_\_\_\_ Phone \_\_\_\_\_

Sales Agent/Associate's Name \_\_\_\_\_ License No. \_\_\_\_\_ Email \_\_\_\_\_ Phone \_\_\_\_\_

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_