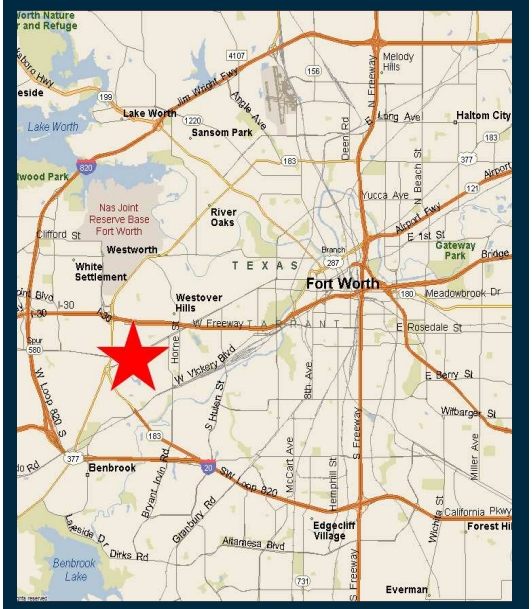
VASSEUR
COMMERCIAL
REAL ESTATE SERVICES

FOR SALE

Vehicle Sales-Maintenance Facility Re-Development Site



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Fort Worth, Texas 76109
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6620 Camp Bowie Blvd. Fort Worth, Texas 76116

FEATURES

Location:	West side of Fort Worth, 1/4 mile east of Alta Mere (183) and approximately 1 mile west of Horne on the north side of Camp Bowie Blvd. (1 block east of Archie's Nursery) - adjacent to Discount Tire Co.
Building Size:	28,554 SF (+/-) (Per TAD)
Land Size:	112,752 SF (+/-) (Per TAD)
Building Description:	Four free-standing buildings: Building #1 (far south): Approximately 5,500 SF (on approximately 15,000 SF of land) of showroom/office with 2 restrooms and 1 (10' X 16') grade-level door, covered storage - leased to Title-Max for 5 years at $4,800 per month NNN (7/10/17 effective date) Building #2: 11,000 SF (+/-) warehouse with additional 1,000 SF (+/-) office, 2 restrooms, approximately (10' X 12') doors, 16ft. clearance, second section with 4 (10' X 12') doors with 2 offices and restroom. Equipped with heavy power (3-phase) Building #3: 11,000 SF (+/-) warehouse with 1 office, 1 wash bay, 1 restroom, 1 (15' X 12') and 3 (22' X 10') grade level doors, 3-phase power Building #4: Brick structure with 1,054 SF (+/-) of office, presently leased for $900 per month on short term basis
Year Built:	1958 (Per TAD)
Zoning:	Camp Bowie District - General Commercial Mixed Use
Parking:	Ample
Additional Info:	1.) Previously occupied by Picassos Automotive 2.) All leases (other than Title-Max) are on month-to-month occupancy (total income of approximately $8,000 per month) 3.) Minerals will not convey 4.) 2% Co-Broker fee
Special Features:	Artery exposure, paved/fenced storage, pylon sign, 3-phase power, very attractive commercial location
Sales Price:	$2,255,040 ($20.00 PSF on land, $78.97 PSF on building)

PROPERTY PHOTOS

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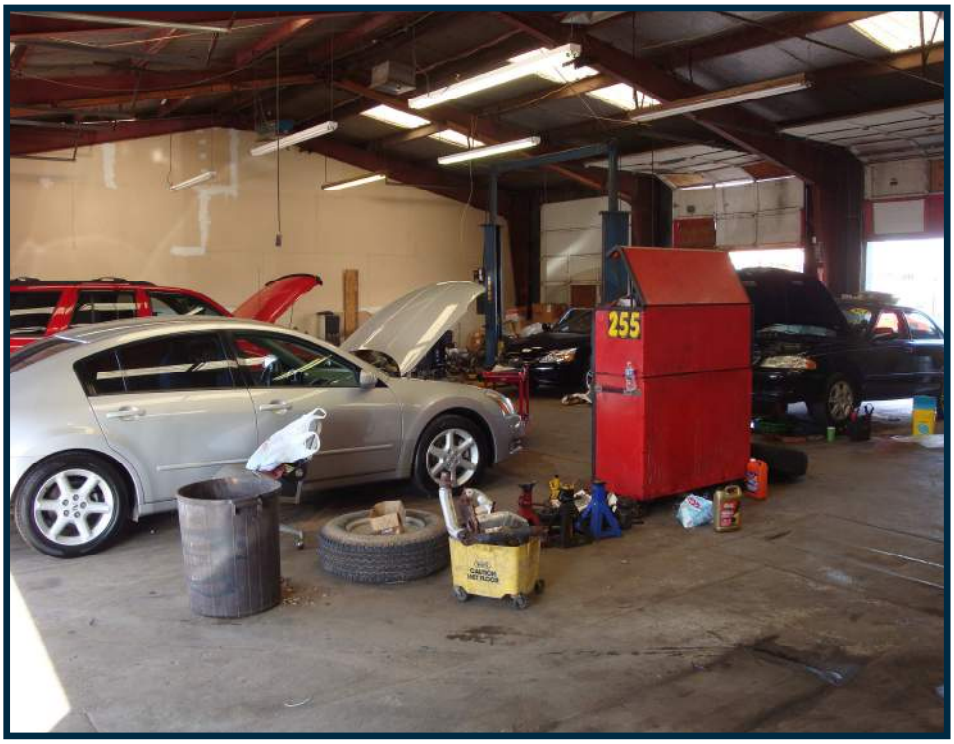

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Demographic Summary Report

6620 Camp Bowie Blvd, Fort Worth, TX 76116

Building Type:	**Flex**	Warehse Avail:	-
RBA:	**28,554 SF**	Office Avail:	-
Typical Floor:	**28,554 SF**	% Leased:	**100%**
Total Available:	**0 SF**	Rent/SF/Yr:	-

Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	10,227		99,667		237,730	
2017 Estimate	9,467		92,084		220,420	
2010 Census	8,425		80,921		197,163	
Growth 2017 - 2022	8.03%		8.23%		7.85%	
Growth 2010 - 2017	12.37%		13.79%		11.80%	
2017 Population by Hispanic Origin	2,568		24,814		55,527	
2017 Population	9,467		92,084		220,420	
White	8,181	86.42%	74,078	80.45%	184,272	83.60%
Black	795	8.40%	13,042	14.16%	23,401	10.62%
Am. Indian & Alaskan	55	0.58%	781	0.85%	1,861	0.84%
Asian	239	2.52%	2,047	2.22%	6,080	2.76%
Hawaiian & Pacific Island	15	0.16%	89	0.10%	217	0.10%
Other	182	1.92%	2,046	2.22%	4,588	2.08%
U.S. Armed Forces	0		261		643	
Households						
2022 Projection	4,578		44,566		101,152	
2017 Estimate	4,241		41,206		93,711	
2010 Census	3,784		36,350		83,754	
Growth 2017 - 2022	7.95%		8.15%		7.94%	
Growth 2010 - 2017	12.08%		13.36%		11.89%	
Owner Occupied	2,201	51.90%	17,918	43.48%	47,116	50.28%
Renter Occupied	2,039	48.08%	23,288	56.52%	46,596	49.72%
2017 Households by HH Income	4,242		41,205		93,711	
Income: <$25,000	1,104	26.03%	10,480	25.43%	19,317	20.61%
Income: $25,000 - $50,000	866	20.41%	10,566	25.64%	22,788	24.32%
Income: $50,000 - $75,000	713	16.81%	7,334	17.80%	17,786	18.98%
Income: $75,000 - $100,000	433	10.21%	4,562	11.07%	11,184	11.93%
Income: $100,000 - $125,000	295	6.95%	2,160	5.24%	6,353	6.78%
Income: $125,000 - $150,000	188	4.43%	1,410	3.42%	4,175	4.46%
Income: $150,000 - $200,000	170	4.01%	1,364	3.31%	3,962	4.23%
Income: $200,000+	473	11.15%	3,329	8.08%	8,146	8.69%
2017 Avg Household Income	$86,593		$75,208		$82,096	
2017 Med Household Income	$56,536		$48,912		$55,933	

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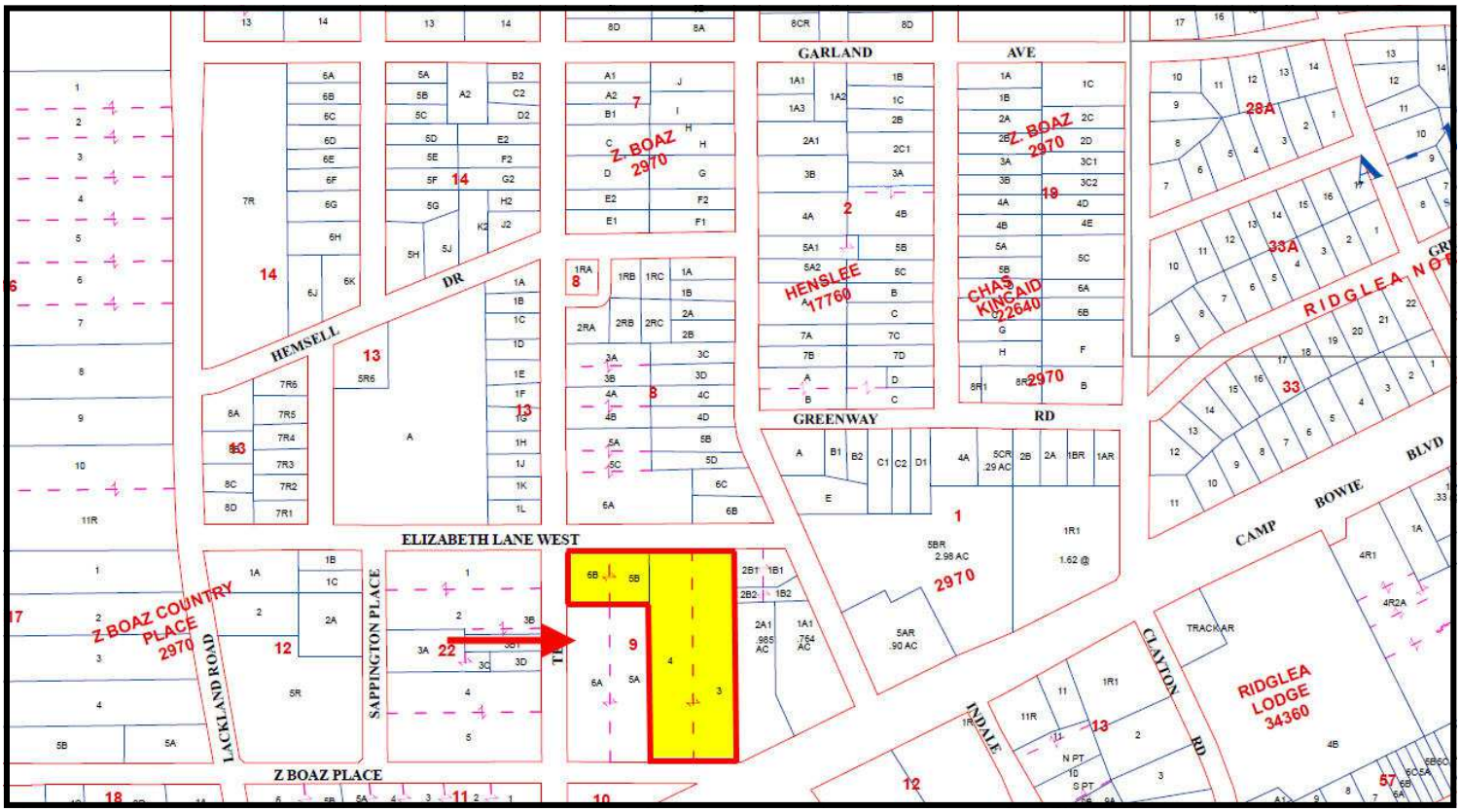
TAX MAP



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AERIAL

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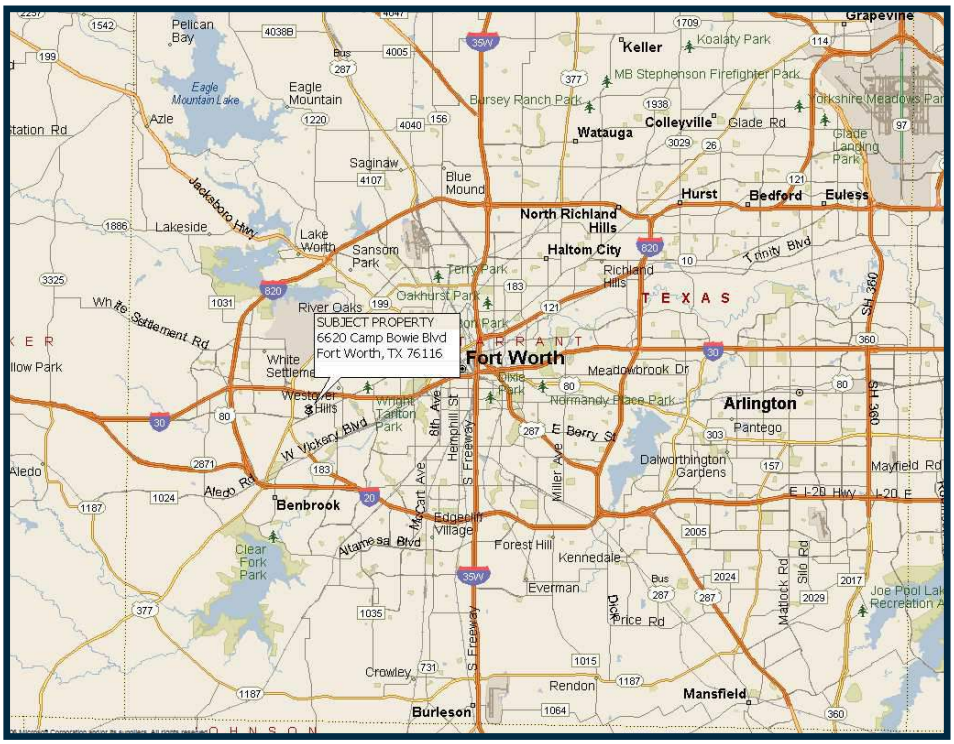
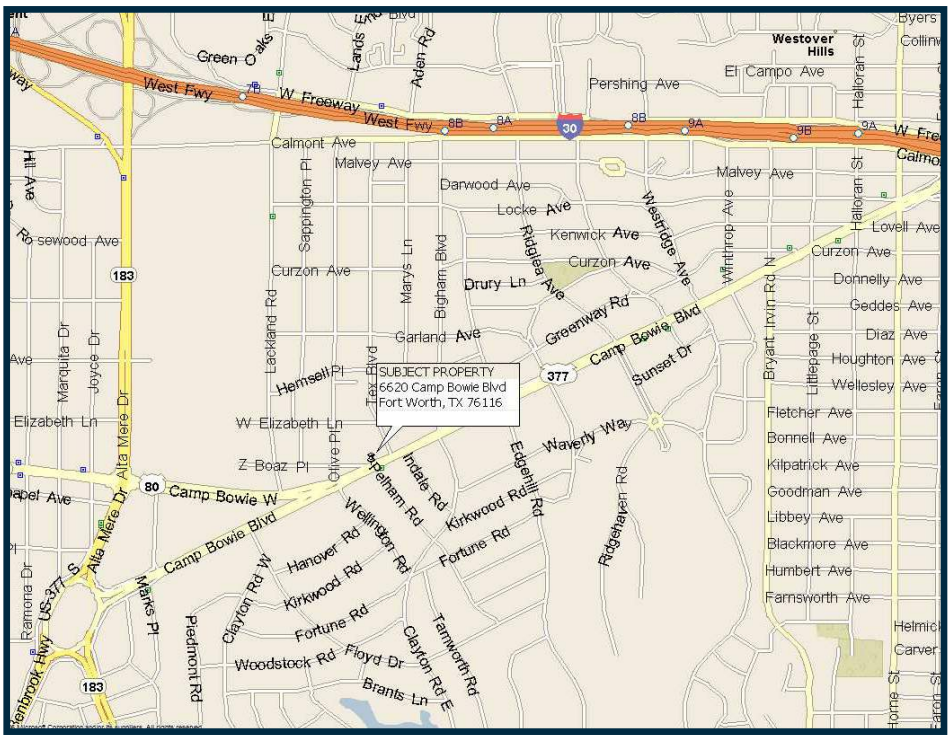
LOCATION MAPS





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Property Information and Condition Statement

This offering has been prepared solely for informational purposes. It is designed to assist a potential Buyer or Tenant in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Vasseur Commercial Real Estate, Inc., its' affiliate, Seller or Landlord. This document's information is provided subject to errors, omissions and changes in the price or other conditions, prior sale or lease, and is subject to modification or withdrawal from the market.

Any projections and pro forma budgets or any other data contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

Interested Buyers should be aware that the Seller is selling the Property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, Buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the Buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract to purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may be an interest in the Property. Neither the prospective Buyer nor Seller shall be bound until the execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective Buyers and Tenants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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11-2-2015

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

Vasseur Commercial Real Estate, Inc.	414614	gvasseur@vasseurcre.com	817-335-7575
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Gary Vasseur	158025	gvasseur@vasseurcre.com	817-335-7575
Designated Broker of Firm	License No.	Email	Phone
Gary Vasseur	158025	gvasseur@vasseurcre.com	817-335-7575
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gary Vasseur/Nathan Vasseur	158025/588136	gvasseur@vasseurcre.com/nvasseur@vasseurcre.com	817-335-7575
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

SALE/LEASE AMERICANS WITH DISABILITIES ACT AND HAZARDOUS MATERIALS DISCLOSURE

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

Various construction materials may contain items that have been or may be in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and or/future owners and or/operators. It is the responsibility of the Seller/Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property.

SELLER/LESSOR		BUYER/TENANT	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____