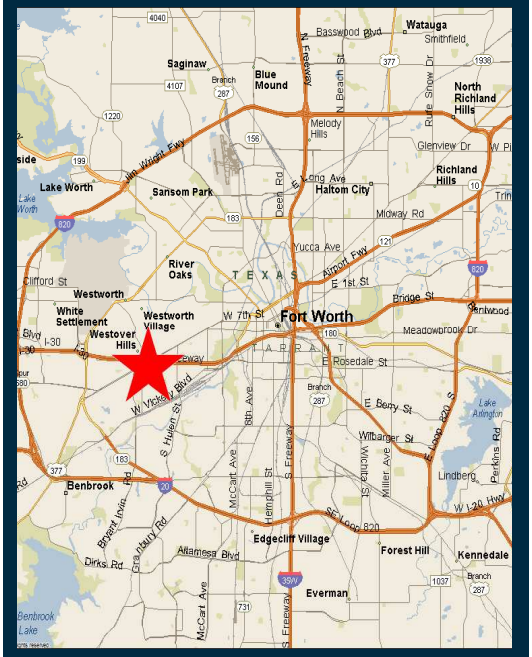
VASSEUR
COMMERCIAL
REAL ESTATE SERVICES

# FOR SALE

## Commercial Development Site (Westside)





**Gary Vasseur**
gvasseur@vasseurcre.com

**Nathan Vasseur**
nvasseur@vasseurcre.com

www.vasseurcre.com

2931 Oak Park Circle
Fort Worth, Texas 76109
(p) 817.335.7575
(f) 817.870.1911



All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal.


# 5505-5529 West Rosedale Street
# Fort Worth, Texas 76107

## FEATURES

| | | |
|---|---|---|
| Location: | One block east of the intersection of Horne Street and Camp Bowie Blvd. on the south side of I-30 West | |
| Land Size: | 28,808 SF (+/-) (Per TAD) | |
| Frontages: | See plat | |
| Expenses: | Taxes: | $12,500 (+/-) |
| | Insurance: | $ 3,500 (+/-) |
| | Water: | $ 4,000 (+/-) |
| | Total: | $20,000 (+/-) |
| Zoning: | CB-HC (Highway Commercial) - allows retail-office | |
| Comments: | 1.) Site presently improved with an approximate 10,000 SF commercial strip center (see attached Rent Roll - 26% occupied)<br>2.) All Tenants are on month-to-month or short-term leases<br>3.) Freeway exposure and access!<br>4.) Minerals will not convey | |
| Sales Price: | $895,000 ($31.07 PSF) | |

# PROPERTY PHOTO

**Gary Vasseur**
**gvasseur@vasseurcre.com**
**Nathan Vasseur**
**nvasseur@vasseurcre.com**
**www.vasseurcre.com**

VASSEUR
COMMERCIAL
REAL ESTATE SERVICES

**2931 Oak Park Circle**
**Fort Worth, Texas 76109**
**(p) 817.335.7575**
**(f) 817.870.1911**

**All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal.**

# PRO-FORMA

| | | | |
|---|---|---|---|
| 1.) | Gross Scheduled Income (projected) | $100,800 | ($10.00 PSF - Gross) |
| 2.) | Less 10% vacancy (projected) | $ 10,080 | |
| | Adjusted Gross Income | $ 90,720 | |

| Less Expenses (approximate): | |
|---|---|
| Taxes | $12,500 |
| Insurance | $ 3,500 |
| Maintenance (projected) | $ 5,000 |
| Water Expense (estimate) | $ 1,200 |
| Lawn Expense (estimate) | $ 900 |
| Management (4%) (projected) | $ 3,830 |

| | | |
|---|---|---|
| Total Expenses (projected) | $ 26,930 | ($2.67 PSF) |
| Net Operating Income (projected) | $ 63,790 | (7.1%) |

1.) Currently $32,880 (+/-) annually
2.) Currently 74% vacant

**Disclaimer: The above income pro forma has been provided solely for the reader's reference. A prospective buyer should rely on their own investigation and/or projections.**

**Gary Vasseur**
**gvasseur@vasseurcre.com**
**Nathan Vasseur**
**nvasseur@vasseurcre.com**
**www.vasseurcre.com**

VASSEUR COMMERCIAL
REAL ESTATE SERVICES

**2931 Oak Park Circle**
**Fort Worth, Texas 76109**
**(p) 817.335.7575**
**(f) 817.870.1911**

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal.

# RENT ROLL

| Address | Size | Rent | Tenant | Term |
|---|---|---|---|---|
| 5505-5507 | 2,400 SF (+/-) | | Vacant | |
| 5509 | 800 SF (+/-) | | Vacant | |
| 5511-13 | 2,000 SF (+/-) | | Vacant | |
| 5515 | 800 SF (+/-) | | Vacant | |
| 5517 | 760 SF (+/-) | $450 | Flower shop | Month-to-Month |
| 5519 | 760 SF (+/-) | | Vacant | |
| 5521 | 600 SF (+/-) | $700 | Roofing Co. - office | Expires 06-20 |
| 5523 | 400 SF (+/-) | $530 | Office/beauty shop | Month-to-Month |
| 5525 | 400 SF (+/-) | | Vacant | |
| 5527 | 400 SF (+/-) | $530 | Office - DUI classes | Expires 08/01/20 |
| 5529 | 400 SF (+/-) | $530 | Retail-Tattoo | Month-to-Month (verbal) |
| | 9,720 SF (+/-) | $2,740/mo. | | |

**Gary Vasseur**
**gvasseur@vasseurcre.com**
**Nathan Vasseur**
**nvasseur@vasseurcre.com**
**www.vasseurcre.com**

VASSEUR
COMMERCIAL
REAL ESTATE SERVICES

**2931 Oak Park Circle**
**Fort Worth, Texas 76109**
**(p) 817.335.7575**
**(f) 817.870.1911**

**All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal.**

# TAX MAP

**Gary Vasseur**
**gvasseur@vasseurcre.com**
**Nathan Vasseur**
**nvasseur@vasseurcre.com**
**www.vasseurcre.com**

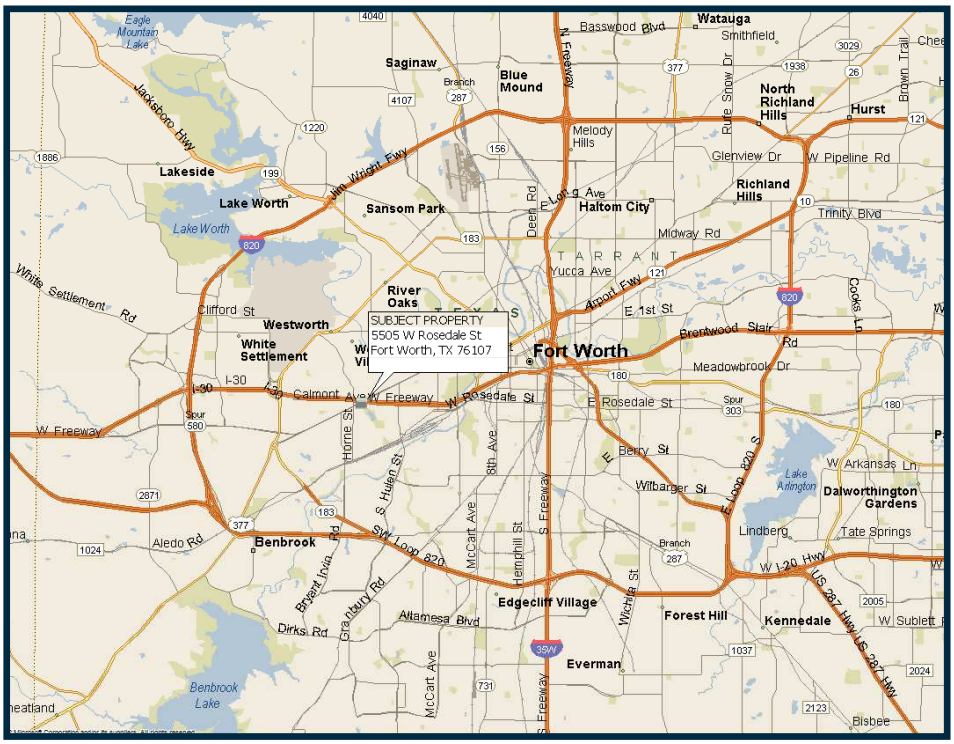
VASSEUR
COMMERCIAL
REAL ESTATE SERVICES

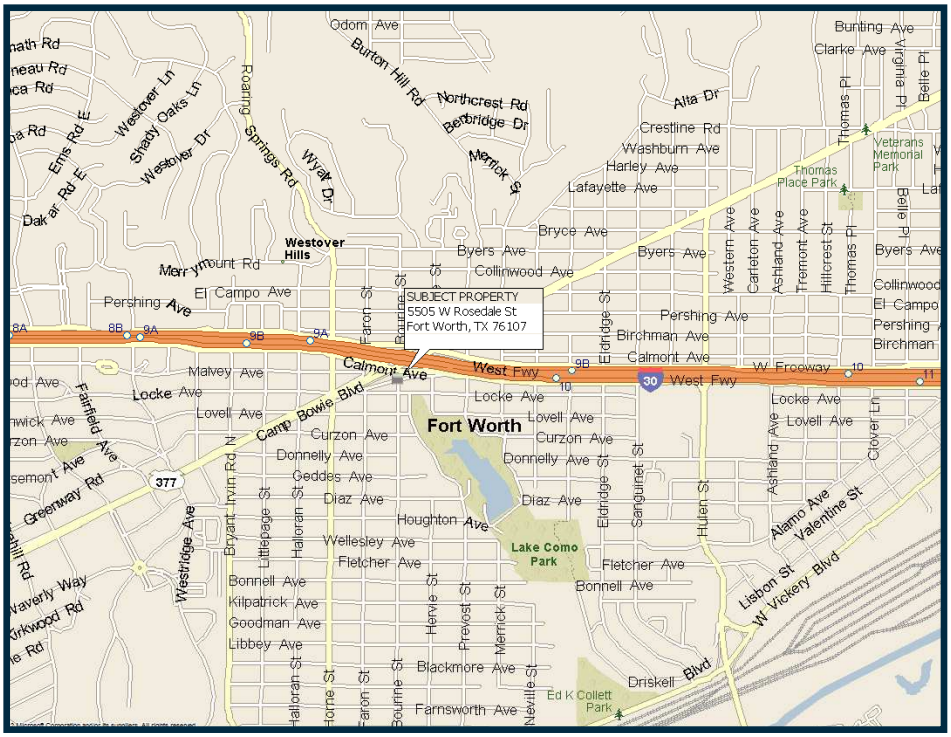
**2931 Oak Park Circle**
**Fort Worth, Texas 76109**
**(p) 817.335.7575**
**(f) 817.870.1911**



**All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal.**

# LOCATION MAPS





**Gary Vasseur**
**gvasseur@vasseurcre.com**
**Nathan Vasseur**
**nvasseur@vasseurcre.com**
**www.vasseurcre.com**

VASSEUR
COMMERCIAL
REAL ESTATE SERVICES

**2931 Oak Park Circle**
**Fort Worth, Texas 76109**
**(p) 817.335.7575**
**(f) 817.870.1911**



**All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal.**

# 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.

**Gary Vasseur**
**gvasseur@vasseurcre.com**
**Nathan Vasseur**
**nvasseur@vasseurcre.com**
**www.vasseurcre.com**

VASSEUR
COMMERCIAL
REAL ESTATE SERVICES

**2931 Oak Park Circle**
**Fort Worth, Texas 76109**
**(p) 817.335.7575**
**(f) 817.870.1911**

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal.

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: | _____ |