

# Crowley Road Professional Building

Fort Worth, TX



**OFFERING MEMORANDUM**

Texas Invest Co.  
[www.txinvestco.com](http://www.txinvestco.com)

PRESENTED BY:

**AARON WIMBERLY**

Owner – President

O 747-NNN-RENT

[Aaron@TxInvestCo.com](mailto:Aaron@TxInvestCo.com)

TX #614860

C 817-999-7348



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## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Arlington in compliance with all applicable fair housing and equal opportunity laws.

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*PRESENTED BY:*

TEXAS INVEST CO.  
1301 S Bowen Rd.  
Suite 125  
Arlington, TX 76013

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Owner – President  
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We obtained the information above from sources we believe as reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property.

CROWLEY ROAD PROFESSIONAL BUILDING  
**PROPERTY INFORMATION**

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EXECUTIVE SUMMARY

FLOOR PLANS

ADDITIONAL PHOTOS



# Executive Summary – FOR SALE / LEASE



<b>Sale Price:</b>	\$684,420
<b>Lease Rate:</b>	Negotiable
<b>Proforma Cash on Cash:</b>	19.6%
<b>Proforma NOI:</b>	\$68,442
<b>Lot Size:</b>	1.18 Acres
<b>Building Size:</b>	6,222 SF
<b>Building Class:</b>	B
<b>Year Built:</b>	1985
<b>Zoning:</b>	F1
<b>Market:</b>	Dallas – Fort Worth
<b>Sub Market:</b>	Fort Worth
<b>Vehicles Per Day:</b>	23k

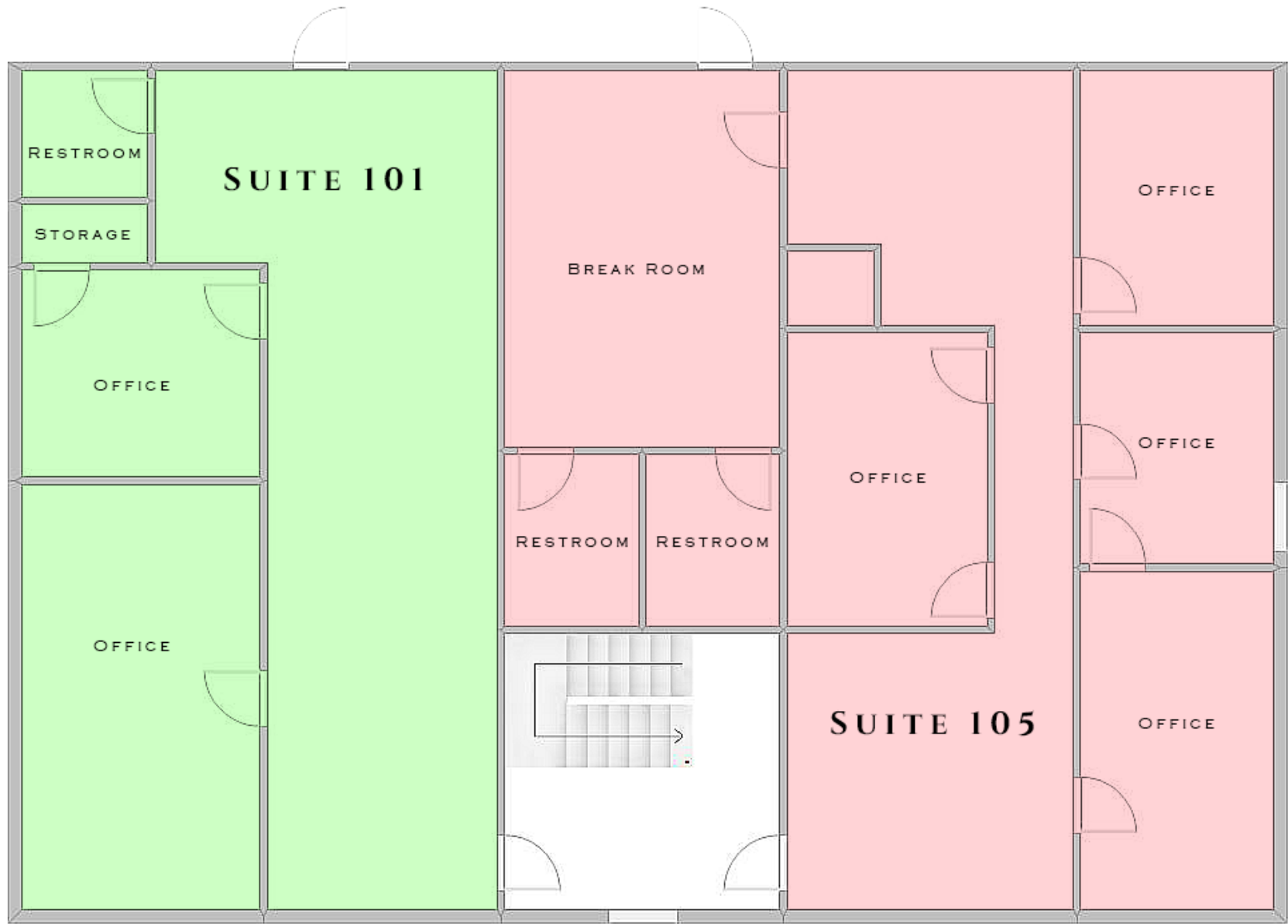
**9333 Crowley Road, Fort Worth, TX 76134**

## PROPERTY HIGHLIGHTS

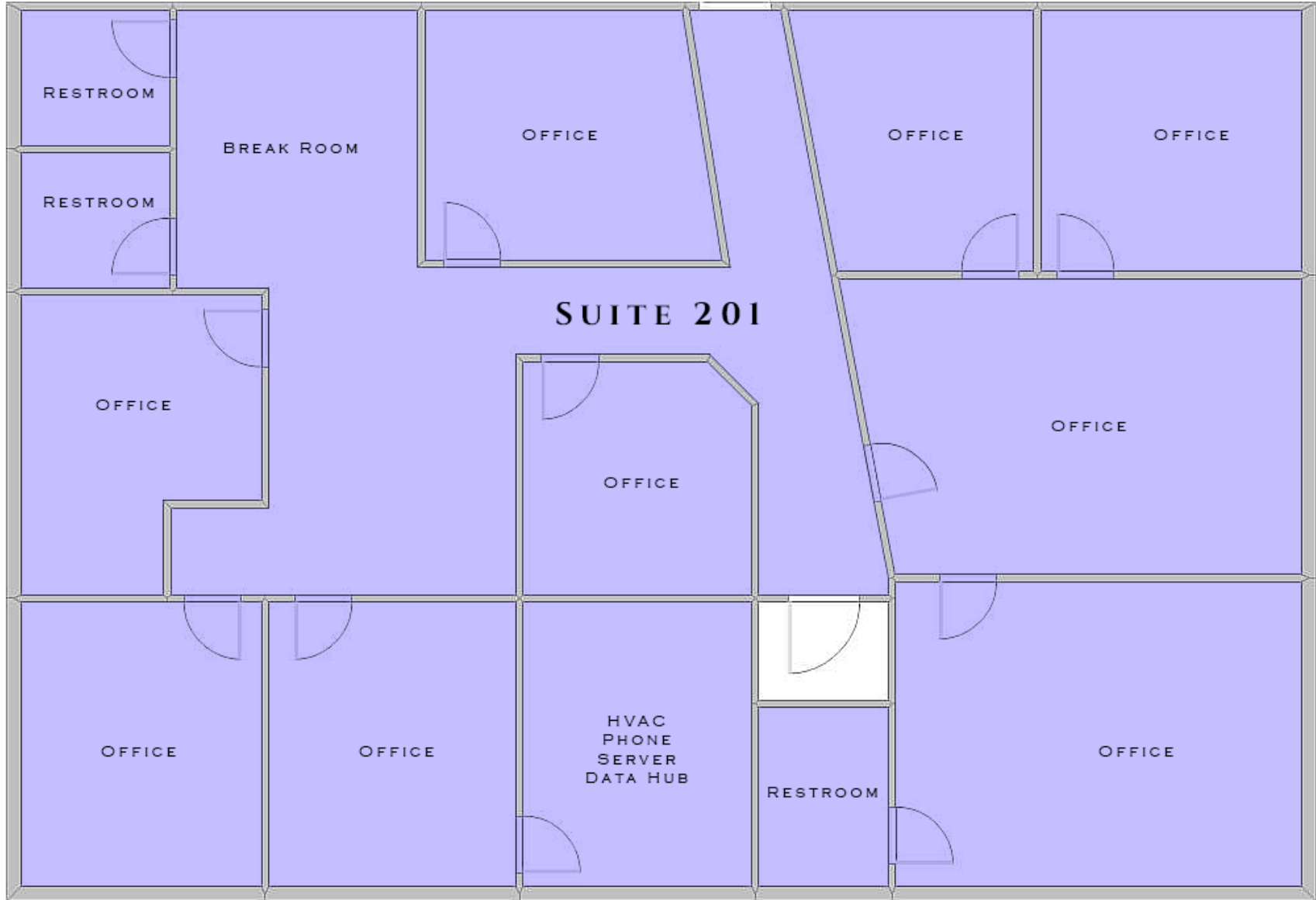
- ❖ Two-story Tilt Wall Building
- ❖ Both Floors Completely Renovated in 2016
- ❖ Sits on 1.2 Acres
- ❖ Flexible Space Will Accommodate a Variety of Users
- ❖ 20% Pro-forma Cash on Cash
- ❖ Dual Frontage (Crowley Road and Parkview Drive)
- ❖ Easy Access to Interstate 35-W
- ❖ Warehouse Space in Rear with 10'x10' Grade Level Door
- ❖ Large Private Patio on Top Floor
- ❖ ***Partially Leased to Medical Client Through 2022 for Immediate Income***



# Floor Plan – Bottom Floor



# Floor Plan – Top Floor



# Additional Photos





CROWLEY ROAD PROFESSIONAL BUILDING  
**LOCATION INFORMATION**

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CITY INFORMATION

REGIONAL MAP

LOCATION MAPS

AERIAL MAP

TAX MAP



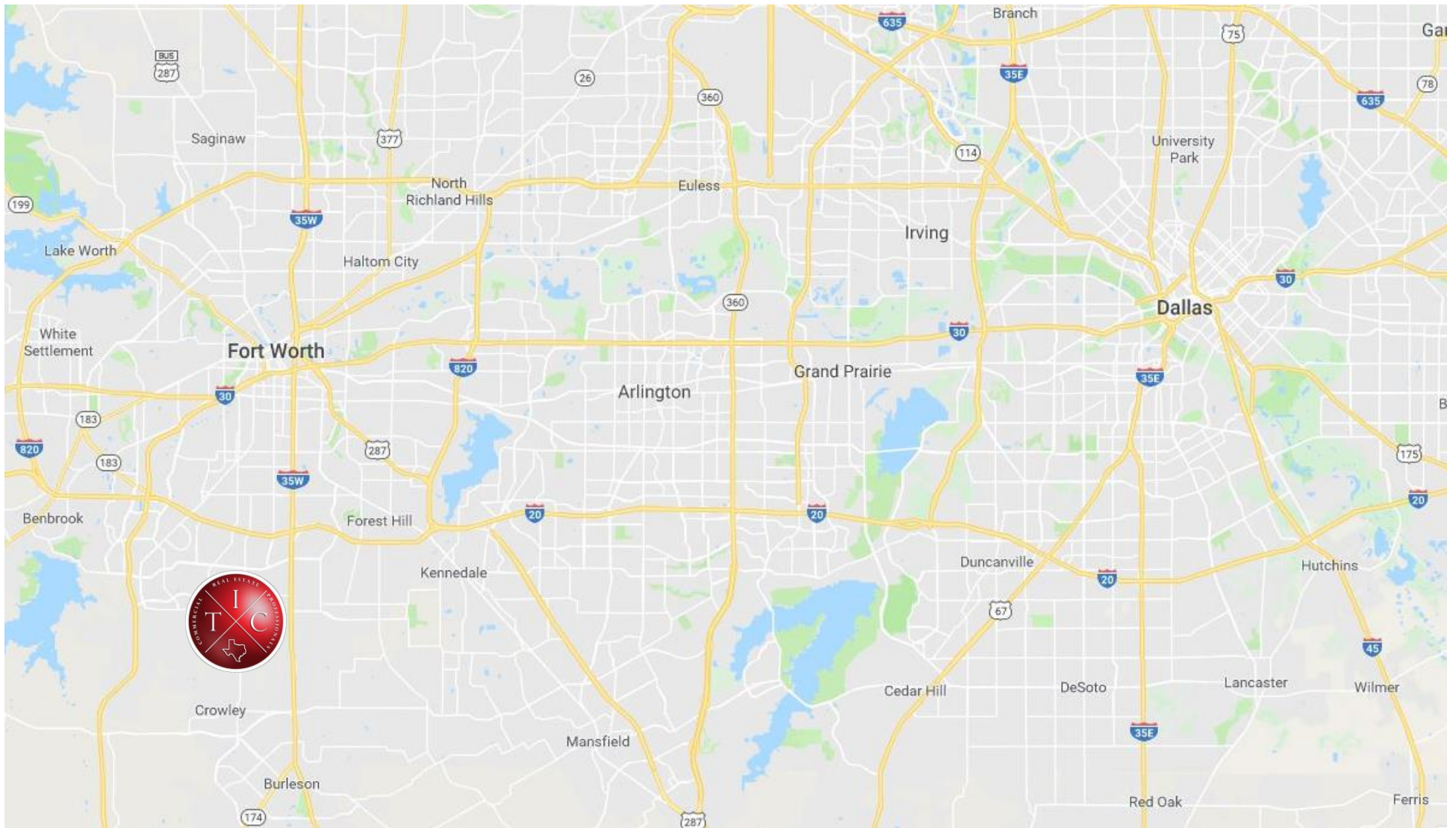
# FORT WORTH

Texas Invest Co is pleased to present the Crowley Road Professional Building, a multi-floor professional office building. It is located in the City of Fort Worth, Texas. The property consists of a 6,222 square foot of leasable space on 1.18 Acres. The Crowley Road Professional Building fronts Crowley Road and backs up to Parkview Drive. It is easily accessible to Interstate 35-W which boasts daily traffic counts of 155k vehicles per day. From the Crowley Road Professional Building you can head north and hit Interstate 20 in just 3 miles. With its strategic location you are just minutes away from Downtown Fort Worth, Benbrook, Everman, Crowley and Burleson.

Fort Worth is the fifth largest city in Texas, fifteenth in the U.S. and has an estimated population of almost 900k. It borders Arlington to the East and is only 30 minutes from Downtown Dallas. The 5-mile population is approximately 193k.



# Regional Map



# Location Maps

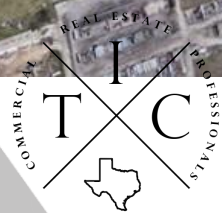


# Aerial Map

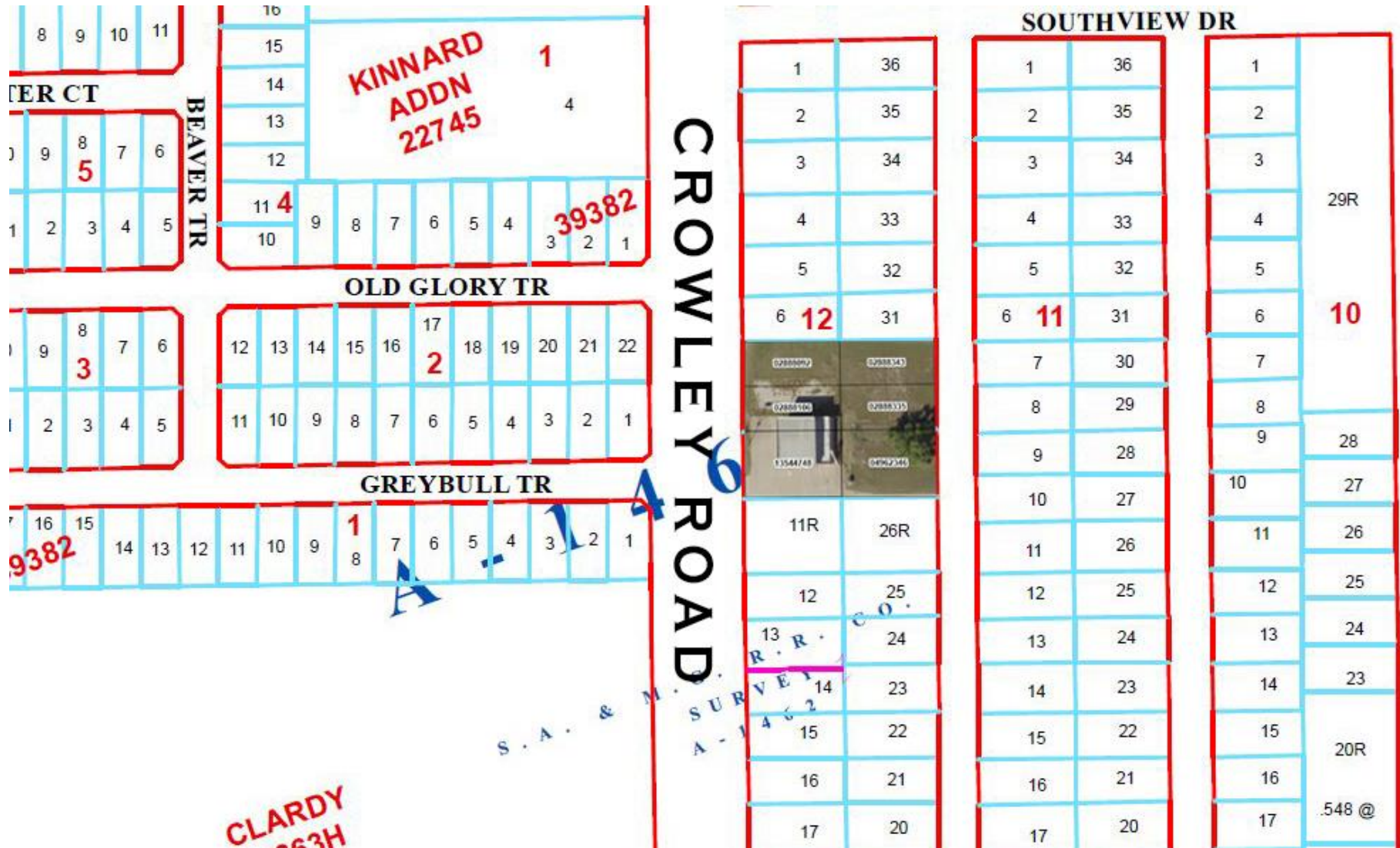


**site**

**WinCo  
FOODS**



# Tax Map



CROWLEY ROAD PROFESSIONAL BUILDING

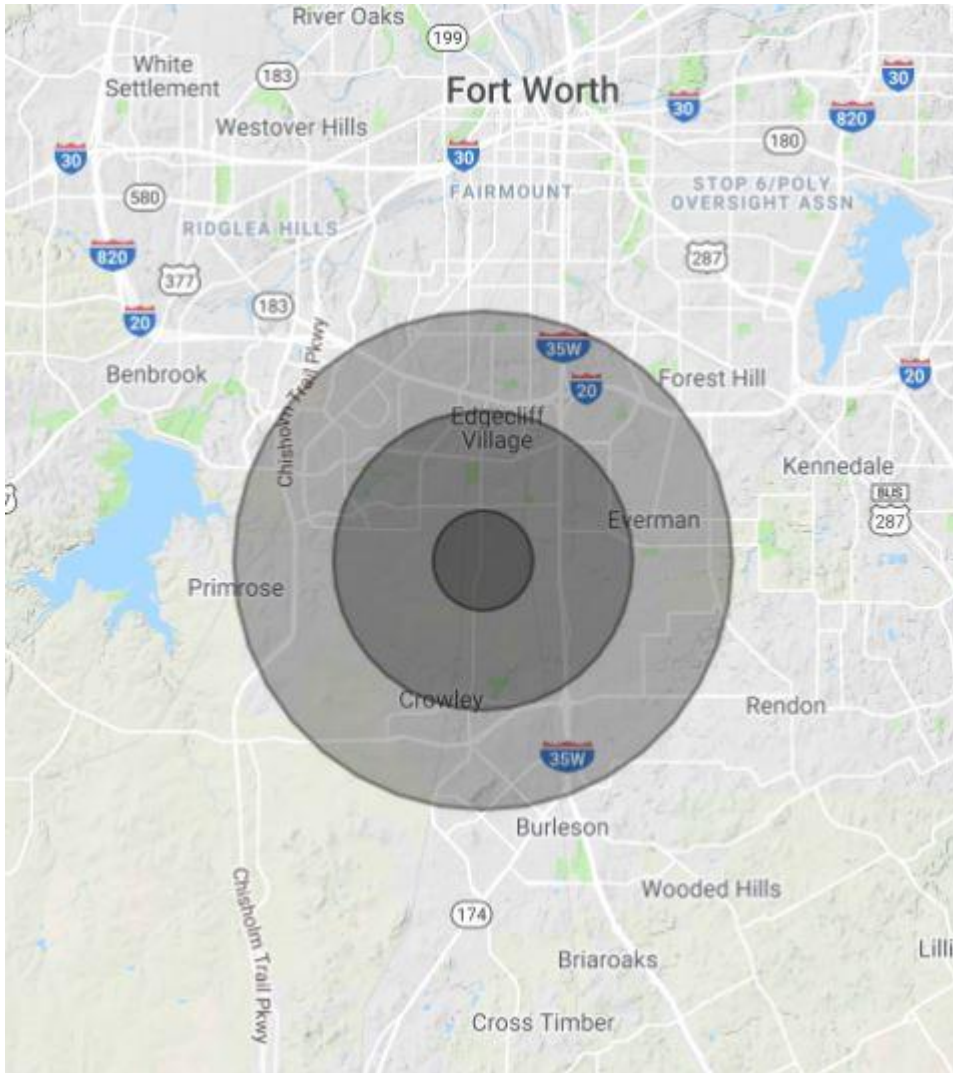
DEMOGRAPHICS

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DEMOGRAPHICS MAP



# Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	10,413	79,115	193,154
Median Age	29.1	30.7	32.7
Median Age (Male)	26	28.3	31.2
Median Age (Female)	30.7	32.7	34.0
Total Households	3,257	26,446	66,276
# of Persons Per HH	3.2	3.0	2.9
Average HH Income	\$65,798	\$64,034	\$64,444
Average House Value	\$121,871	\$121,852	\$140,188







# 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.

<u>KELLER WILLIAMS ARLINGTON</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>0574623</u> License No.	<u>KLRW163@KW.COM</u> Email	<u>817.795.2500</u> Phone
<u>ANNE LAKUSTA</u> Designated Broker of Firm	<u>0452271</u> License No.	<u>KLRW163@KW.COM</u> Email	<u>817.795.2500</u> Phone
<u>BRANDEE KELLEY</u> Licensed Supervisor of Sales Agent/ Associate	<u>0541522</u> License No.	<u>KLRW163@KW.COM</u> Email	<u>817.795.2500</u> Phone
<u>AARON WIMBERLY</u> Sales Agent/Associate's Name	<u>0614860</u> License No.	<u>KLRW163@KW.COM</u> Email	<u>817.795.2500</u> Phone

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

\_\_\_\_\_  
Date