

STRATEGIC COMMERCIAL REAL ESTATE PORTFOLIO



EXCEPTIONAL MULTI-LOT OPPORTUNITY FOR INDUSTRIAL USE

3370 MANSFIELD HIGHWAY IN FORT WORTH, TEXAS



FOR SALE \$1,600,000

5261 S Quebec St. Suite 250
Greenwood Village, Colorado 80111



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SECTION I

Overview



Property Overview

Located at 3370 Mansfield Highway in Fort Worth, Texas, this property was constructed in 1950 and is currently occupied by Forest Hill Lumber Co., a well-established supplier of lumber, roofing materials, paint, hardware, and lawn products. Situated in a light-industrial commercial zone, the property offers potential for various business uses, benefiting from its proximity to major transportation routes and the established commercial activity in the area.

An exceptional opportunity to acquire a strategic real estate portfolio, currently occupied and operated by a well-established lumber company the four lot portfolio includes multiple commercial properties, each situated in high-traffic, easily accessible locations ideal for retail, warehousing, and distribution of lumber, roofing materials, hardware, paint, and other building supplies.

The properties are strategically positioned near major highways and in thriving commercial areas, offering excellent visibility and access for both customers and suppliers.

The real estate is suitable for continued use as a lumber yard or can be repurposed for various industrial or commercial applications.

The properties feature infrastructure essential for lumber and hardware operations, including spacious yards, warehouse storage, and customer service areas.

This portfolio sale presents a unique investment opportunity for buyers looking to expand their commercial real estate holdings or acquire strategic assets in the building materials sector.

Location Overview

Forest Hill, Texas, is a vibrant and welcoming community located just southeast of Fort Worth in Tarrant County. This growing city combines small-town charm with convenient access to the larger Dallas-Fort Worth metropolitan area, making it an attractive place for both residents and businesses.

Situated along Interstate 20 and near major thoroughfares like Loop 820, Forest Hill offers excellent connectivity to Fort Worth, Dallas, and surrounding areas. This strategic location makes it ideal for commuting, commerce, and regional travel.

Forest Hill is home to a diverse and friendly population, with a mix of families, professionals, and retirees. The city hosts various community events and activities that foster a strong sense of togetherness.

The city is known for its business-friendly atmosphere, with a focus on encouraging commercial and industrial growth. The convenient access to transportation hubs has made it a desirable location for businesses, particularly in distribution and manufacturing.

Forest Hill boasts several parks and green spaces, offering recreational opportunities for all ages. From playgrounds to walking trails and sports facilities, residents enjoy an active and healthy lifestyle.

The city provides a range of essential services, including public safety, well-maintained infrastructure, and educational opportunities, all contributing to a high quality of life for its residents.

Forest Hill is a city that blends the best of suburban living with the advantages of being near a major urban center. Whether you're considering it for business, residence, or investment, Forest Hill offers a promising and convenient location.

SECTION II

Photos



PROPERTY PHOTOS

Forest Hill Lumber Co. Commercial Portfolio
3370 Mansfield Highway | Forest Hill, TX 76119



PROPERTY PHOTOS

Forest Hill Lumber Co. Commercial Portfolio
3370 Mansfield Highway | Forest Hill, TX 76119



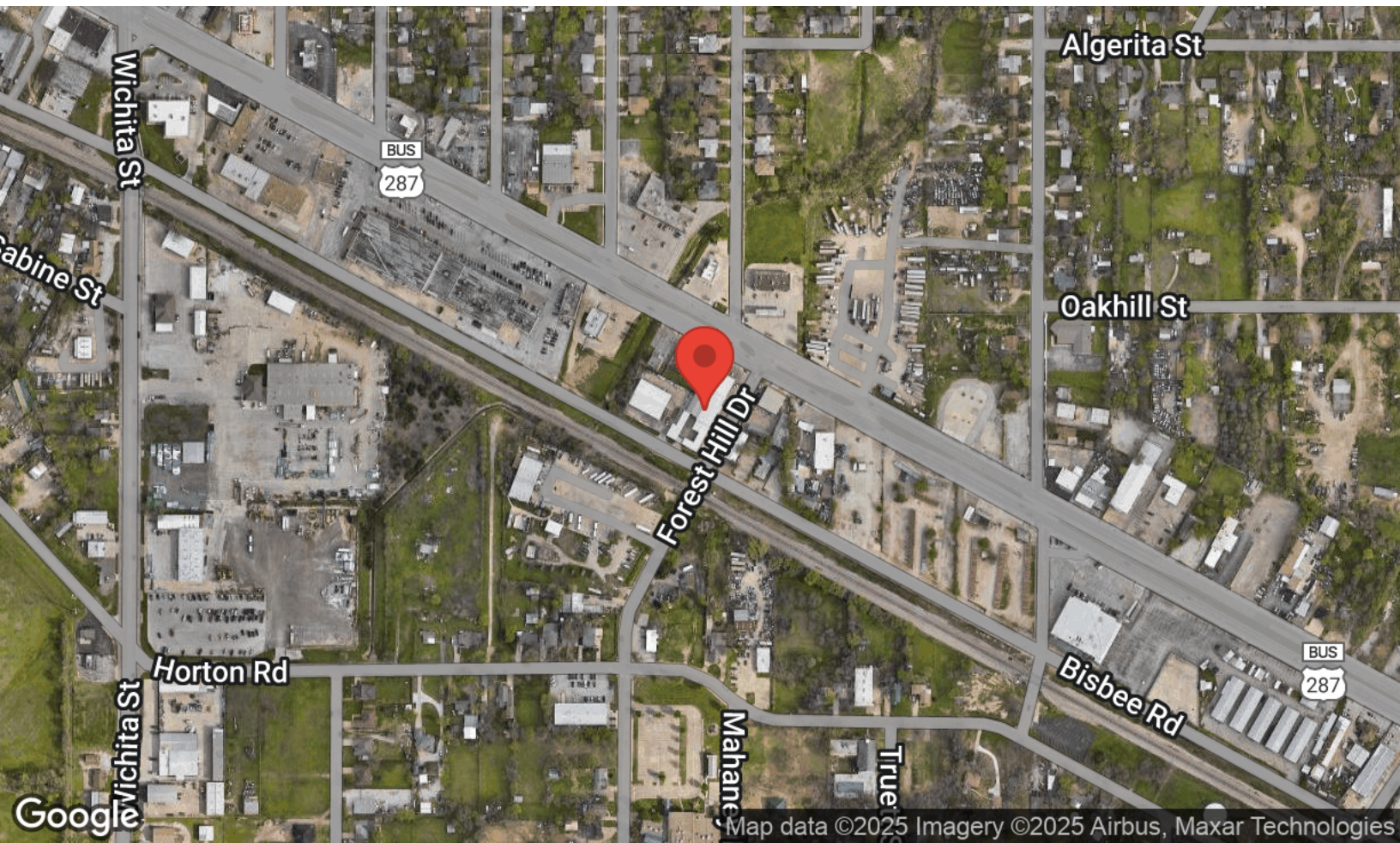
SECTION III

Maps / Demographics



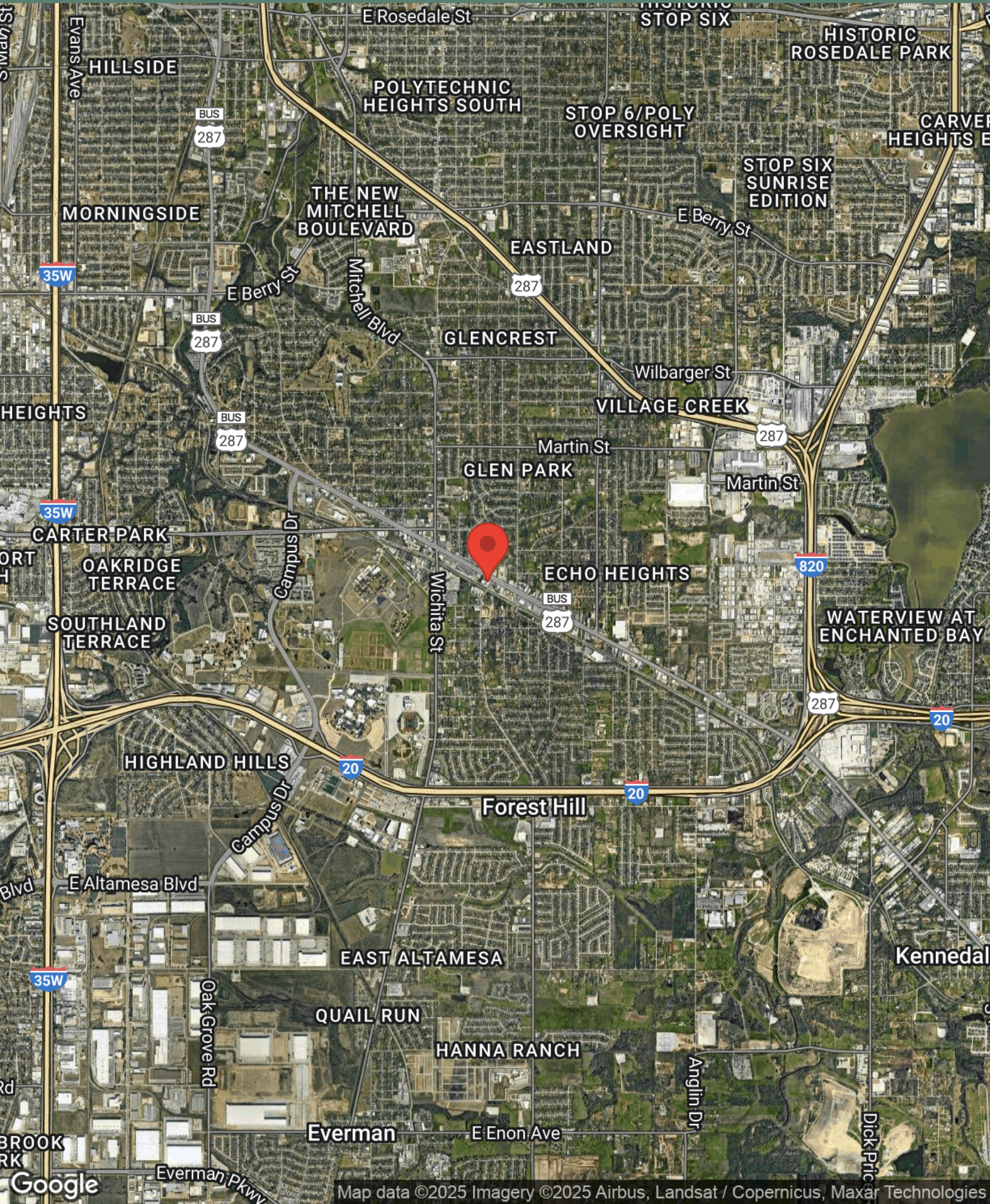
LOCATION MAPS

Forest Hill Lumber Co. Commercial Portfolio
3370 Mansfield Highway | Forest Hill, TX 76119



REGIONAL MAP

Forest Hill Lumber Co. Commercial Portfolio
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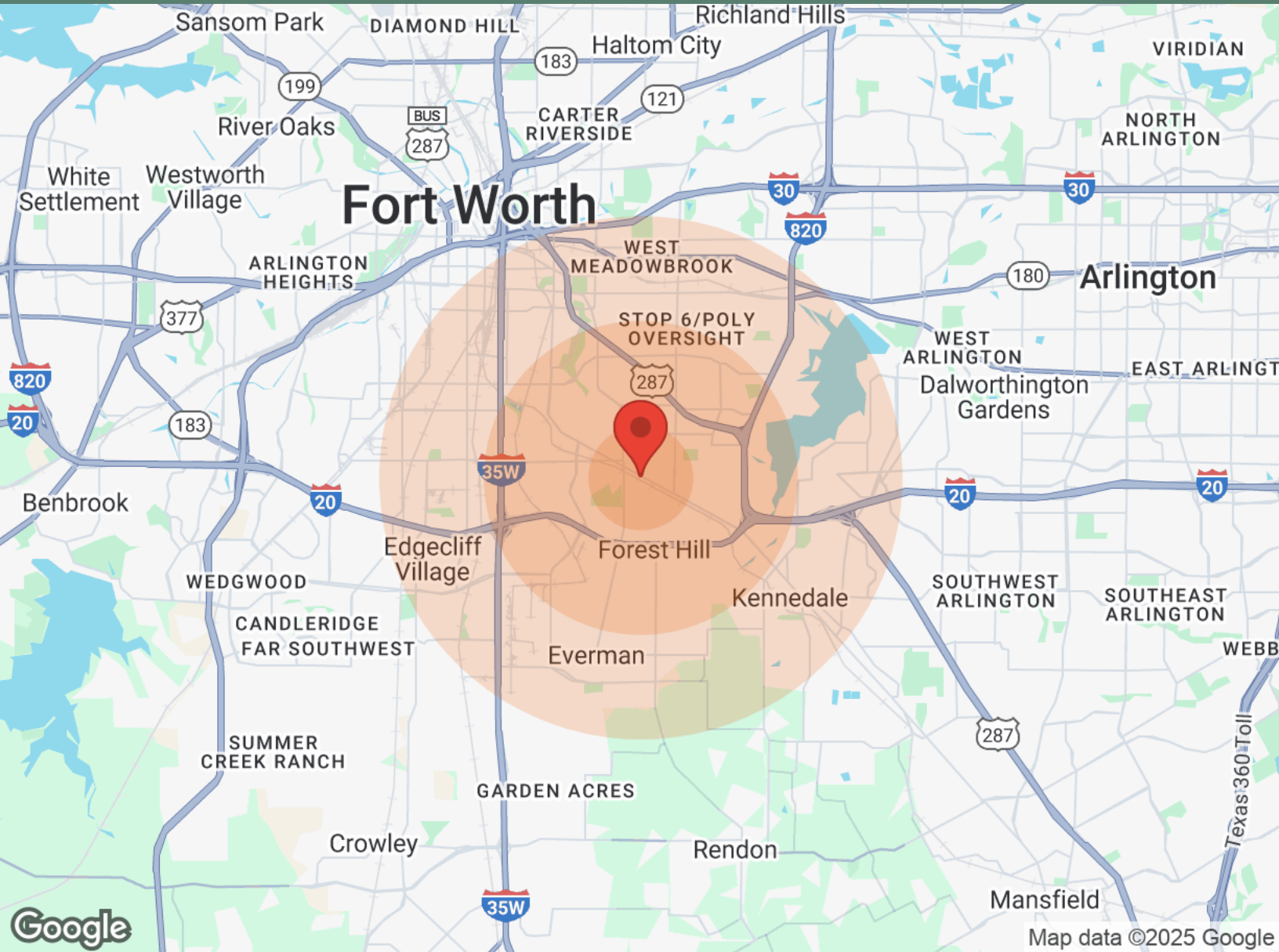
AERIAL MAP

Forest Hill Lumber Co. Commercial Portfolio
3370 Mansfield Highway | Forest Hill, TX 76119



DEMOGRAPHICS

Forest Hill Lumber Co. Commercial Portfolio
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Population	1 Mile	3 Miles	5 Miles
Male	5,078	34,962	112,969
Female	5,462	37,056	117,328
Total Population	10,540	72,018	230,297
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,051	19,768	61,108
Ages 15-24	1,802	12,101	37,018
Ages 25-54	4,163	27,325	89,870
Ages 55-64	859	6,110	21,254
Ages 65+	665	6,714	21,047
Race	1 Mile	3 Miles	5 Miles
White	4,157	22,769	109,787
Black	3,032	30,502	64,288
Am In/AK Nat	57	286	580
Hawaiian	N/A	13	26
Hispanic	7,156	37,644	115,948
Multi-Racial	6,588	34,772	103,740

Income	1 Mile	3 Miles	5 Miles
Median	\$35,002	\$31,018	\$33,146
< \$15,000	465	5,033	13,870
\$15,000-\$24,999	395	4,339	11,756
\$25,000-\$34,999	651	3,405	10,444
\$35,000-\$49,999	615	3,486	11,819
\$50,000-\$74,999	640	3,546	12,700
\$75,000-\$99,999	161	1,271	6,233
\$100,000-\$149,999	183	763	4,733
\$150,000-\$199,999	9	140	1,434
> \$200,000	N/A	60	1,002

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,687	24,874	83,280
Occupied	3,364	22,204	74,790
Owner Occupied	2,352	13,055	45,814
Renter Occupied	1,012	9,149	28,976
Vacant	323	2,670	8,490



NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

EXHIBIT "C"

11-2-2015



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensee 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.

TRANSWORLD COMMERCIAL REAL ESTATE	9013356	PHIL@TRANSWORLDCRE.COM	(303)981-1936
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
STEPHEN COLEMAN	792728	SCOLEMAN@TRANSWORLDCRE.COM	(972)684-0135
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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