

PROFESSIONAL OFFICE BUILDING FOR SALE/LEASE

1212 W El Paso Street | Fort Worth, TX
OFFERING MEMORANDUM



PLEASE CONTACT BROKER FOR PRICING

Scott Lowe
League Commercial
Managing Director | Partner
(469) 682-8661
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613739

LEAGUE Commercial

Professional Office Building For Sale/Lease

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Exclusively Marketed by:



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LEAGUE Commercial

Brokerage License No.: 9005641
<https://leaguecommercial.com/>



01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS

1212 W El Paso Street
Fort Worth TX 76102

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	16,134	98,998	284,719
2026 Median HH Income	\$79,851	\$70,823	\$65,592
2026 Average HH Income	\$113,024	\$105,892	\$96,804

Professional Office Building For Sale/Lease

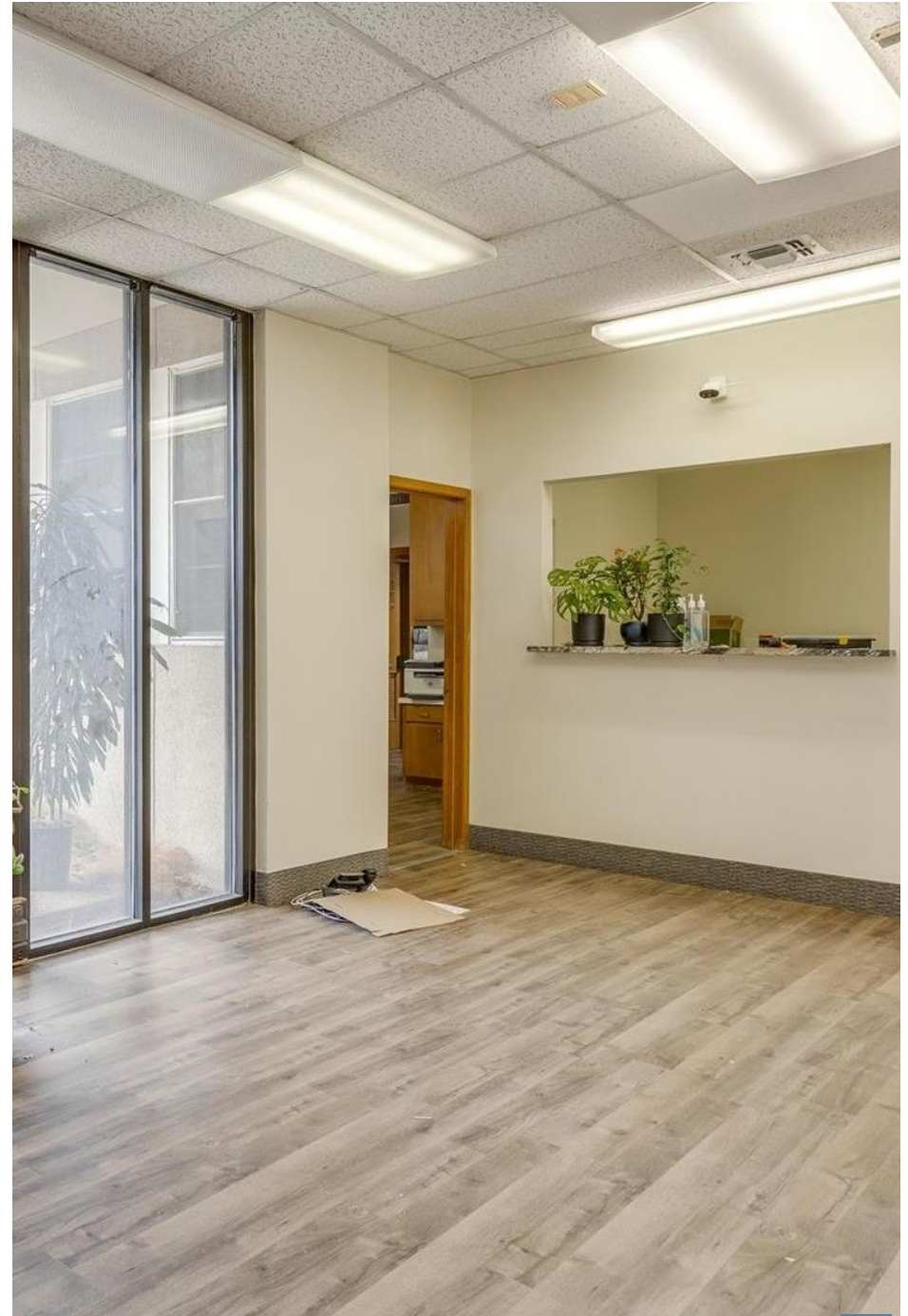
- Versatile 3,130 SF Professional Office Building situated on .19 Acres with 8 offices, 2 bathrooms, conference room and reception area.
- The building is suitable for a wide range of office and professional uses including financial, legal, insurance or general office.
- Ample Parking Available: 3.13/1,000 RSF (10 parking spots)
 - Additional 5 street parks available on the front of property
- Built in 1962, the building has been well maintained with a new roof installed in 2022.

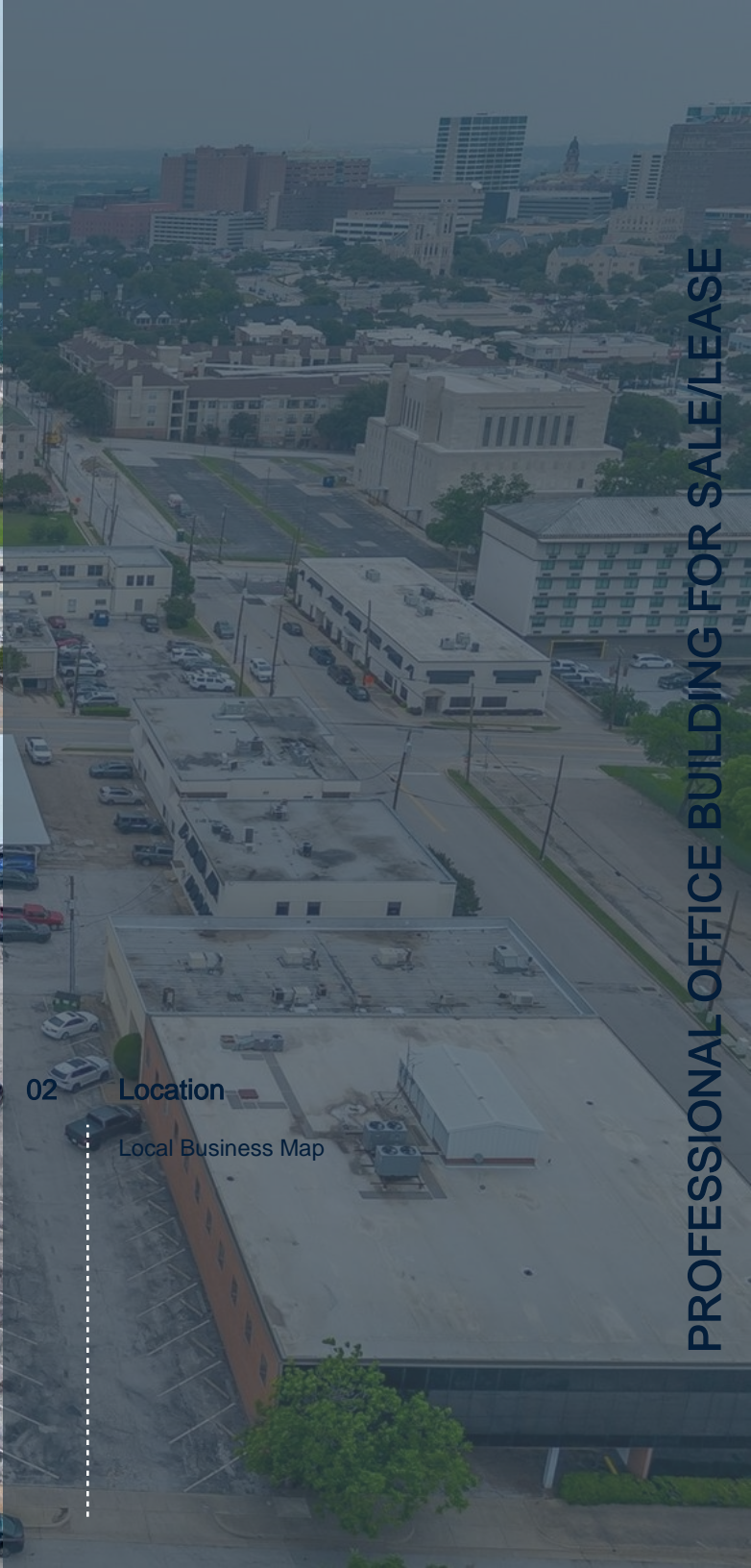
Central Location Near Downtown Fort Worth

- Situated just west of Downtown Fort Worth, the property is surrounded by several retail and dining establishments, while also having quick access to I-30 and the Chisholm Trail.

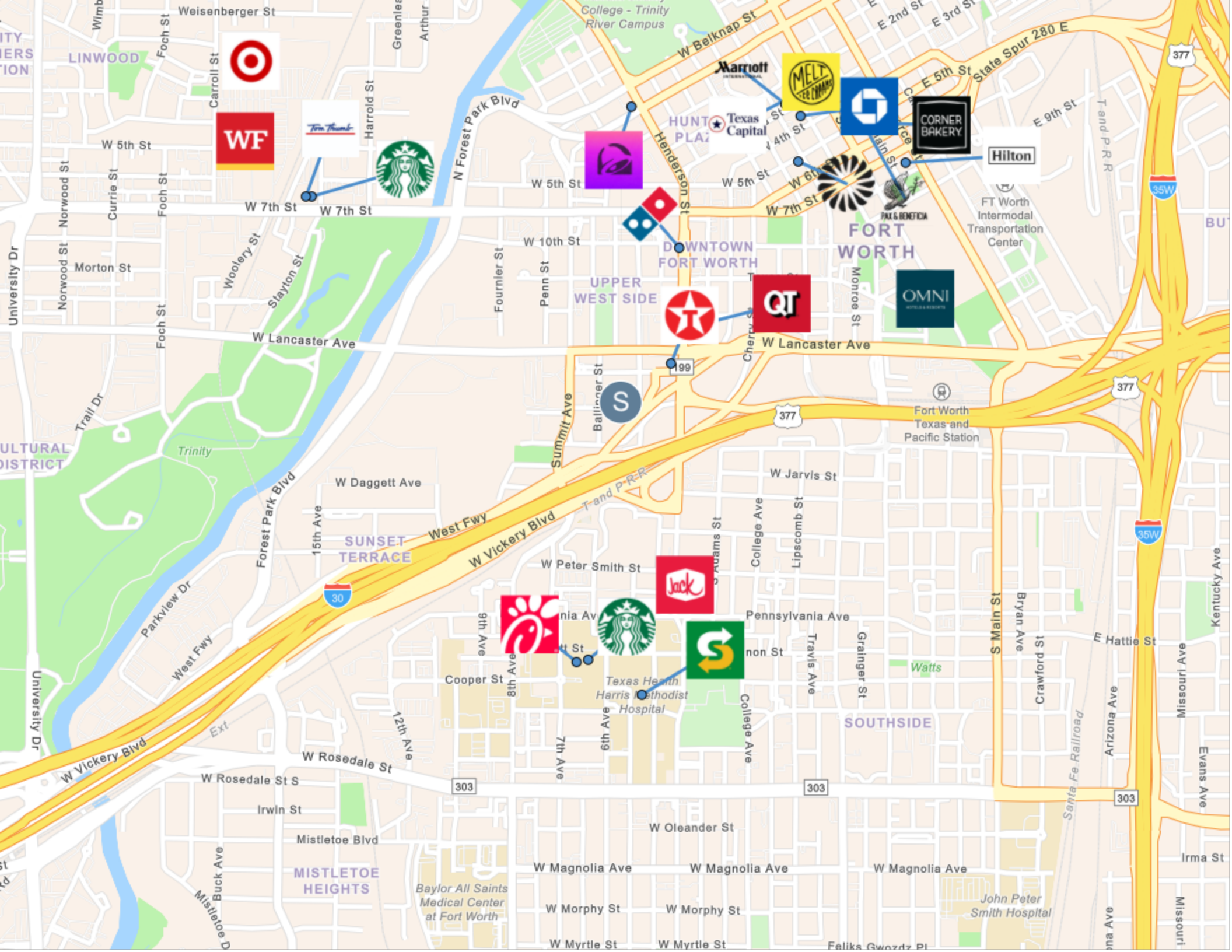
Established Market Area with Strong Household Income Levels

- A steady growth rate is projected within a 1-mile radius of the building at 7.65% in the next 5 years. Average household income levels exceed \$100,000 within 3 miles.





02 Location
Local Business Map



MISTLETOE HEIGHTS

UPPER WEST SIDE

DOWNTOWN FORT WORTH

FORT WORTH

LINWOOD

SUNSET TERRACE

HUNT PLAZA

SOUTH SIDE

CULTURAL DISTRICT

Baylor All Saints Medical Center at Fort Worth

John Peter Smith Hospital

Texas Health Harris Methodist Hospital

FT Worth Intermodal Transportation Center

Fort Worth Texas and Pacific Station

College Trinity River Campus

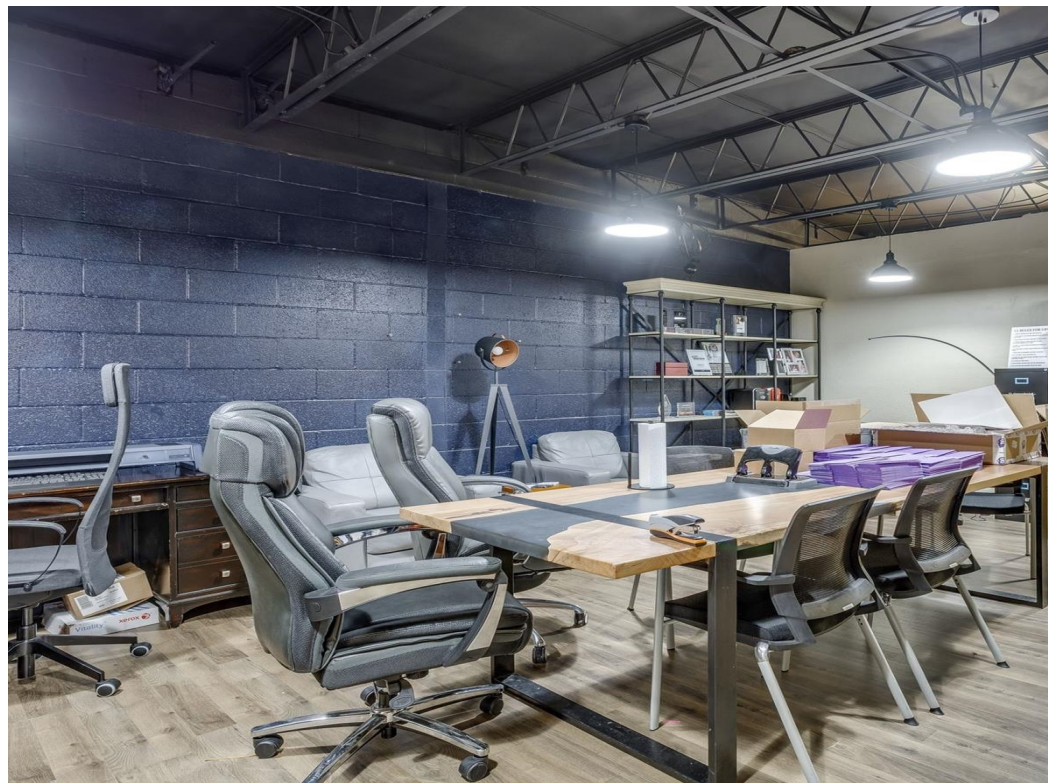
Trinity

Watts



03 **Property Description**
Property Images





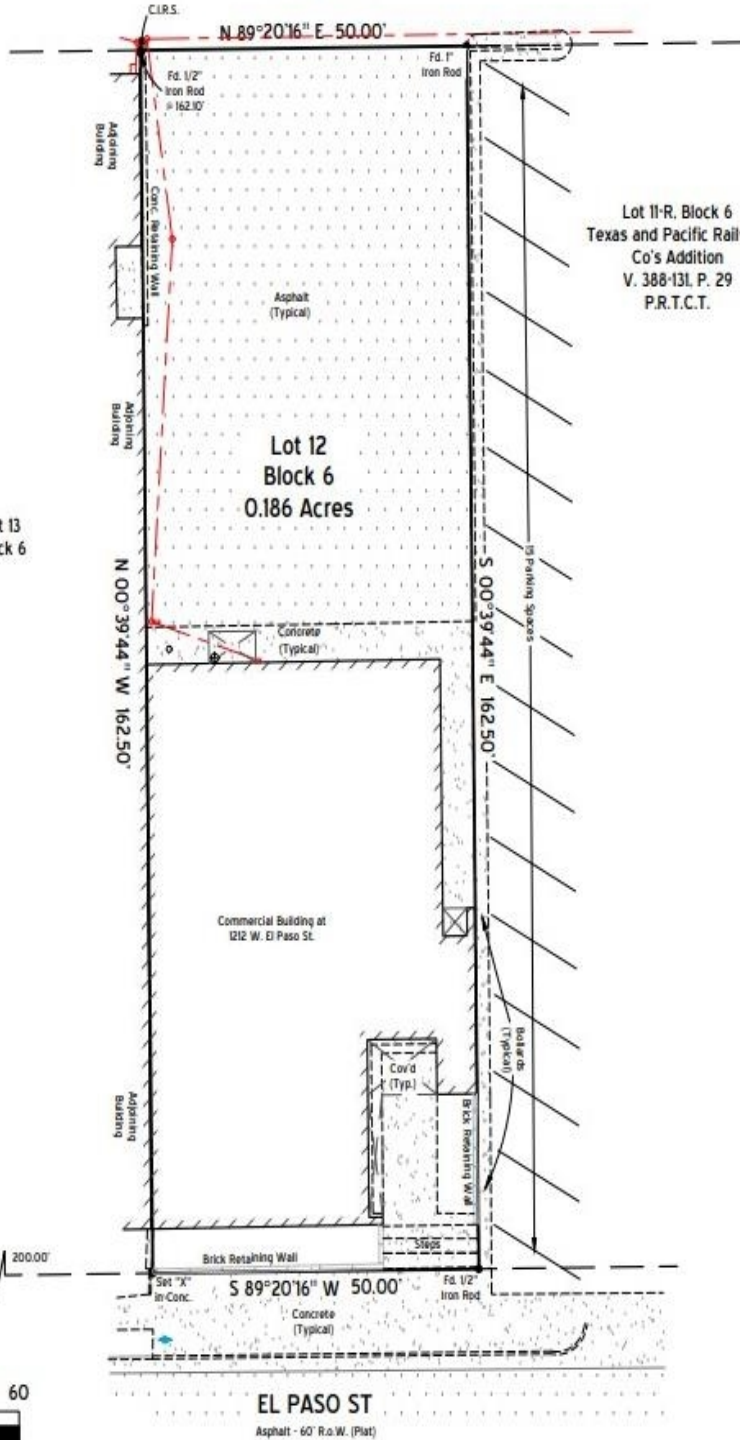




Floorplan created by Cubicasa App. Measurements deemed highly reliable but not guaranteed.

20' Alley · Plat

Legend			
	Light Pole		Fire Hydrant
	Power Pole		Water Meter
	Electric Meter		Sanitary Sewer Cleanout
	Overhead Electric		Gas Meter
	Telecom		Gas Test Station
	Telecom Vault		Mail Box
	Storm Drain Manhole		Sign Post
	Fence		Guy Wire



Lot 11-R, Block 6
Texas and Pacific Railway
Co's Addition
V. 388-131, P. 29
P.R.T.C.T.

Survey with Improvements

Of LOT 12, BLOCK 6, TEXAS & PACIFIC RAILWAY COMPANY'S ADDITION TO FORT WORTH, an addition to the City of Fort Worth, Tarrant County, Texas.

According to the Plat as recorded in Volume 33, Page 140, Deed Records, Tarrant County, Texas.

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do certify that the above described property was surveyed on the ground; by me or under my direct supervision; visible conflicts, encroachments, and overlaps are as shown on this plat or map attached hereto; the area & boundary were determined with respect to the recorded references as shown; and the information presented is true & correct to the best of my knowledge. In addition, it is not intended to express or imply warranty, guarantee of ownership, or transfer of title, and this survey is subject to all applicable copyright laws from the date of this survey. The use of this survey is at the sole discretion of the end-user and/or assigns, all injuries, claims, losses, expenses, damages, or claim expenses arising from the use of this survey are the responsibility of the end-user and/or assigns. The surveyor's liability is limited to no greater than the fee charged for the professional services rendered during the course of this survey. To protect all parties involved, this survey is only valid if original seal & signature appear on the face of this survey in blue ink.

Zachariah R. Savory
Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
Texas Surveying, Inc. - Aledo Branch
208 S. Front Street, Aledo TX 76008
aledo@txsurveying.com · 817-441-5263(LAND)
AND06060 · March 8, 2024



Notes:

1) With respect to the documents listed in Title Commitment No. 9000212400041 the following easements and/or restrictions were reviewed for this survey:

Subject to the following Easement(s) and/or Document(s): City Zoning Ordinance #301I, of the City of Fort Worth, Texas

According to easement descriptions, visibly apparent location of utilities in the field, plat/maps of record, Texas Railroad Commission Public GIS Viewer, Texas Utility Location Services (Texas811) and the surveyor's professional opinion.

2) Official F.E.M.A. flood hazard information has not been reviewed during the course of this survey, for up to date flood hazard information always visit the official F.E.M.A. website at (www.FEMA.gov).

3) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 83, Texas State Plane Coordinate System, North Central Zone 4802, (Grid)

4) Underground utilities were not located during this survey. Call 811 and/or Utility Providers before excavation or construction.

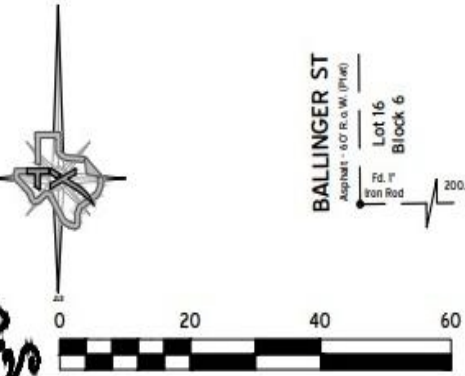
5) Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property.

6) C.I.R.S. - 1/2" Capped Iron Rod Set with orange plastic caps stamped "Texas Surveying"



TEXAS SURVEYING
ALEDO BRANCH · 817-441-5263
FIRM NO. 10194122 · ALEDO@TXSURVEYING.COM

BALLINGER ST
Asphalt - 60" R.o.W. (Plat)
Lot 16
Block 6





04

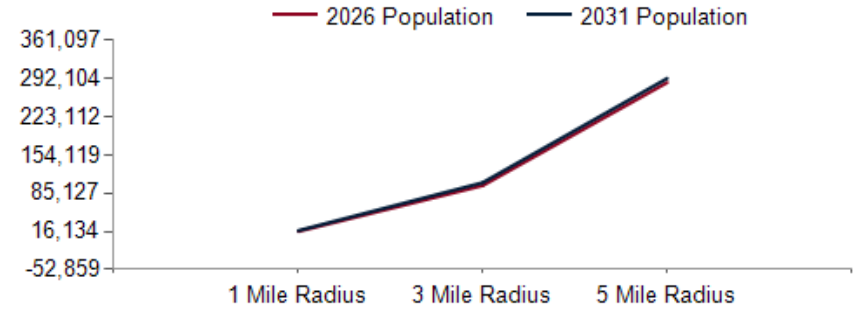
Demographics

General Demographics

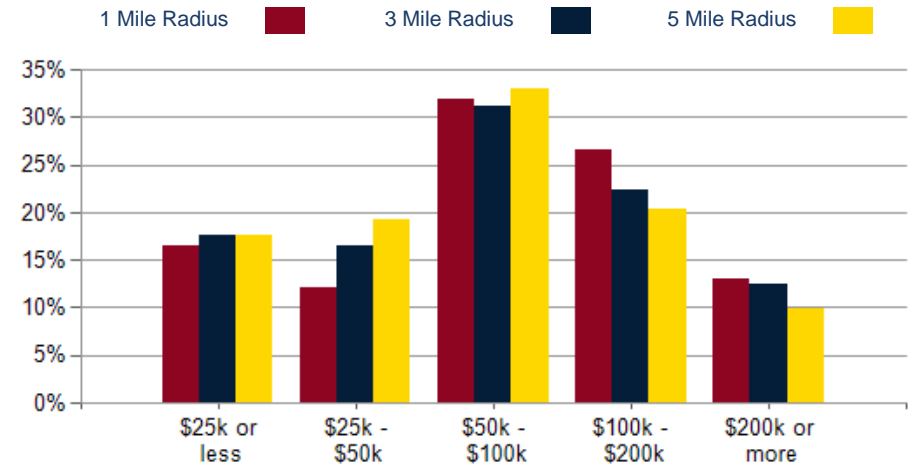


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,519	80,340	254,521
2010 Population	7,327	77,261	255,220
2026 Population	16,134	98,998	284,719
2031 Population	17,407	104,083	292,104
2026 African American	3,639	15,436	36,899
2026 American Indian	68	885	2,951
2026 Asian	495	3,178	8,059
2026 Hispanic	3,001	38,780	154,940
2026 Other Race	617	15,866	69,152
2026 White	9,911	48,434	115,465
2026 Multiracial	1,394	15,133	52,003

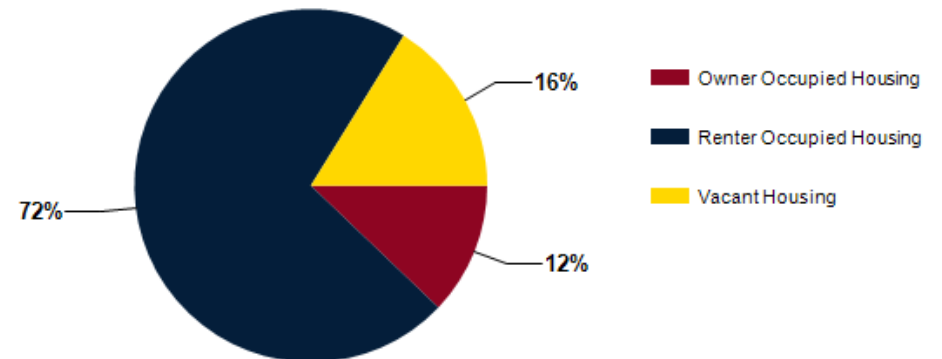
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	938	4,711	11,041
\$15,000-\$24,999	279	2,390	7,105
\$25,000-\$34,999	399	2,628	7,643
\$35,000-\$49,999	492	4,029	12,202
\$50,000-\$74,999	1,347	7,520	20,848
\$75,000-\$99,999	1,015	5,045	13,222
\$100,000-\$149,999	1,401	6,306	14,979
\$150,000-\$199,999	572	2,681	5,949
\$200,000 or greater	961	5,001	10,185
Median HH Income	\$79,851	\$70,823	\$65,592
Average HH Income	\$113,024	\$105,892	\$96,804



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

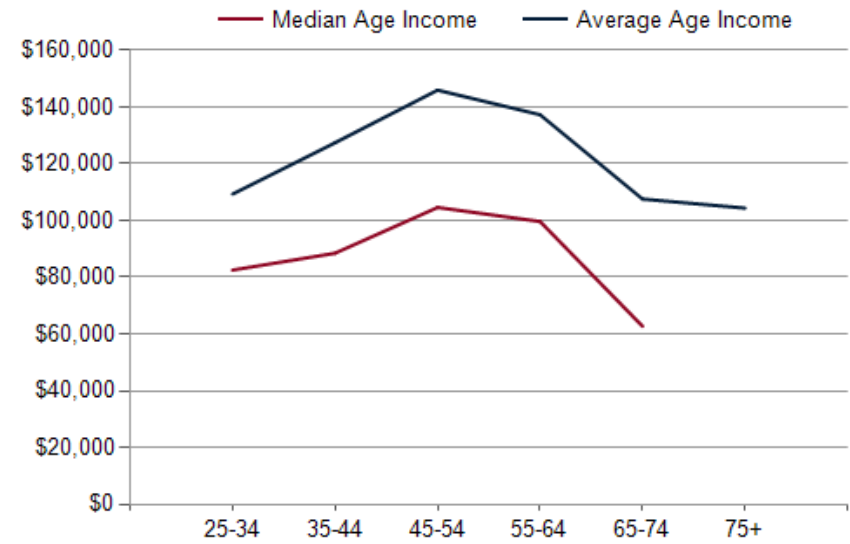
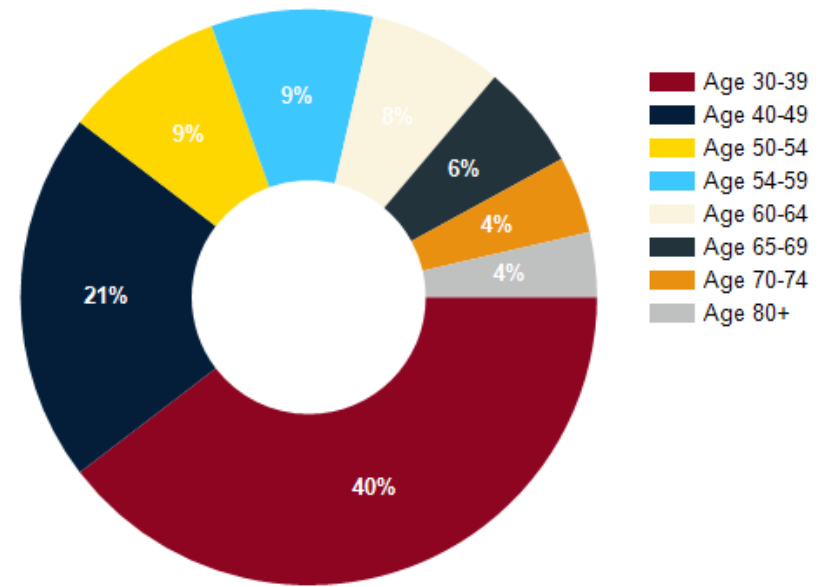


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,107	9,272	22,952
2026 Population Age 35-39	1,580	7,637	20,076
2026 Population Age 40-44	1,125	6,542	18,197
2026 Population Age 45-49	813	5,204	15,708
2026 Population Age 50-54	850	5,302	15,266
2026 Population Age 55-59	843	5,107	14,802
2026 Population Age 60-64	705	4,962	14,340
2026 Population Age 65-69	547	4,280	12,421
2026 Population Age 70-74	404	3,399	9,913
2026 Population Age 75-79	338	2,352	6,785
2026 Population Age 80-84	327	1,556	4,260
2026 Population Age 85+	496	1,468	3,693
2026 Population Age 18+	15,075	80,996	219,631
2026 Median Age	35	34	34
2031 Median Age	36	35	35

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,502	\$77,066	\$74,654
Average Household Income 25-34	\$109,285	\$102,785	\$97,883
Median Household Income 35-44	\$88,441	\$82,730	\$72,528
Average Household Income 35-44	\$127,369	\$126,321	\$112,928
Median Household Income 45-54	\$104,556	\$83,778	\$71,645
Average Household Income 45-54	\$145,906	\$127,444	\$108,701
Median Household Income 55-64	\$99,616	\$70,590	\$62,118
Average Household Income 55-64	\$137,260	\$116,094	\$100,719
Median Household Income 65-74	\$62,677	\$58,098	\$52,787
Average Household Income 65-74	\$107,525	\$95,150	\$85,455
Average Household Income 75+	\$104,338	\$83,689	\$77,904

Population By Age



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LEAGUE™ Commercial

Brokerage License No.: 9005641
<https://leaguecommercial.com/>

powered by CREOP



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

League Real Estate	9005641	hello@leaguere.com	817-523-9113
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Matt Lewis	0502746	matt@leguere.com	9728499889
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Scott Lowe	613739	scott@leaguecre.com	469-682-8661
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Scott Lowe	613739	scott@leaguecre.com	4696828661
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date