

Silver Creek Corner

7001 Confederate Park Rd, Fort Worth, TX 76108

9,450

BUILDING SF

1.00 AC

TOTAL SITE AREA

7

UNITS

2008

YEAR BUILT

Offering Memorandum



Heather Konopka, CCIM

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Ladena Odom

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03

Property Overview

Property Overview

SILVER CREEK CORNER

LOCATION

Address:	7001 Confederate Park Rd
City / State / Zip:	Fort Worth, Texas, 76108
Submarket:	White Settlement

BUILDING SIZE

Rentable Square Footage:	9,450 SF
Total Site Area:	1.00 Acres
Number Of Units:	7
Stories:	1

BUILDING FEATURES

Property type:	Retail
Property Subtype:	Strip Center
Building Class:	B
Year Built/Renovated:	2008
Parking:	31 Surface Spaces



PROPERTY SUMMARY

Strategically positioned along the high-traffic corridor of Confederate Park Rd in Fort Worth, Texas, Silver Creek Corner is a well-maintained neighborhood retail strip center offering excellent visibility and accessibility in a densely populated residential trade area. The property features a diverse tenant mix designed to serve daily needs, including service-oriented businesses, dining, and specialty retail, benefiting from strong demographic trends and consistent consumer demand. Ample surface parking, prominent monument signage, and contemporary façade enhancements further support tenant success and consumer convenience. With stable in-place income and upside potential through lease-up of remaining suites or rent growth, this asset represents an attractive investment opportunity in one of the fastest-growing submarkets of the Dallas–Fort Worth Metroplex.

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Location Overview



Location Overview



Location Summary

7001 Confederate Park Road occupies a prime position in the heart of Fort Worth's rapidly growing Lake Worth–Eagle Mountain trade area. This dynamic corridor has experienced significant residential and commercial development over the past decade, driven by strong population growth and demand for retail and service amenities. The property benefits from exceptional visibility along Confederate Park Road, a major arterial thoroughfare with high daily traffic volumes connecting residents to key retail nodes and employment centers throughout northwest Fort Worth.

Surrounded by established neighborhoods and new residential communities, the center is strategically positioned to capture consistent consumer traffic and benefit from continued area investment. The location offers convenient access to Loop 820, Azle Avenue, and major regional employers, while also serving as a daily shopping and services destination for the surrounding population. This combination of accessibility, visibility, and strong demographics supports long-term tenancy and revenue stability.

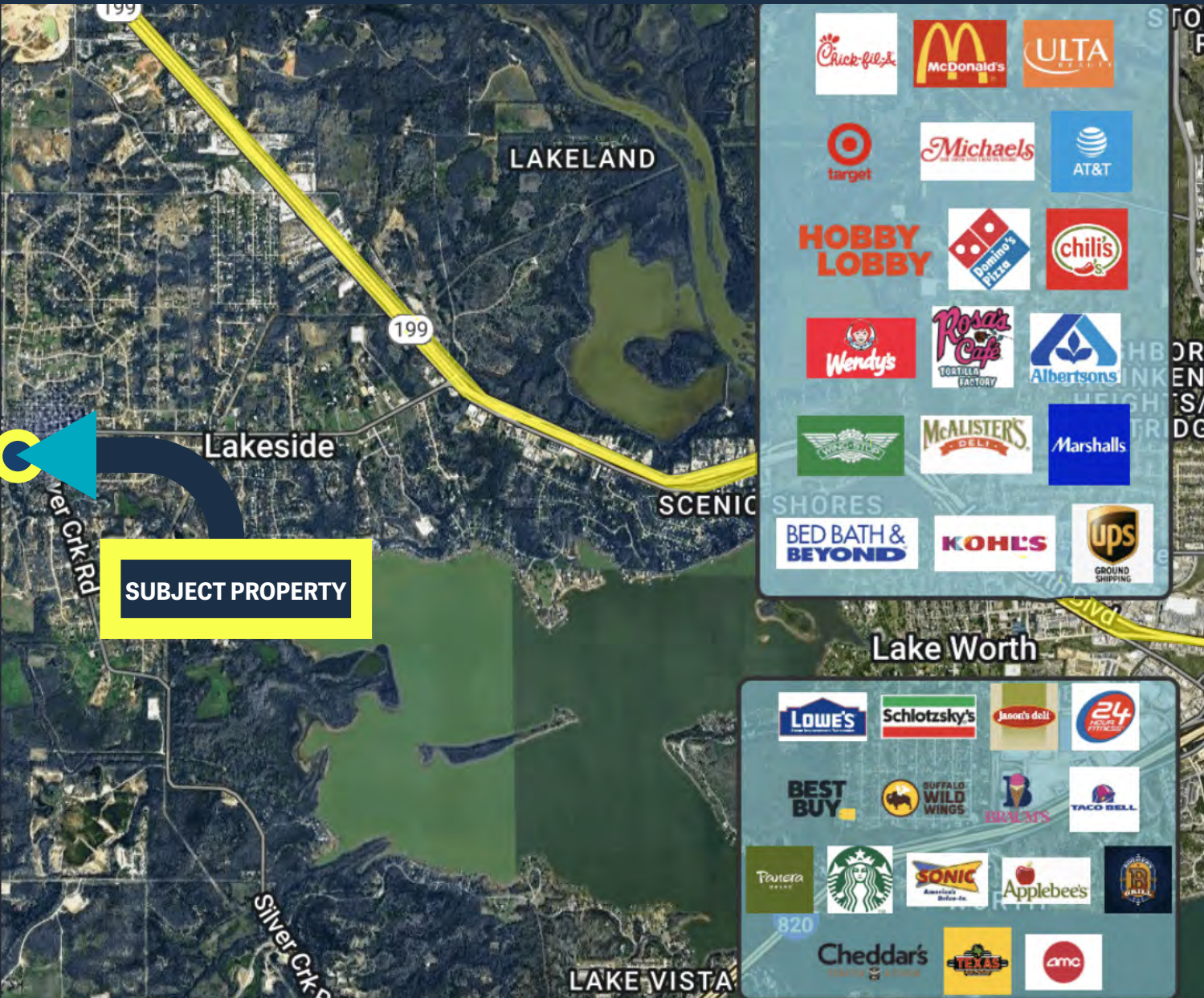
Location Highlights



Fort Worth, TX | White Settlement Submarket

- Prime location in Fort Worth's high-growth Lake Worth–Eagle Mountain corridor
- Along heavily traveled Confederate Park Road with excellent frontage
- Minutes to Lake Worth Marketplace, Walmart, and Target
- Surrounded by established and new residential communities
- Easy access to Loop 820, SH-199, and I-35W
- Strong population growth and high household incomes
- Short drive to Lockheed Martin and Naval Air Station JRB
- High traffic counts with strong visibility and access
- Area of sustained retail, medical, and residential investment

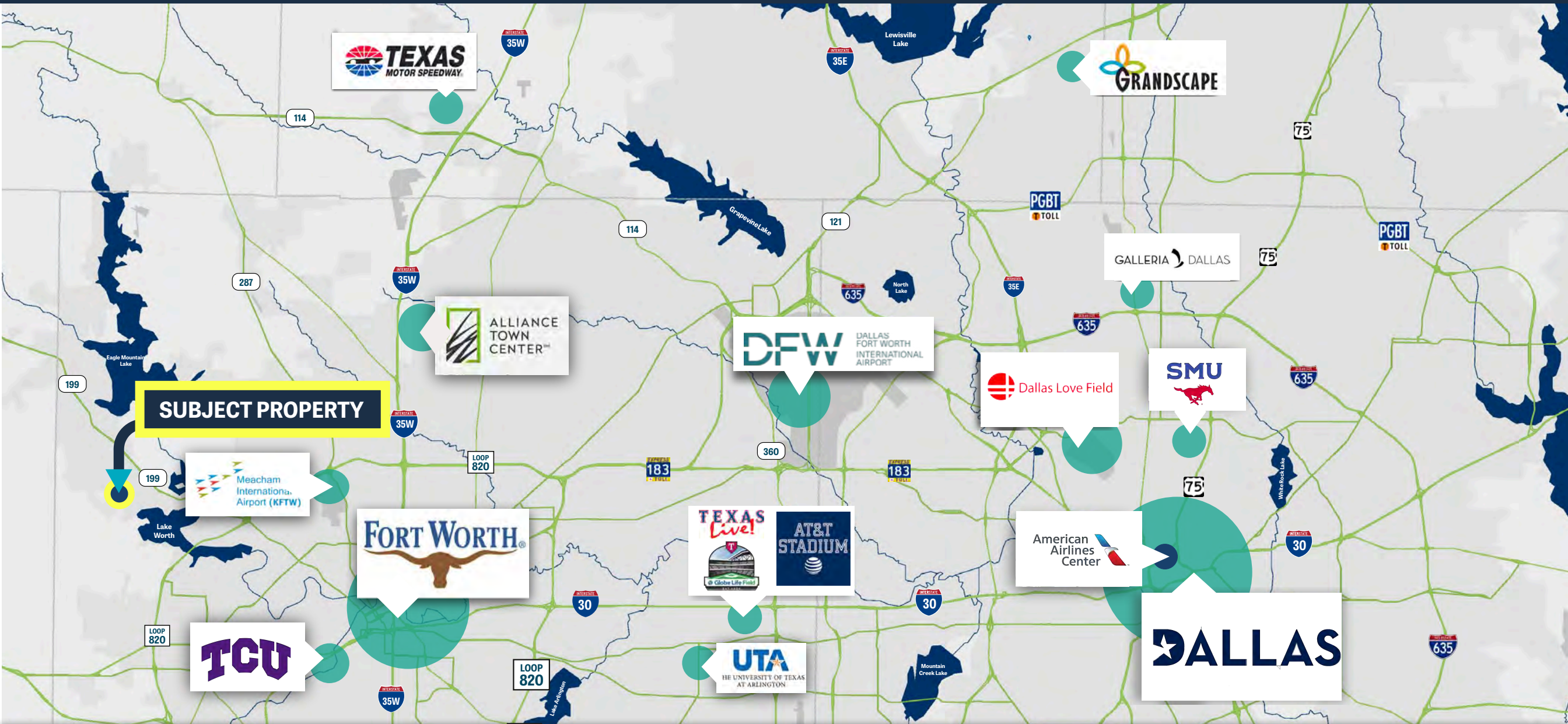
Location Map & Drive Times



Drive Times

DESTINATIONS	DURATION
Downtown Fort Worth	20 minutes
Lake Worth Marketplace	5 minutes
Alliance Town Center	15 minutes
Texas Motor Speedway	25 minutes
Naval Air Station Joint Reserve Base	15 minutes
Fort Worth Cultural District	18 minutes
TCU (Texas Christian University)	22 minutes
DFW International Airport	30 minutes
Downtown Arlington	28 minutes
AT&T Stadium (Arlington)	30 minutes
Globe Life Field (Arlington)	30 minutes
Six Flags Over Texas	32 minutes
Downtown Dallas	40 minutes
Las Colinas / Irving	32 minutes
Southlake Town Square	25 minutes
Grapevine Mills / Gaylord Texan	28 minutes

Regional Map

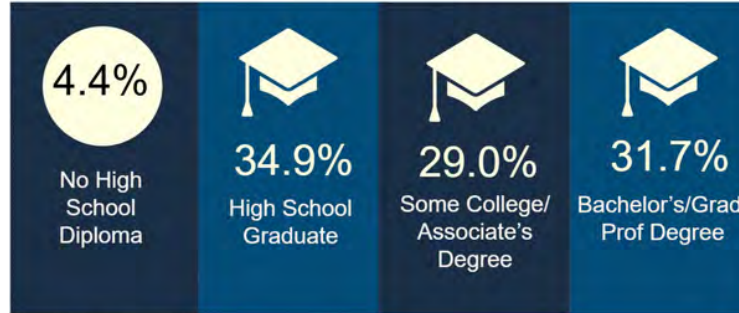


Demographics

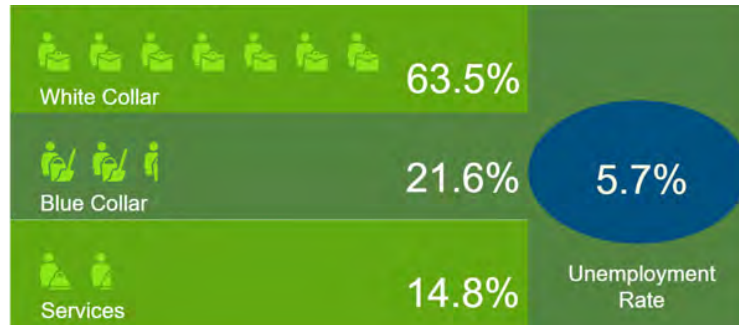


EDUCATION

Ring of 3 miles



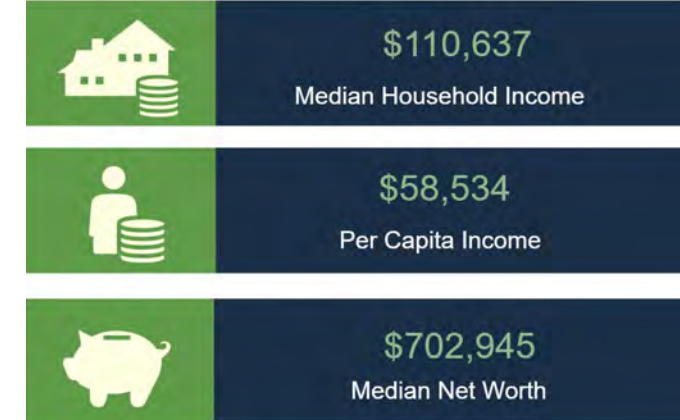
EMPLOYMENT



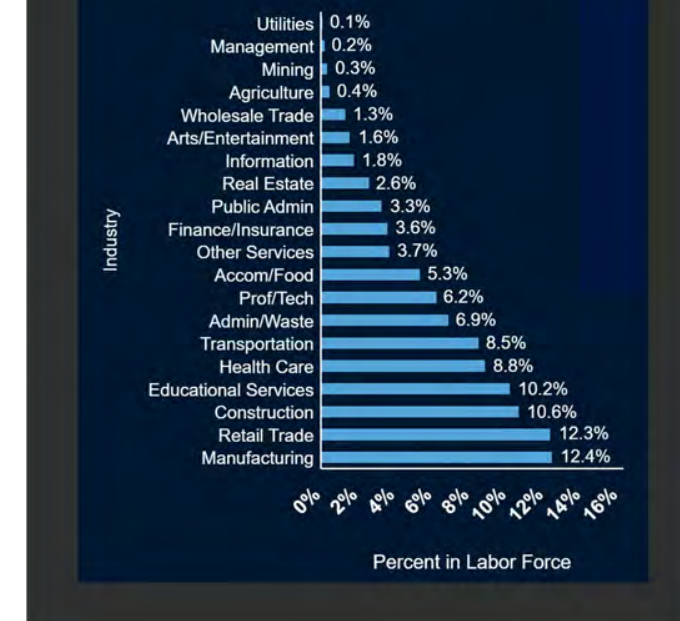
KEY FACTS



HOUSEHOLD INCOME



LABOR FORCE BY INDUSTRY



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Sales Comparables



Sales Comparables



7001 CONFEDERATE PARK RD

Fort Worth, TX 76108

Subject Property

Price: \$2,300,000 Bldg Size: 9,450 SF
 Price/SF: \$243.38 Year Built: 2008

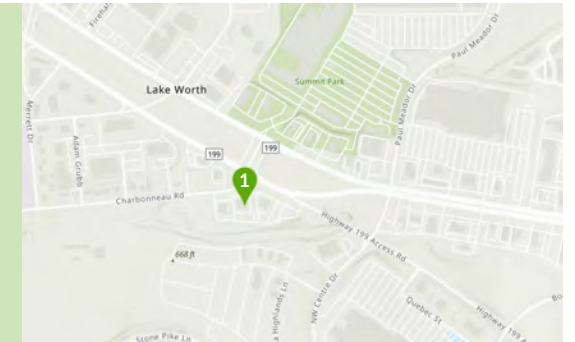


6543 LAKE WORTH BLVD (CHASE BANK)

Fort Worth, TX 76135

Sold 10/16/2024

Price: \$2,538,126 Bldg Size: 4,082 SF
 Price/SF: \$621.78 Year Built: 2006

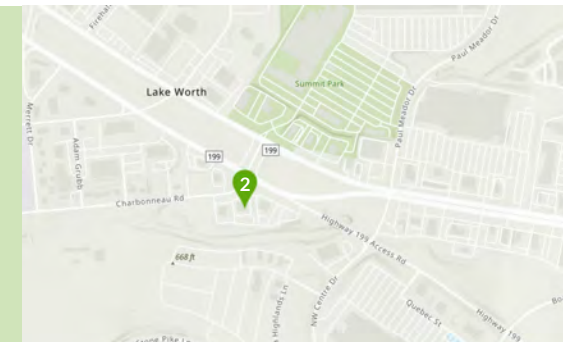


6539 LAKE WORTH BLVD (STARBUCKS)

Fort Worth, TX 76135

Sold 10/16/2024

Price: \$1,247,874 Bldg Size: 1,994 SF
 Price/SF: \$625.81 Year Built: 2005



Sales Comparables

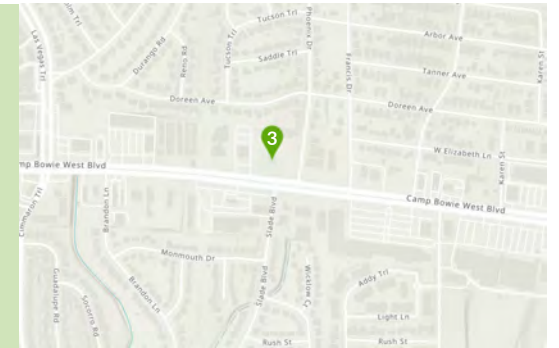


8304 CAMP BOWIE W BLVD

Fort Worth, TX 76116

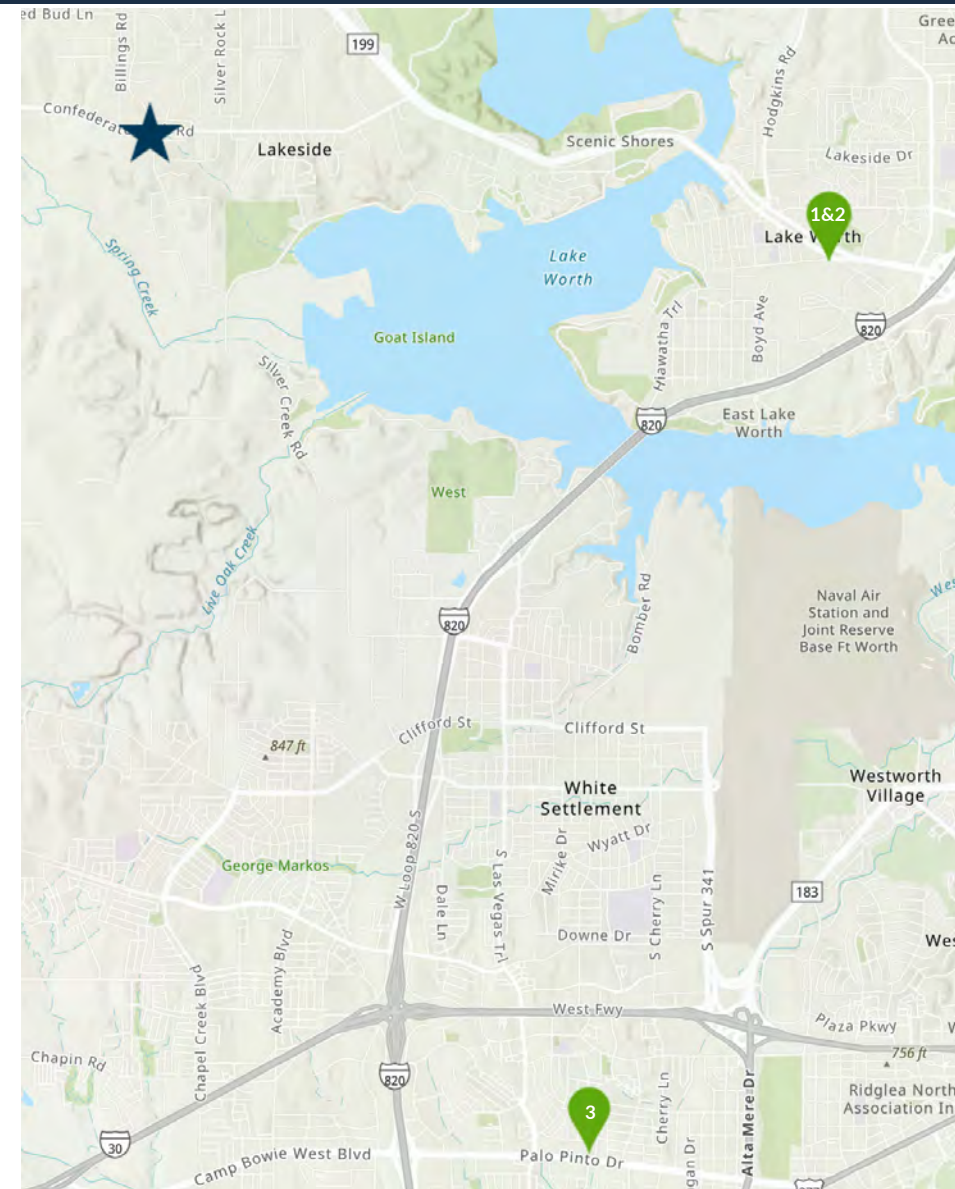
Sold 2/24/2025

Price:	\$725,000	Bldg Size:	1,922 SF
Price/SF:	\$377.21	Year Built:	1968



Sales Comps Summary & Map

	ADDRESS	PRICE	BLDG SIZE	PRICE/SF
★	7001 Conferdate Park Rd Fort Worth, TX	\$2,300,000	9,450 SF	\$243.38
1	6543 Lake Worth Blvd Fort Worth, TX	\$2,538,126	4,082 SF	\$621.78
2	6539 Lake Worth Blvd Fort Worth, TX	\$1,247,874	1,994 SF	\$625.81
3	8304 Camp Bowie W Blvd Fort Worth, TX	\$725,000	1,992 SF	\$377.21
	AVERAGES	\$1,715,250	4,332 SF	\$469.65



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Financial Analysis



Cash Flow Analysis

Cash Flow Analysis Worksheet

Property Name	Silver Creek Corner	Acquisition Price	\$2,300,000
Location	Fort Worth TX	Plus Acquisition Costs	\$23,000
Type of Property	Retail	Plus Loan Costs	\$14,300
Size of Property (sf/units)	9,450	Minus Mortgages	\$1,430,000
Purpose of Analysis	Investment	Equals Initial Investment	\$907,300
Prepared by	Heather Konopka, CCIM		
Date Prepared	May 6, 2026		

MORTGAGE DATA			COST RECOVERY DATA			BASIS DATA	
	1st Mortgage	2nd Mortgage		Improvements	Personal Property		
Amount	\$1,430,000		Value	\$2,090,700		Acquisition Price	\$2,300,000
Interest Rate	6.50%		C. R. Method	SL	SL	Acquisition Costs	\$23,000
Amortization Period	20		Useful Life	39.0		Total Acquisition Basis	\$2,323,000
Loan Term	10		In Service Date	1-Jan	1-Jan		
Payments/Year	12		Date of Sale	31-Dec	31-Dec		
Periodic Payment	\$10,661.70		12 Months % age	2.564%			
Annual Debt Service	\$127,940		11.5 Months % age	2.461%			
Loan Fees/Costs	\$14,300						

TAXABLE INCOME												
End of Year		1	2	3	4	5	6	7	8	9	10	11
1	POTENTIAL RENTAL INCOME	\$215,820	\$222,295	\$228,963	\$235,832	\$242,907	\$250,195	\$257,700	\$265,431	\$273,394	\$281,596	\$290,044
2	-Vacancy & Credit Losses											
3	EFFECTIVE RENTAL INCOME	\$215,820	\$222,295	\$228,963	\$235,832	\$242,907	\$250,195	\$257,700	\$265,431	\$273,394	\$281,596	\$290,044
4	+Other Income (collectable)											
5	GROSS OPERATING INCOME	\$215,820	\$222,295	\$228,963	\$235,832	\$242,907	\$250,195	\$257,700	\$265,431	\$273,394	\$281,596	\$290,044
6	TOTAL OPERATING EXPENSES	\$55,796	\$57,470	\$59,194	\$60,970	\$62,799	\$64,683	\$66,623	\$68,622	\$70,681	\$72,801	\$74,985
7	NET OPERATING INCOME	\$160,024	\$164,825	\$169,769	\$174,863	\$180,108	\$185,512	\$191,077	\$196,809	\$202,714	\$208,795	\$215,059
8	-Interest-First Mortgage	\$91,889	\$89,474	\$86,898	\$84,149	\$81,216	\$78,087	\$74,749	\$71,186	\$67,385	\$63,330	
9	-Interest-Second Mortgage											
10	-Cost Recovery-Improvements	\$51,452	\$53,606	\$53,606	\$53,606	\$53,606	\$53,606	\$53,606	\$53,606	\$53,606	\$51,452	
11	-Cost Recovery-Personal Property											
12	-Loan Costs Amortization	\$1,430	\$1,430	\$1,430	\$1,430	\$1,430	\$1,430	\$1,430	\$1,430	\$1,430	\$1,430	
13	-											
14	-											
15	REAL ESTATE TAXABLE INCOME	\$15,253	\$20,315	\$27,836	\$35,677	\$43,856	\$52,388	\$61,292	\$70,587	\$80,292	\$92,583	
16	Tax Liability (Savings) at 36.0%	\$5,491	\$7,313	\$10,021	\$12,844	\$15,788	\$18,860	\$22,065	\$25,411	\$28,905	\$33,330	

CASH FLOW												
17	NET OPERATING INCOME (Line 7)	\$160,024	\$164,825	\$169,769	\$174,863	\$180,108	\$185,512	\$191,077	\$196,809	\$202,714	\$208,795	
18	-Annual Debt Service	\$127,940	\$127,940	\$127,940	\$127,940	\$127,940	\$127,940	\$127,940	\$127,940	\$127,940	\$127,940	
19	-											
20	-											
21	-											
22	CASH FLOW BEFORE TAXES	\$32,084	\$36,884	\$41,829	\$46,922	\$52,168	\$57,571	\$63,137	\$68,869	\$74,773	\$80,855	
23	-Tax Liability (Savings) (Line 16)	\$5,491	\$7,313	\$10,021	\$12,844	\$15,788	\$18,860	\$22,065	\$25,411	\$28,905	\$33,330	
24	CASH FLOW AFTER TAXES	\$26,593	\$29,571	\$31,808	\$34,078	\$36,380	\$38,711	\$41,071	\$43,458	\$45,868	\$47,525	

Measures of Investment Performance

Before Tax		After Tax	
EOY	\$	EOY	\$
0	(\$932,530)	0	(\$932,530)
1	\$32,394	1	\$26,128
2	\$37,243	2	\$29,148
3	\$42,237	3	\$31,398
4	\$47,380	4	\$33,685
5	\$52,678	5	\$36,010
6	\$58,135	6	\$38,370
7	\$63,755	7	\$40,765
8	\$69,544	8	\$43,194
9	\$75,507	9	\$45,656
10	\$81,649	10	\$47,341
	+ \$2,237,453		+ \$1,941,565
	IRR = 13.02%		IRR = 10.43%

End of Year	1	2	3	4	5	6	7	8	9	10
Value Using Acquisition Cap Rate	\$2,421,000	\$2,493,000	\$2,568,000	\$2,645,000	\$2,724,000	\$2,806,000	\$2,890,000	\$2,977,000	\$3,066,000	\$3,158,000
Loan Balance	\$1,462,873	\$1,420,271	\$1,375,041	\$1,327,022	\$1,276,041	\$1,221,915	\$1,164,452	\$1,103,444	\$1,038,673	\$969,907
Loan to Value	60.42%	56.97%	53.55%	50.17%	46.84%	43.55%	40.29%	37.07%	33.88%	30.71%
Debt Service Coverage Ratio	1.25	1.29	1.33	1.37	1.41	1.45	1.49	1.54	1.58	1.63
Return on Asset	6.88%	7.08%	7.30%	7.51%	7.74%	7.97%	8.21%	8.46%	8.71%	8.97%
Before Tax Cash on Cash	3.47%	3.99%	4.53%	5.08%	5.65%	6.23%	6.84%	7.46%	8.10%	8.76%
After Tax Cash on Cash	2.80%	3.13%	3.37%	3.61%	3.86%	4.11%	4.37%	4.63%	4.90%	5.08%
Acquisition Cap Rate	6.88%									
Gross Rent Multiplier	11.04									

Proof of Before Tax IRR

EOY	Cash Flows	Sale Proceeds								
	(\$932,530)									
1	\$32,394									
2	\$37,243									
3	\$42,237									
4	\$47,380									
5	\$52,678									
6	\$58,134.76									
7	\$63,755.27									
8	\$69,544.40									
9	\$75,507.19									
10	\$81,648.87 +	\$2,237,452.66								
IRR = 13.02%										
Year	Beginning Investment Amount	+	Amount Earned/ Return On	=	Beginning Amount Plus Amount Earned	-	Amount Withdrawn/ Cash Flow	=	Ending Investment Amount	Return Of
1	\$932,530	+	\$121,455	=	\$1,053,985	-	\$32,394	=	\$1,021,590	(\$89,060)
2	\$1,021,590	+	\$133,054	=	\$1,154,644	-	\$37,243	=	\$1,117,402	(\$95,811)
3	\$1,117,402	+	\$145,533	=	\$1,262,934	-	\$42,237	=	\$1,220,698	(\$103,296)
4	\$1,220,698	+	\$158,986	=	\$1,379,684	-	\$47,380	=	\$1,332,304	(\$111,606)
5	\$1,332,304	+	\$173,522	=	\$1,505,826	-	\$52,678	=	\$1,453,148	(\$120,844)
6	\$1,453,148	+	\$189,261	=	\$1,642,410	-	\$58,135	=	\$1,584,275	(\$131,126)
7	\$1,584,275	+	\$206,339	=	\$1,790,614	-	\$63,755	=	\$1,726,859	(\$142,584)
8	\$1,726,859	+	\$224,910	=	\$1,951,769	-	\$69,544	=	\$1,882,225	(\$155,366)
9	\$1,882,225	+	\$245,145	=	\$2,127,370	-	\$75,507	=	\$2,051,862	(\$169,638)
10	\$2,051,862	+	\$267,239	=	\$2,319,102	-	\$2,319,102	=		\$2,051,862
Totals			\$1,865,445				\$2,797,975			\$932,530

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Advisor Bios



Advisor Bio



HEATHER KONOPKA

Managing Director

817-715-1932

Heather.Konopka@sperrycga.com



Professional Background

A Texas native, Heather Konopka, CCIM brings over 25 years of commercial real estate experience to her trade, specializing in land development, investment sales and 1031 exchanges in the Dallas/Fort Worth Metroplex.

As President and Owner of The HKC Group, a Sperry Commercial Global Affiliates (SperryCGA) franchise in Fort Worth, TX, Heather's extensive knowledge of the local commercial real estate markets combined with her skills in strategic asset positioning, allow her to deliver significant value to her clients by maximizing their returns and mitigating risk.

Prior to joining SperryCGA, Heather served in prior roles as Senior Advisor at Marcus & Millichap, Vice President of C21 Commercial as well as Owner and Senior Investment Advisor of Sperry Van Ness/Konopka and Company. Furthermore, in the early 2000's Heather and Keller Williams co-founder, Joe Williams; collaborated to successfully implement the company's inaugural commercial division.

Recent highlights in Heather's career include successfully representing landowners in navigating the intricacies of industrial, multifamily and SFR development processes, as well as securing "off-market" multifamily properties for her private clients. Additionally, in the mid-2000's, she was a principal in a commercial land development, showcasing her hands-on approach and expertise.

Affiliations

- Certified Commercial Investment Member (CCIM)
- North Texas CCIM Chapter (NTCCIM)
- SperryCGA Commercial Property Resolution Team (CPR)
- North Texas Commercial Association of Realtors (NTCAR)
- Texas Association of Realtors (TAR)
- MetroTex Commercial (Multiple Boards including MCDX-President)
- National Association of Realtors (NAR)
- Sperry Van Ness (SVN) Board of Advisors & Asset Recovery Team (2009-2011)

Awards & Designations

- Certified Commercial Investment Member (CCIM)
- Certified Commercial Investment Member (CCIM) Instructor
- Sperry CGA # 5 in the Nation (2025)
- 2022 Globe St. Women of Influence Award for Investment Sales
- National Association of Realtors (NAR) National Commercial Award (2018)
- Sperry Van Ness (SVN) Achievers Award (Top 10)
- C21 #2 in the Nation (2021)
- William C. Jennings Texas Association of Realtors Outstanding Commercial Transaction of the Year (2017)

Advisor Bio



LADENA ODOM

Broker

📞 972-922-2561

lo0476@sbcglobal.net

Professional Background

Driven, Direct, Detail Oriented, Opportunistic, Unrelenting and Passionate are a few traits that would describe Ladena Odom.

With a strong foundation in finance and operations—rooted in her tenure at major financial institutions such as JPMorgan Chase and Bank of America—Ladena brings a unique blend of strategic insight and operational expertise to every project. Her background in treasury sales, cash flow management, and private banking positions her as a trusted advisor to high-net-worth clients, investors, and growing businesses seeking expansion through real estate. Ladena transitioned to the Real Estate Industry in 2014 as an Investor and Residential Sales Expert while managing a Land Development Brokerage.

As the founder of Rooted Tree Consulting and Development and Investor in 2019, she has led numerous multi-million-dollar transactions and spearheaded large-scale development projects from concept to completion. Ladena R. Odom is an accomplished real estate professional with over a decade of diverse experience in Commercial Sales, Business Consulting and luxury residential real estate. In 2020, Ladena relocated to the „Texas Hill Country“ serving the Central Texas Market, Dallas Ft. Worth and Houston Areas. In 2024, Ladena partnered with Hotel Developer and joined forces with the Sperry Commercial Global Affiliates as Broker of Record for the Houston, TX Market.

Ladena brings a unique blend of entrepreneurial and real estate expertise, having owned a virtual assistant firm while actively managing real estate investments across financing, construction, leasing, deal structuring, and business development.

Ladena’s recent professional endeavors include serving as Chairperson on local boards advocating for Fair Housing rights, coordinating with city-led development projects to transform underutilized land, and advising high-net-worth investors on portfolio growth and ongoing real estate ventures.

Her favorite pass time – spending time with family, outdoors and her favorite baby – her pup.