

# OFFERING MEMORANDUM

## 970 E HUMBOLT ST

Fort Worth, TX 76104



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# EXECUTIVE SUMMARY



## EXECUTIVE SUMMARY

WNC Commercial, on behalf of HSS Development, is pleased to present the opportunity to occupy a large commercial property located a stone's throw away from downtown and Near Southside, formally known as the Medical Innovation District. The former community center presents a unique opportunity to be close to prominent city amenities at a cost-effective price.

<b>Location</b>	970 E Humbolt St Fort Worth, TX76104
<b>Lease Rate</b>	\$16-\$18 PSF, NNN
<b>Available SF</b>	9,600 SF
<b>Availability</b>	Call Agent
<b>Zoning</b>	Community Facility (includes health services facilities)



# PROPERTY DETAILS



## PROPERTY DETAILS

Location	970 E Humbolt St Fort Worth, TX 76104
Total SF	9,600 SF
Space	7 offices & 3 large rooms w/ over 12 ft. ceiling height, fire place, extensive plumbing, small commercial kitchen w/ grease trap
Structure	Solid single story structural design
Zoning	Community Facility
Fire Sprinklers	Yes
Roof	New roof (TPO Roof System) installed in 2019.
Visibility	Great visibility and easy access to downtown and Near Southside, FKA Medical Innovation District
Parking	77 reserved off-street parking spaces available to tenants
Area	Located in key urban renewal area the city is investing in
Improvements	Recently updated streets, sidewalks, curbs, gutters & lighting
Tenant improvement allowance	Available

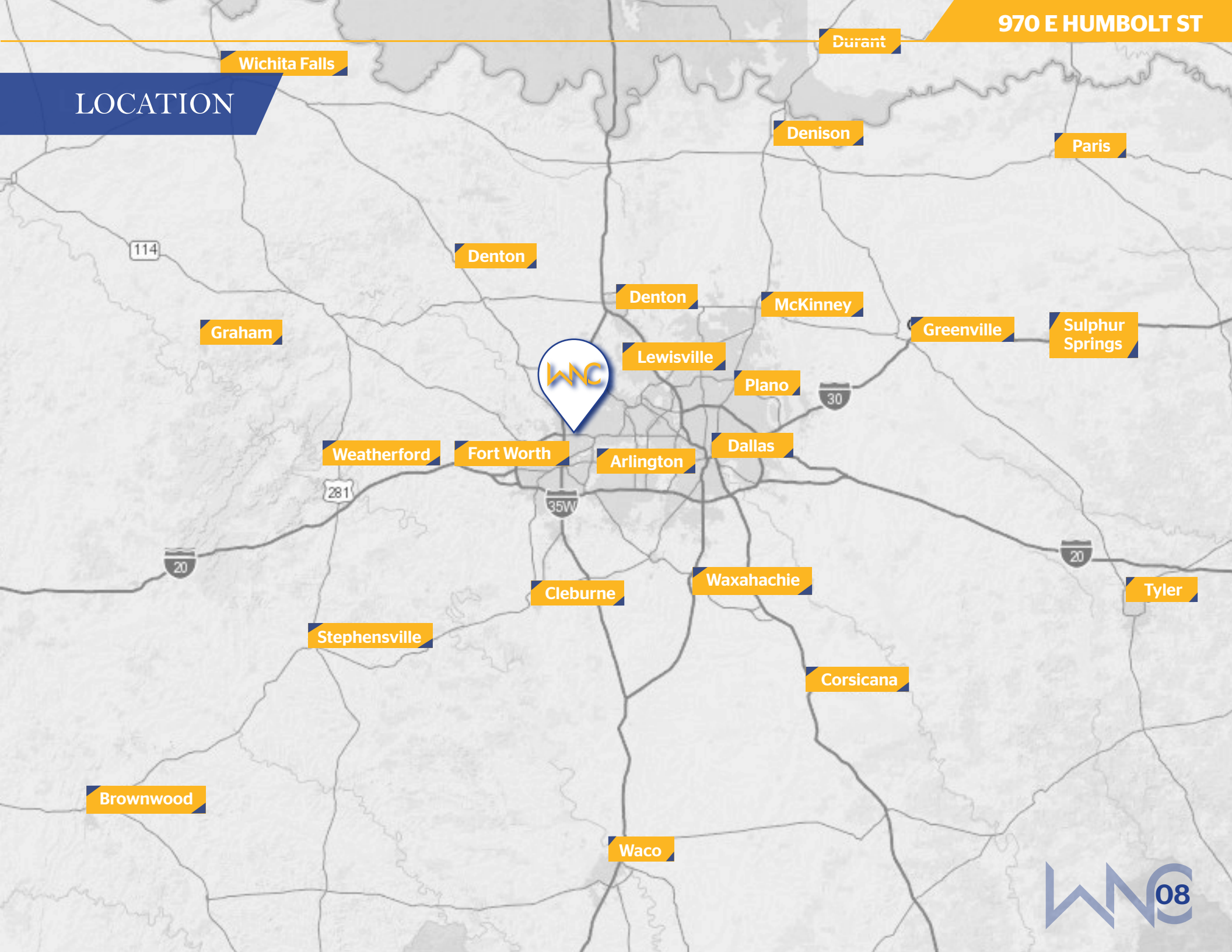


# LOCATION

970



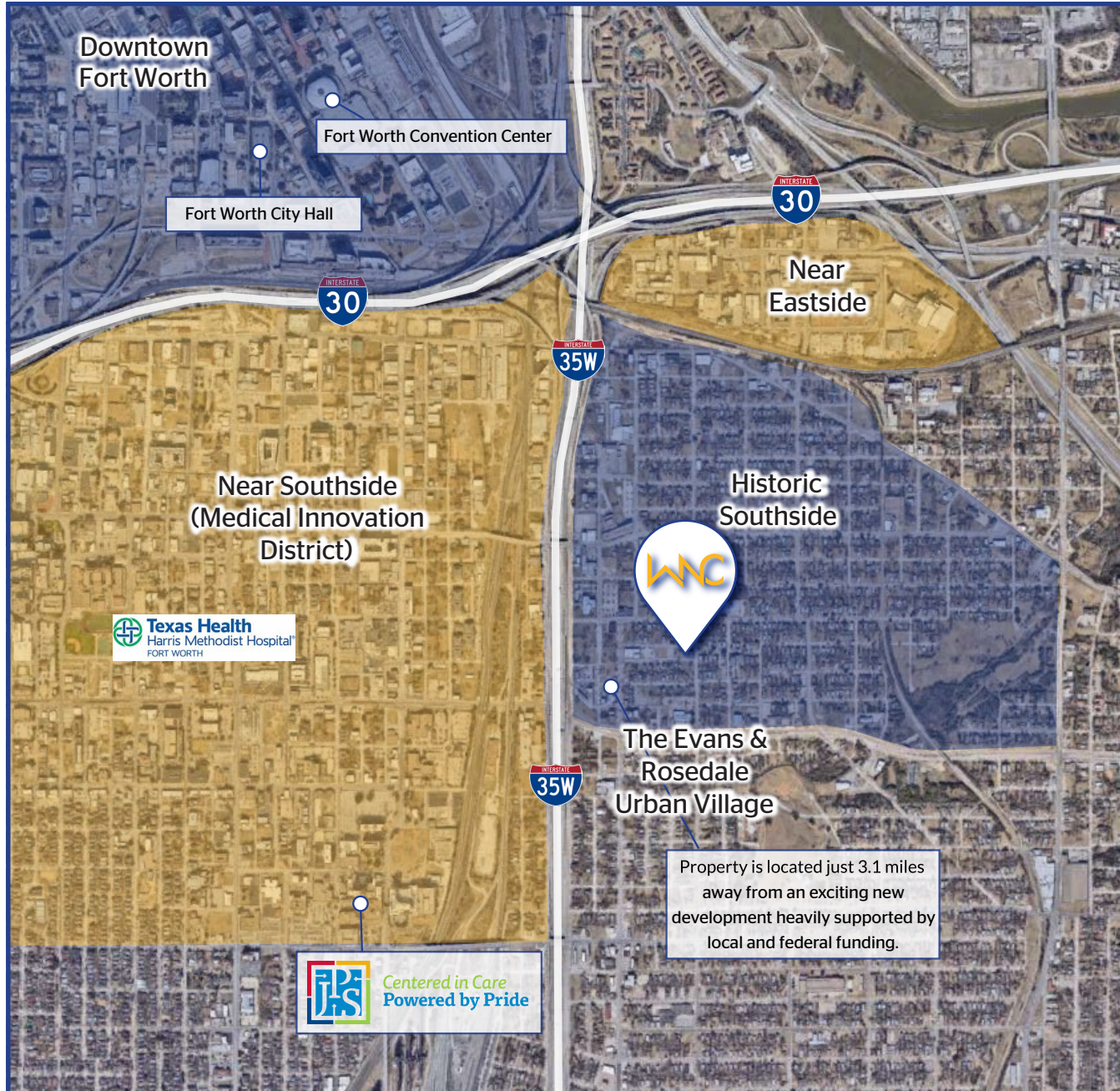
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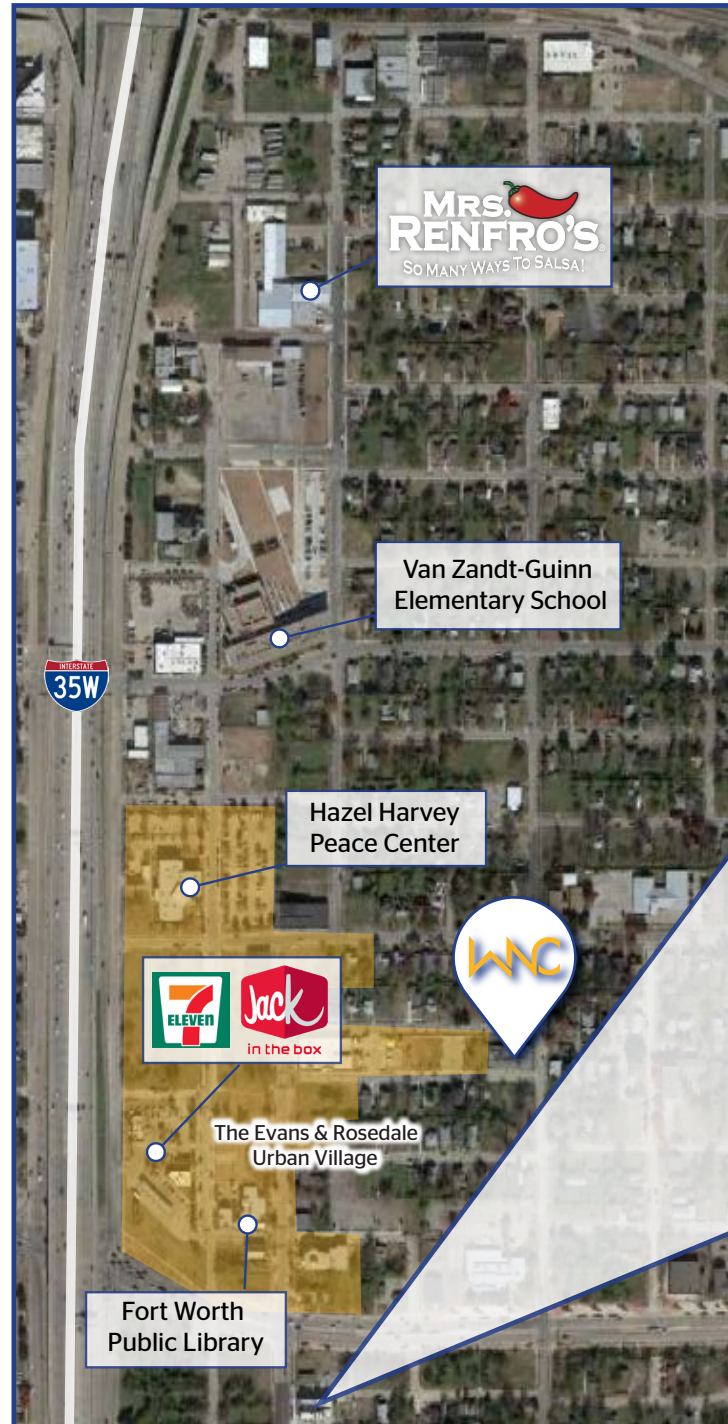
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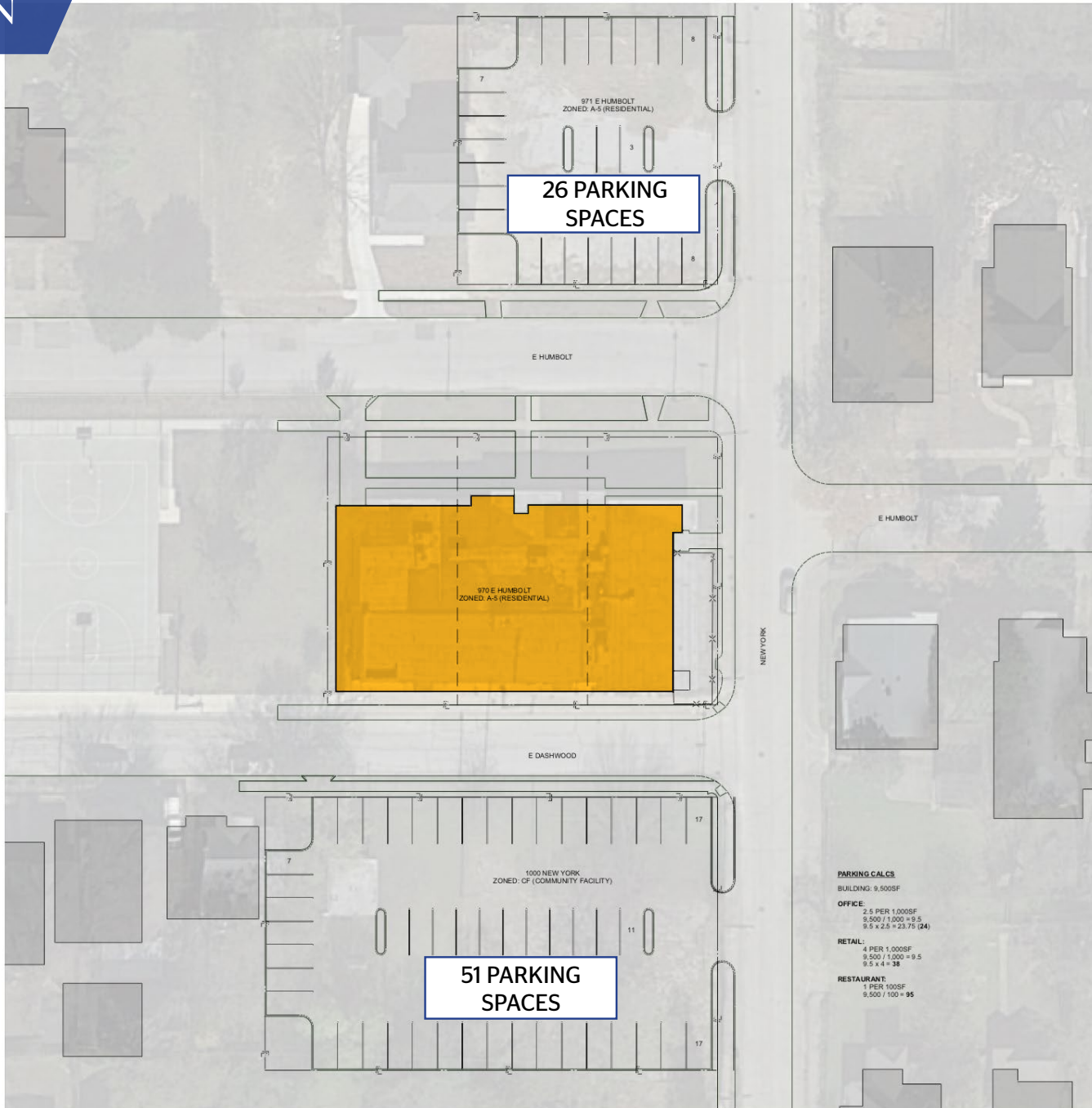


# LOCATION

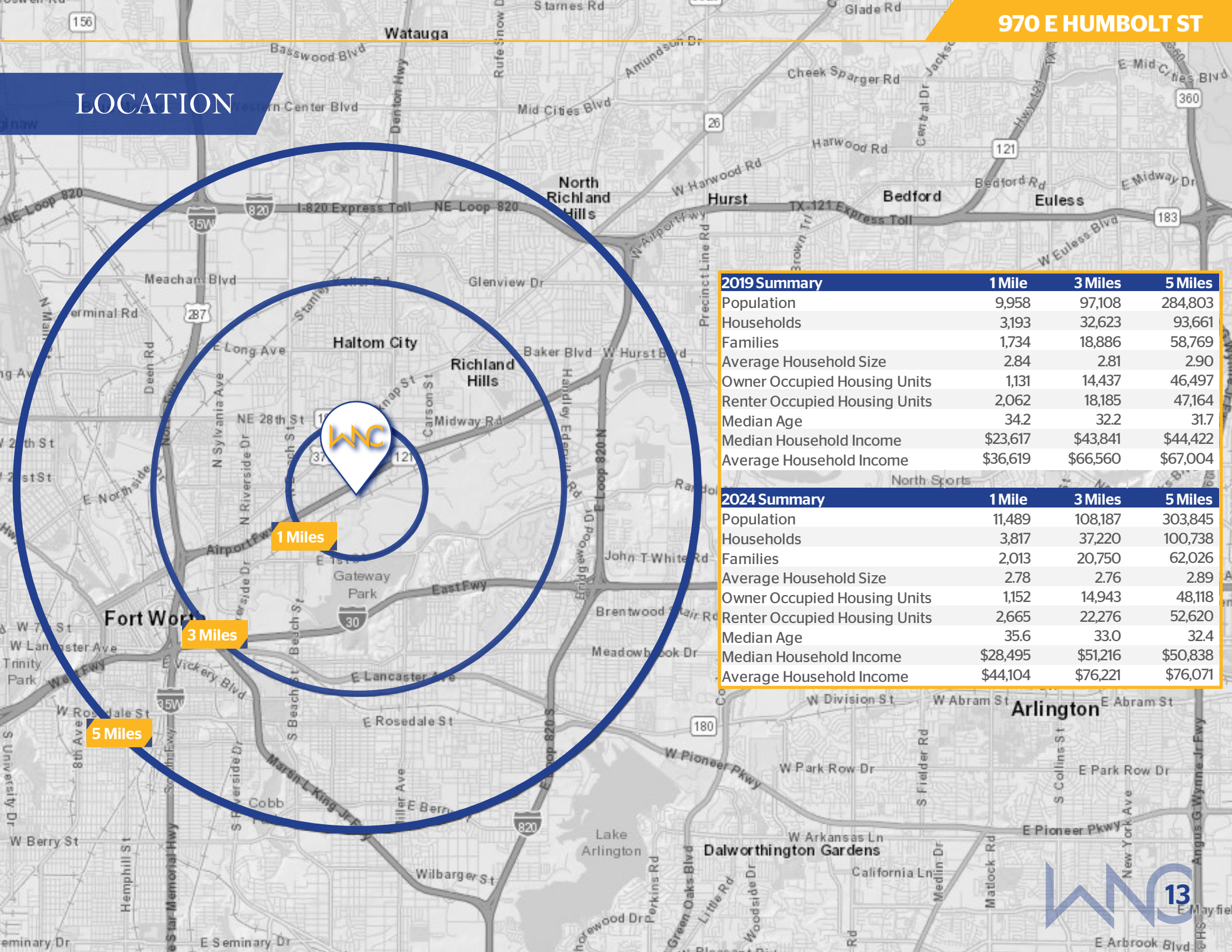


**CONNEX**  
Architecture by MEL/ARCH Studio, Connex Fort Worth is a shipping container micro office and retail park located at the corner of Evans and Oleander, just a stone's throw away from downtown Fort Worth.

LOCATION



LOCATION



2019 Summary	1 Mile	3 Miles	5 Miles
Population	9,958	97,108	284,803
Households	3,193	32,623	93,661
Families	1,734	18,886	58,769
Average Household Size	2.84	2.81	2.90
Owner Occupied Housing Units	1,131	14,437	46,497
Renter Occupied Housing Units	2,062	18,185	47,164
Median Age	34.2	32.2	31.7
Median Household Income	\$23,617	\$43,841	\$44,422
Average Household Income	\$36,619	\$66,560	\$67,004

2024 Summary	1 Mile	3 Miles	5 Miles
Population	11,489	108,187	303,845
Households	3,817	37,220	100,738
Families	2,013	20,750	62,026
Average Household Size	2.78	2.76	2.89
Owner Occupied Housing Units	1,152	14,943	48,118
Renter Occupied Housing Units	2,665	22,276	52,620
Median Age	35.6	33.0	32.4
Median Household Income	\$28,495	\$51,216	\$50,838
Average Household Income	\$44,104	\$76,221	\$76,071



# MARKET OVERVIEW



# MARKET OVERVIEW

## The Evans and Rosedale Urban Village

The project is aimed at the rejuvenation of the historic Evans and Rosedale area in the historic neighborhood of Terrell Heights by developing a mixed-use project of residential, retail and hospitality experiences that will appeal to local residents and those of greater Fort Worth to visit. The commercial elements of the development are a boutique hotel, parking structure(s) and ground floor neighborhood retail / office area. The residential elements are integrated above ground-floor retail or stand-alone residential buildings. The project aims to provide additional hotel to address the unmet need in the area.



Require excellence in the design and placement of buildings and structures that front public streets.



Promote a pedestrian-oriented urban form.



### Heritage / Cultural Conservation:

A traditional urban village street will be featured as a key commercial development alongside more modern commercial developments within the neighborhood. Public spaces, view corridors, and new buildings will be designed to respond to and complement these historic buildings, enriching the overall historic and cultural ambiance that visitors to Evans and Rosedale will experience.



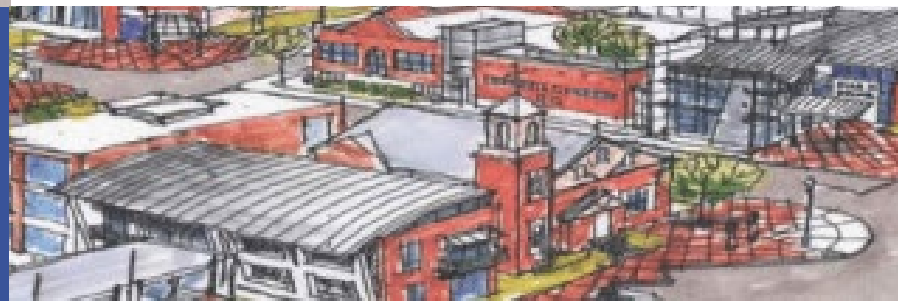
Maximize connectivity and access.



Encourage creativity, architectural diversity, and exceptional design.



Encourage public art in public and private development.



Support existing neighborhood businesses and institutions.

# DISCLAIMERS



## DISCLAIMERS

All material and information received or derived from WNC Commercial, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warrant as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither WNC Commercial, its directors, officers, agents, advisors or affiliates make any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Northern Realty Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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. Williams Northern Crain makes no warranties and/or representatives regarding the veracity, completeness or relevance of any financial data or assumptions. Williams Northern Crain 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, 16 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 Fort Worth in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be 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 and transaction.

## DISCLAIMERS



## Information About Brokerage Services

11-2-2015



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.

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

\_\_\_\_\_  
Date

## ABOUT

WNC Commercial's mission is to serve individuals and businesses by facilitating their real estate transactions with competent professional service that exceeds expectations.

The WNC Commercial team consists of forward-thinking Realtors who utilize modern technology and strong sense of character to provide a superior experience to clients. With extensive knowledge of the real estate market, your REALTOR will serve as an advisor to share pertinent resources, provide an unbiased opinion and facilitate the buying, selling, leasing or management process with open lines of communication.



### FEATURED IN



CoStar

**Money**

Fort Worth  
BusinessPress

**F'Winc.**  
Greater Fort Worth's Premier Business Magazine

360West

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