

# LINWOOD QUARTER

BRAND NEW LUXURY CONDO PORTFOLIO | URBAN CORE FORT WORTH | 2025 CONSTRUCTION

OFFERING MEMORANDUM

2820-2824 Weisenberger St. & 300-302 Foch St.,  
Fort Worth, TX 76107

DAVIDSON BOGEL  
INVESTMENT SALES

THE  
ASHTON  
AGENCY

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# LINWOOD QUARTER

## INVESTMENT SUMMARY

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<b>LOCATION:</b>	2820-2824 Weisenberger St. & 300-302 Foch St., Fort Worth, TX 76107
<b>PRICE</b>	Market
<b>PROFORMA NOI</b>	\$466,656
<b>CAP RATE</b>	Market
<b>PRICE - PER UNIT</b>	Market
<b># OF UNITS</b>	19
<b># OF BUILDINGS</b>	4
<b>SIZE</b>	30,666 SF
<b>OCCUPANCY</b>	46.78%
<b>UNIT SIZE</b>	1,486 SF - 1,668 SF
<b>AVERAGE RENT</b>	\$2,994
<b>AVERAGE RATE</b>	\$1.88
<b>LOT SIZE</b>	± 22,266 SF / ± 0.51 AC
<b>ZONING</b>	UR - Urban Residential
<b>APN</b>	42715057 & 42717637

## EXECUTIVE SUMMARY

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**DB2RE Investment Sales Group** is pleased to present Linwood Quarter — a newly delivered, 19-unit luxury condo portfolio in Fort Worth’s premier Linwood District. Completed in 2025, the Property spans four architecturally distinct buildings totaling 30,666 rentable square feet on 0.52 acres. Each 2-bedroom, 2.5-bath unit (1,486–1,668 SF) features oversized two-car garages and high-end finishes including quartzite countertops, hardwood floors, custom cabinetry, GE stainless appliances, and 10-foot ceilings, with select units offering rooftop terraces and skyline views.

Currently 46.78% occupied, the Property offers immediate income with significant lease-up upside, targeting a stabilized NOI of \$466,656 at \$1.88 PSF rents. In-place rents of \$2,800–\$3,100 validate strong demand driven by proximity to TCU, UNT Health Science Center, and Texas A&M School of Law.

Situated steps from the W. 7th Entertainment District and Fort Worth’s Cultural District, Linwood Quarter is embedded in the city’s most walkable, amenity-rich corridor. Supported by affluent demographics (avg. HH income \$120K+) and accelerating population growth, the Property benefits from both durable renter demand and long-term rent growth.

A rare combination of 2025 construction, institutional-quality design, prime infill location, and constrained new supply positions Linwood Quarter as a highly differentiated, yield-driven investment with compelling lease-up and exit upside.

# INVESTMENT SUMMARY

- 1 Institutional-Quality, 2025-Vintage Construction in a Supply-Constrained Urban Core**  
Linwood Quarter offers newly delivered, institutionally constructed townhome product in one of Fort Worth's highest-barrier infill submarkets, featuring premium finishes and energy-efficient design that minimizes near-term capital risk while maximizing tenant appeal.
- 2 Compelling Day-One Yield with Clear Path to Stabilization**  
At 46.78% occupancy, the Property provides immediate in-place income with a defined runway to a projected \$466K NOI, supported by proven rents and 10 fully market-ready units requiring no additional capital.
- 3 Irreplaceable Location within Fort Worth's Premier Live-Work-Play Corridor**  
Situated in the heart of the Linwood District, steps from W. 7th and the Cultural District, the Property benefits from one of the most walkable and amenity-rich environments in the Metroplex, driving sustained demand and premium rents.
- 4 Durable Demand Anchored by Education and Medical Institutions**  
Proximity to TCU, UNT Health Science Center, and Texas A&M School of Law provides a consistent pipeline of high-quality renters, supporting long-term occupancy and resilience across economic cycles.
- 5 Affluent, High-Growth Demographics Supporting Rent Growth**  
The surrounding trade area features \$120K+ average household incomes and above-average population growth, underpinning sustained rent growth and a deep, affluent renter base.
- 6 Differentiated Product with Limited Direct Competition**  
As a luxury townhome rental community, the Property occupies a unique niche between multifamily and for-sale housing, capturing demand from renters seeking home-like living without ownership costs.
- 7 Below Replacement Cost Basis with Attractive Financing Profile**  
The offering presents a sub-replacement cost basis with strong debt coverage and flexible acquisition scenarios, positioning investors to achieve both current yield and long-term value creation.
- 8 Located within a High-Growth Corridor Benefiting from Catalytic Investment**  
Surrounding mixed-use and multifamily development is accelerating submarket growth, driving rent appreciation and enhancing long-term exit optionality.



# PROPERTY DETAILS


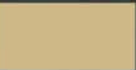


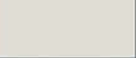
## 2820 & 2824 WEISENBERGER ST.

<b>LOCATION:</b>	2820 & 2824 Weisenberger St. Fort Worth, TX 76107, Tarrant County
<b>PRICE</b>	Market
<b>PROFORMA NOI</b>	\$300,853
<b>CAP RATE</b>	Market
<b>PRICE - PER UNIT</b>	Market
<b># OF UNITS</b>	12
<b># OF BUILDINGS</b>	2
<b>SIZE</b>	19,536 SF
<b>OCCUPANCY</b>	25.00%
<b>YEAR BUILT</b>	2025
<b>UNIT SIZE</b>	1,628 SF
<b>AVERAGE RENT</b>	\$3,083
<b>AVERAGE RATE</b>	\$1.89
<b>LOT SIZE</b>	14,200 SF / 0.3260 AC
<b>ZONING</b>	UR - Urban Residential
<b>APN</b>	42717637
<b>LEGAL DESCRIPTION</b>	Weisenberger Addition Block 6 Lot 14R



LINWOOD  
QUARTER  
FORT WORTH, TX

WEISENBERGER TOWNHOMES

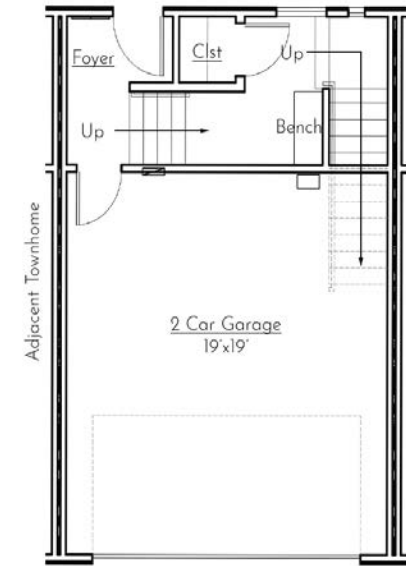
-  2820 Weisenberger
-  2824 Weisenberger
-  Landscape
-  Texas Native Landscaping
-  Sidewalks

Map Data: Imagery ©2025 Airbus, Maxar Technologies, Map Data ©2025 Google

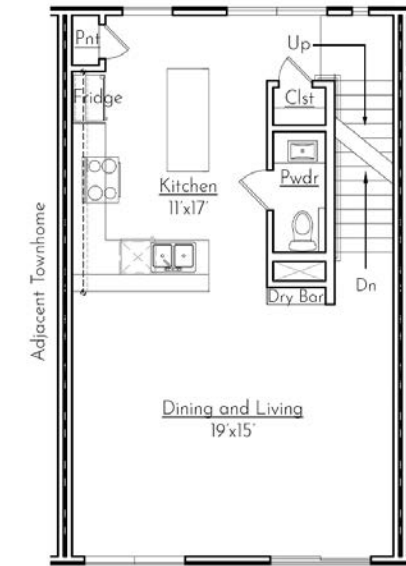
WEISENBERGER STREET

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Rogel Real Estate, LLC, 2026.

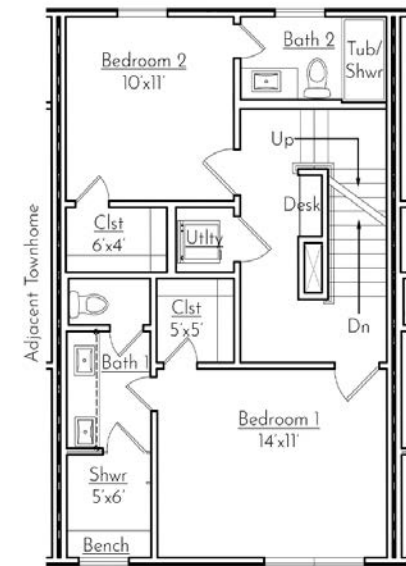
# 2820 & 2824 WEISENBERGER ST.



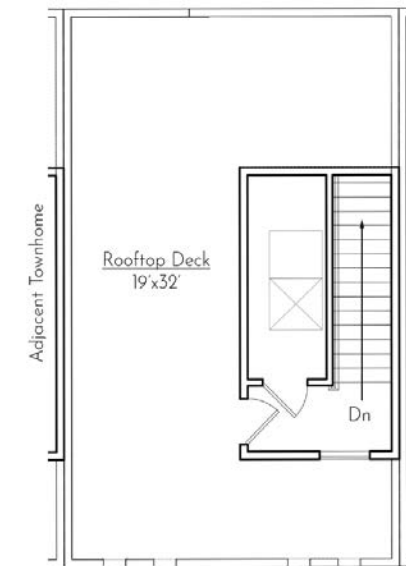
First Floor



Second Floor



Third Floor



Rooftop

# PROPERTY DETAILS

## 300 & 302 FOCH ST.

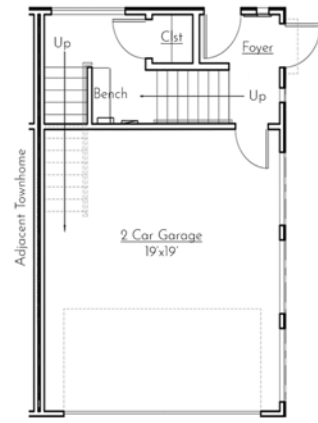
<b>LOCATION:</b>	300 & 302 Foch St. Fort Worth, TX 76107, Tarrant County
<b>PRICE</b>	Market
<b>PROFORMA NOI</b>	\$165,803
<b>CAP RATE</b>	Market
<b>PRICE - PER UNIT</b>	Market
<b># OF UNITS</b>	7
<b># OF BUILDINGS</b>	2
<b>SIZE</b>	11,130 SF
<b>OCCUPANCY</b>	85.01%
<b>YEAR BUILT</b>	2025
<b>UNIT SIZE</b>	1,486 SF - 1,668 SF
<b>AVERAGE RENT</b>	\$2,950
<b>AVERAGE RATE</b>	\$1.87
<b>LOT SIZE</b>	8,066 SF / 0.185 AC
<b>ZONING</b>	UR - Urban Residential
<b>APN</b>	42715057
<b>LEGAL DESCRIPTION</b>	Linwood Addition Block 10 Lot 4R



300 & 302 FOCH ST.



# 300 FOCH ST. | UNIT 110



First Floor



Second Floor

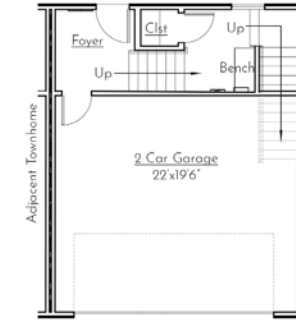


Third Floor

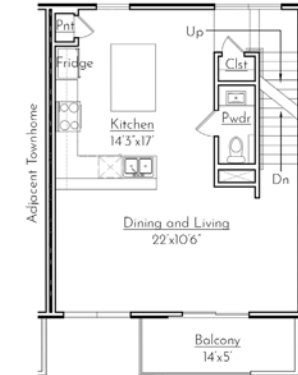


Rooftop

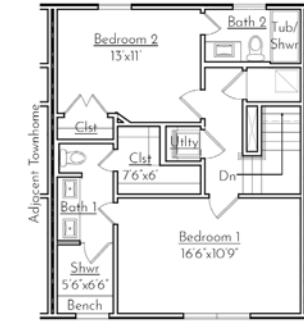
# 302 FOCH ST. | UNIT 160



First Floor

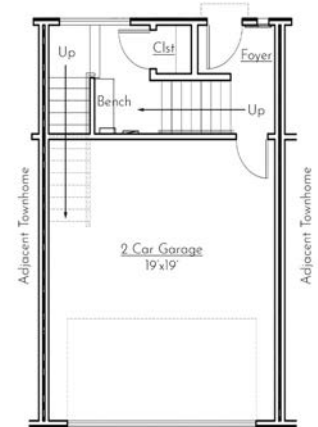


Second Floor

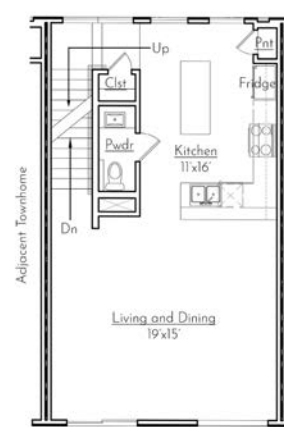


Third Floor

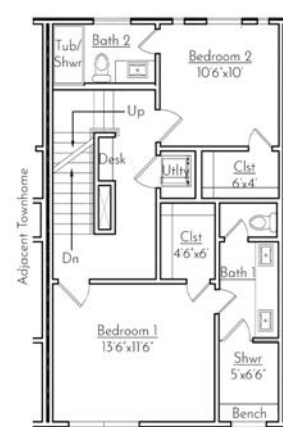
# 300 FOCH ST. | UNIT 120



First Floor



Second Floor

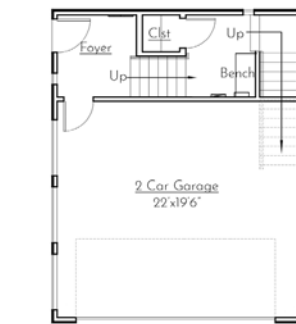


Third Floor

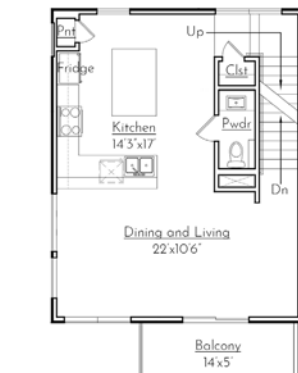


Rooftop

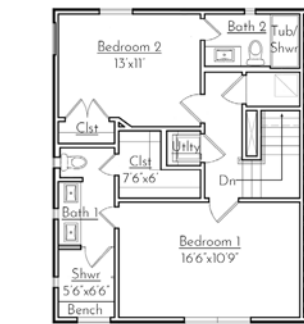
# 302 FOCH ST. | UNIT 170



First Floor



Second Floor



Third Floor

# THE LUMEN



# THE NOIR



# THE TERRA



# LINWOOD QUARTER

LOCATION OVERVIEW

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# AERIAL

PANTHER ISLAND

DOWNTOWN  
FORT WORTH

NEAR SOUTHSIDE &  
MEDICAL DISTRICT



JACKSONBO HIGHWAY

WEST LANCASTER AVENUE

LEFT BANK

WHITE SETTLEMENT  
BUSINESS DISTRICT

THE FOUNDRY  
DISTRICT

MONTGOMERY  
PLAZA

TRINITY PARK

D||B

FOCH STREET

D||B

THE VAN ZANDT  
(GOLDENROD)

W. 7TH ENTERTAINMENT  
DISTRICT

WESTSIDE VILLAGE  
DEVELOPMENT  
(\$2BILLION+)

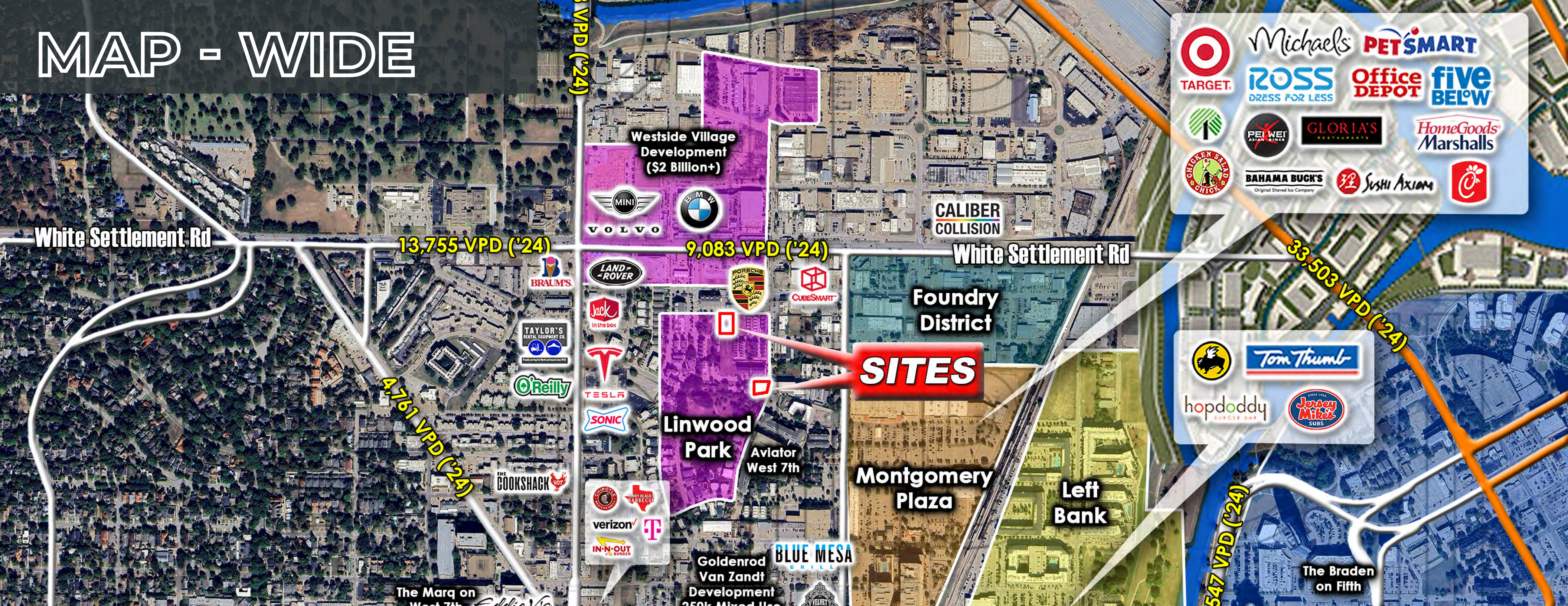
WESTSIDE DR.

WEST 7TH STREET

ONE UNIVERSITY  
(GOLDENROD)

UNIVERSITY DRIVE

# MAP - WIDE



# MAP - CLOSE



QUALITY PAINTLESS DENT REMOVAL

Hond-Auto Specializing in Repair

Baseline Energy Services



THE WEST WELLNESS & MASSAGE



GL Seaman & Company

Foch St

Foch St

WILLIAM CAMPBELL GALLERY EST 1974

Safute WINE BAR

Weisenberger St

Linwood Park

SITES

Carpoll St

SAFE HEARTH CHIMNEY SWEEP

Montgomery Plaza

CEDA

Wingate St

Streams & Valleys

KEY TITLE group

Wingate St

Davita

RIVIAN



# WESTSIDE VILLAGE DEVELOPMENT

Westside Village is a transformative ± \$2 billion, multi-phase master-planned development that will reshape Fort Worth's Cultural District and Near West Side over the next decade. Envisioned as a highly walkable urban district, the project will blend Class AA office, destination retail and dining, multifamily residential, and hospitality into one connected community.

At full buildout, Westside Village is planned to deliver approximately 880,000 square feet of Class AA office, roughly 238,000 square feet of retail and restaurant space, a 175-key hotel, and nearly 1,800 residential units.

The initial phase will be anchored by a +/- 100,000 square foot office building with active ground-floor retail and dining, establishing the design quality and energy for the larger district. Designed by Michael Hsu Office of Architecture with Corgan serving as Architect of Record, the first office building is intended to provide a premier workplace experience for both boutique and multi-floor tenants.

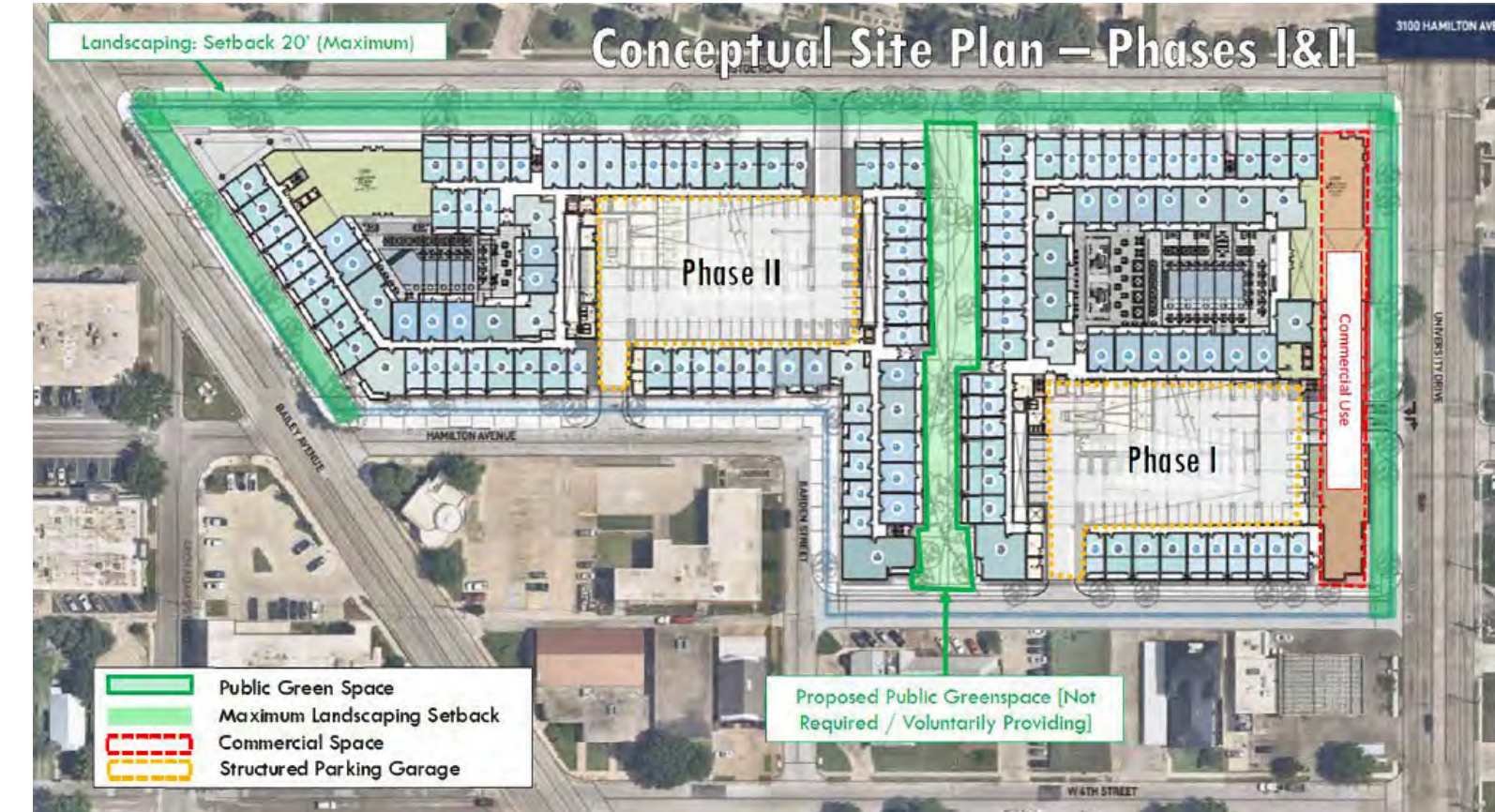
Development is expected to break ground in early 2026, with the first phase helping set a new benchmark for mixed-use development in Fort Worth. Ultimately, Westside Village is positioned to become one of the city's next major economic and lifestyle destinations.



# THE SPRINGS DEVELOPMENT

The Springs District is a large-scale, mixed-income multifamily redevelopment located at 3100 Hamilton Avenue in Fort Worth, Texas, just north of the West 7th entertainment district. The project is a partnership between Dallas-based Ojala Partners LP and Fort Worth Housing Solutions, the city's public housing authority, and received unanimous approval from the Fort Worth City Council in November 2024. The development will replace the existing 1962-era Springs apartment complex with approximately 900 new units across five-story buildings, with half of the units offered at market rate and the remaining half reserved for tenants earning below 80% of the area median income. The redevelopment also includes 5,000 square feet of ground-level retail along University Drive, adding a mixed-use component to the project.

Demolition of the existing structures and Phase 1 construction — comprising roughly 350 units — are both slated to begin in 2026, with Phase 1 completion targeted for that same period. Phase 2 is expected to commence in 2029, with the final phase of development, Phase 3, set to begin in 2031, bringing the project to full buildout. Upon completion, The Springs District will significantly increase residential density in one of Fort Worth's most active urban corridors, representing a major reinvestment in workforce and mixed-income housing near the city's core.



# THE VAN ZANDT & ONE UNIVERSITY DEVELOPMENT

## Van Zandt

The Van Zandt is a \$145 million mixed-use development at 2816 West 7th Street in Fort Worth's Cultural District, at the intersection of West 7th and Foch. Developed by Goldenrod Companies, the eight-story project will deliver 100,000 SF of Class AA office, 226 apartments, and 13,000 SF of retail. Construction began in August 2025 and is expected to complete by year-end 2026, with an estimated 20-month timeline and \$110 million construction cost per permit filings. Alongside One University, the development represents part of a combined \$400 million investment in the Cultural District.

## One University

One University is a \$255 million mixed-use development at 3001 Morton Street in Fort Worth's Cultural District, directly across from the Modern Art Museum. Developed by Goldenrod Companies, the project will feature 115,000 SF of Class AA office, 242 apartments, a 176-key Autograph Collection hotel (The Tycoon), 10,000 SF of retail, and an 800-space parking garage. Construction is expected to commence approximately four months after The Van Zandt, with completion required by year-end 2027 to qualify for up to \$19.65 million in city incentives. Together with The Van Zandt, the development reflects Goldenrod's vision to transform the Cultural District into a walkable, urban live-work-play environment comparable to Uptown Dallas.

## Van Zandt



## One University



# DFW MARKET OVERVIEW

The Dallas/Fort Worth Metroplex (DFW) is a dynamic 12-county region made up of Dallas, Fort Worth, and another 150 municipalities. The DFW Metroplex is the largest urban agglomeration in Texas and the fourth largest in the United States, spanning 9,286 square miles with a population of approximately 7.1 million people. As the fourth fastest growing region in the United States, the DFW population in 2016 was 33.6% higher than in 2000 according to data from Nielson Claritas; by the year 2030, it is projected that over 10.5 million people will be living in the Metroplex, according to the Dallas Regional Chamber.

The DFW region is the most economically diverse in the state of Texas. The GDP of North Texas is estimated to be \$486 Billion, and if DFW were a state, it would be the 9th largest in the Nation and 23rd largest country in the world, behind Taiwan. Twenty Fortune 500 companies have their headquarters in DFW. The Metroplex is connected to the world by the Nation's fourth busiest airport and is served by 55 international flights. DFW has the largest workforce in the state of Texas, totaling over 3.51 million people, and 34.20% of the population 25 and older have a bachelor's degree or higher. In DFW, there are 33 colleges and universities, 157 public school districts, and 96 public charter schools, according to the North Texas Commission. Dallas/Fort Worth consistently ranks as a top market for job growth over the short and long term due to its central location, pro-business environment, and a strong economy.

Historically a leader concerning job growth, DFW added 717,000 jobs since 2010 and 120,500 jobs in 2016 alone, equating to a 3.50% increase to the employment base. Dallas/Fort Worth and Texas continuously maintain an unemployment rate lower than the National Average (4.30%).

# #1

REAL ESTATE MARKET

# #1

BEST STATES & CITIES FOR GROWTH

# #1

MSA FOR PROJECT-ED POPULATION GROWTH

# 20.40%

POPULATION GROWTH FROM 2010 - 2020

# #1

MARKET FOR DOING BUSINESS (17 YEARS IN A ROW)

# 3.40%

UNEMPLOYMENT RATE

# #2

IN THE NATION IN POST-COVID JOB RECOVERY

# 72%

OF DFW HIGHER EDUCATED GRADUATES STAY & WORK IN THE REGION

(6TH HIGHEST IN U.S.)

# #3

IN THE COUNTRY FOR PERFECT JOB GROWTH (14.90% GROWTH FROM DEC. 2015 - DEC. 2020)

# 98.1

LOW COST OF DOING BUSINESS

(98.1 OUT OF 100)

# #3

RANK OF FORTUNE 100 COMPANIES IN THE U.S. (52+ MORE COMING!)

# DFW METROPLEX

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC, 2020

# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION:</b>	10,027	97,460	261,776
<b>POPULATION GROWTH RATE:</b>	2.73%	1.11%	0.63%
<b>TOTAL HOUSEHOLDS:</b>	6,330	41,212	97,664
<b>HOUSEHOLD GROWTH RATE:</b>	3.40%	1.77%	1.14%
<b>AVERAGE HOUSEHOLD INCOME:</b>	\$120,093	\$109,925	\$98,526
<b>MEDIAN AGE:</b>	34.4	35.7	33.9
<b>BUSINESSES:</b>	1,310	8,645	14,617
<b>EMPLOYEES:</b>	15,611	127,588	192,159
<b>% WHITE:</b>	66.5%	52.7%	44.1%
<b>% HISPANIC</b>	20.6%	44.8%	51.2%
<b>% BLACK:</b>	8.6%	9.6%	11.9%



# LINWOOD QUARTER

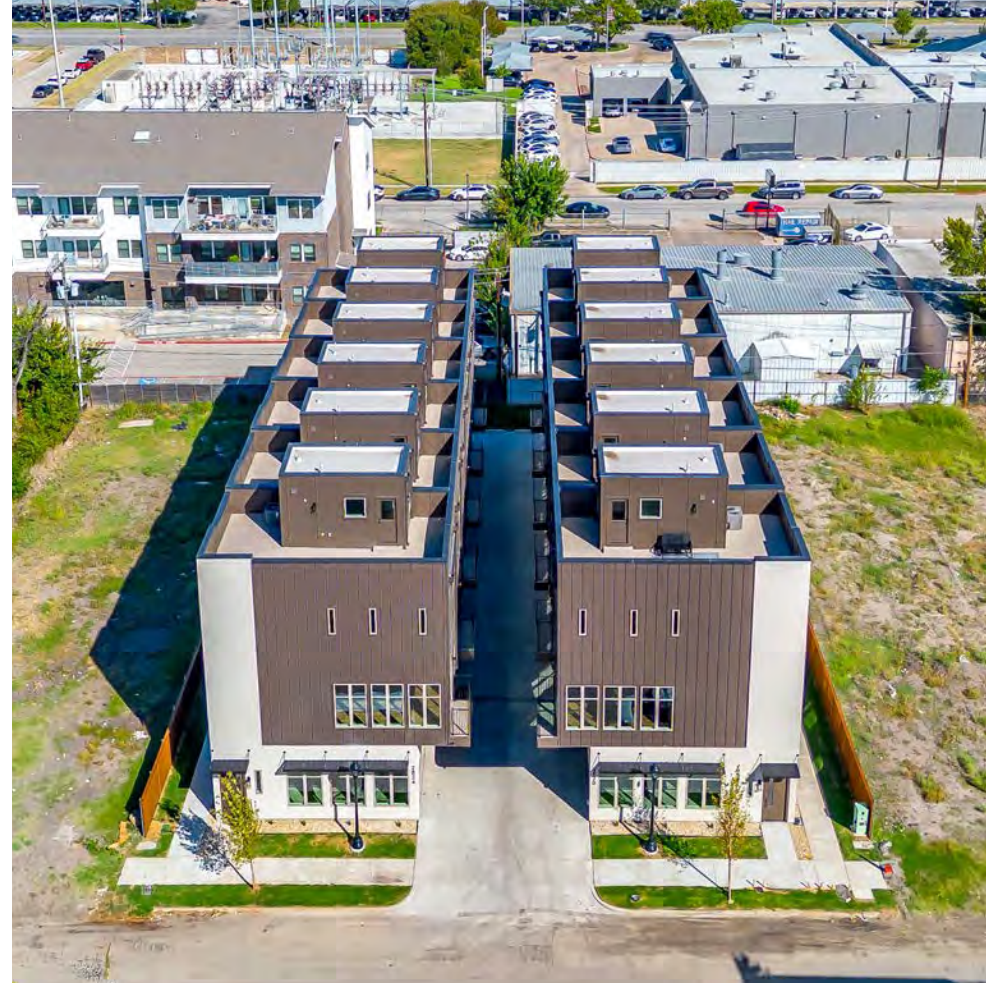
FINANCIALS

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<b>APN</b>	42717637
<b>LEGAL DESCRIPTION</b>	Weisenberger Addition Block 6 Lot 14R



Floor Plan	Average GLA	Total GLA	Pro-Rata	# Units	# Units Leased	Available SF	Avg Rate	Avg PSF	Total Rev	% of Rev
Noir	1,628	6,512	33.33%	4	1	4,884	\$3,100	\$1.90	\$37,200	33.51%
Lumen	1,628	6,512	33.33%	4	1	4,884	\$3,050	\$1.87	\$36,600	32.97%
Terra	1,628	6,512	33.33%	4	1	4,884	\$3,100	\$1.90	\$37,200	33.51%
<b>Totals / Averages</b>	<b>1,628</b>	<b>19,536</b>	<b>100.00%</b>	<b>12</b>	<b>3</b>	<b>14,652</b>	<b>\$3,083</b>	<b>\$1.89</b>	<b>\$111,000</b>	<b>100.00%</b>

# FOCH ST.

<b>LOCATION:</b>	300 & 302 Foch St. Fort Worth, TX 76107, Tarrant County
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<b>PROFORMA NOI</b>	\$165,803
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Floor Plan	Average GLA	Total GLA	Pro-Rata	# Units	# Units Leased	Available SF	Avg Rate	Avg PSF	Total Rev	% of Rev
Noir	1,607	4,822	43.32%	3	3	0	\$2,983	\$1.86	\$107,400	50.56%
Lumen	1,577	3,154	28.34%	2	2	0	\$2,950	\$1.87	\$70,800	33.33%
Terra	1,577	3,154	28.34%	2	1	1,668	\$2,850	\$1.92	\$34,200	16.10%
<b>Totals / Averages</b>	<b>1,587</b>	<b>11,130</b>	<b>100.00%</b>	<b>7</b>	<b>6</b>	<b>1,668</b>	<b>\$2,950</b>	<b>\$1.87</b>	<b>\$212,400</b>	<b>100.00%</b>

# RENT ROLL

TENANT	SUITE	FLOOR PLAN	GLA	RENT ROLL		LEASE TERM		MINIMUM RENT			TOTAL REVENUE	% OF REV
				%		IN	END	MONTHLY	ANNUAL	PSF		
<b>Primary Area</b>												
Tenant Occupied	300 - 110	Noir	1,668	5.44%		12/25	12/26	\$3,150	\$37,800	\$1.89	\$37,800	5.53%
Tenant Occupied	300 - 120	Lumen	1,668	5.44%		12/25	07/26	\$3,050	\$36,600	\$1.83	\$36,600	5.36%
Tenant Occupied	300 - 130	Noir	1,668	5.44%		11/25	11/26	\$3,000	\$36,000	\$1.80	\$36,000	5.27%
Available	300 - 140	Terra	1,668	5.44%		-	-	\$3,000	\$36,000	\$1.80	\$36,000	5.27%
Tenant Occupied	302 - 150	Terra	1,486	4.85%		03/26	03/27	\$2,850	\$34,200	\$1.92	\$34,200	5.00%
Tenant Occupied	302 - 160	Noir	1,486	4.85%		06/26	07/27	\$2,800	\$33,600	\$1.88	\$33,600	4.92%
Tenant Occupied	302 - 170	Lumen	1,486	4.85%		04/26	04/27	\$2,850	\$34,200	\$1.92	\$34,200	5.00%
Tenant Occupied	2820 - 100	Terra	1,628	5.31%		05/26	05/27	\$3,100	\$37,200	\$1.90	\$37,200	5.44%
Available	2820 - 102	Lumen	1,628	5.31%		-	-	\$3,000	\$36,000	\$1.84	\$36,000	5.27%
Available	2820 - 104	Noir	1,628	5.31%		-	-	\$3,000	\$36,000	\$1.84	\$36,000	5.27%
Available	2820 - 106	Terra	1,628	5.31%		-	-	\$3,000	\$36,000	\$1.84	\$36,000	5.27%
Tenant Occupied	2820 - 108	Lumen	1,628	5.31%		02/26	02/27	\$3,050	\$36,600	\$1.87	\$36,600	5.36%
Available	2820 - 110	Noir	1,628	5.31%		-	-	\$3,000	\$36,000	\$1.84	\$36,000	5.27%
Tenant Occupied	2824 - 100	Noir	1,628	5.31%		04/26	07/27	\$3,100	\$37,200	\$1.90	\$37,200	5.44%
Available	2824 - 102	Terra	1,628	5.31%		-	-	\$3,000	\$36,000	\$1.84	\$36,000	5.27%
Available	2824 - 104	Lumen	1,628	5.31%		-	-	\$3,000	\$36,000	\$1.84	\$36,000	5.27%
Available	2824 - 106	Noir	1,628	5.31%		-	-	\$3,000	\$36,000	\$1.84	\$36,000	5.27%
Available	2824 - 108	Terra	1,628	5.31%		-	-	\$3,000	\$36,000	\$1.84	\$36,000	5.27%
Available	2824 - 110	Lumen	1,628	5.31%		-	-	\$3,000	\$36,000	\$1.84	\$36,000	5.27%
<b>TOTALS:</b>			<b>30,666</b>	<b>100%</b>				<b>\$56,950</b>	<b>\$683,400</b>	<b>\$1.86</b>	<b>\$683,400</b>	<b>100%</b>

# INCOME & EXPENSES

	IN-PLACE	PSF	PER UNIT	% of EGR
<b>INCOME</b>				
BASE RENT	\$683,400	\$22.29	\$35,968	100.00%
<b>TOTAL POTENTIAL RENT</b>	<b>\$683,400</b>	<b>\$22.29</b>	<b>\$35,968</b>	<b>100.00%</b>
EXPENSE REIMBURSEMENTS				
<b>TOTAL EXPENSE REIMBURSEMENTS</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>	<b>0.00%</b>
OTHER REVENUE				
<b>TOTAL OTHER REVENUE</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$0</b>	<b>0.00%</b>
<b>TOTAL GROSS REVENUE</b>	<b>\$683,400</b>	<b>\$22.29</b>	<b>\$35,968</b>	<b>100.00%</b>
<b>EFFECTIVE GROSS REVENUE (EGR)</b>	<b>\$683,400</b>	<b>\$22.29</b>	<b>\$35,968</b>	<b>100.00%</b>
<b>OPERATING EXPENSES</b>				
TOTAL COMMON AREA MAINTENANCE	\$17,073	\$0.56	\$899	2.50%
TOTAL MANAGEMENT FEE	\$54,672	\$1.78	\$2,877	8.00%
TOTAL INSURANCE	\$31,000	\$1.01	\$1,632	4.54%
TOTAL REAL ESTATE TAXES	\$114,000	\$3.72	\$6,000	16.68%
<b>TOTAL OPERATING EXPENSES</b>	<b>\$216,745</b>	<b>\$7.07</b>	<b>\$11,408</b>	<b>31.72%</b>
<b>NET OPERATING INCOME:</b>	<b>\$466,656</b>	<b>\$15.22</b>	<b>\$24,561</b>	<b>68.28%</b>

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this file. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction. The Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigators to determine the accuracy of the Submission Items. Davidson & Deane Real Estate, LLC 2020

# EXPIRATION SCHEDULE

TENANT	SUITE	AREA	%	RENT	EXPIRATION	AVAILABLE	MTM	2026	2027	2028	2029	2030	2031
Available	300 - 140	1,668	5.44%	\$3,000	-	1,668							
Available	2820 - 102	1,628	5.44%	\$3,000	-	1,628							
Available	2820 - 104	1,628	5.44%	\$3,000	-	1,628							
Available	2820 - 106	1,628	5.44%	\$3,000	-	1,628							
Available	2820 - 110	1,628	5.44%	\$3,000	-	1,628							
Available	2824 - 102	1,628	0	3,000	-	1,628							
Available	2824 - 104	1,628	0	3,000	-	1,628							
Available	2824 - 106	1,628	0	3,000	-	1,628							
Available	2824 - 108	1,628	0	3,000	-	1,628							
Available	2824 - 110	1,628	0	3,000	-	1,628							
Tenant Occupied	300 - 130	1,668	5.44%	\$3,000	11/22/26			1,668					
Tenant Occupied	300 - 110	1,668	5.44%	\$3,150	12/8/26			1,668					
Tenant Occupied	300 - 120	1,668	5.44%	\$3,050	7/1/26			1,668					
Tenant Occupied	2820 - 108	1,628	5.44%	\$3,050	2/16/27				1,628				
Tenant Occupied	302 - 150	1,486	5.44%	\$2,850	3/23/27				1,486				
Tenant Occupied	302 - 170	1,486	5.44%	\$2,850	4/1/27				1,486				
Tenant Occupied	2824 - 100	1,628	5.44%	\$3,100	7/31/27				1,628				
Tenant Occupied	2820 - 100	1,628	5.44%	\$3,100	5/1/27				1,628				
Tenant Occupied	302 - 160	1,486	5.44%	\$2,800	7/15/27				1,486				
<b>TOTAL EXPIRATION AREA</b>						<b>16,320</b>	<b>0</b>	<b>5,004</b>	<b>9,342</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>CUMULATIVE EXPIRATION AREA</b>						<b>0</b>	<b>0</b>	<b>5,004</b>	<b>14,346</b>	<b>14,346</b>	<b>14,346</b>	<b>14,346</b>	<b>14,346</b>
<b>PERCENT OF TOTAL PROPERTY</b>						<b>53.22%</b>	<b>0.00%</b>	<b>16.32%</b>	<b>30.46%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>	<b>0.00%</b>

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this file. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction. The Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigators to determine the accuracy of the Submission Items. Davidson & DePal Real Estate, LLC 2026

# LINWOOD QUARTER

MARKET OVERVIEW

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Any projections used are based on current market conditions and are subject to change. We make no guarantee or warranty regarding the information contained in this report. You should always perform a detailed, independent investigation of the property and consult with your attorney, accountant, and other advisors before making any investment decision. This report is not a solicitation of an offer to sell or a recommendation to buy any securities, and it is not intended to be relied upon in making any investment decision. © 2024 Davidson & Bonnell Real Estate, LLC.

# TEXAS MARKET OVERVIEW



**2<sup>ND</sup>** FASTEST GROWING  
ECONOMY IN THE U.S.



TOP STATE FOR  
JOB GROWTH



**NO STATE  
INCOME TAX**

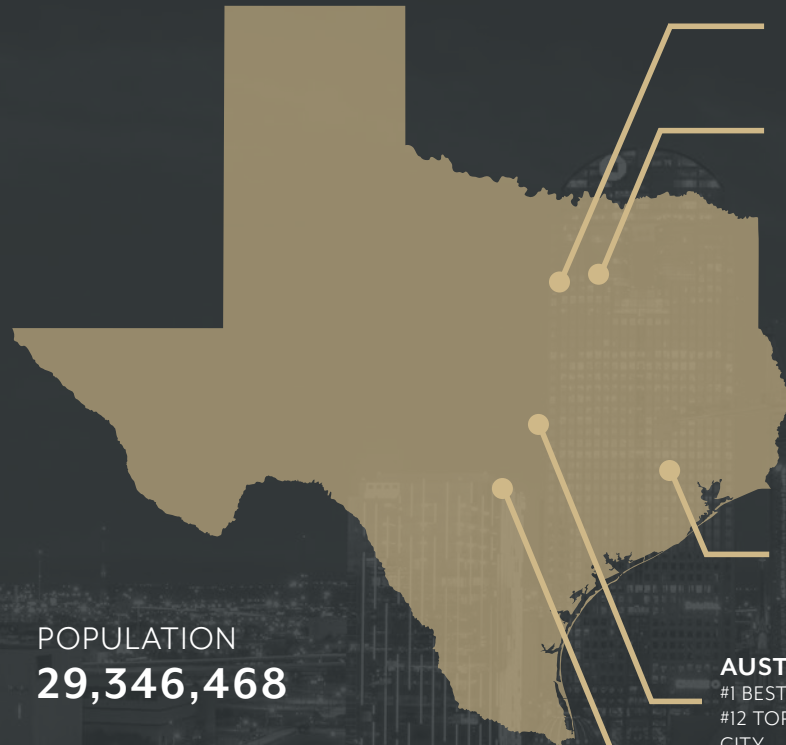
**50**

FORTUNE 500  
COMPANIES CALL  
TEXAS HOME



**BEST STATE  
FOR BUSINESS**

FOR THE 17TH YEAR IN A  
ROW BY CHIEF EXECUTIVE  
MAGAZINE



**FORT WORTH**  
MORE THAN 8.8 MILLION  
VISITORS ANNUALLY  
**DALLAS**  
#1 FASTEST GROWING  
HOUSING MARKET 2018  
#1 TOP 20 BUSINESS-  
FRIENDLY CITY

**HOUSTON**  
#2 FASTEST GROWING  
HOUSING MARKET 2018  
#7 TOP 20 BUSINESS-  
FRIENDLY CITY

**AUSTIN**  
#1 BEST PLACE TO LIVE 2018  
#12 TOP 20 BUSINESS-FRIENDLY  
CITY

**SAN ANTONIO**  
#14 BEST PLACE TO LIVE 2018



POPULATION  
**29,346,468**



**LARGEST STATE  
FAIR IN THE U.S.**  
STATE FAIR OF TEXAS

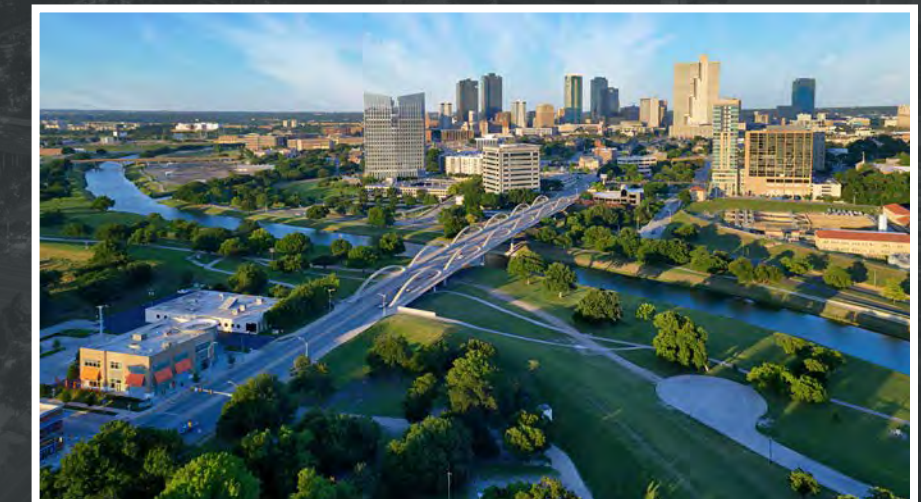
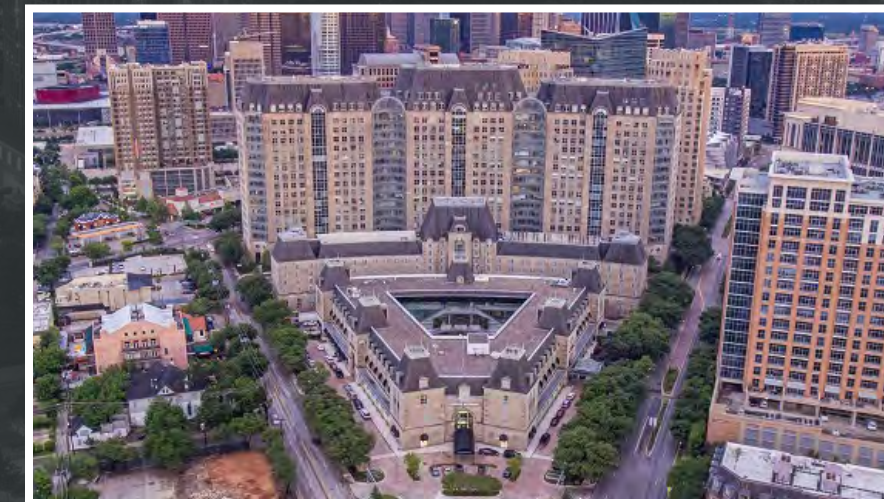


**DALLAS/FORT WORTH  
INTERNATIONAL AIRPORT**  
2ND MOST PASSENGER VOLUME  
IN THE WORLD

**DALLAS LOVE FIELD  
INTERNATIONAL AIRPORT**  
HOME TO THE NATIONS LARGEST  
DOMESTIC AIRLINE

Investing in commercial real estate in Texas is a strategic decision due to several compelling factors. Texas boasts a robust economy with strong job growth, a business-friendly environment, and a rapidly growing population, all of which drive demand for commercial properties (Texas Real Estate Research Center) (Real Estate Insights). Major cities like Dallas, Houston, Austin, and San Antonio are experiencing significant commercial development, providing a diverse range of investment opportunities from office spaces to retail and industrial properties (Texas Real Estate Research Center).

The state's favorable tax policies, including no state income tax, further enhance its appeal to businesses and investors (Real Estate Insights). Additionally, Texas has a relatively lower cost of living and operating costs compared to other major U.S. markets, making it an attractive destination for corporate relocations and expansions (Ramsey Solutions). With ongoing infrastructure improvements and a proactive approach to economic development, Texas is positioned for sustained growth, making it a prime location for commercial real estate investments (Texas Real Estate Research Center) (Ramsey Solutions).



# LINWOOD QUARTER

DISCLAIMER

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**DB2RE Investment Sales** exclusively presents the listing of Linwood Quarter (“Property”) for your acquisition. The owner is offering for sale the Property through its exclusive listing with the team.

DB2RE Investment Sales and owner provides the material presented herein without representation or warranty. A substantial portion of information must be obtained from sources other than actual knowledge and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the parties involved as to price or terms before sale, to withdrawal of the Property from the market, and to other events beyond the control of DB2RE Investment Sales or owner. No representation is made as to the value of this possible investment other than hypothetical scenarios. It is encouraged that you or any of your affiliates consult your business, tax and legal advisors before making a final determination of value or suitability of the Property for acquisition.

As a condition of DB2RE Investment Sales’ consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by DB2RE Investment Sales, owner or agents of either of these parties regarding the Property—it is required that you agree to treat all such information confidentially.

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.  
TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

**INFORMATION ABOUT BROKERAGE SERVICES:**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:**

You should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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<b>MICHAEL EDWARD BOGEL II</b>	<b>598526</b>	<b>EBOGEL@DB2RE.COM</b>	<b>214-526-3626</b>
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
<b>MICHAEL CAMERON DEPTULA</b>	<b>622382</b>	<b>CDEPTULA@DB2RE.COM</b>	<b>214-526-3626</b>
LICENSED SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
<b>BLAKE SCHUR</b>	<b>788497</b>	<b>BSCHUR@DB2RE.COM</b>	<b>214-526-3626</b>
LICENSED SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE

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