

..... OFFERING MEMORANDUM

HANDLEY CENTER

2220 Handley Dr, Fort Worth, TX 76112

Marcus & Millichap



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TEXAS REAL ESTATE COMMISSION
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(512) 936-3000

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Activity ID #ZAH0060361

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA // marcusmillichap.com



..... 2220 HANDLEY DR

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TX #755628



Marcus & Millichap

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

2220 HANDLEY DR



Listing Price
\$850,000



Cap Rate
7.20%



of Suites
3

FINANCIAL

Listing Price	\$850,000
Down Payment	100% / \$850,000
NOI	\$61,164
Cap Rate	7.20%
Total Return	7.20%
Price/SF	\$123.91

OPERATIONAL

Gross SF	6,860 SF
Rentable SF	6,860 SF
# of Suites	3
Lot Size	0.77 Acres (33,541 SF)
Occupancy	100%
Year Built	1972



HANDLEY CENTER

TENANT SUMMARY

TENANT NAME	SUITE	SQUARE FEET	% BLDG SHARE	LEASE DATES		Monthly RENT PER SQ. FT.	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR	CHANGES ON	CHANGES TO	LEASE TYPE	EXPENSE REIMBURSEMENTS	RENEWAL OPTIONS AND OPTION YEAR RENTAL INFORMATION
				COMM.	EXP.								
Texas Chicken & Grill	2220	2,460	35.9%	11/1/25	10/31/30	\$0.87	\$2,147	\$25,764	N/A	N/A	NNN	\$5,436	1 x 5 Year at FMV
TiTi Shipping	2222	1,640	23.9%	2/1/26	1/31/31	\$0.55	\$900	\$10,800	Feb-2028	\$1,150	NNN	\$3,600	
Braulio Coin Laundry	2226	2,760	40.2%	2/1/25	1/31/40	\$0.74	\$2,050	\$24,600	N/A	N/A	NNN	\$6,098	2 x 5 Year at FMV
Total		6,860				\$0.74	\$5,097	\$61,164				\$15,134	
Occupied Tenants: 3				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					

Notes: Titi Shipping base rent discounted through 1/31/2028. It will increase to \$1,150/month on 2/1/2028. All NNN is reimbursable. CAM is charged for landscaping by the landlord.

HANDLEY CENTER

OPERATING STATEMENT

INCOME		Year 1	PER SF
Scheduled Base Rental Income		61,164	8.92
Expense Reimbursement Income			
CAM		984	0.14
Insurance		3,214	0.47
Real Estate Taxes		10,936	1.59
Total Reimbursement Income	#	\$15,134	100.0% \$2.21
Effective Gross Revenue		\$76,298	\$11.12
OPERATING EXPENSES		Year 1	PER SF
Total Expenses		\$15,134	\$2.21
Expenses as % of EGR		19.8%	
Net Operating Income		\$61,164	\$8.92

Notes and assumptions to the above analysis are on the following page.

HANDLEY CENTER

PRICING DETAILS

PRICING DETAILS

SUMMARY	
Price	\$850,000
Down Payment	\$850,000
Number of Suites	3
Price Per SqFt	\$123.91
Gross Leasable Area (GLA)	6,860 SF
Lot Size	0.77 Acres
Year Built/Renovated	1972
Occupancy	100.00%

RETURNS	Year 1
CAP Rate	7.20%
Cash-on-Cash	7.20%
Debt Coverage Ratio	0.00

OPERATING DATA

INCOME		Year 1
Scheduled Base Rental Income		\$61,164
Total Reimbursement Income	24.7%	\$15,134
Other Income		\$0
Potential Gross Revenue		\$76,298
General Vacancy		\$0
Effective Gross Revenue		\$76,298
Less: Operating Expenses	19.8%	(\$15,134)
Net Operating Income		\$61,164
Tenant Improvements		\$0
Leasing Commissions		\$0
Capital Expenditures		\$0
Cash Flow		\$61,164
Debt Service		\$0
Net Cash Flow After Debt Service	7.20%	\$61,164
Principal Reduction		\$0
Total Return	7.20%	\$61,164

OPERATING EXPENSES		Year 1
CAM		\$984
Insurance		\$3,214
Real Estate Taxes		\$10,936
Management Fee		\$0
Other Expenses - Non Reimbursable		\$0
Total Expenses		\$15,134
Expenses/SF		\$2.21



HANDLEY CENTER

2220 Handley Dr, Fort Worth, TX 76112

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to offer this multi-tenant retail investment opportunity in Fort Worth, Texas. The subject property is located at the signalized intersection at Meadowbrook Drive and Handly Drive with combined average daily traffic of more than 74,000.

The building was constructed in 1972 and consists of 6,860 square feet of retail space and sits on 0.77 acres of land. It has excellent 50 parking spaces at 7.3:1,000 square feet of building. The property provides easy access to I-30, I-820, TX-180.

The three tenants are all on triple-net lease with only \$0.74 per square foot base rent with potential to increase rents for future tenants. Tenants pay for their own water and electricity for easy management. The coin laundry has a long term 15-year lease until 2040.

This is an excellent opportunity to acquire a bite size property for a potential for re-development or further stabilization with façade and overall remodel.

INVESTMENT HIGHLIGHTS

Priced at Below Replacement Cost

100% Occupancy with Lease Expiration in 2030, 2031 and 2040

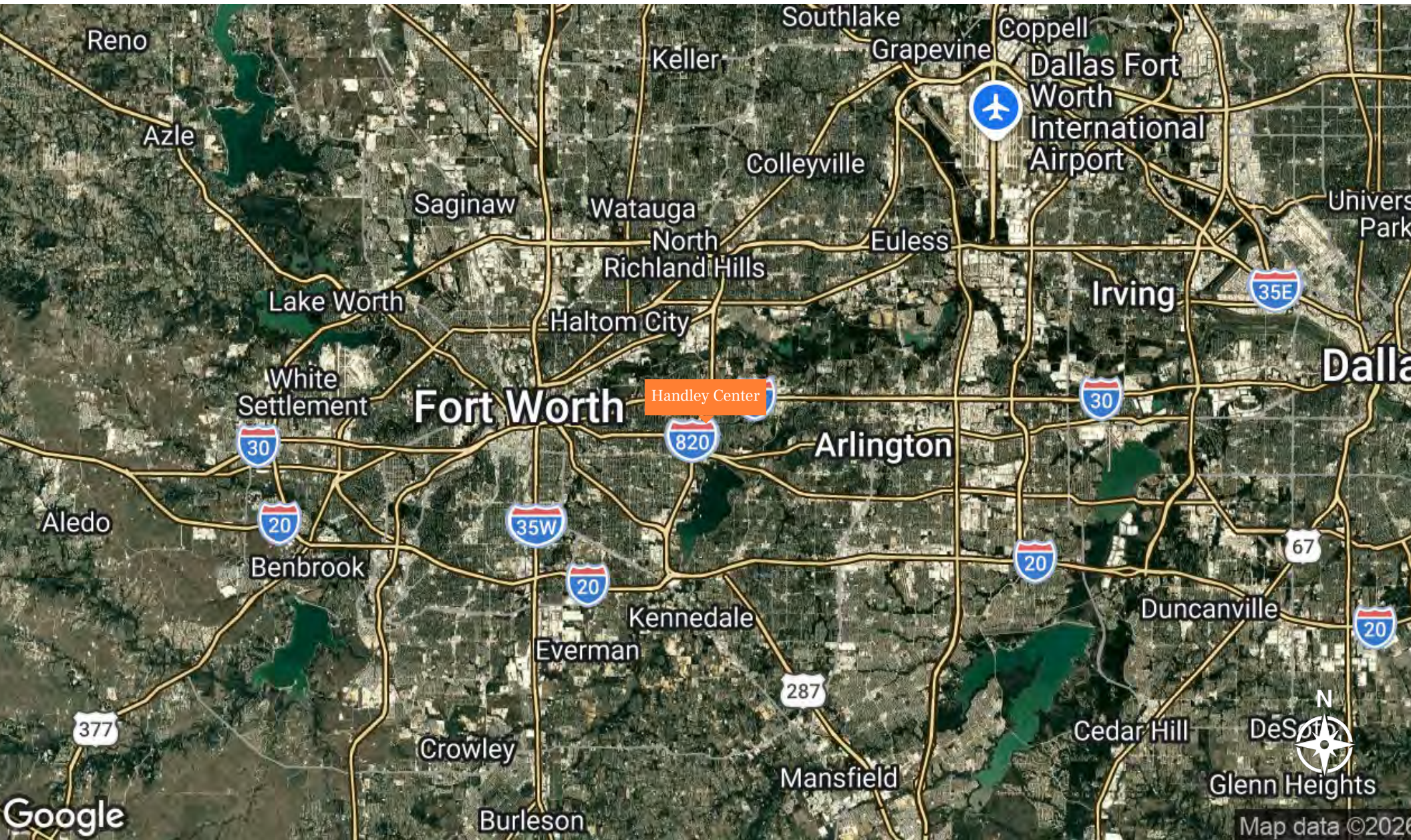
All NNN Tenants

Large Land for Potential Re-development

Located at the signalized intersection with combined average daily traffic of more than 74,000

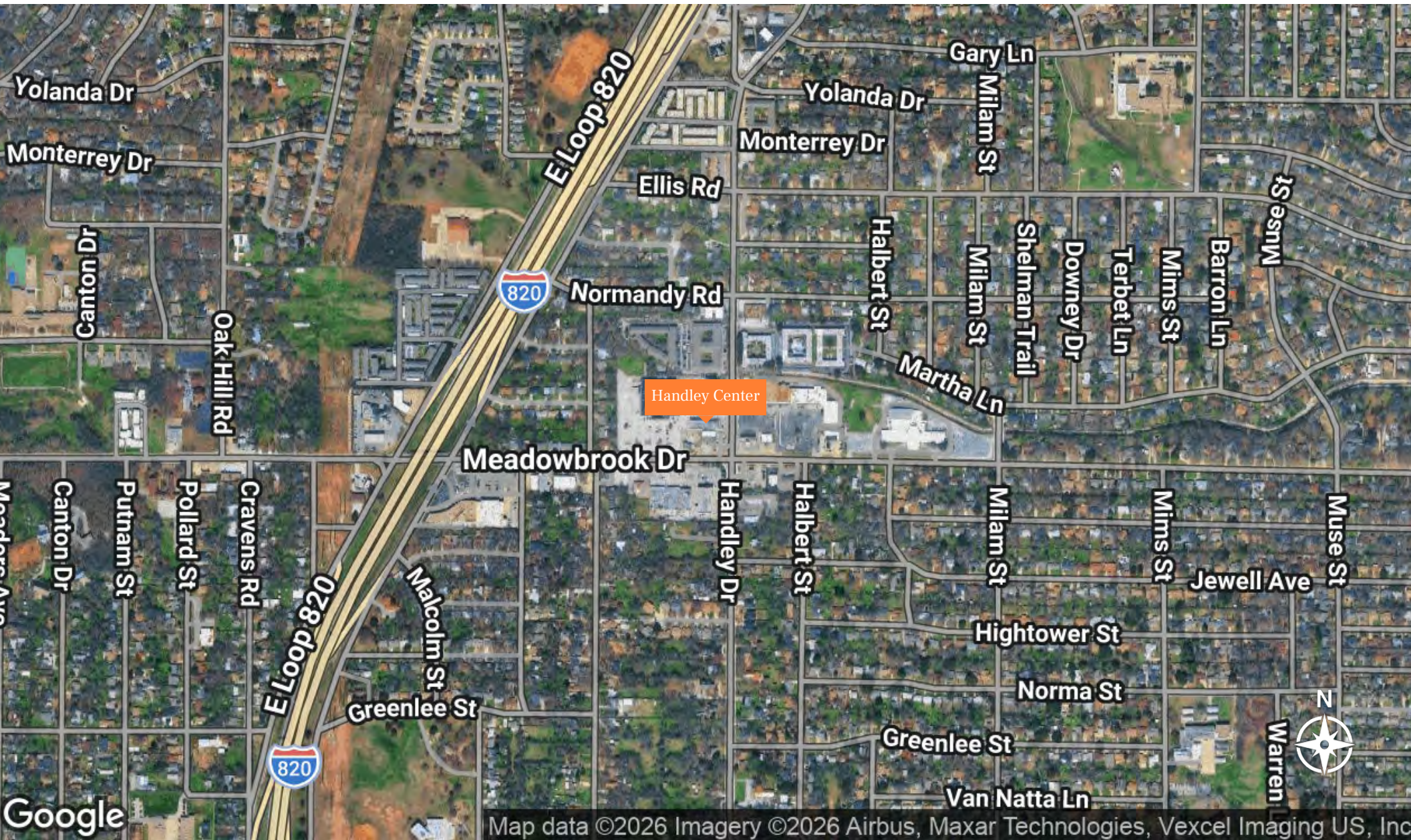
HANDLEY CENTER

REGIONAL MAP



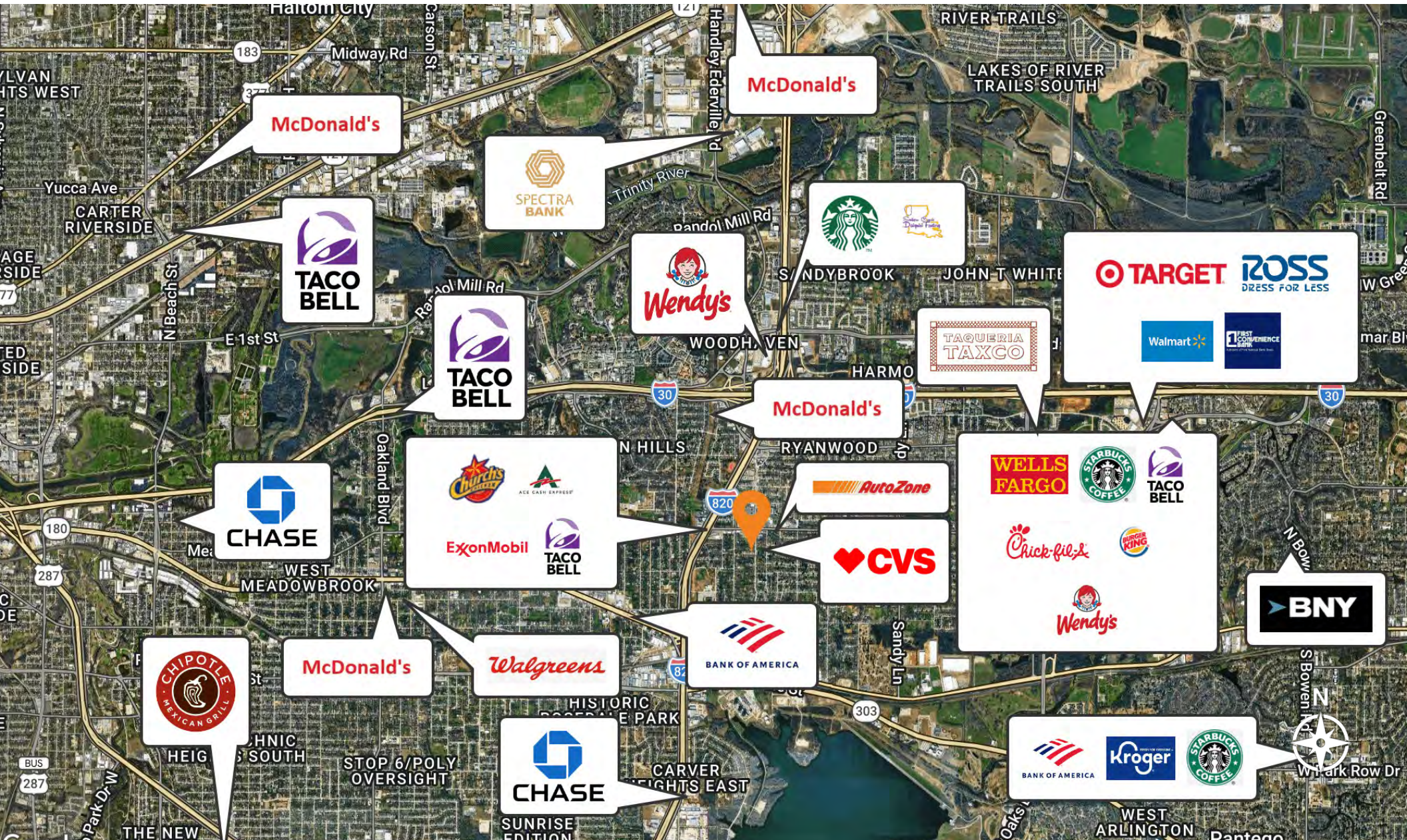
HANDLEY CENTER

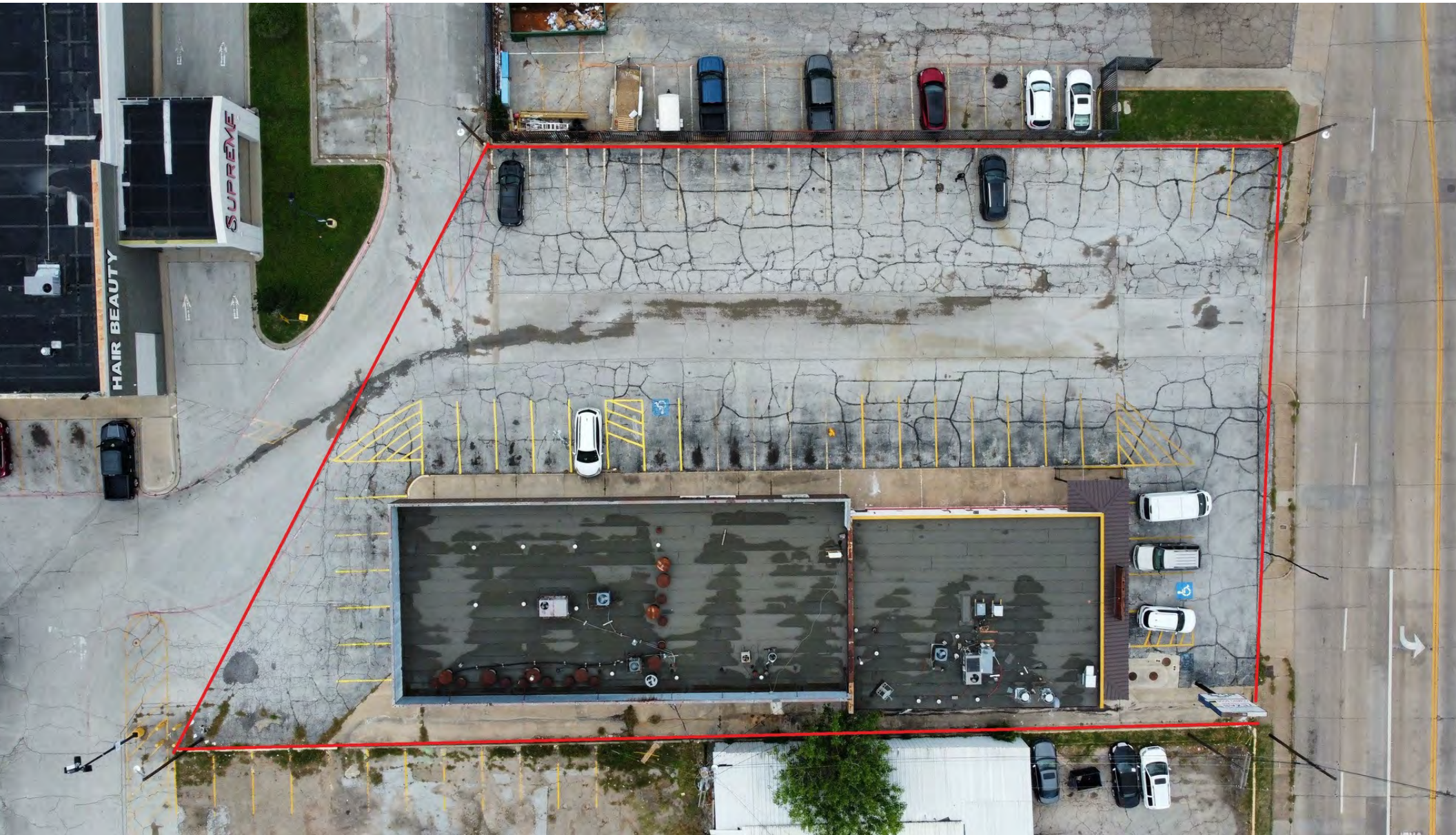
LOCAL MAP



HANDLEY CENTER

RETAILER MAP





SECTION 2



MARKET OVERVIEW

Market Overview
Demographics
MMCC_DukeDennis
IABS-William

Marcus & Millichap



HANDLEY CENTER

MARKET OVERVIEW

FORT WORTH

Fort Worth is part of the Dallas-Fort Worth Metroplex and comprises Tarrant, Hood, Johnson, Parker, Wise and Somervell counties. The metro's most populous cities are Fort Worth and Arlington. Both locales are expected to record population gains over the next five years that notably exceed the national rate, driving demand for housing and retail. The metro is home to several higher education institutions, including Texas Christian University and University of Texas at Arlington, which supply an educated labor force that attracts employers.

ECONOMY

- Lockheed Martin Aeronautics operates in Air Force Plant 4 in Fort Worth.
- Health care is a strong economic driver, supported by students graduating from the area's many colleges and universities. Large employers include Texas Health Resources and JPS Health Network.
- General Motors' assembly plant has been operating since 1954 and currently manufactures large SUVs for various divisions, such as Chevrolet, GMC and Cadillac, providing over 5,000 jobs.
- Local amenities include the Kimbell Art Museum, the Modern Art Museum of Fort Worth, and the National Cowgirl Museum and Hall of Fame, as well as rodeos at the Fort Worth Stockyards.

QUICK FACTS



POPULATION

2.7M

Growth 2024-2029*
4.9%



HOUSEHOLDS

999K

Growth 2024-2029*
5.2%



MEDIAN AGE

36.0

U.S. Median:
39.0



MEDIAN HOUSEHOLD INCOME

\$90,100

U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS



CORPORATE BASE

The metro is home to two Fortune 500 companies: D.R. Horton and American Airlines Group. Other major firms include BNSF Railway Corp. and J.P. Morgan Chase & Co.



MILITARY PRESENCE

Naval Air Station Joint Reserve Base Fort Worth directly employs more than 5,000 personnel and generates a \$2.7 billion annual impact to the local economy.



PROFESSIONAL SPORTS TEAMS

Arlington is home to the Texas Rangers and Dallas Cowboys, who play at Globe Life Field and AT&T Stadium, respectively. The latter venue also hosts the Cotton Bowl Classic and Big 12 Championship Football Game.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

HANDLEY CENTER

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	12,804	77,251	224,077
2025 Estimate			
Total Population	12,575	75,199	218,105
2020 Census			
Total Population	13,004	75,821	218,682
2010 Census			
Total Population	11,497	67,310	199,320
Daytime Population			
2025 Estimate	8,605	50,089	180,089
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	4,916	30,828	86,345
2025 Estimate			
Total Households	4,833	30,020	84,033
Average (Mean) Household Size	2.5	2.5	2.6
2010 Census			
Total Households	4,671	28,470	79,592
2010 Census			
Total Households	4,406	25,977	73,894
Occupied Units			
2030 Projection	5,246	33,681	92,571
2025 Estimate	5,155	32,782	90,063
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$150,000 or More	7.6%	10.6%	13.1%
\$100,000-\$149,999	13.1%	14.1%	15.7%
\$75,000-\$99,999	13.2%	11.8%	12.7%
\$50,000-\$74,999	26.0%	20.4%	19.1%
\$35,000-\$49,999	11.5%	13.4%	13.2%
Under \$35,000	28.7%	29.6%	26.3%
Average Household Income	\$72,485	\$77,624	\$84,953
Median Household Income	\$58,107	\$61,385	\$68,907
Per Capita Income	\$28,522	\$30,815	\$32,867

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$55,354	\$55,409	\$58,601
Consumer Expenditure Top 10 Categories			
Housing	\$19,746	\$19,739	\$20,795
Transportation	\$11,232	\$11,179	\$11,656
Food	\$7,931	\$7,909	\$8,361
Personal Insurance and Pensions	\$6,807	\$7,020	\$7,405
Entertainment	\$3,049	\$3,209	\$3,465
Cash Contributions	\$1,812	\$1,596	\$1,841
Apparel	\$1,494	\$1,513	\$1,621
Personal Care Products and Services	\$870	\$863	\$882
Education	\$782	\$797	\$860
Alcoholic Beverages	\$386	\$383	\$415
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	12,575	75,199	218,105
Under 20	27.2%	28.2%	27.9%
20 to 34 Years	20.3%	22.2%	20.8%
35 to 39 Years	6.7%	7.0%	6.9%
40 to 49 Years	12.3%	12.2%	12.2%
50 to 64 Years	18.9%	17.6%	17.6%
Age 65+	14.6%	12.7%	14.5%
Median Age	36.0	35.0	36.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	8,392	49,032	143,243
Elementary (0-8)	6.8%	8.2%	8.9%
Some High School (9-11)	9.7%	10.1%	9.9%
High School Graduate (12)	27.0%	28.9%	27.7%
Some College (13-15)	24.9%	23.1%	21.4%
Associate Degree Only	8.0%	7.3%	6.3%
Bachelor's Degree Only	17.5%	15.6%	17.4%
Graduate Degree	6.0%	6.8%	8.4%

HANDLEY CENTER

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 218,105. The population has changed by 9.42 percent since 2010. It is estimated that the population in your area will be 224,077 five years from now, which represents a change of 2.7 percent from the current year. The current population is 48.9 percent male and 51.1 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 40.0. The population density in your area is 2,777 people per square mile.



HOUSEHOLDS

There are currently 84,033 households in your selected geography. The number of households has changed by 13.72 percent since 2010. It is estimated that the number of households in your area will be 86,345 five years from now, which represents a change of 2.8 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2025, the median household income for your selected geography is \$68,907, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 59.80 percent since 2010. It is estimated that the median household income in your area will be \$78,464 five years from now, which represents a change of 13.9 percent from the current year.

The current year per capita income in your area is \$32,867, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$84,953, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 105,989 people in your selected area were employed. The 2010 Census revealed that 58.7 percent of employees are in white-collar occupations in this geography, and 23.6 percent are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 27.00 minutes.



HOUSING

The median housing value in your area was \$251,806 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 44,250.00 owner-occupied housing units and 29,642.00 renter-occupied housing units in your area.



EDUCATION

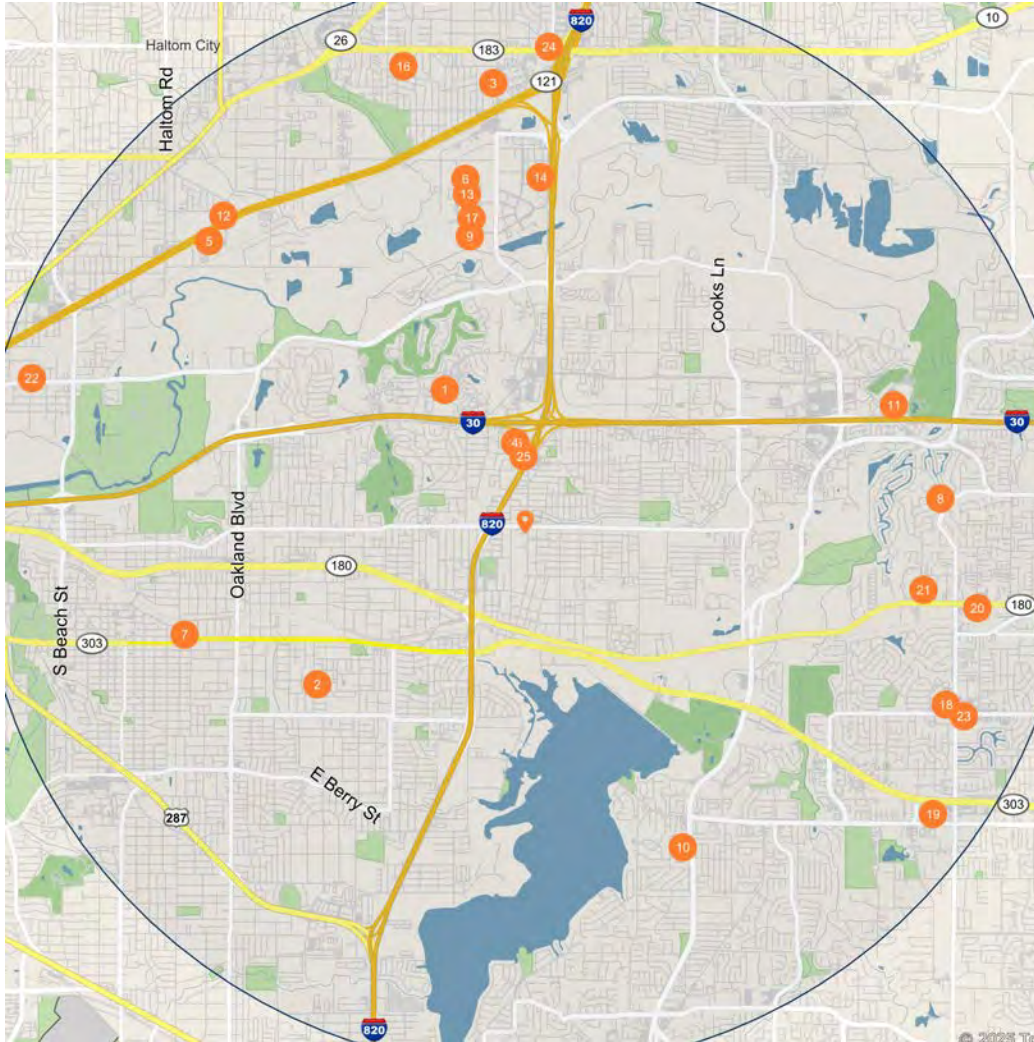
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 24.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 6.3 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 14.7 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.3 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 34.5 percent in the selected area compared with the 19.6 percent in the U.S.

HANDLEY CENTER

DEMOGRAPHICS



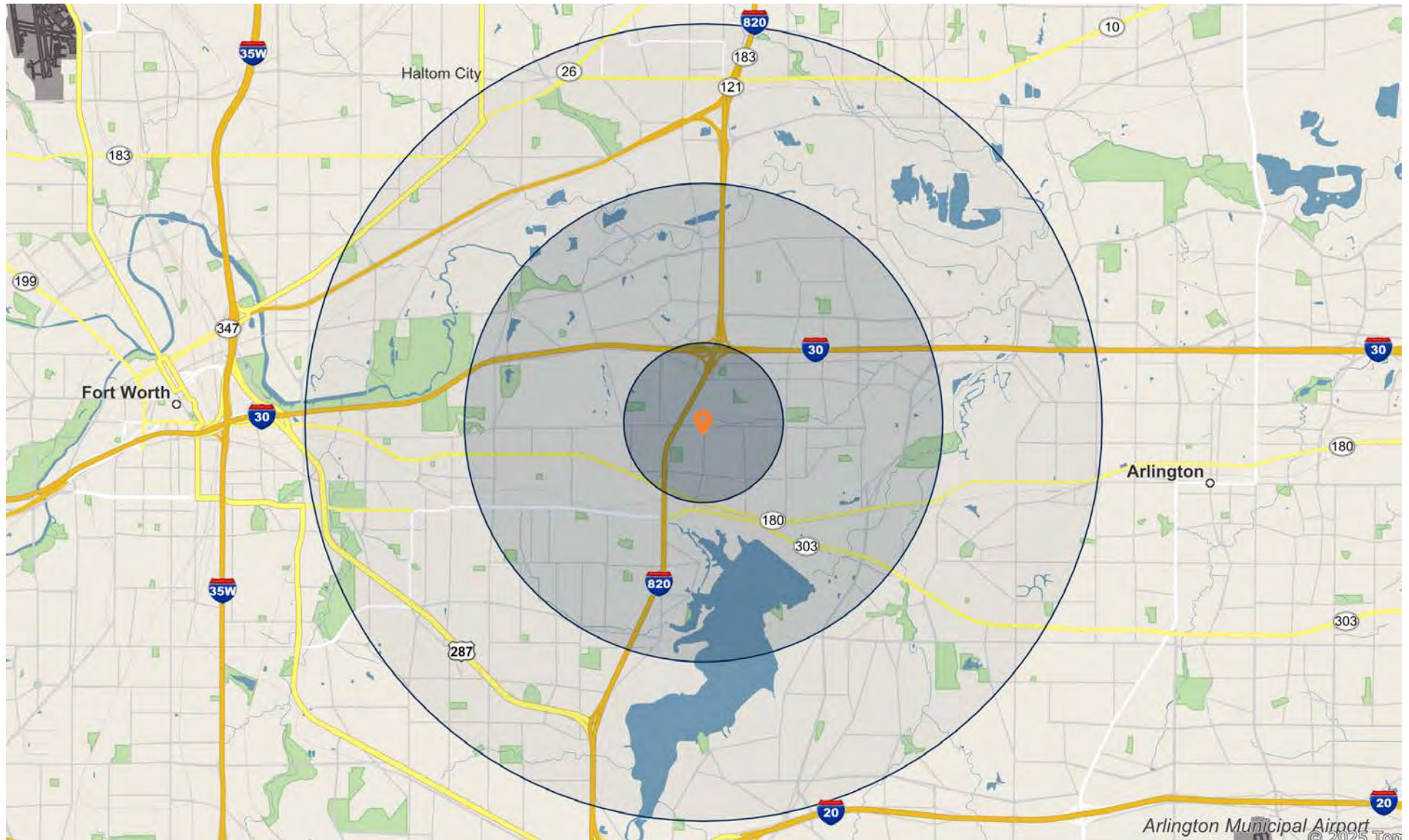
Major Employers

Employees

1	Kwal LLC-La Jolla Apartments	3,640
2	State of Texas-Texas State Mssnary Bptst Chvn	2,739
3	Bell Textron Inc-Bell Helicopter Services	2,500
4	Physassist Scribes Inc-	1,409
5	Comptroller Pub Accounts Texas-Fort Worth Audit Office	666
6	Atco Rubber Products Inc-	600
7	Family Dollar Stores La Inc-Family Dollar Stores	504
8	EDJ Holding Company Inc-	457
9	Big Star Trucking LLC-	447
10	Alcon Vision LLC-	421
11	Texas Wesleyan University-	420
12	Boutchantharaj Corporation-Dfw Security Protective Force	400
13	Daikin Comfort Tech Dist Inc-	346
14	Courtesy Building Services Inc-	331
15	Emergency Medicine Cons Ltd-	330
16	Richland Hills Health Care LLC-Richland Hills Nursing & Rehab	304
17	Rs Americas Inc-Allied Electronics & Automtn	300
18	Tom Thumb Food & Drugs Inc-Tom Thumb 3617	293
19	K & N Plumbing Heating and AC-K & N Plumbing Transition Co	291
20	2300 Club Inc-Baby Dolls Saloon	273
21	Wright Tree Service Inc-	265
22	Baker Drywall Fort Worth Ltd-	257
23	El Chico Restaurants Inc-El Chico Restaurant	251
24	El Chico Restaurants Inc-El Chico Restaurant	251
25	Exclusive Staffing LLC-	250

HANDLEY CENTER

DEMOGRAPHICS



MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES



Duke Dennis - Director
Direct: (979) 777-9910

Marcus & Millichap Capital Corporation (MMCC) is a subsidiary of Marcus & Millichap (NYSE: MMI), a leading commercial real estate investment services firm with offices throughout the United States and Canada. **As the capital markets arm of the largest commercial real estate brokerage firm in the U.S., we source and structure financing for a wide variety of self-storage properties across the nation.**

Whether for acquisitions, development or recapitalizations, appropriate debt structuring is critical for not only favorable returns but to also prevent over-leveraging and create flexibility to respond to market trends. Customized structures are necessary to align the unique aspects of a transaction with the client's investment objectives. MMCC coordinates all the pieces in the capital stack for a seamless transaction maximizing the certainty of execution. **Ultimately, our Debt Placement capabilities drive lenders to work in partnership with our retail clients to achieve a balanced capital stack that results in favorable leverage levels, loan pricing, terms and options.**





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.

2-10-2025

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.

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. **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.

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.

Marcus & Millichap

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Marcus & Millichap