



Briar Creek Business Park Investment Sale

14151 FM 730 AZLE, TX 76020

SIX BUILDINGS ★ 92.6% LEASED ★ BUILT IN 2023

Sarah LanCarte
CCIM, SIOR
817-228-4247
sarah@lancarte.com

Finn Wilson
817-713-8771
fwilson@lancarte.com

Riley Dean
817-992-2362
rdean@lancarte.com

Property Description

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LanCarte Commercial is pleased to present 14151 FM 730, 92.6% leased flex industrial asset in Azle, Texas, offering investors an immediate, low-maintenance income stream with meaningful near-term upside.

Constructed in 2023, the property features suites with a range of tenant finishes including private offices and fully HVAC'd warehouse space, designed to attract and retain a diverse mix of users. In-place gross leases at below-market rents provide a clear path to value creation, whether through conversion to NNN leases at renewal or by resetting rents to market upon rollover.

The site accommodates future expansion with the addition of a 6,000 SF building, as well as the potential to add fenced storage yards, a premium amenity in strong demand among local and regional tenants.

Located just 25 minutes from downtown Fort Worth, Azle continues to attract residents and businesses alike, driven by its affordability, strong highway connectivity, and active economic development initiatives. For investors, 14151 FM 730 checks every box: modern construction, stable tenancy, below-market rents, and room to grow in a corridor where comparable opportunities are increasingly hard to find.

Property Features

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RENTABLE SF21,650
Between six buildings

PERCENT LEASE92.6%

CLEAR HEIGHT16'

AVERAGE RENT SF\$10.54

GRADE LEVEL LOADING12x14 doors

LAND SIZE5.0 AC

YEAR BUILT2023

CONSTRUCTIONMetal

ABILITY FOR AN
ADDITIONAL 6,000
SF BUILDING





PRICE	\$2,150,000
CAP RATE	7.4%
AVERAGE RENT PER SF	\$10.54
GROSS LEASABLE AREA	21,650 SF
NOI	\$158,165
PRICE PER SF	\$99.31
PRO FORMA NOI (YEAR 3)	\$226,761
PRO FORMA CAP RATE (YEAR 3)	10.5%

*Additional 6,000 SF and lease yard not included in this pro forma

Tenant Summary

RENT ROLL

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UNIT INFORMATION				CURRENT RATE			PRO FORMA RENT			LEASE INFO	
UNIT	TENANT NAME	LEASE TERM	SF	MONTHLY	ANNUAL	PSF/YR	MONTHLY	ANNUAL	PSF/YR	EXPIRY	ESCALATION
100	Stanly Schilt	12 Months	1,250	\$1,195	\$14,340	\$11.47	\$1,406	\$16,875	\$13.50	12/31/2026	--
101	Grant Lacewell	12 Months	1,250	\$1,095	\$13,140	\$10.51	\$1,406	\$16,875	\$13.50	5/30/2027	--
102	Outlaw Car Care	36 Months	1,250	\$1,150	\$13,800	\$11.04	\$1,406	\$16,875	\$13.50	6/30/2029	\$50 annual
103	Brian Van Meter	12 Months	1,250	\$1,000	\$12,000	\$9.60	\$1,406	\$16,875	\$13.50	12/31/2026	--
104	Paul Pelton	12 Months	1,250	\$1,100	\$13,200	\$10.56	\$1,406	\$16,875	\$13.50	3/31/2027	--
200	Vacant	--	1,600	--	--	--	\$2,000	\$24,000	\$15.00	--	--
201	Jeff Hitty	12 Months	1,600	\$1,375	\$16,500	\$10.31	\$2,000	\$24,000	\$15.00	8/31/27	--
300	K-2 Electric	6 Months	1,600	\$1,340	\$16,080	\$10.05	\$1,800	\$21,600	\$13.50	1/31/27	--
301	JKK Tech Inc	36 Months	1,600	\$1,400	\$16,080	\$10.50	\$2,000	\$24,000	\$15.00	7/31/2029	\$50 Annual
400/401	GYM 150	60 Months	3,300	\$2,546	\$30,552	\$9.26	\$4,125	\$49,500	\$15.00	9/30/2028	3% Annual
500/501	Nelson Diesel Performance	12 Months	3,200	\$3,100	\$37,200	\$11.63	\$4,000	\$48,000	\$15.00	8/31/2027	--
600	RV Repair Men LLC	36 Months	2,500	\$2,300	\$27,600	\$11.04	\$3,125	\$37,500	\$15.00	6/30/2029	\$75 Annual
Totals			21,650	\$17,601	\$211,212	\$10.54	\$26,081	\$312,975	\$14.46		

Pricing Summary

	CURRENT	PRO FORMA
INCOME		
Gross Scheduled Rent (Annual)	\$211,212	\$312,975
Vacancy & Credit Loss	\$16,814	(\$15,649)
Effective Gross Income	\$211,212	\$297,326
OPERATING EXPENSES		
Insurance	\$11,885	\$12,479
Property Taxes	\$24,983	\$26,232
Electricity	\$673	\$707
Trash Service	\$3,357	\$3,630
Septic System Service	\$560	\$588
Legal & Accounting	\$702	\$737
Maintenance & Repairs	\$10,786	\$11,326
Management Fee	-	\$14,866
TOTAL OPERATING EXPENSES	\$53,047	\$70,565
NET OPERATING INCOME		
Net Operating Income (NOI)	\$158,165	\$226,761
VALUATION METRICS		
Asking Price	\$2,150,000	\$2,150,000
Cap Rate (on NOI)	7.4%	10.5%
GRM (Price/ Gross Rent)	10.44x	6.87x
Price Per SF	\$99.31	\$99.31



Property Photos



Location Overview

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Situated along the FM 730 corridor in Azle, Texas, this property occupies a premier position within Fort Worth MSA's submarkets. Located just 25 minutes from downtown Fort Worth and with direct access via FM 730 and State Highway 199, the property delivers connectivity to the surrounding areas and DFW as a whole.

Azle is one of Tarrant County's fastest-growing communities. With a population now surpassing 15,800, this represents over 18% growth since 2020 and continued annual expansion projected at approximately 2.6% per year. Household income has nearly doubled since 2000, with a current median of approximately

\$79,000, reflecting a maturing and economically active trade area. Manufacturing ranks among the city's highest-paying employment sectors, with median wages exceeding \$98,000, providing a skilled local labor pool at a meaningful cost advantage relative to infill Fort Worth locations.

Further reinforcing the corridor's trajectory, TxDOT has an active proposal to widen FM 730 to a four-lane divided roadway, an infrastructure investment that is expected to enhance access and increase the long-term value of well-positioned assets along this corridor.



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Relentlessly Pursuing What Matters

Sarah LanCarte, CCIM, SIOR
(817) 228-4247 | sarah@lancarte.com

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(817) 713-8771 | fwilson@lancarte.com

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