

Anderson Building

6900 Anderson Boulevard



OFFICE — MULTI-TENANT, CLASS B | FORT WORTH, TX 76120

Michael Berkowitz
817-366-1880
mberkowitz@colonialcre.com

Benjamin Berkowitz
817-889-1829
bberkowitz@colonialcre.com

Noah De La Cruz
817-927-2907
ndelacruz@colonialcre.com

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COMMERCIAL REAL ESTATE LLC

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Executive Summary



Property Summary

PROPERTY NAME	Anderson Building
ADDRESS	6900 Anderson Blvd., Fort Worth, TX 76120
PROPERTY TYPE	Office — Multi-Tenant, Class B (3-Story Suburban Office)
BUILDING SIZE	45,873 SF (RBA)
OCCUPANCY	7.8% Leased
YEAR BUILT	1988 (Fully Renovated)
LAND AREA	1.79 Acres
LIST PRICE	Call for Pricing

Property Overview

Anderson Building, a 45,873 square foot, three-story multi-tenant office building

Colonial Commercial Real Estate, LLC is pleased to exclusively offer the Anderson Building (the “Property”), a 45,873 square foot, three-story multi-tenant office building located at 6900 Anderson Blvd. in Fort Worth, Texas, within the East Loop 820 submarket. Situated on 1.79 acres, the Property offers building signage with excellent exposure to both I-30 and Loop 820.

Originally constructed in 1988 of reinforced concrete, the Property has undergone a comprehensive renovation program: all-new HVAC systems ($\pm$ \$396,000), an all-new facade around the entire building (2021), a modernized elevator, all-new restrooms and renovated lobby and common areas on the 1st and 2nd floors, and a roof replaced in 2015. The building features 15,291 SF typical floor plates, an efficient 14.5% core factor, and abundant surface parking of 180 spaces (3.92/1,000 SF).

Currently 7.8% occupied (3,613 SF leased), the Property represents a compelling value-add / lease-up opportunity: an investor can acquire a fully renovated asset well below replacement cost and drive value through lease-up of the $\pm$ 42,260 SF of available space, including full floors of $\pm$ 17,407 SF each on the 2nd and 3rd floors. Low property taxes (\$0.72/SF, 2025) support competitive occupancy costs for tenants.





Renovations Summary

Improvement	Year Completed	Cost / Notes
All-New HVAC Systems	2024	±\$396,000 — building-wide replacement
All-New Facade (Entire Building)	2021	Complete exterior facade renovation
Modernized Elevator	2016	New Panel
All-New Restrooms	2021	1st & 2nd floors
Lobby & Common Area Renovation	2021	1st & 2nd floors
Roof Replacement	2015	

Investment Highlights

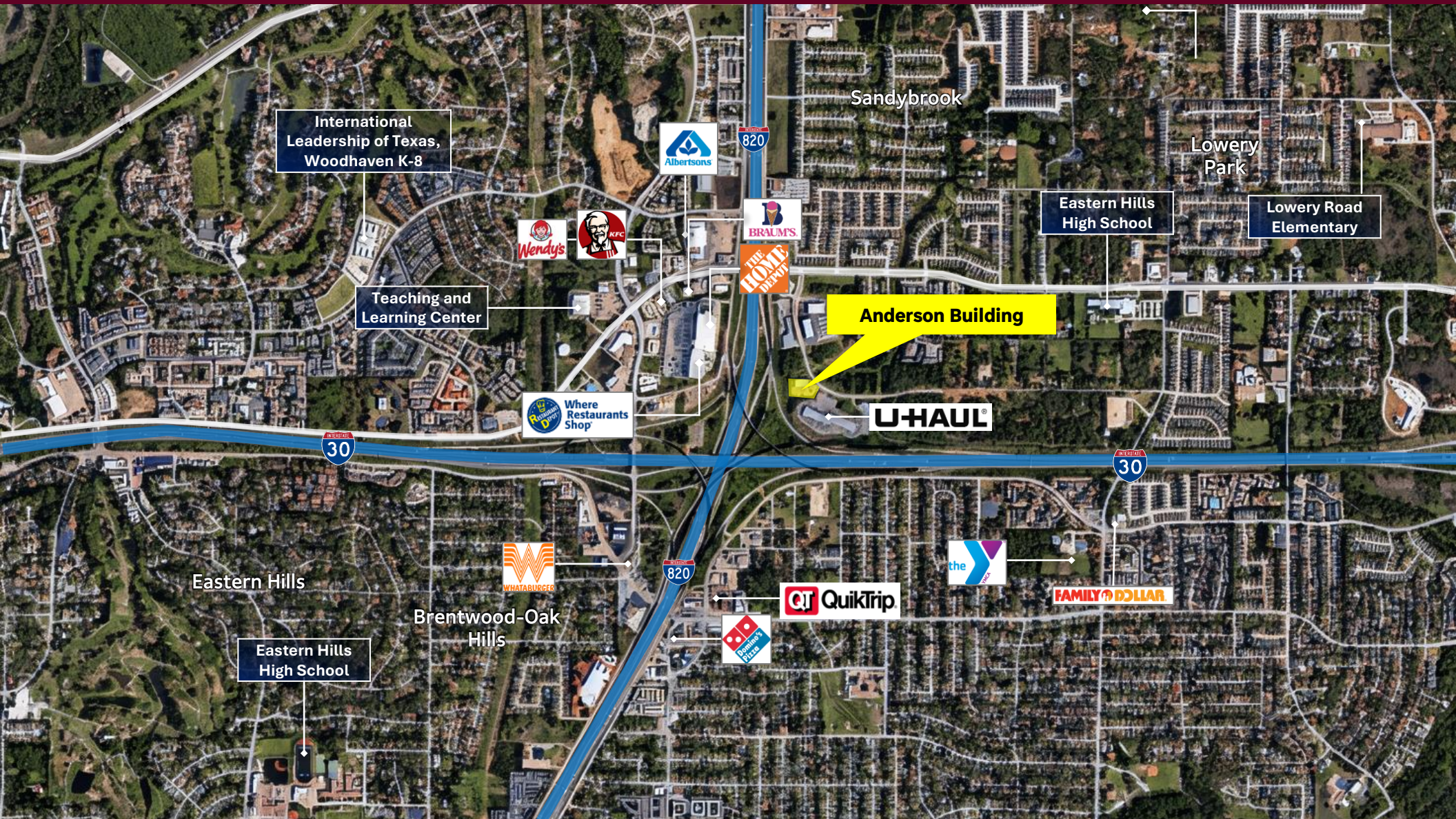
- **45,873-SF Fully Renovated Multi-Tenant Office Building** — Three-story, Class B reinforced-concrete office on 1.79 acres in the East Loop 820 submarket of Fort Worth, with 15,291-SF typical floor plates and an efficient 14.5% core factor.
- **Comprehensive Renovation Program Completed** — All-new HVAC systems ($\pm$ \$396,000), all-new facade around the entire building (2021), modernized elevator, all-new restrooms and renovated lobby/common areas on the 1st and 2nd floors, and roof replaced in 2015 (see Renovations Summary).
- **Building Signage with I-30 & Loop 820 Exposure** — Prominent building signage available with great visibility to two of Fort Worth's major highway corridors.
- **Significant Value-Add / Lease-Up Opportunity** — Currently 7.8% occupied (3,613 SF leased) with $\pm$ 42,260 SF available (spaces from 1,202 SF; 16,004 SF max contiguous), offering substantial upside through lease-up at market rents.
- **Full Floors Available** — The 2nd and 3rd floors ($\pm$ 17,407 SF each) are available in their entirety, accommodating full-floor users or single-tenant headquarters requirements.
- **Abundant Surface Parking** — 180 surface spaces at a ratio of 3.92/1,000 SF — exceptionally car-friendly location (CoStar Car Friendly score: 100).
- **Low Occupancy Costs** — Property taxes of only \$0.72/SF (2025) support competitive full-service occupancy costs for prospective tenants.



Location Synergy



Site Aerial



An aerial photograph of an industrial park with various warehouse-like buildings, parking lots, and a highway interchange in the background. A large, semi-transparent number '02' is centered over the image.

02

Financial Analysis

Profit & Loss Statement

CASH FLOW	2026 Budget	PSF	Proforma	PSF
POTENTIAL GROSS REVENUE				
Rental Income	\$62,765.92		\$435,793.50	
Total Rental Revenue	\$62,765.92	\$1.37	\$435,793.50	\$9.50
EFFECTIVE GROSS REVENUE	\$62,765.92	\$1.37	\$435,793.50	\$9.50
OPERATING EXPENSES				
Repairs & Maintenance				
Repair & Maintenance	\$1,268.54		\$7,266.98	
Elevator	\$1,005.65		\$5,761.00	
Janitorial	\$10,887.10		\$36,627.61	
Total Repairs & Maintenance	\$13,161.29	\$0.29	\$49,655.59	\$1.08
Grounds				
Landscape	\$2,784.92		\$3,311.68	
Total Grounds	\$2,784.92	\$0.06	\$3,311.68	\$0.07
Utilities				
Utilities	\$57,198.99		\$111,293.52	
Total Utilities	\$57,198.99	\$1.25	\$111,293.52	\$2.43
Insurance				
Insurance	\$22,387.05		\$22,387.05	
Total Insurance	\$22,387.05	\$0.49	\$22,387.05	\$0.49
Real Estate Taxes				
Real Estate Taxes	\$33,821.29		\$33,821.29	
Total Real Estate Taxes	\$33,821.29	\$0.74	\$33,821.29	\$0.74
Total Operating Expenses	\$129,353.54	\$2.82	\$220,469.13	\$4.81
Net Operating Income	(\$66,587.62)	(\$1.45)	\$215,324.37	\$4.69

Building 7.9% leased (3,613 SF occupied) — 2026 budget reflects lease-up-stage occupancy; Proforma reflects stabilized occupancy per inputs below.

An aerial photograph of an industrial and commercial area, overlaid with a semi-transparent red filter. The image shows a large parking lot in the foreground, a multi-story building in the center, and several large industrial buildings and warehouses in the background. A highway with multiple lanes is visible on the left side. The number '03' is prominently displayed in the center of the image, rendered in a large, white, serif font with a slight shadow effect.

03

Location Overview

Fort Worth

Fort Worth is the 12th-largest city in the United States, known for Texas hospitality and a dozen remarkable districts full of culture and fun. The historic western Stockyards featuring the world's only twice-daily cattle drive, Billy Bob's Texas, the world's largest honky-tonk and the new Mule Alley. A connected downtown with the 37-block Sundance Square entertainment district. The stunning museums of the Cultural District, the Botanic Garden and nearby Fort Worth Zoo.



908,469
POPULATION



\$212,300
MEDIAN HOME PRICE



\$67,927
MEDIAN INCOME

Location Snapshot

Business Initiatives



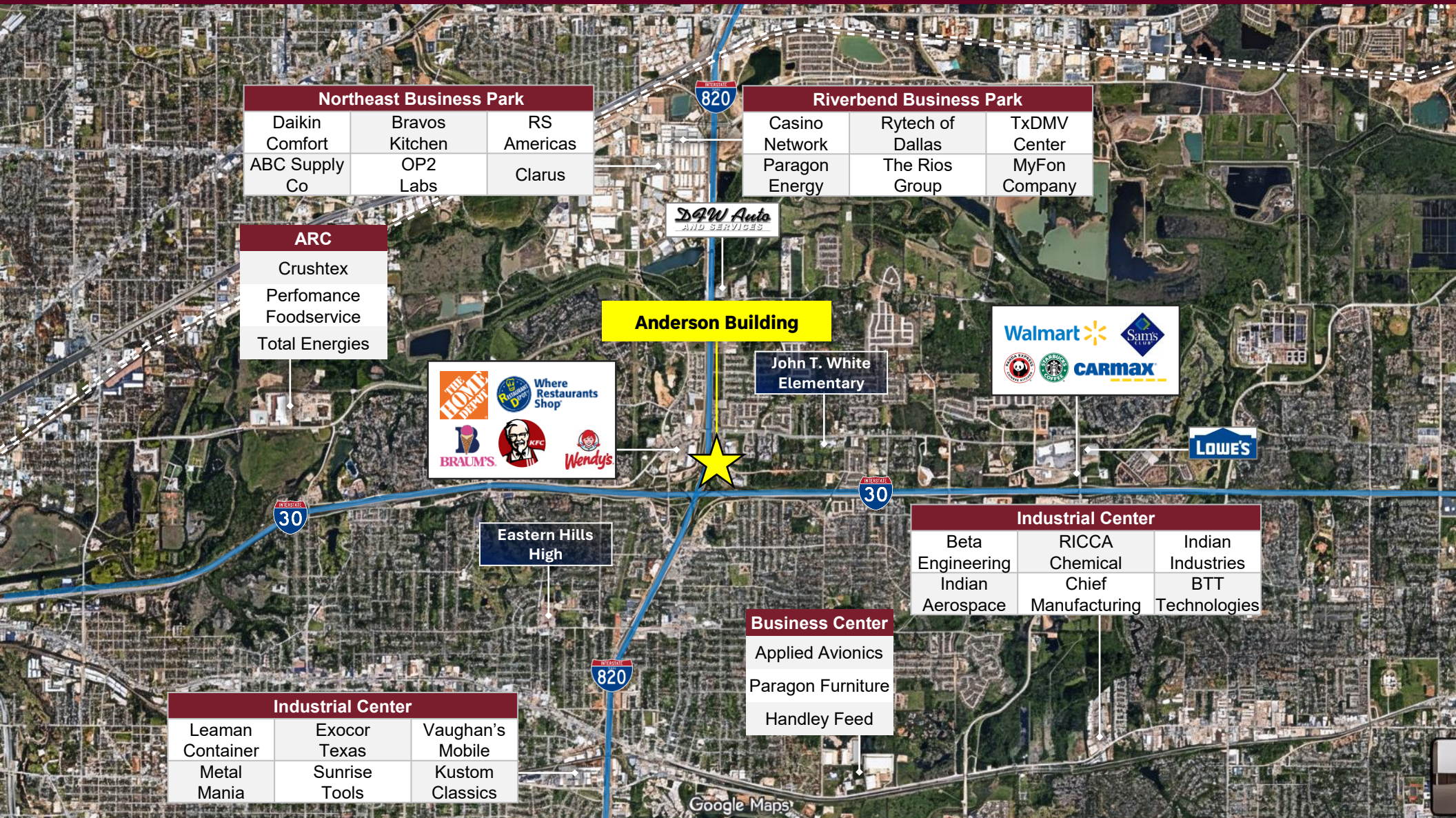
Fort Worth has established sectors dominating our local landscape that we continue to build and connect to future opportunities, including transportation and warehousing, manufacturing, healthcare, oil and gas, and hospitality and tourism. Growth initiatives include life sciences, professional services, geotechnical engineering, aerospace manufacturing and design, and financial services.

Economic Sectors

Fort Worth's economy encompasses a wide range of industries, including aviation and aerospace, manufacturing, healthcare, energy, logistics, and financial services. The city is home to major corporations and industries that drive its economic growth. It is known for hosting the headquarters of several major companies, such as American Airlines, Lockheed Martin, and BNSF Railway, contributing significantly to the city's employment and economy.



Market Aerial



Northeast Business Park

Daikin Comfort	Bravos Kitchen	RS Americas
ABC Supply Co	OP2 Labs	Clarus

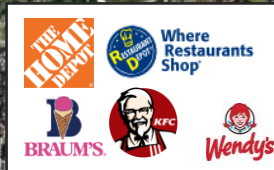
Riverbend Business Park

Casino Network	Rytech of Dallas	TxDMV Center
Paragon Energy	The Rios Group	MyFon Company

ARC

Crushtex
Performance Foodservice
Total Energies

Anderson Building



John T. White Elementary



Lowe's

Industrial Center

Beta Engineering	RICCA Chemical	Indian Industries
Indian Aerospace	Chief Manufacturing	BTT Technologies

Business Center

Applied Avionics
Paragon Furniture
Handley Feed

Industrial Center

Leaman Container	Exocor Texas	Vaughan's Mobile
Metal Mania	Sunrise Tools	Kustom Classics

Fortune 500

DALLAS – FORT WORTH

MCKESSON

D·R·HORTON
America's Builder

Tenet
Health

ENERGY TRANSFER

American Airlines
Group

TEXAS
INSTRUMENTS

AT&T

CATERPILLAR

Builders
FirstSource

***Kimberly-Clark**

Southwest

FLUOR

Economic Development

30

Fortune 500
Companies

39

Fortune 1000
Companies

35M

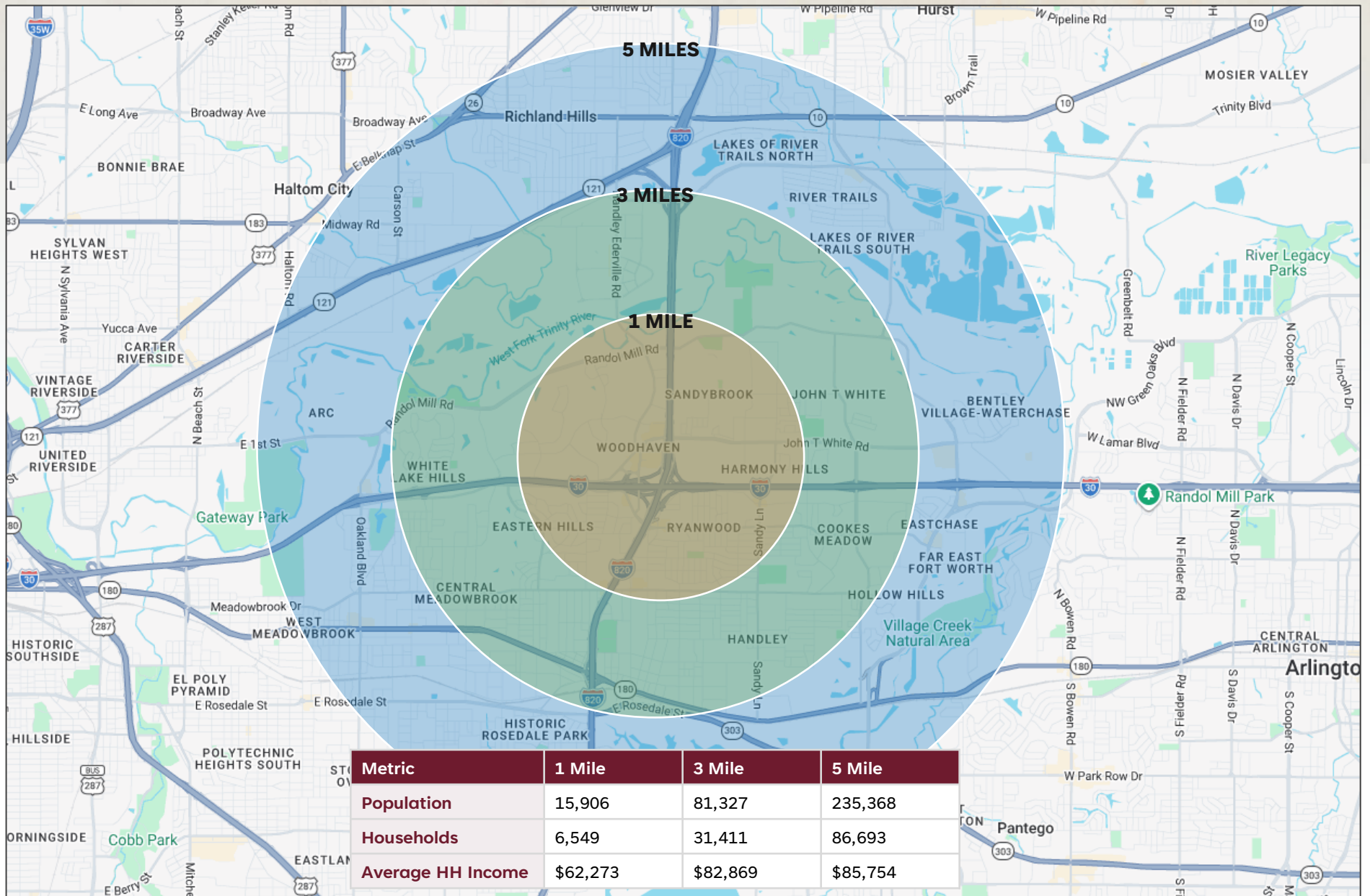
SF of Class A Office
Space

The Dallas/Fort Worth Metroplex is home to over 20 corporate headquarters, making it one of the largest corporate headquarters concentration in the United States. This also has resulted in the growth of Dallas/Fort Worth International Airport, home to American Airlines, the second largest airline in the world, largest in the U.S. and the rapid population growth of the metropolitan area, the fourth largest in the United States. In recent years, the metroplex has also attracted many other large companies such as Toyota, State Farm, JPMorgan Chase and Core-Mark.

AREA SNAPSHOT

Fort Worth is the 13th largest city in the nation, with a high median household income and an unemployment rate well below the national average. Fort Worth is within a four-hour flight of all major U.S. destinations, in addition to direct service to hundreds of international cities. With a 12 percent lower cost of doing business than the national average, a low cost of real estate, pro-business government and an abundance of open land to develop, it's no surprise that major companies continue to flock to this region

Demographics



Downtown Fort Worth

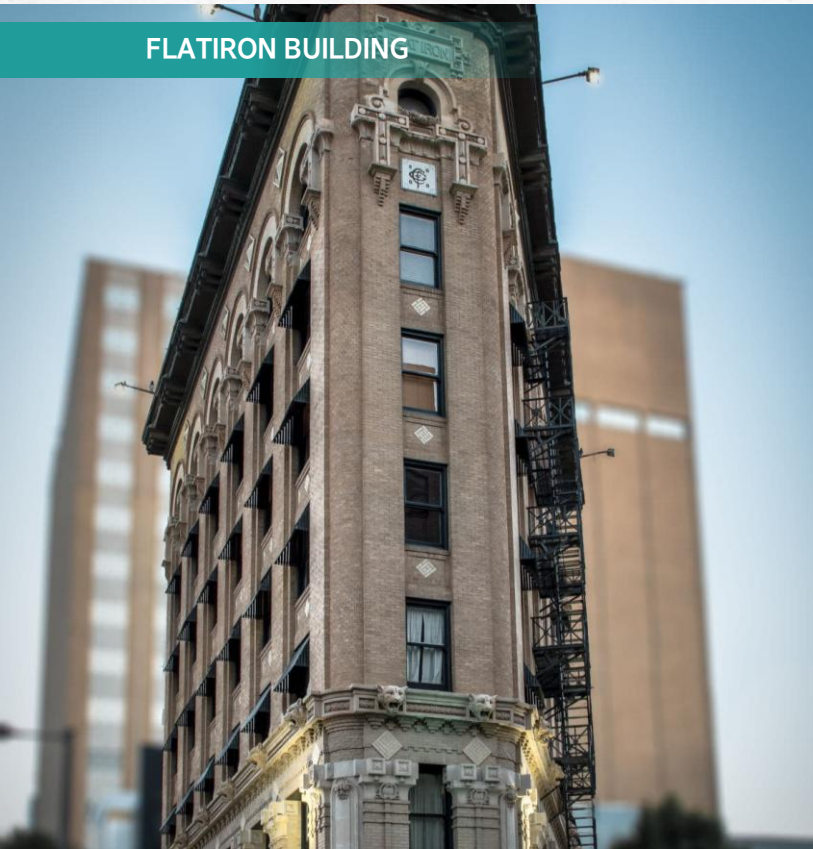
BASS PERFORMANCE HALL



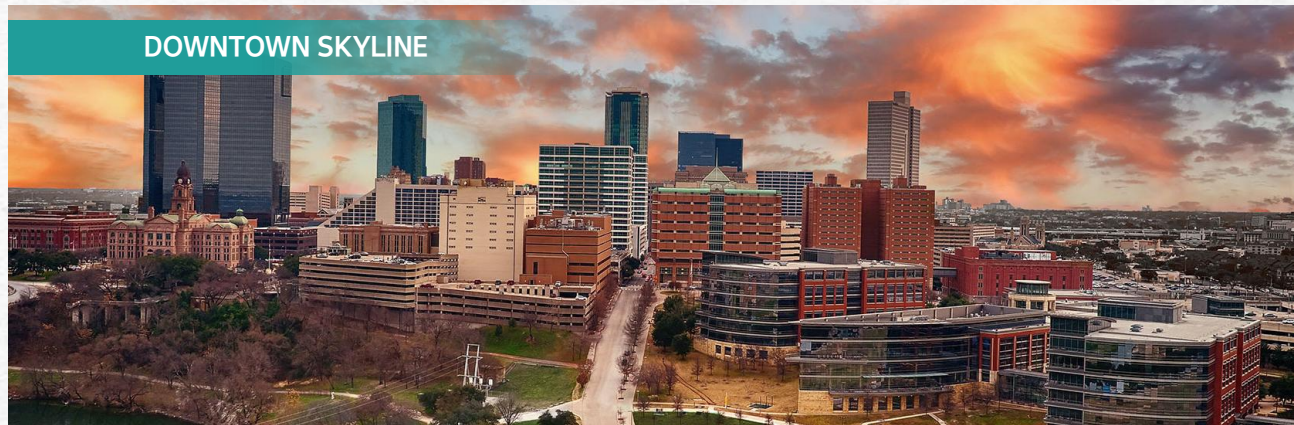
SUNDANCE SQUARE



FLATIRON BUILDING



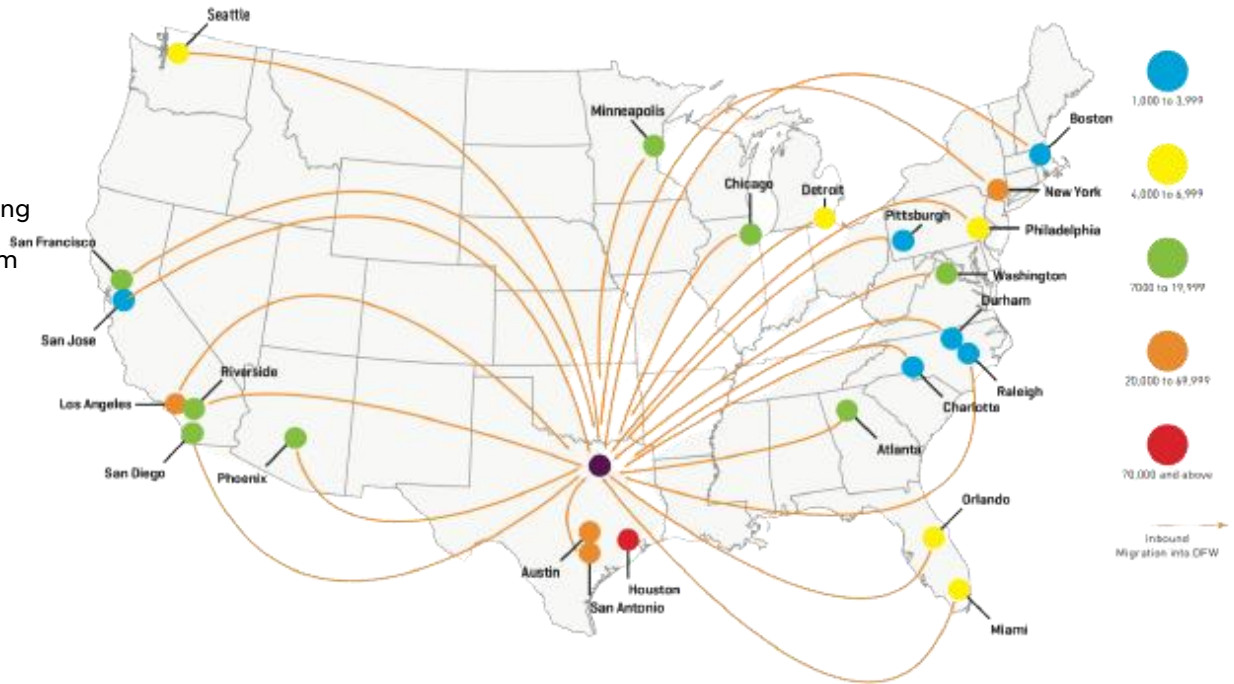
DOWNTOWN SKYLINE



Migration Pattern

FORT WORTH ECONOMIC DEVELOPMENT

AREA SNAPSHOT: Fort Worth is in the middle of an exciting time as the sixth-fastest growing city in the country – from forging new frontiers in medical innovation and entrepreneurship to advances in aerospace and transportation. And we're poised to help people and businesses relocating here stake their claim of all the incredible opportunity with a wide range of resources available throughout the region.



#1

IN THE NATION IN
WIND GENERATED
ELECTRICITY

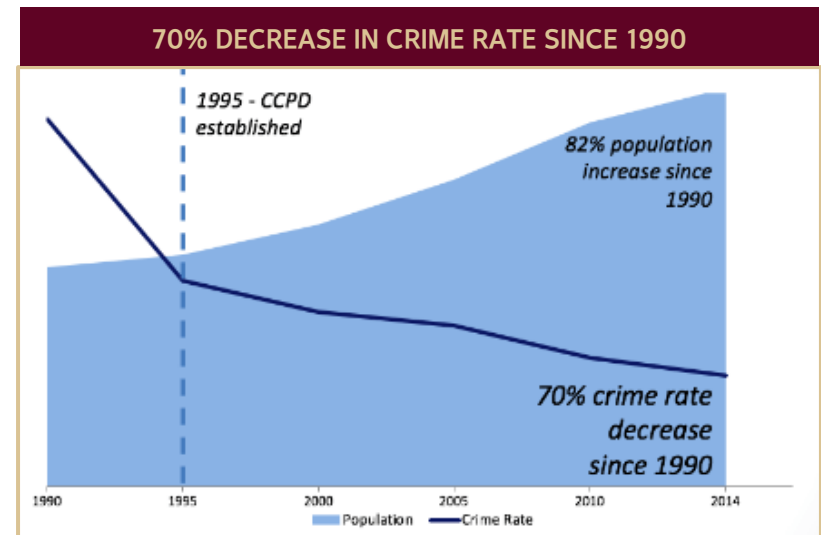
#2

FASTEST GROWING
CITY FOR CREATIVE
WORKERS

#4

MOST PROSPEROUS
CITY IN U.S. AMONG
LARGE CITIES

The breadth of opportunities, talent pool, connectivity, and resources that Fort Worth offers helps businesses compete in the local and global marketplace. Organizations know that attracting and retaining quality talent is not an easy challenge. Combined with a pro-business environment, high quality of life, and strong economy, Fort Worth is the perfect location that gives companies a real competitive advantage.



Industries

Home to an Impressive Array of
Businesses Segments

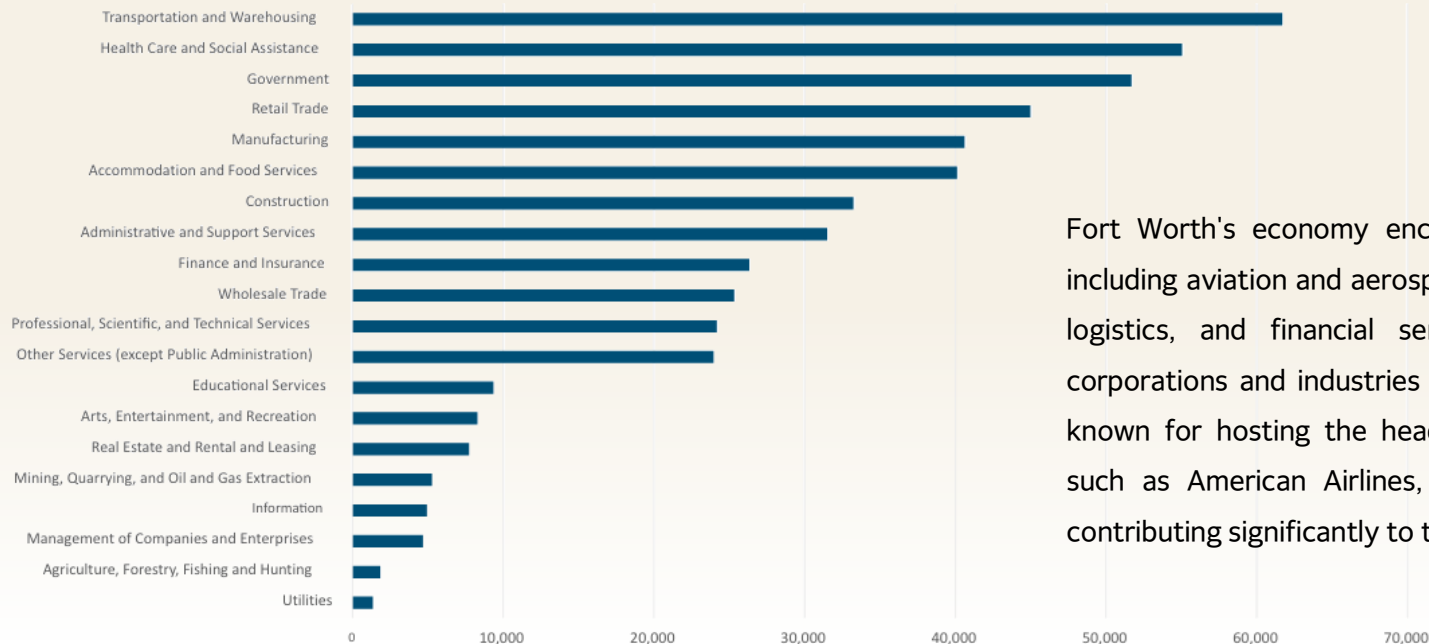
Fort Worth has established sectors dominating our local landscape that we continue to build and connect to future opportunities, including transportation and warehousing, manufacturing, healthcare, oil and gas, and hospitality and tourism. In order to position the city for a higher level of economic prosperity, emerging opportunities for new investment and job growth have been identified, such as transportation innovation, life sciences, professional services, geotechnical engineering, aerospace manufacturing and design, and financial services.

Buxton®

CenturyLink™

Simplifi

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