

NEAR SOUTHSIDE MERCANTILE

FORT WORTH, TX



1217-1219 8TH AVE
FORT WORTH, TX 76104

CBRE

ALSO AVAILABLE: HOTEL REVEL

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OFFERING MEMORANDUM](#)

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NEAR SOUTHSIDE MERCANTILE FORT WORTH, TX



The Offering

Price: UNPRICED

Cap Rate: MARKET

NET OPERATING INCOME \$802,220

YEAR BUILT 2017

GROSS LEASABLE AREA 21,883 SF

LOT SIZE 1.13 ACRES

OCCUPANCY 89%

AVERAGE TERM REMAINING 3.85 YEARS

AVERAGE RENT PSF \$29.37



Investment Highlights



Institutional Quality Urban Retail Asset – Newly constructed in 2017, Near Southside Mercantile is a 21,883 SF, modern multi tenant retail center situated on 1.13 acres in one of Fort Worth’s most vibrant and walkable submarkets



Prime Near Southside Location – Located along 8th Avenue in the heart of Fort Worth’s Near Southside district, the property benefits from strong surrounding residential density, proximity to downtown, Texas Health Resources, and major employment and entertainment nodes



High Occupancy with Durable Cash Flow – The property is 89% occupied with \$802,220 of in place NOI and a 3.85 year weighted average lease term remaining, providing immediate income with limited near term rollover risk



NNN Expense Structure – Tenants reimburse their pro rata share of operating expenses, providing a low management, expense protected income stream



Diversified, Service Oriented Tenant Mix – The center is anchored by a strong lineup of restaurant, fitness, office, and service users, including Cheba Hut, Wabi House, Hill & Wilkinson, Vonte’s Philly Cheesesteaks, Soul Sweat, and Atomic Wings, driving consistent daily traffic and insulation from e-commerce disruption



Densely Developed Residential Market with Ideal Consumer Demographics – There are over 514,466 residents within a 7-mile radius of the property with an average household income of \$91,488



Immediate Value Add Through Lease Up – One 2,391 SF (10.93% of GLA) space is currently available, offering investors the opportunity to immediately increase GPR by \$100,000+






Texas has NO State Income Tax – Texas is the World’s 9th Largest Economy, has been the #1 State for Export Trade for 19 consecutive years, and is currently the #1 State for Job Creation, Population Growth, and Corporate Expansions/Relocations

Tenant Roster

Tenant	SF	% of Center	Lease Execution	Lease Expiration	Annual Rent	Rent PSF
Available	2,391 SF	10.93%	-	-	-	-
Cheba Hut	2,281 SF	10.42%	Feb-2022	Jan-2032	\$102,691	\$45.02
Atomic Wings	1,821 SF	8.32%	Jun-2026	May-2036	\$75,481	\$41.45
Soul Sweat	5,320 SF	24.31%	Aug-2018	Jul-2028	\$123,424	\$23.20
Wabi House	2,950 SF	13.48%	Sep-2018	Aug-2028	\$82,217	\$27.87
Hill & Wilkinson General Contractors	5,300 SF	24.22%	Jun-2025	Sep-2030	\$124,947	\$23.57
Vonte's Philly Cheesesteaks	1,820 SF	8.32%	Jul-2026	Jun-2031	\$63,700	\$35.00
Totals:	21,883 SF	100%			\$572,460	\$29.37

Site Plan



Available	-	2,391 SF	1st Floor
	-	2,281 SF	1st Floor
	-	5,320 SF	2nd Floor
	-	5,300 SF	3rd Floor

	-	1,821 SF	1st Floor
Vonte's Philly Cheesesteaks	-	1,820 SF	1st Floor
	-	2,950 SF	2nd Floor

W MAGNOLIA AVE - 6,751 VPD

8TH AVE - 26,637 VPD



Surrounding Area



165,647 VPD



DOWNTOWN FORT WORTH

TRIMBLE TECHNICAL HIGH SCHOOL
1700+ STUDENTS



HOTEL REVEL

THE MONARCH MEDICAL DISTRICT APARTMENTS
327 UNITS



W ROSEDALE ST - 37,880 VPD



Site

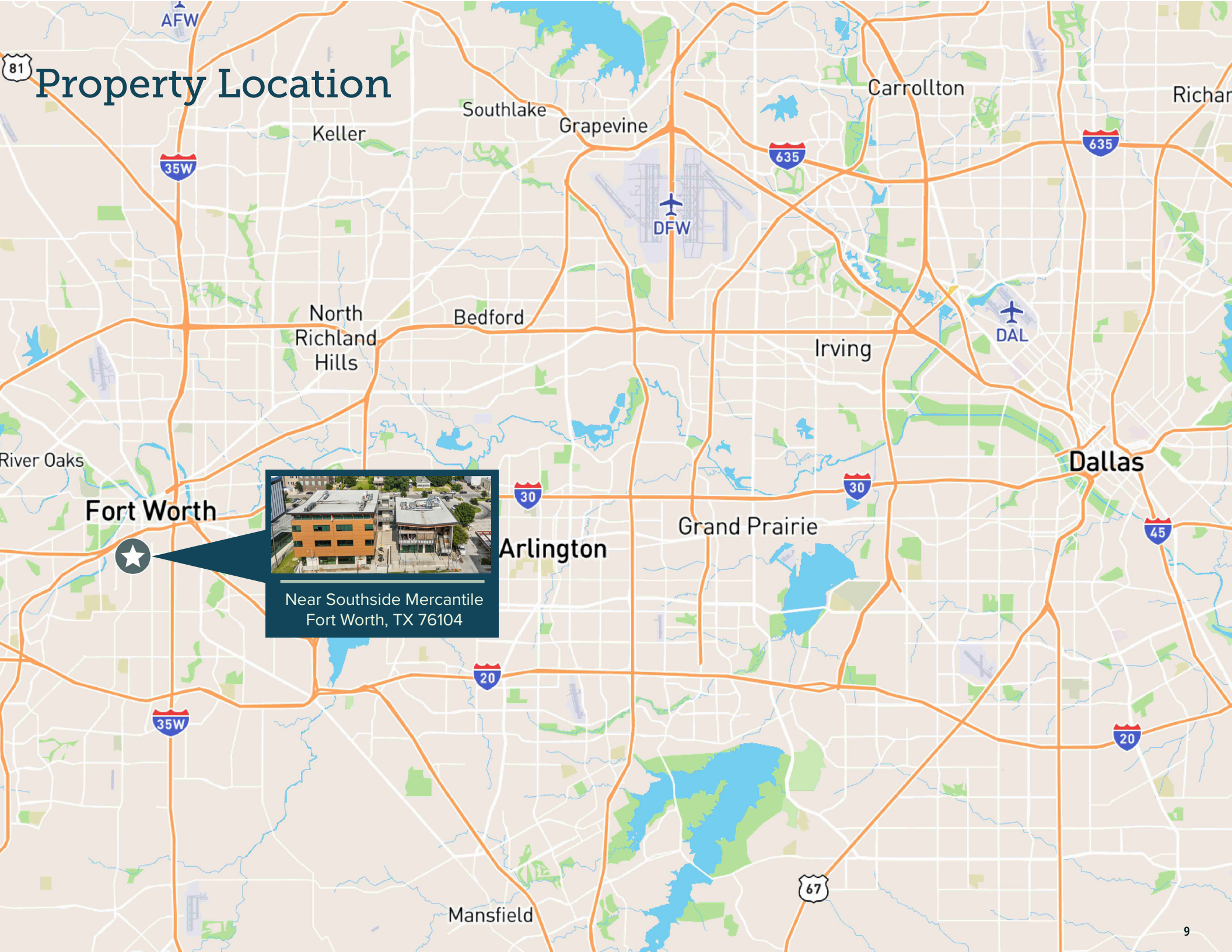
AVAILABLE
2,391 SF



8TH AVE - 26,637 VPD

Site

Property Location



Near Southside Mercantile
Fort Worth, TX 76104

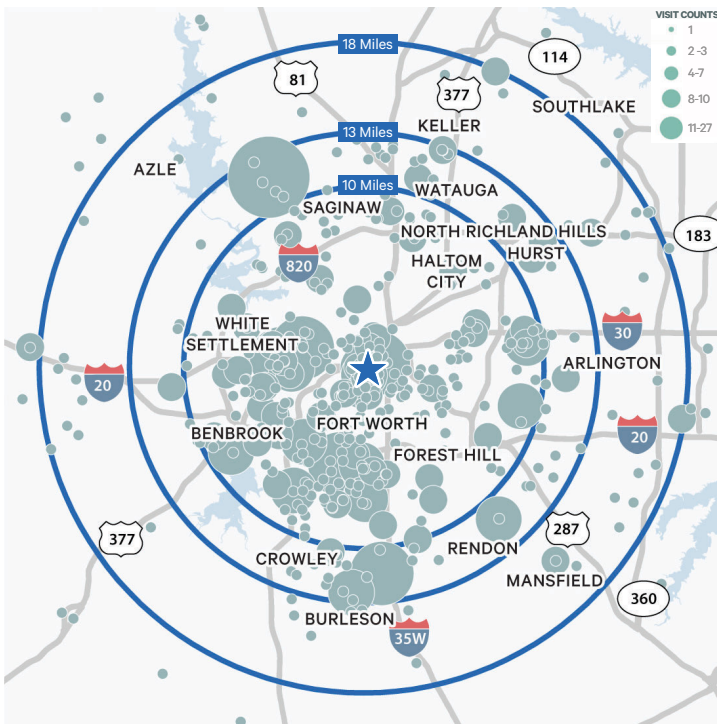
Near Southside Mercantile | Mass Mobile Data

1217-1219 8th Ave Fort Worth, TX 76104

Study Period: March 2025 to March 2026

Massive Mobile Data – Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Mobile data is the most trusted solution for strategic marketplace analysis.

Common Evening Radius



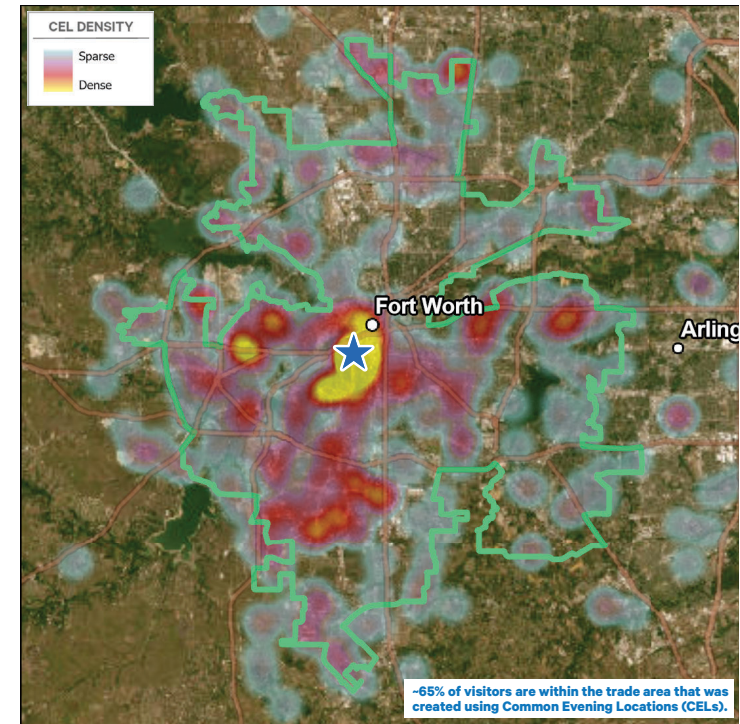
Trade Area Demographics

Total Population	Average Household Income
1,002,330	\$99,025
Total Households	2025 Retail Trade Sales SIC
372,043	\$16 Billion
Educational Attainment	Median Age
8% Associates 20% Bachelors 1% Graduate	35

Site Demographics

Top Tapestry Segment	Visitor Frequency
8% E6 Family Bonds	Return 38% One-Time 62%

Trade Area

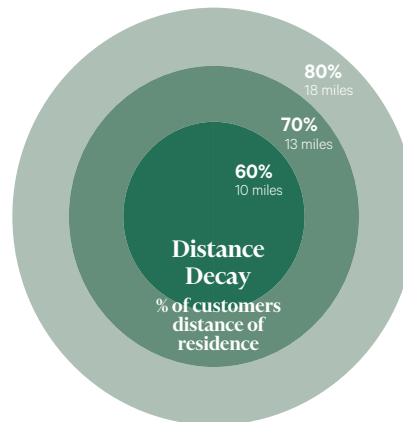


Percent Daytime Locations

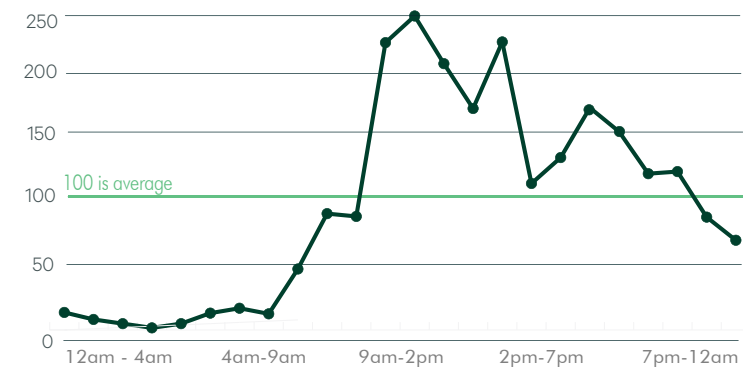
Fort Worth	59%
Arlington	4%
Dallas	3%
Weatherford	3%

Percent Evening Locations

Fort Worth	55%
Arlington	4%
Weatherford	3%
Dallas	3%



Traffic By Hour



Summary of Financial Assumptions

GLOBAL		VACANT SPACE LEASING		SECOND GENERATION LEASING	
Analysis Period		Occupancy and Absorption		Retention Ratio	
Commencement Date	October 1, 2026	Vacant as of 10/1/26	2,391 SF		<u>Shop</u> 75%
End Date	September 30, 2036	Percentage Vacant at 10/1/26	10.93%	Financial Terms	
Term	10 Years	Absorption Period	12 Month(s)	2026 Annual Market Rent	\$25.00-\$45.00
Area Measures (NRSF)		Absorption Period Start Date	October 1, 2026	Rent Adjustment	None
Rentable Square Feet	21,883 SF	First Absorption Occurs On	October 1, 2027	Lease Term	5 Years
		Last Absorption Occurs On	October 1, 2027	Expense Recovery Type	NNN
Growth Rates		Financial Terms & Tenancing Costs		Tenancing Costs	
Consumer Price Index (CPI)	3.00%			Tenant Improvements (\$/NRSF)	
Other Revenue	3.00%	2026 Annual Market Rent	\$45.00 PSF	New	\$25.00 PSF
Operating Expenses	3.00%	Rent Adjustment	None	Renewal	\$0.00 PSF
Real Estate Taxes	3.00%	Lease Term	5 Years	Weighted Average	\$6.25 PSF
Market Rent		Expense Recovery Type	NNN	Leasing Commissions (Base Rent Only)	
CY 2027 -	3.00%	Tenant Improvements (\$/NRSF)	\$25.00 PSF	New	6.00%
CY 2028 -	3.00%	Commissions	6.00%	Renewal	2.00%
CY 2029 -	3.00%	MISCELLANEOUS REVENUES & EXPENSES [2]		Weighted Average	3.00%
CY 2030 -	3.00%	Operating Expense Source		Downtime	
CY 2031 -	3.00%	2025 Actuals Grown 3%		New	9 Month(s)
CY 2032 -	3.00%	Management Fee (% of EGR)		Weighted Average	2 Month(s)
CY 2033 -	3.00%	4.00%			
CY 2034 -	3.00%	Real Estate Taxes Reassessed		No	
CY 2035 -	3.00%				
CY 2036+ -	3.00%				
General Vacancy Loss	None [1]				
Capital Reserves (CY 2026 Value)	\$0.15 PSF				

Notes:

All market rates are stated on a calendar-year basis.

[1] General Vacancy Loss factor includes losses attributable to projected lease-up or rollover downtime.

All tenants are subject to this loss factor.

[2] Miscellaneous Revenue:

a) Analysis assumes \$144,634 /Yr for percentage rent revenue from Wabi House, assumed to remain flat through the hold. Percentage Rent is calculated by annualizing the average monthly sales of 01/24-02/24, 01/25-12/25, and 01/26-04/26.

b) Analysis includes \$139,738 /Yr for parking rent revenue per the 2025 Actuals, assumed to remain flat through the hold.

Operating Expenses:

a) Operating expenses for CY2026 are based on the 2025 Actuals grown 3%.

b) Real estate taxes for CY2026 are based on the total 2026 assessed value of \$11,525,910 and tax rate of 2.189080%, as indicated on Tarrant CAD. Taxes are assumed to grow 3% annually beginning CY2027.

c) Analysis does not factor in the Texas Margin Tax and assumes a buyer will consult with their tax advisor to evaluate their exposure to this expense.

d) Expense reimbursement calculations are based on the CY2025 operating expense reconciliation, lease review, and Q&A with ownership.

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Cash Flow Projections

Fiscal Year Ending - September 30	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Physical Occupancy	89.07%	94.82%	98.88%	100.00%	94.58%	98.26%	98.18%	93.70%	100.00%	93.88%	97.57%
Overall Economic Occupancy [1]	92.08%	97.93%	99.57%	100.00%	97.60%	98.72%	98.69%	97.44%	100.00%	96.83%	98.29%
Operating Expense Reimbursement %	87.74%	93.40%	97.95%	99.13%	94.72%	98.27%	98.24%	93.96%	100.00%	93.97%	97.59%
Weighted Average Market Rent	\$32.48	\$33.46	\$34.46	\$35.49	\$36.56	\$37.65	\$38.78	\$39.95	\$41.15	\$42.38	\$43.65
Weighted Average In Place Rent [2]	\$29.57	\$32.48	\$32.97	\$33.37	\$34.56	\$34.42	\$35.38	\$37.91	\$37.64	\$38.96	\$40.32
Total Operating Expenses PSF Per Year	\$21.81	\$22.65	\$23.39	\$24.08	\$24.67	\$25.44	\$26.18	\$26.89	\$27.80	\$28.45	\$29.40
Lease SF Expiring (Initial Term Only)	0	8,270	0	5,300	1,820	2,281	0	0	0	1,821	0
Lease SF Expiring (Cumulative %)	0.00%	37.79%	37.79%	62.01%	70.33%	80.75%	80.75%	80.75%	80.75%	89.07%	89.07%

	[3] FY 2027 \$/SF/YR											
REVENUES												
Scheduled Base Rent												
Shop Potential Base Rent	31.37	686,381	704,107	719,867	730,166	752,393	760,643	781,619	819,762	823,742	855,227	891,599
Shop Absorption & Turnover	(5.03)	(110,016)	(30,037)	(6,520)	0	(37,163)	(20,427)	(21,412)	(42,379)	0	(54,734)	(30,815)
Total Scheduled Base Rent	26.34	576,365	674,071	713,347	730,166	715,230	740,215	760,206	777,383	823,742	800,493	860,785
CAM Reimbursement	3.79	82,949	90,877	99,022	103,357	102,729	109,829	113,088	111,288	122,151	118,138	126,443
MGT Reimbursement	1.93	42,148	50,285	56,579	58,894	57,566	61,881	63,256	61,306	68,657	63,146	69,342
INS Reimbursement	2.91	63,775	69,901	75,123	78,237	76,277	81,549	83,969	82,632	90,698	87,718	93,885
RET Reimbursement	10.50	229,800	251,876	270,693	281,912	274,851	293,846	302,566	297,748	326,813	316,076	338,298
Percentage Rent Revenue	6.61	144,634	144,634	144,634	144,634	144,634	144,634	144,634	144,634	144,634	144,634	144,634
Parking Rent Revenue	6.39	139,738	139,738	139,738	139,738	139,738	139,738	139,738	139,738	139,738	139,738	139,738
TOTAL GROSS REVENUE	58.47	1,279,409	1,421,381	1,499,137	1,536,936	1,511,026	1,571,692	1,607,457	1,614,728	1,716,432	1,669,942	1,773,125
General Vacancy Loss	0.00	0	0	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS REVENUE	58.47	1,279,409	1,421,381	1,499,137	1,536,936	1,511,026	1,571,692	1,607,457	1,614,728	1,716,432	1,669,942	1,773,125
OPERATING EXPENSES												
Common Area Maintenance	(4.41)	(96,427)	(99,320)	(102,299)	(105,368)	(108,529)	(111,785)	(115,139)	(118,593)	(122,151)	(125,815)	(129,590)
Management Fee	(2.34)	(51,176)	(56,855)	(59,965)	(61,477)	(60,441)	(62,868)	(64,298)	(64,589)	(68,657)	(66,798)	(70,925)
Insurance	(3.27)	(71,597)	(73,745)	(75,958)	(78,237)	(80,584)	(83,001)	(85,491)	(88,056)	(90,698)	(93,418)	(96,221)
Real Estate Taxes	(11.79)	(257,989)	(265,729)	(273,701)	(281,912)	(290,369)	(299,080)	(308,052)	(317,294)	(326,813)	(336,617)	(346,716)
TOTAL OPERATING EXPENSES	(21.81)	(477,190)	(495,649)	(511,923)	(526,994)	(539,923)	(556,734)	(572,981)	(588,532)	(608,318)	(622,649)	(643,451)
NET OPERATING INCOME	\$36.66	\$802,220	\$925,732	\$987,214	\$1,009,942	\$971,103	\$1,014,958	\$1,034,476	\$1,026,197	\$1,108,114	\$1,047,294	\$1,129,673
CAPITAL COSTS												
Tenant Improvements	0.00	0	(61,568)	(54,835)	0	(50,469)	(17,023)	(17,844)	(64,249)	0	(59,813)	(35,021)
Leasing Commissions	0.00	0	(33,247)	(32,901)	0	(33,446)	(18,385)	(19,271)	(38,550)	0	(43,229)	(34,154)
Capital Reserves	(0.15)	(3,356)	(3,457)	(3,561)	(3,668)	(3,778)	(3,891)	(4,008)	(4,128)	(4,252)	(4,379)	(4,511)
TOTAL CAPITAL COSTS	(0.15)	(3,356)	(98,272)	(91,297)	(3,668)	(87,693)	(39,298)	(41,122)	(106,927)	(4,252)	(107,421)	(73,685)
OPERATING CASH FLOW	\$36.51	\$798,863	\$827,460	\$895,917	\$1,006,274	\$883,410	\$975,660	\$993,354	\$919,270	\$1,103,862	\$939,873	\$1,055,988

[1] This figure takes into account vacancy/credit loss, absorption vacancy, turnover vacancy, and rent abatements.

[2] This figure does not include any amount related to expense reimbursements. Only Scheduled Base Rent and Fixed/CPI Increases are included in this calculation, which is based on the weighted-average physical occupancy during each fiscal year.

[3] Based on 21,883 square feet.

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In-Place NOI Summary

	<u>In-Place NOI</u> <u>Oct-26 to Sep-27</u>	<u>\$ PSF</u>
Size of Improvements		21,883 SF
REVENUES		
Scheduled Base Rent		
Gross Potential Rent	\$686,381	\$31.37
Absorption & Turnover Vacancy	<u>(110,016)</u>	<u>(5.03)</u>
Total Scheduled Base Rent	576,365	26.34
Expense Recoveries	418,673	19.13
Percentage Rent Revenue	144,634	6.61
Parking Rent Revenue	<u>139,738</u>	<u>6.39</u>
TOTAL GROSS REVENUE	1,279,409 [1]	58.47
General Vacancy Loss	<u>0</u>	<u>0.00</u>
EFFECTIVE GROSS REVENUE	1,279,409	58.47
OPERATING EXPENSES		
Common Area Maintenance	(96,427)	(4.41)
Management Fee	(51,176)	(2.34)
Insurance	(71,597)	(3.27)
Real Estate Taxes	<u>(257,989)</u>	<u>(11.79)</u>
TOTAL OPERATING EXPENSES	<u>(477,190)</u>	<u>(21.81)</u>
NET OPERATING INCOME	<u><u>\$802,220</u></u>	<u><u>\$36.66</u></u>
Physical Occupancy		89.07%
Economic Occupancy		92.08%

Notes:

[1] In-Place Net Operating Income is calculated using contractual rents and expense reimbursements from Oct-26 to Sep-27 (less a 0.00% General Vacancy Loss).

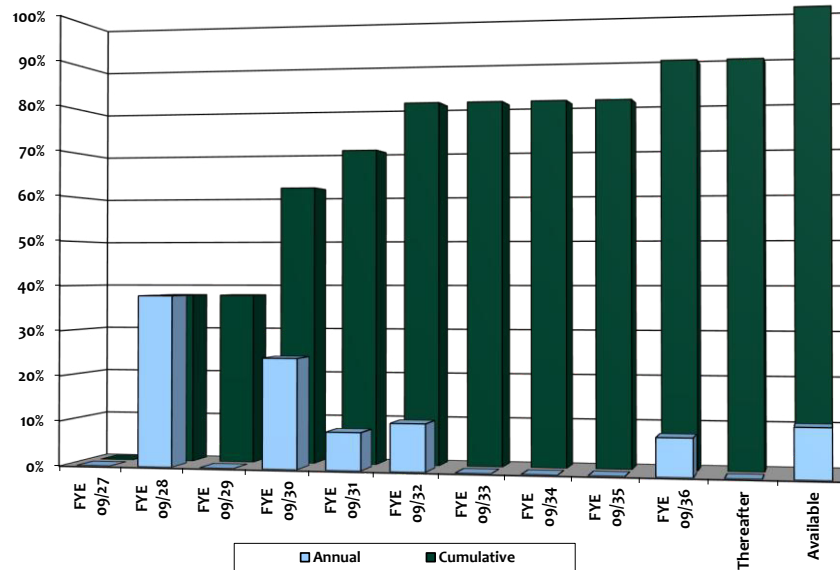
In-Place NOI does not include vacant lease-up revenue or downtime due to near-term expirations, but does include future rent increases for existing tenants.

Leases that are scheduled to expire within the first fiscal year of the analysis are assumed to continue in place at current rent.

Leases with renewal options that expire within the first fiscal year of the analysis are assumed to roll to the option rents with no downtime.

Existing Lease Expirations

Suite	Tenant	Lease Expiration	WALT	FYE 09/27	FYE 09/28	FYE 09/29	FYE 09/30	FYE 09/31	FYE 09/32	FYE 09/33	FYE 09/34	FYE 09/35	FYE 09/36	Thereafter	Available	
201	Soul Sweat	Jul-28	1.83		5,320											
227	Wabi House	Aug-28	1.92		2,950											
301	Hill & Wilkinson General Contractors	Sep-30	4.00				5,300									
700	Vonte's Philly Cheesesteaks	Jun-31	4.75					1,820								
115	Cheba Hut	Jan-32	5.33						2,281							
127	Atomic Wings	May-36	9.67										1,821			
Existing Lease WALT			3.85													
Total Available																2,391
Fiscal Year Totals:				0	8,270	0	5,300	1,820	2,281	0	0	0	1,821	0	2,391	
Percent:				0%	38%	0%	24%	8%	10%	0%	0%	0%	8%	0%	11%	
Count:				0	2	0	1	1	1	0	0	0	1	0	1	
Cumulative SF:				0	8,270	8,270	13,570	15,390	17,671	17,671	17,671	17,671	19,492	19,492	21,883	
Cumulative %:				0%	38%	38%	62%	70%	81%	81%	81%	81%	89%	89%	100%	



Summary of Lease Expirations					
Year	Suites	SF	Percent	Cumulative SF	Cumulative Percent
FYE 09/27	0	0	0%	0	0%
FYE 09/28	2	8,270	38%	8,270	38%
FYE 09/29	0	0	0%	8,270	38%
FYE 09/30	1	5,300	24%	13,570	62%
FYE 09/31	1	1,820	8%	15,390	70%
FYE 09/32	1	2,281	10%	17,671	81%
FYE 09/33	0	0	0%	17,671	81%
FYE 09/34	0	0	0%	17,671	81%
FYE 09/35	0	0	0%	17,671	81%
FYE 09/36	1	1,821	8%	19,492	89%
Thereafter	0	0	0%	19,492	89%
Available	1	2,391	11%	21,883	100%

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Rent Roll

Suite	Tenant Name	Square Feet	% of Property	Lease Term		Rental Rates				Recovery Type	Tenant Improvements	Leasing Commissions	Market Assumption / Market Rent	
				Begin	End	Begin	Monthly	Annually	PSF					
110	Available	2,391	10.93%	Oct-2027	Sep-2032	Oct-2027	\$9,235	\$110,823	\$46.35	-	NNN+MGT	\$25.75 \$61,568	\$13.91 \$33,247 6.00%	Market - 75.00% \$45.00 NNN (Shop)
115	Cheba Hut	2,281	10.42%	Feb-2022	Jan-2032	Current	\$8,558	\$102,691	\$45.02	-	NNN+MGT	-	-	Market - 75.00% \$45.00 NNN (Shop)
						Feb-2027	\$8,814	\$105,772	\$46.37	3.00%				
						Feb-2028	\$9,079	\$108,945	\$47.76	3.00%				
						Feb-2029	\$9,351	\$112,214	\$49.19	3.00%				
						Feb-2030	\$9,632	\$115,580	\$50.67	3.00%				
						Feb-2031	\$9,921	\$119,048	\$52.19	3.00%				
Notes: Renewal Option: Two 5 year renewal options @ FMV. Expense Cap: MGT not to exceed 5% of tenant's base rent (not modeled). Guarantor: Personal														
127	Atomic Wings	1,821	8.32%	Jun-2026	May-2036	Current	\$6,290	\$75,481	\$41.45	-	NNN+MGT	-	-	Market - 75.00% \$45.00 NNN (Shop)
						Jun-2027	\$6,447	\$77,368	\$42.49	2.50%				
						Jun-2028	\$6,609	\$79,302	\$43.55	2.50%				
						Jun-2029	\$6,774	\$81,285	\$44.64	2.50%				
						Jun-2030	\$6,943	\$83,317	\$45.75	2.50%				
						Jun-2031	\$7,117	\$85,400	\$46.90	2.50%				
						Jun-2032	\$7,295	\$87,535	\$48.07	2.50%				
						Jun-2033	\$7,477	\$89,723	\$49.27	2.50%				
						Jun-2034	\$7,664	\$91,964	\$50.50	2.50%				
						Jun-2035	\$7,855	\$94,265	\$51.77	2.50%				
Notes: Renewal Option: Two 5 year renewal options @ FMV. Guarantor: Personal														
201	Soul Sweat	5,320	24.31%	Aug-2018	Jul-2028	Current	\$10,285	\$123,424	\$23.20	-	NNN+MGT	-	-	Market - 75.00% \$25.00 NNN (Shop)
						Aug-2027	\$10,594	\$127,127	\$23.90	3.00%				
Notes: Guarantor: Personal														
227	Wabi House	2,950	13.48%	Sep-2018	Aug-2028	Current	\$6,851	\$82,217	\$27.87	-	NNN+MGT, 5%C (Various)	-	-	Market - 75.00% \$25.00 NNN (Shop)
						Sep-2027	\$7,058	\$84,695	\$28.71	3.01%				
Notes: Renewal Option: Two 5 year renewal options @ FMV, with base rent for the first year of option 1 not to exceed 115% of the immediately preceding rent, and base rent for every year in option 2 not to exceed 103% of the prior year's rent. Percentage Rent: % Rent @ 5% of gross sales over \$2,250,000, then % rent @ 6% of gross sales over \$3,000,000. Expense Cap: 5% cap on prior year CAM excluding UTIL, INS, and RET with an estimated CY2026 basis of \$3.44 PSF. Guarantor: Personal														
301	Hill & Wilkinson General Contractors	5,300	24.22%	Jun-2025	Sep-2030	Current	\$10,412	\$124,947	\$23.57	-	NNN+MGT, 5%C (Various)	-	-	Market - 75.00% \$25.00 NNN (Shop)
						Oct-2027	\$10,673	\$128,071	\$24.16	2.50%				
						Oct-2028	\$10,939	\$131,273	\$24.77	2.50%				
						Oct-2029	\$11,213	\$134,555	\$25.39	2.50%				
Notes: Expense Cap: 5% cap on prior year CAM excluding UTIL, INS, and RET with an estimated CY2026 basis of \$3.44 PSF.														

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Rent Roll

Suite	Tenant Name	Square Feet	% of Property	Lease Term		Begin	Rental Rates				Recovery Type	Tenant Improvements	Leasing Commissions	Market Assumption / Market Rent
				Begin	End		Monthly	Annually	PSF					
700	Vonte's Philly Cheesesteaks	1,820	8.32%	Jul-2026	Jun-2031	Current	\$5,308	\$63,700	\$35.00	-	NNN+MGT	-	-	Market - 75.00%
						Jul-2027	\$5,441	\$65,292	\$35.87	2.50%		-	-	\$35.00 NNN (Shop)
						Jul-2028	\$5,577	\$66,925	\$36.77	2.50%		-	-	
						Jul-2029	\$5,716	\$68,598	\$37.69	2.50%		-	-	
						Jul-2030	\$5,859	\$70,313	\$38.63	2.50%		-	-	

General Notes: Tenant expected to commence on 07/01/26, and it is further assumed seller pays all leasing costs.
 Renewal Option: One 5 year renewal option @ FMV.
 Termination Option: Termination option effective at any time during the 23rd month of the term.
 Guarantor: Personal

TOTALS / AVERAGES	<u>21,883</u>			<u>\$47,705</u>	<u>\$572,460</u>	<u>\$29.37</u>
OCCUPIED SqFt	19,492	89.1%				
VACANT SqFt	2,391	10.9%				
TOTAL SqFt	<u>21,883</u>	<u>100.0%</u>				
WEIGHTED-AVERAGE LEASE TERM REMAINING:		3.85 Years				
WEIGHTED-AVERAGE LEASE TERM LAPSED:		4.42 Years				
WEIGHTED-AVERAGE LEASE TERM FROM INCEPTION:		8.26 Years				

Demographics

	1 Mile	3 Miles	5 Miles	7 Miles
POPULATION				
2025 Population - Current Year Estimate	12,462	109,457	292,388	514,466
2030 Population - Current Year Estimate	13,231	114,261	299,982	520,756
2020-2025 Annual Population Growth Rate	3.62%	1.09%	0.66%	0.33%
2025-2030 Annual Population Growth Rate	1.20%	0.86%	0.51%	0.24%
HOUSEHOLDS				
2025 Households - Current Year Estimate	5,786	43,761	108,176	190,252
2030 Households - Current Year Estimate	6,302	47,175	113,799	196,651
2020-2025 Compound Annual Household Growth Rate	4.31%	1.88%	1.45%	0.96%
2025-2030 Annual Household Growth Rate	1.72%	1.51%	1.02%	0.66%
HOUSEHOLD INCOME				
2025 Average Household Income	\$123,709	\$106,905	\$98,781	\$91,488
2030 Average Household Income	\$132,011	\$114,680	\$108,021	\$100,548
TRAFFIC COUNTS				
	8TH AVE	W ROSEDALE ST		
Vehicles Per Day	26,637 VPD	37,880 VPD		



Dallas-Fort Worth Overview



Dallas-Fort Worth, the fourth-largest metropolitan area in the United States, offers unparalleled business advantages and an exceptional quality of life. Centrally located within the U.S., residents and businesses alike benefit from the great connectivity and easy accessibility to anywhere in the country. With a lower cost of living than most other major metros, the region has experienced population growth over 25% since 2010. The booming population, businesses, and real estate market in DFW sees no signs of slowing anytime soon. According to CBRE's 2024 U.S. Investor Intentions Survey, DFW was the most preferred real estate investment market for the third consecutive year, as well as the top market for total property returns. Retail specifically in the area is strong, with the industry reaching the highest occupancy levels on record at 95.2% in 2024.

Dallas-Fort Worth is one of the top regions in the nation for business, thanks to a low cost of living, no state corporate or income taxes, strong base of well educated and skilled employees, and robust access to both U.S. and international markets through its transportation network. The strength and diversity of the DFW economy is represented by the host of North American headquarters located in the area, including 24 Fortune 500 Companies and 49 Fortune 1000 Companies. Revenues earned by Fortune 500 companies located in DFW total \$1.4 trillion, second only to the New York metro area. Dallas Fort Worth has been an attractive destination for companies looking to relocate or expand and was the first among large metros to recover pandemic job losses, adding more jobs in the past 5 years than the next two metros combined. Over the past 10 years, DFW has gained a significant number of international investments as well, creating nearly 42,000 new jobs and a total capital expenditure of \$13.68 billion. In 2023, Financial Times ranked three DFW cities—Plano, Irving, and Dallas—among the top five best U.S. cities for foreign multinationals to do business. 18

Dallas-Fort Worth Overview

4TH LARGEST MSA

in United States

LARGEST MSA

in Texas

24

Fortune 500 Companies

49

Fortune 1000 Companies

\$600+ BILLION

GDP

OVER 8 MILLION RESIDENTS

10.5 Million Residents Estimated by 2040

#1 METRO

for Population Growth over the Past Decade (25%)

#1 REAL ESTATE

Investment Market

#1 LARGE METRO FOR JOB GROWTH

250,000+ jobs added per year

#1 STATE FOR DOING BUSINESS

for 19 Consecutive Years

#1 QUANTITY & QUALITY ENTREPRENEURSHIP

Among U.S. Metros

2ND BUSIEST AIRPORT

in the World (DFW International)

99.3 MILLION

Annual Passengers (DFW International & Dallas Love Field)

48.9 MILLION

Annual Visitors

Disclosure and Agreement

Affiliated Business Disclosure

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

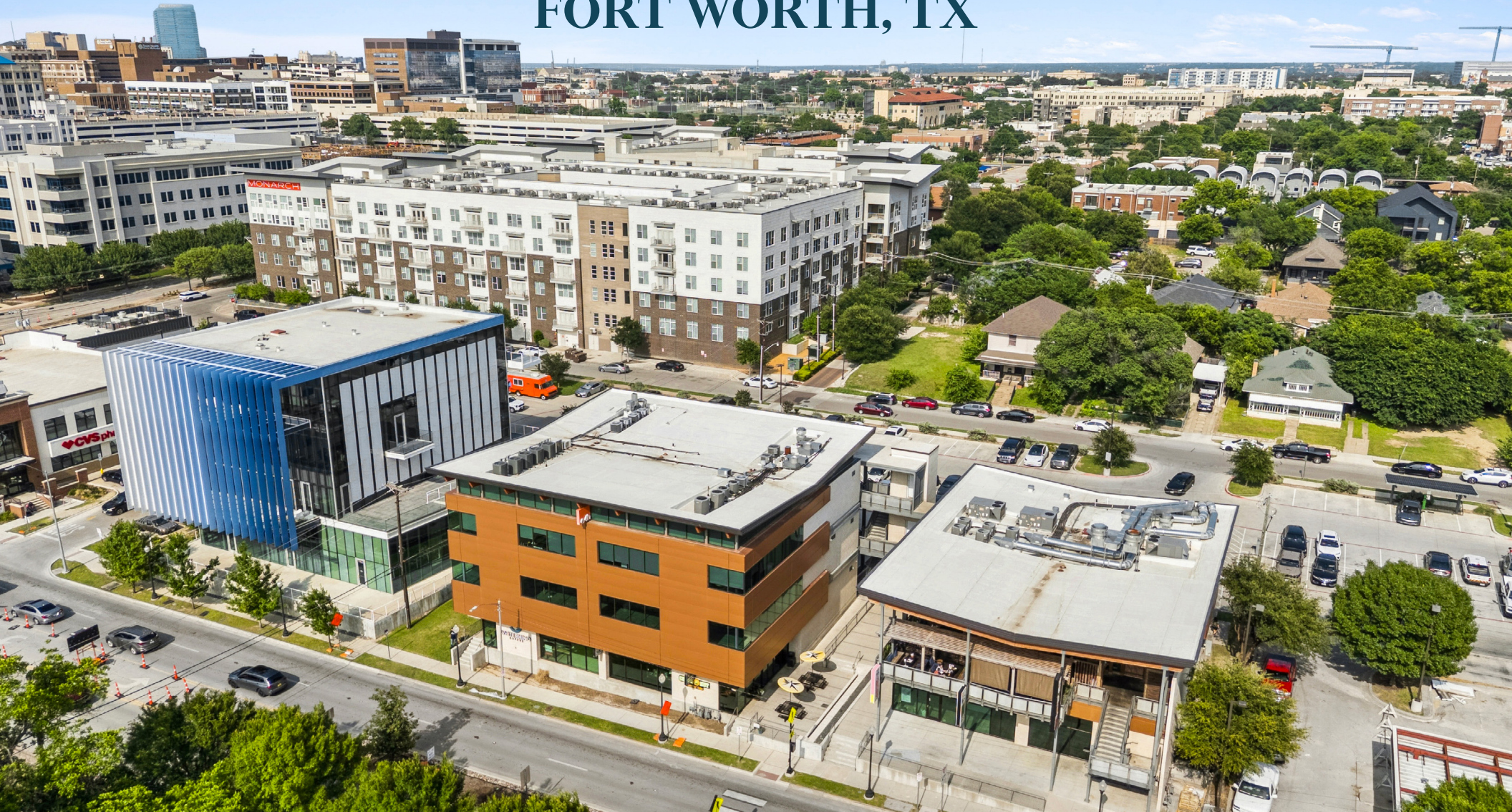
If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

NEAR SOUTHSIDE MERCANTILE FORT WORTH, TX



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