

OFFERING MEMORANDUM

1551 W BERRY STREET

Fort Worth, TX 76110



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EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

WNC Commercial is proud to present 1551 W Berry Street. Located approximately 1 mile away from prestigious TCU in a unique part of town bordering Ryan Place Addition residential community, this low-rise office offers 6,650 leasable square feet on 0.31 acres. Zoned BU SH 3, this exclusive office space varies 3 levels to put in a business, or even to be leased out as a co-op space. This can be a mega cash flow building for an owner-occupy business, or with upside to capitalize on the security for market rents, and receive a significant return on investment. Property is suitable for owner occupancy.

Location	1551 W Berry St, Fort Worth, TX 76110
Price	\$725,000
Available SF	6,650 SF
Availability	Call Agent
Zoning	BU-SH-3

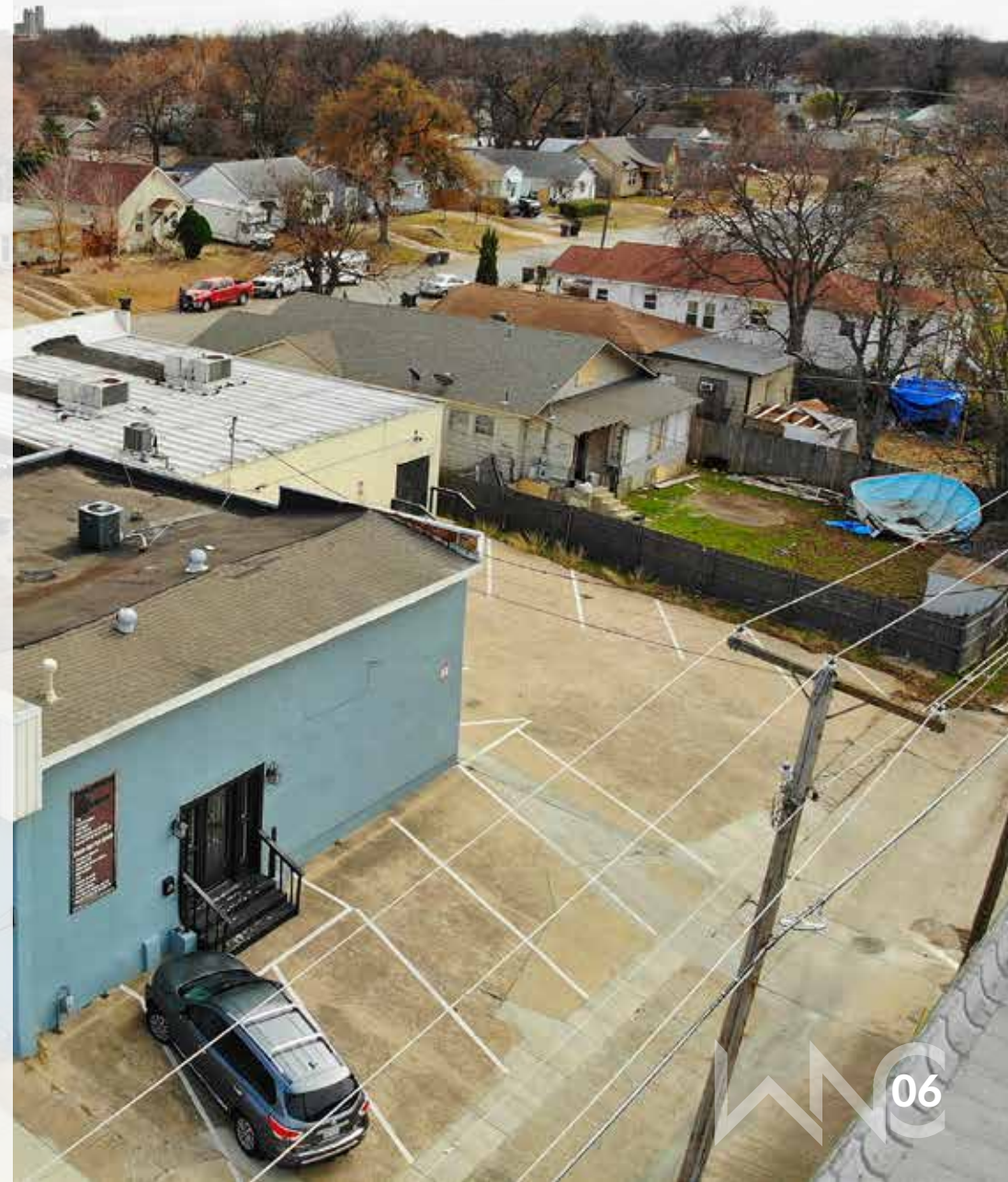


PROPERTY DETAILS



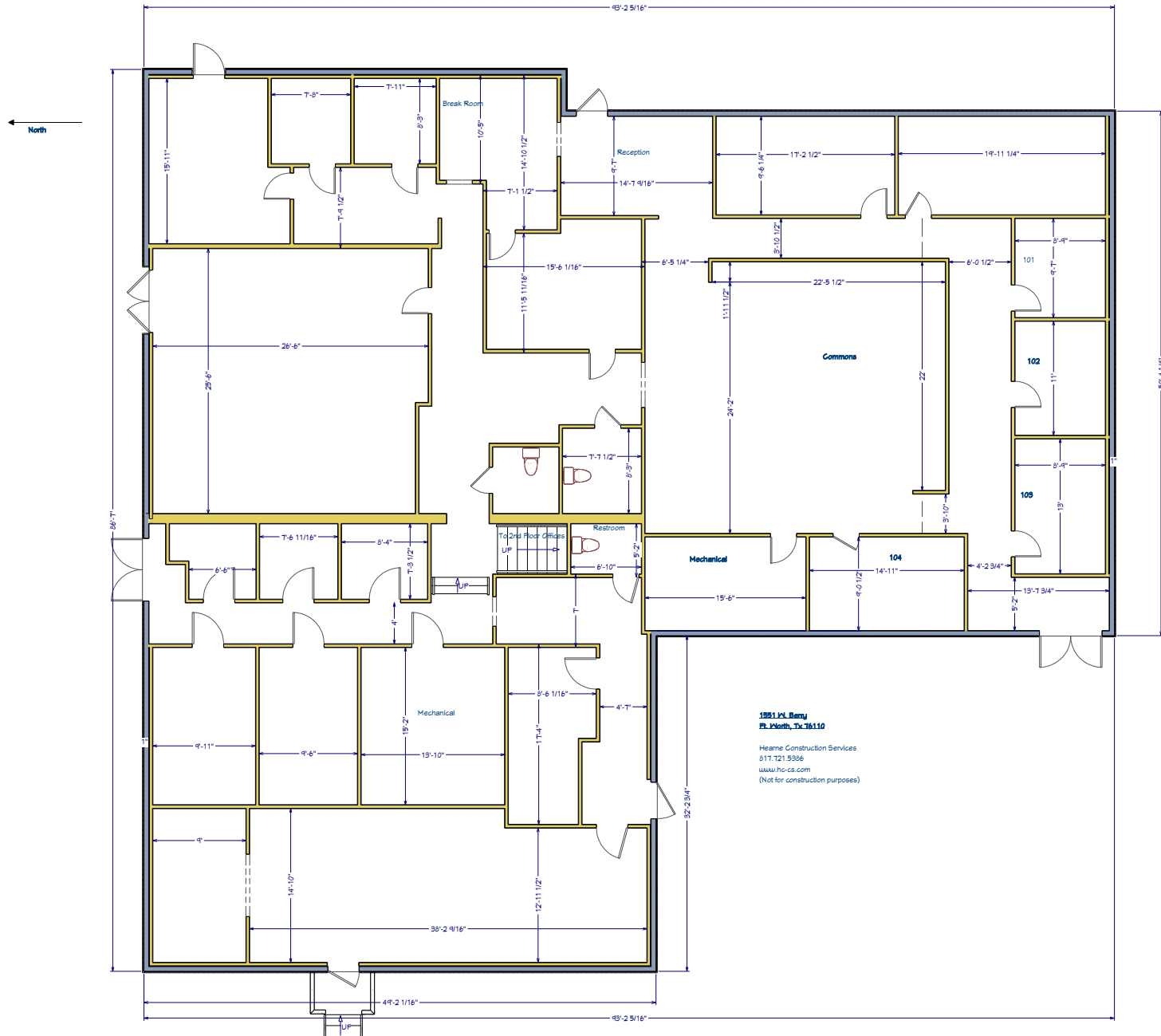
PROPERTY DETAILS

Location	1551 W Berry St, Fort Worth, TX 76110
Lot Sq Ftage	12,500 SF
Space	-23 Office Suits - 3 Bathrooms - Kitchen/Break Room
Structure	Low-rise office building design
Visibility	Building frontage on W Berry
Roof	TPO



FLOOR PLANS

1st Floor

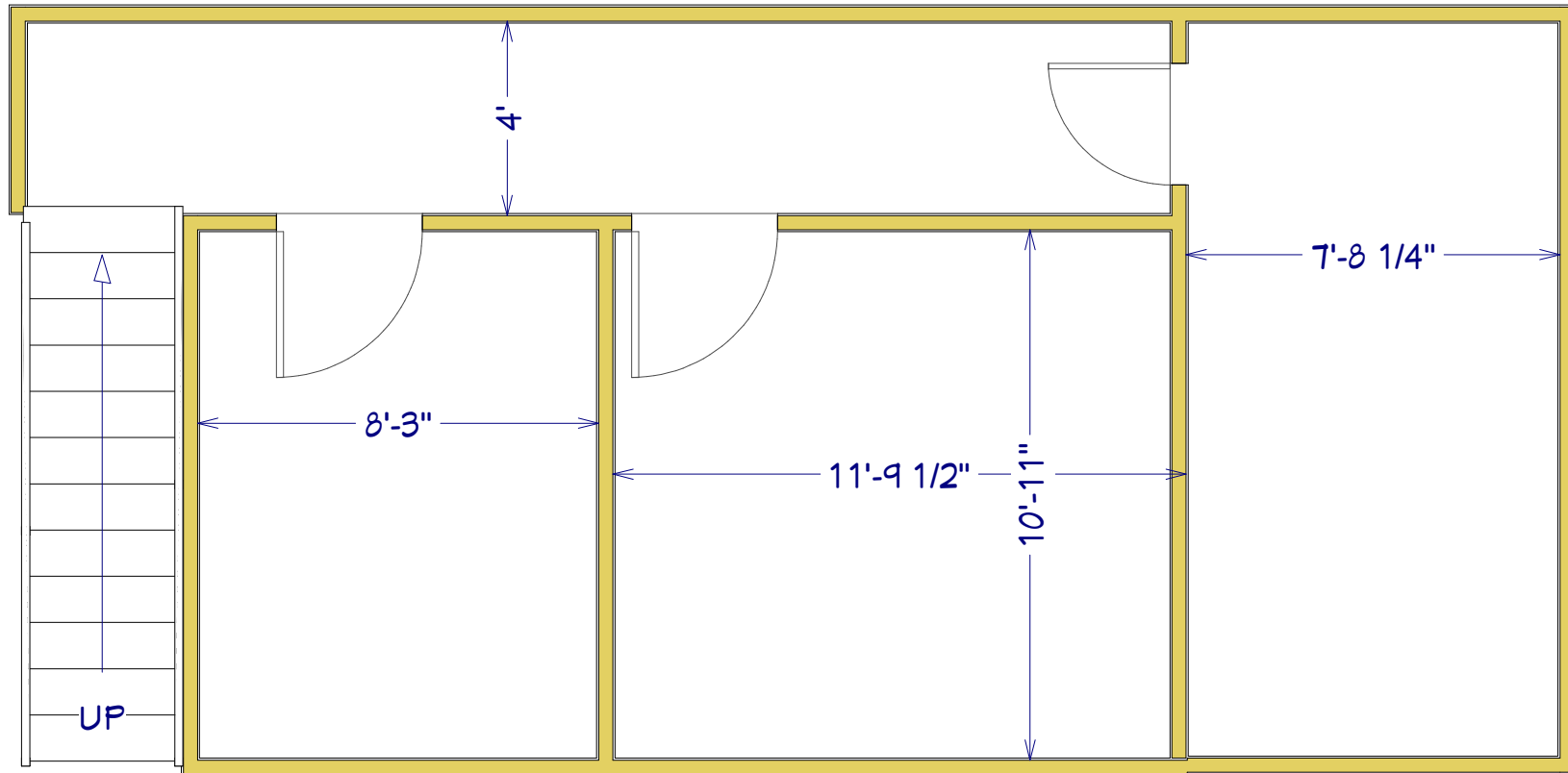


1551 W. Berry
 Ft. Worth, Tx 76110
 Home Construction Services
 317.121.5336
 www.hc-cs.com
 (Not for construction purposes)



FLOOR PLANS

2nd Floor

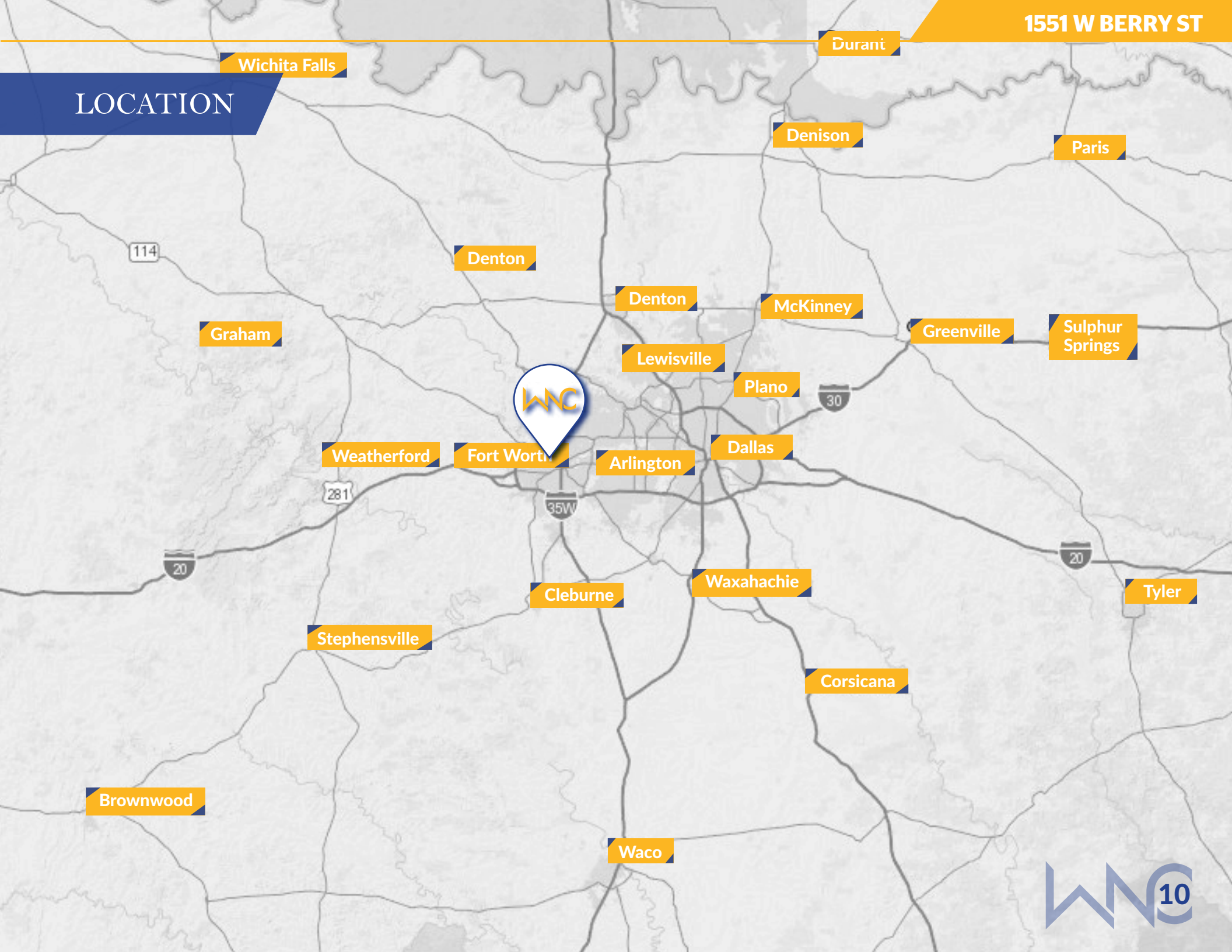


Second Floor Offices

LOCATION



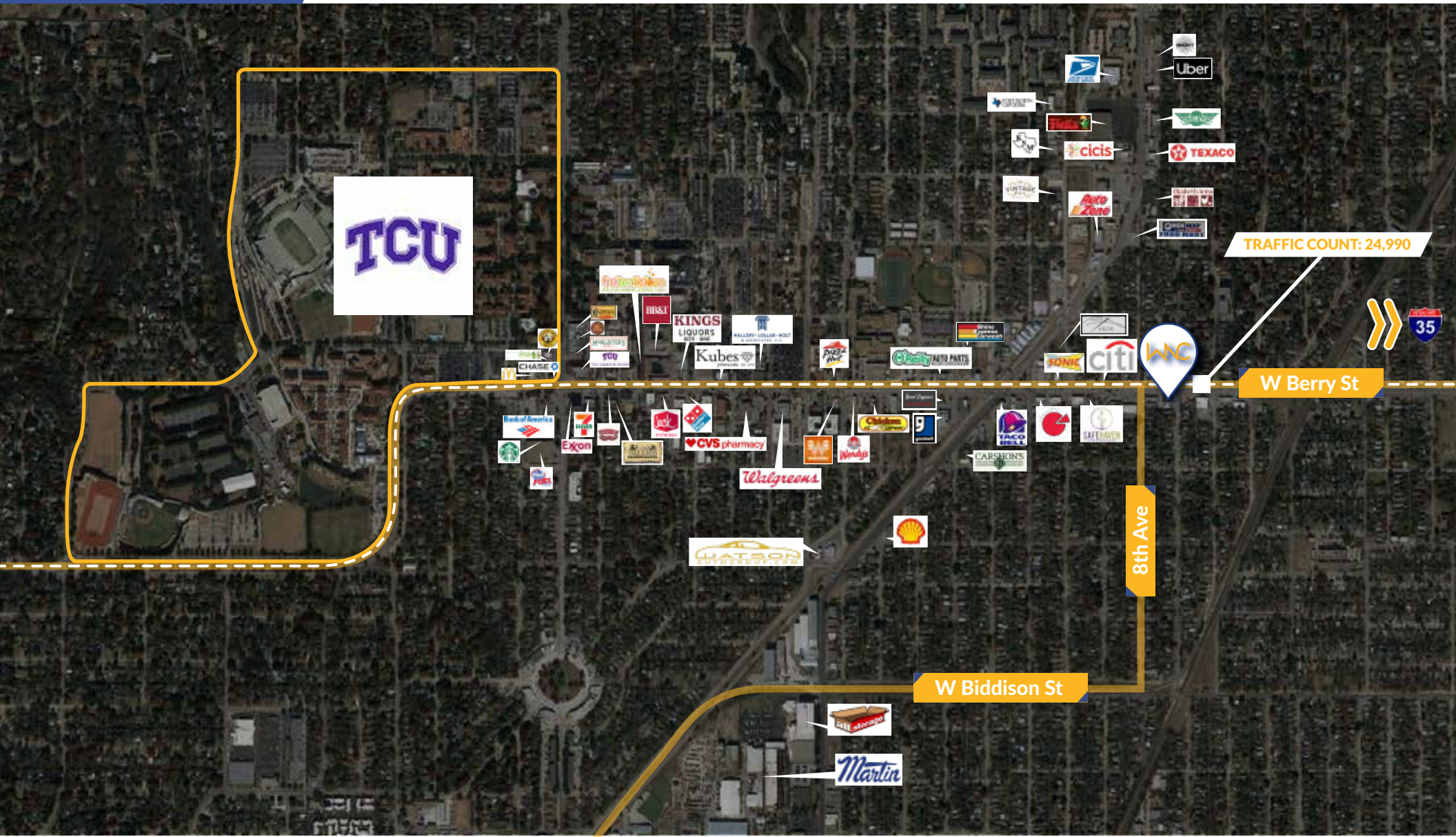
LOCATION



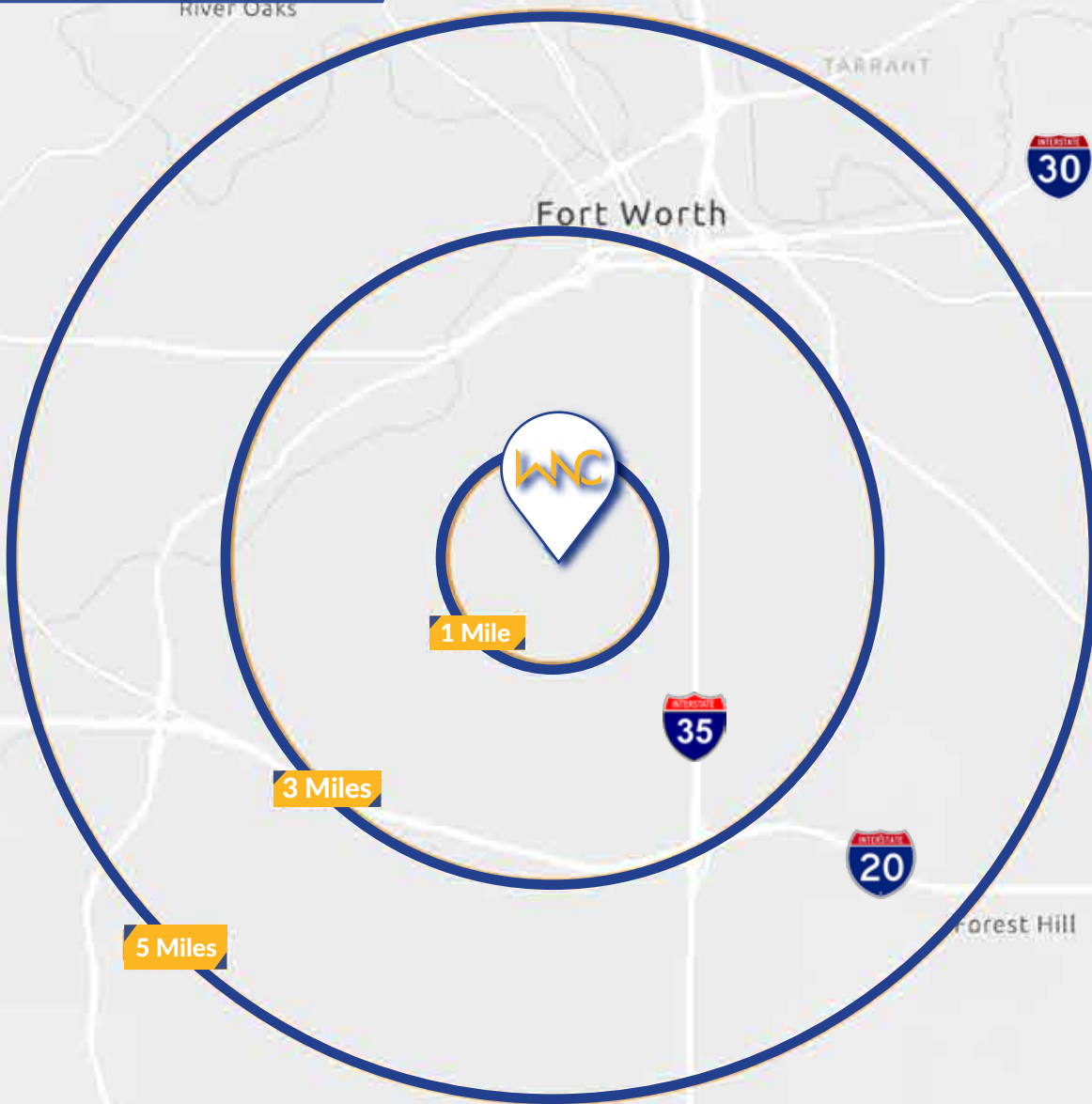
LOCATION



LOCATION



LOCATION



2019 Summary	1 Mile	3 Miles	5 Miles
Population	21,110	120,036	291,231
Households	7,127	40,917	106,248
Families	4,152	24,854	62,559
Average Household Size	2.96	2.78	2.62
Owner Occupied Housing Units	3,348	20,610	51,342
Renter Occupied Housing Units	3,780	20,307	54,906
Median Age	28.2	30.9	33.3
Median Household Income	\$45,699	\$46,776	\$50,647
Average Household Income	\$69,082	\$73,411	\$75,398

2024 Summary	1 Mile	3 Miles	5 Miles
Population	22,074	128,560	310,299
Households	7,489	44,156	113,707
Families	4,290	26,265	65,853
Average Household Size	2.94	2.77	2.62
Owner Occupied Housing Units	3,395	21,179	53,037
Renter Occupied Housing Units	4,093	22,987	60,670
Median Age	28.5	31.9	34.0
Median Household Income	\$51,211	\$52,339	\$55,917
Average Household Income	\$75,680	\$81,466	\$84,864

MARKET OVERVIEW



MARKET OVERVIEW

If you are looking at buying a house in Fort Worth as a potential investment opportunity, you must read till the end. Real estate prices in the Fort Worth market are expected to rise at a steady pace throughout 2019. Fort Worth, Texas is often overlooked in favor of its more famous and slightly more populous neighbor, Dallas. This is especially true in the national headlines proclaiming Dallas one of the hottest real estate markets in the United States.

If you are a home buyer or real estate investor, Fort Worth definitely has a track record of being one of the best long term real estate investments in the country through the last ten years. Fort Worth, Texas is home to more than 800,000 people. However, the Fort Worth housing market is better seen as the western half of the Dallas-Fort Worth metroplex, itself home to more than seven million people. The Dallas-Fort Worth area is growing fast, but that's not the only reason to consider investing here.



Require excellence in the design and placement of buildings and structures that front public streets.



Promote a pedestrian-oriented urban form.



Fort Worth welcomes visitors from around the world to experience the great American West and rich arts and culinary treasures. There are more than 92 attractions in a 10-mile radius of downtown. The city offers the No. 1 downtown in America and is located minutes from AT&T Stadium and DFW International Airport. As one visitor says, "unpretentious, laid-back, and charismatic in all the right ways." For a weekend, a business meeting, sports or family reunion, Fort Worth offers experiences to last a lifetime.



Maximize connectivity and access.



Encourage creativity, architectural diversity, and exceptional design.



Encourage public art in public and private development.



Support existing neighborhood businesses and institutions.

DISCLAIMERS



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All material and information received or derived from WNC Commercial, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warrant as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither WNC Commercial, its directors, officers, agents, advisors or affiliates make any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Northern Realty Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Williams Northern Crain makes no warranties and/or representatives regarding the veracity, completeness or relevance of any financial data or assumptions. Williams Northern Crain does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, 16 vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Fort Worth in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DISCLAIMERS



Information About Brokerage Services

11-2-2015



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

ABOUT

WNC Commercial's mission is to serve individuals and businesses by facilitating their real estate transactions with competent professional service that exceeds expectations.

The WNC Commercial team consists of forward-thinking Realtors who utilize modern technology and strong sense of character to provide a superior experience to clients. With extensive knowledge of the real estate market, your REALTOR will serve as an advisor to share pertinent resources, provide an unbiased opinion and facilitate the buying, selling, leasing or management process with open lines of communication.



FEATURED IN

Money

Star-Telegram FORT WORTH

Fort Worth **BusinessPress**

FWinc.
Greater Fort Worth's Premier Business Magazine

360West

BISNOW
(ALMOST) NEVER BORING

realtor.com[®]

Dallas Business Journal

Candy's Dirt.com

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