

Shoppes at Hawks Creek

6530 Hawks Creek Blvd | Westworth Village, TX 76114



SALE PRICE
Contact Broker
NET OPERATING INCOME
Released W/CA
GROSS LEASABLE AREA
8,000 SF

- 👁️ Retail/office availability in prime area of Fort Worth’s fast growing redeveloping westside
- 👁️ Directly in front of incoming 90,000 sf office development
- 👁️ Close proximity to I-30 with direct access to Hwy 183
- 👁️ Near area retail generators such as Lockheed Martin and NAS Joint Reserve Base
- 👁️ Ample parking with 43 spaces

Tom Ramsay | 817-803-3287 | Tom@VisionCommercial.com | VisionCommercial.com

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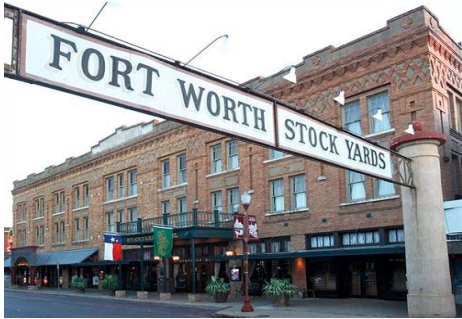
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Shady Oaks
Country Club

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FORT WORTH STOCKYARDS

The Stockyards National Historic District is one of the most well known attractions not only in Texas but also in the nation. Authentic brick streets and western architecture truly transports visitors to where and when the west began.

The Stockyards are home to not only landmarks of historical significance, being apart of the original Chisolm Trail, but also a number of restaurants, shops and saloons offering authentic western wear, food, and gifts. Whether its daily longhorn cattle drives, weekend rodeos at the famous Cowtown Coliseum, or a round of drinks and a Texas –Two Step at the world famous Billy Bob’s, the World’s Largest Honky Tonk, you are sure to have a truly unique and memorable Texas experience.



FORT WORTH WEST 7th STREET

The Fort Worth Cultural District features five internationally recognized museums including: The Kimbell Art Museum, Modern Art Museum of Fort Worth, Amon Carter Museum of American Art, Fort Worth Museum of Science and History, and the National Cowgirl Museum. Each museum contains collections that rival many well known museums around the world.

The Fort Worth Botanic Gardens boast 109 acres of gorgeous garden scenery and is also home to the Botanical Research Institute of Texas, better known as the BRIT. The Botanical Research Institute of Texas serves to conserve and study various plant life and global sustainability.

The Cultural District is also home to Will Rogers Memorial Center, which hosts the annual Fort Worth Stock Show and Rodeo



FORT WORTH CULTURAL DISTRICT

The Fort Worth Cultural District also includes the widely popular West 7th Street corridor. Filled with modern restaurants and retail, the West 7th area boasts an eclectic feel that draws locals of all backgrounds to its bustling nightlife and shopping. Crockett Row is a pedestrian area lined with specialty shops, unique restaurants, bars, arts and entertainment.

The Crockett Row area is scheduled to host several new events to add to the vast roster of cultural arts and entertainment events Fort Worth hosts ever year including: Blues Brunch in July; the Local Filmmakers’ Festival with Film Fort Worth in October; Illuminate in November as well as family-favorite events such as the Chalk Art Festival in September and the Starlight Symphony show in December.



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OVERVIEW

Property Information

Price	Contact Broker
Price per Square Foot (GLA)	
Net Operating Income	
Cap Rate Current	
Total Suites	6
Tenants	5
Occupancy	83%
Vacancy	17%
Gross Leasable Area (GLA)	8,000 Sf
Lot Size (Acres)	1.031
Year Built	2007

Vision Commercial Real Estate is pleased to present the opportunity to acquire a 83%% occupied retail center located in West Fort Worth. This 8,000 sf retail building sits on a 1.031 acre lot with ample parking for all tenants. The building currently hosts 5 tenants that offer a wide variety of services. The Hawks Creek area has played home to many new developments including an incoming 90,000 SF office development that will be located behind the center.

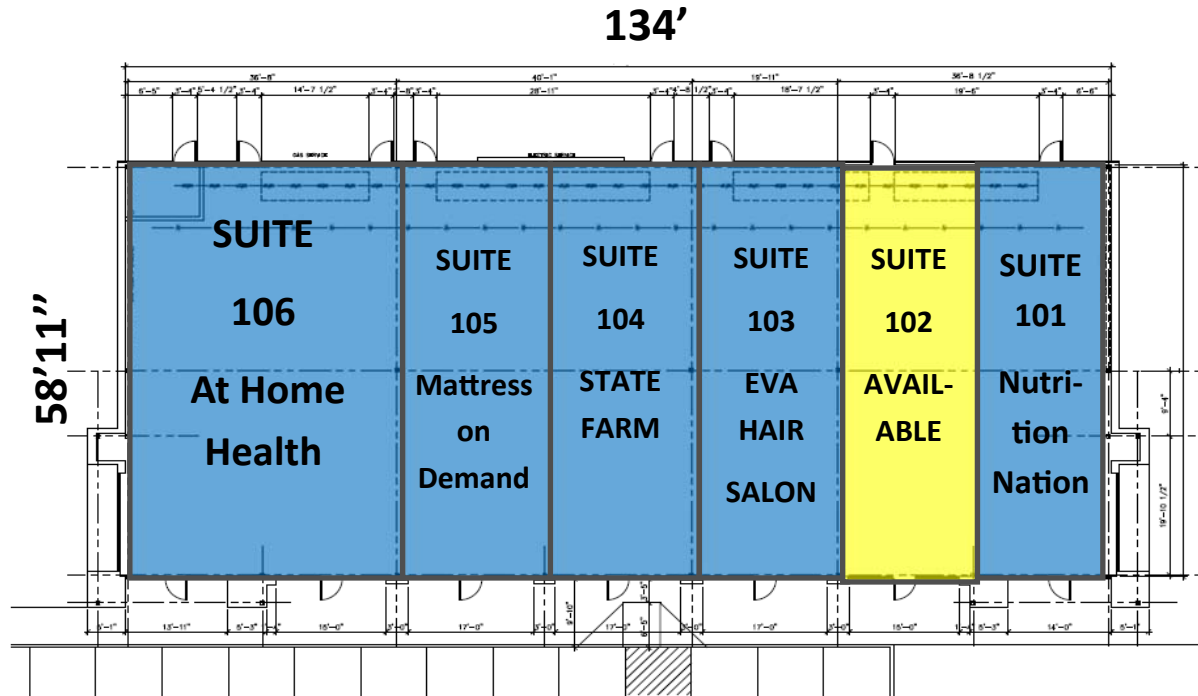
DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	3,443	28,653	75,133	215,496
Employees	3,222	23,171	41,573	105,252
Average HH Income	\$52,599	\$47,175	\$45,060	\$75,389
2018-2023 Annual Rate	1.23%	1.47%	1.19%	2.52%

Traffic Count 32,120 VPD at HWY 183 & Hawks Creek Ct

*STDBonline.com 2018

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Suite	Tenant	Space (SF)
101	Nutrition Nation	1,020
102	AVAILABLE	1,120
103	Eva Lena Salon	1,075
104	State Farm	1,020
105	Mattress By Appointment	1,010
107	At Home Health	2,020

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ACTUAL RENT ROLL & EXPENSES

Ste	Space	Size	Lease Start	Lease Exp	Net Base PSF	Net Base Rent	Rent Per Mo	Annual Rent	Exp Paid PSF	CAM Re-imb	Ins Re-imb	Tax Re-imb	Gross Rent PSF	TOTAL EXP Reimb	TOTAL IN-COME	Notes
101	Nutrition Nation	1,110	Released With CA													
102	vacant	1,120														
103	Eva Lena Salon	1,176														
104	State Farm	1,278														
105	Mattress By Appointment	1,110														
107	At home Health	2,145														
Total Vacant		14%	1,120									GOI				
Total Occupied		86%	6,880									Exp Recapture				
Rentable GLA			8,000													

Actual NOI Breakdown	
Gross Income	Released With CA
- Total Expenses	
NOI	

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PROFORMA RENT ROLL—JAN 2019

Suite	Space	Size	Lease Start	Lease Exp	Net Base PSF	Net Base Rent	Rent Per Mo	Annual Rent	Exp Paid PSF	CAM Reimb	Ins Reimb	Tax Reimb	Gross Rent PSF	TOTAL EXP Reimb	TOTAL INCOME	
101	Nutrition Nation	1,110	Released With CA													
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Total Occupied		86%	6,880											Exp Recapture		
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Jan 2019 NOI Breakdown	
Gross Income	Released With CA
- Total Expenses	
NOI	

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.

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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Information available at www.trec.texas.gov