

RETAIL FOR SALE

SILVER CREEK CORNER

7001 Confederate Park Road | Fort Worth, Texas 76108



OFFERING PRICE
\$1,870,000



CAP RATE
7.25%



GLA
9,260 SF



LAND
1.00 AC

CONTACT

Tracy Gray | 817.632.6158 | tgray@holtlunsford.com

Reilly Clark | 817.632.6157 | rclark@holtlunsford.com

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



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Holt Lunsford Commercial Real Estate is pleased to exclusively present the opportunity to acquire Silver Creek Corner retail shopping center located at 7001 Confederate Park Rd in Fort Worth, TX 76108. Silver Creek Corner is a 9,260 square foot retail center completed in 2008 and is located on 1.00 acre of parcel on a hard corner.

The center is 100% occupied with leases in place with staggered expirations and further upside with conversion to NNN leases. The shopping center serves a \$120,379 average household income population within a three-mile radius and sits three minutes from TX199 & twelve minutes from Loop-820 in Northwest Fort Worth.



OFFERING PRICE
\$1,870,000



CAP RATE
7.25%



NET OPERATING INCOME
\$135,636.10



LAND AREA
1.00 AC



OCCUPANCY
100%



TOTAL SUITES
5



YEAR BUILT
2008

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PROPERTY HIGHLIGHTS

- 100% Occupied Shopping Center in North West Fort Worth
- Stable Tenants with Contractual Rent Increases & Upside in Lease Conversion
- Built in 2008, Positioned Minutes from Highway-199
- High Income Area: \$120,000 Average Household Income within 3-Mile Radius

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	2,177	7,818	46,585
Employees	190	1,600	21,785
Average Household Income	130,669	122,534	98,807
2020-2025 Annual Growth Rate	0.6%	0.6%	1.1%
Traffic Count	7,124 VPD at Confederate Park Road and Billings W		



**SILVER CREEK
CORNER**

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RENT ROLL

SUITE	NAME	RSF	LEASE COMMENCEMENT	LEASE EXPIRATION	ANNUAL RENT	\$/SF
101	Yummy Donuts	1,250	5/1/19	4/30/24	28,200.00	22.56
102	Tarrant Liquor	1,650	7/1/21	8/31/26	28,920.00	17.53
103	Tarrant Liquor	1,650	10/11/18	8/31/26	28,920.00	17.53
104	Smoke Shop	1,260	5/1/21	9/30/26	27,720.00	22.00
105/106	La Choza Fine Foods	3,450	6/1/20	5/31/23	65,760.00	19.06
PROPERTY TOTALS		9,260			179,520.00	

INCOME & EXPENSES

EXPENSES		\$/SF
REAL ESTATE TAXES	27,603.70	\$2.98
PROPERTY INSURANCE	7,460.00	\$0.81
LAWN MAINTENANCE	2,660.00	\$0.29
GREASE TRAP PUMPING	900.00	\$0.10
SEPTIC	960.00	\$0.10
TRASH	1,767.00	\$0.19
WATER	720.00	\$0.08
ELECTRIC	1,813.20	\$0.20
TOTAL EXPENSES	43,883.90	\$4.74

INCOME		\$/SF
GROSS RENT	179,520.00	\$19.39
EXPENSES	43,883.90	\$4.74
NET OPERATING INCOME	135,636.10	\$14.65

CONTRACTUAL RENT ESCALATIONS

EXPENSES	Date	Monthly Rent
TARRANT LIQUOR 103	10/1/21	\$2,490.00
	10/1/22	\$2,570.00
TARRANT LIQUOR 102	7/1/23	\$2,490.00
	7/1/24	\$2,570.00
	7/1/25	\$2,650.00
LA CHOZA	6/1/22	\$5,560.00
SMOKE SHOP	9/1/22	\$2,362.50
	9/1/23	\$2,415.00
	9/1/24	\$2,467.50
	9/1/25	\$2,520.00

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Dallas/Fort Worth is continually ranked among the nation's fastest-growing areas. Continuing job growth is a key factor for this growth. The population growth has, in turn, fueled real estate development as retailers and service providers expand to meet increasing demand. Population and job growth have pushed Dallas and Fort Worth to redevelop and re-energize their central business districts, creating mixed-use buildings with residential, office, and retail space in high-end urban environments. Dallas and Fort Worth represent the largest population centers offering an abundance of housing options as people seek out the community that best fits their needs. The DFW region's corporate powerhouse companies are distributed throughout Dallas-Fort Worth, an indication of its strength, quality of the workforce, and ease of navigation between cities and corporate centers. Scanning the roster of major employers, it's easy to see the breadth and depth of the business community, from high-tech industry leaders, telecommunications, logistics, and finance to consumer brands.

Dallas-Fort Worth's diverse base of employers drives the region's economic strength, pulling from a variety of industries, so that growth is possible even during weak business cycles. The Dallas Region is on the cutting edge of some of the world's most innovative transportation solutions. These technologies will allow DFW to remain one of the least-congested major cities in the world, as noted by the TomTom Traffic Index, now and far into the future. From deployment of tested and trusted high-speed rail technology, to design and testing of options straight out of science fiction like the hyperloop and flying taxis, Dallas continues to seek out more efficient, effective and sustainable transportation options for its residents and workers. Perhaps you've heard the phrase "Everything is bigger in Texas?" That includes the Dallas-Fort Worth region, which has a combined footprint larger than some U.S. states. Dallas/Fort Worth is the nation's fourth-largest metro area, conveniently positioned in the middle of the United States, and offering competitive advantages to businesses that locate here.

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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.

11-2-2015



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.

Holt Lunsford Commercial, Inc.	439776	hlunsford@holtlunsford.com	972-241-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Holt Lunsford	359505	hlunsford@holtlunsford.com	972-241-8300
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date