



Properties for Sale

1 910 Collier St, Fort Worth, TX 76102



Property Details

Price	\$4,900,000
No. Unit	0
Rentable Building Area	16,451 SF
Total Lot Size	0.39 AC
Property Type	Office
No. Stories	2
Building Class	B
Zoning Description	F1
Status	Active

Property Notes

Sale Notes

Located near the intersection of Summit Avenue and 7th street, just west of the Fort Worth CBD.

Highlights

Local Responsive Owner

New LED Lighting

42 Covered Parking Available

5.31:1,000 Parking Ratio

Photos





Property Details

Price	\$4,717,951
No. Unit	0
Gross Leasable Area	14,200 SF
Total Lot Size	1.21 AC
Property Type	Retail
Cap Rate	6.25%
No. Stories	2
Building Class	A
Year Built	2016
Status	Active

Property Notes

Sale Notes

The Woodmont Company is pleased to present the opportunity to purchase on the “historical retail/restaurant row” of downtown Roanoke, Texas. Roanoke’s slogan is “The Unique Dining Capital of Texas”, and lives up to all the hype. With over 1.6 million visitors a year, and continuing to grow, there are over 50 options of restaurants, boutiques, small businesses, and dessert options to choose from for all ages. Roanoke, Texas is located only 15 minutes NW of DFW airport, and 25 Minutes north of downtown Fort Worth; experts project Roanoke to be the center of the DFW Metroplex in the next 15 years, given all the commerce and rooftop growth west of town. This project was developed and owned locally and is still managed by the original owner. Roanoke Commons offers a wide variety of retail, restaurant, boutique, and office tenant mix!

Highlights

Downtown Historical District (Roanoke, TX)	Great Class "A" staple building on Oak St (Main Drag)	Visible from Hwy 377/Denton Hwy
100% Occupied	Newstream Capital, Wise Guys and Foster's Sushi and Grill Occupy the Bldg.	

Photos





Property Details

Price	\$1,750,000
No. Unit	0
Rentable Building Area	13,980 SF
Total Lot Size	0.76 AC
Property Type	Office
No. Stories	2
Building Class	C
Zoning Description	C-2
Status	Active

Property Notes

Sale Notes

NEW PRICE! Owner will carry a 2nd note on this property. Also, OWNER WILL PAY A YEAR'S WORTH OF RENTAL INCOME at closing to alleviate the vacancy costs! This premier 2-story office space is easily divided into multiple leaseable suites or great for an Owner Occupant. Updated in 2018 with modern colors, concrete floors, carpet in the offices, modern kitchen, etc. The property comes with various conference rooms, kitchens, private offices, executive offices, open office spaces for cubicles, ADA bathrooms upstairs and downstairs, and green spaces are artificial grass for low maintenance. Great location minutes from the DFW Airport, Fort Worth, or a quick trip to Dallas.

Highlights

Location - minutes to DFW, Fort Worth, and Dallas. Close to freeways!

Updated in 2018 with modern colors, lighting, cement floors, and carpet in offices, new reception area upstairs, outside building modernized

Can be owner occupant or divided in multiple, leaseable suites. Will work as an open workspace area.

Photos





Property Details

Price	\$17,900,000
No. Unit	0
Rentable Building Area	39,324 SF
Total Lot Size	4.35 AC
Property Type	Office
Cap Rate	5.56%
No. Stories	2
Building Class	B
Zoning Description	Commercial
Status	Active

Property Notes

Sale Notes

This 39,324 SF Office property is home to a Fortune 500 Logistics Tenant and is located in the Dallas MSA (Plano, TX).

Additional Notes About This Property:

Attractive Low-Interest Rate Assumable Debt (Inquire for Details)

Investment Grade Tenant

Fortune 500 Company

2.5% Rental Annual Escalations

Listed by:

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Highlights

Investment grade tenant | Fortune 500 Company.

Attractive Assemble Debt.

+/- 7.7 years remaining on NNN lease | 2.5% escalations.

Tenant Commitment to site | 2020 expansion.

Surrounding Fortune 500 Corporate and Regional Headquarters.

New 2016 Construction | Modern Façade.

Photos





Property Details

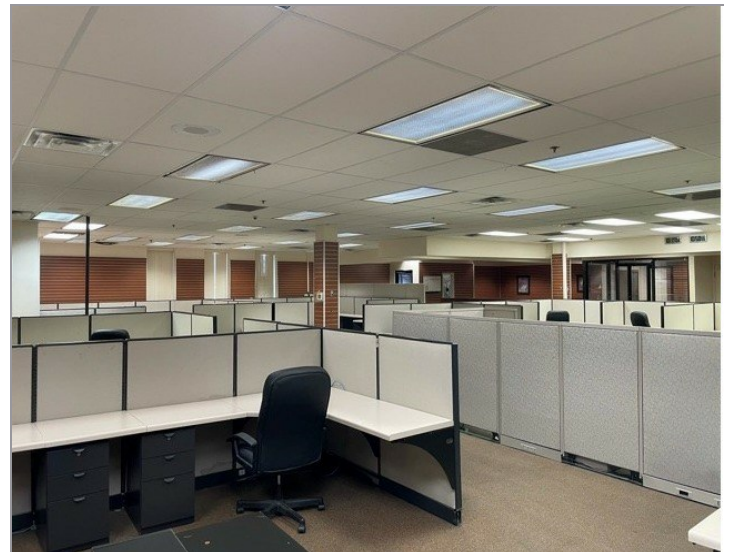
Price	\$1,623,720
No. Unit	0
Rentable Building Area	11,598 SF
Total Lot Size	1.20 AC
Property Type	Office
No. Stories	2
Building Class	C
Year Built	1974
Zoning Description	R3, Hurst
Status	Active

Property Notes

Sale Notes

Two story office property for lease. • Large bullpen areas with surrounding office space. • Furniture available. • “Plug & Play” opportunity. • Garage with 6 grade-level doors for drive-thru access. • Two kitchenettes & break rooms. • Restrooms on both floors. Centralized location with direct access from State Highway 183

Photos





Property Details

Price	\$4,500,000
No. Unit	0
Rentable Building Area	18,583 SF
Total Lot Size	2.46 AC
Property Type	Office
Cap Rate	6.05%
No. Stories	1
Building Class	B
Zoning Description	ML20, Irving
Status	Active

Property Notes

Sale Notes

Lease or buy! Free-standing single-story modern office building with an open concept layout featuring over 7 parking spaces per 1,000 SF; 140+ parking spaces. The property is currently leased to HomeDepot.com through the Summer of 2023. Enjoy the benefit of income while you place a new tenant as an investor or enjoy the revenue while you finalize your move-in date as a user. Home Depot has expressed interest in vacating the property prior to the lease expiration date to accommodate a new tenant or user.

Highlights

7.55 Parking Spaces per 1,000 SF	Leased to Home Depot through May 2023	In Place NOI = \$272,241
Over \$300,000 of improvements made in 2012	Easy Access to 635 and Highways 114 & 161	Class A interior finishes

Photos



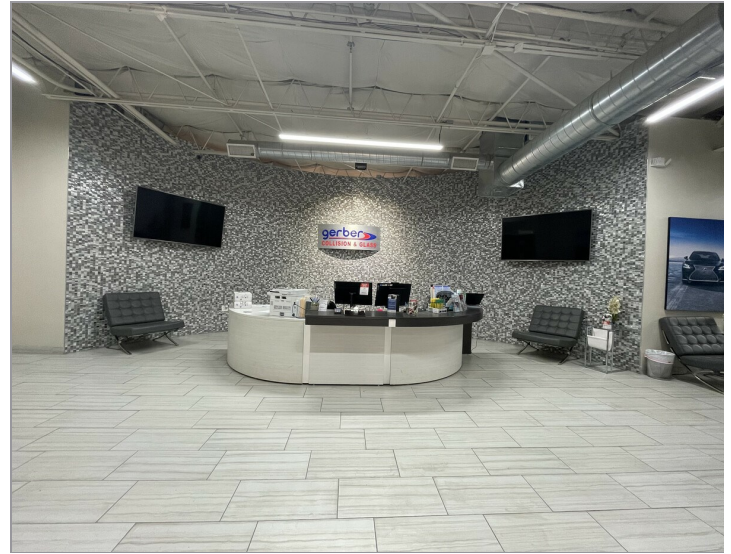


Property Details

Price	\$4,200,000
No. Unit	0
Rentable Building Area	24,134 SF
Total Lot Size	1.72 AC
Property Type	Flex
Cap Rate	5.70%
No. Stories	1
Building Class	C
Status	Active

Property Notes

Photos





Property Details

Price	\$4,900,000
No. Unit	0
Rentable Building Area	10,630 SF
Total Lot Size	1.32 AC
Property Type	Office
No. Stories	1
Building Class	B
Year Built	2005
Zoning Description	Comm/Office
Status	Active

Property Notes

Sale Notes

This beautifully designed building contains 10,630 sqft. The building can be demised down to 2,443 sqft or 6,596 sqft if partial area needed to be leased out. The building offers 22 private offices, with one of those offices being an Executive Office with a large den with a fireplace. The building has two sets of bull pen type areas with the larger one consisting of 12 office cubicles and the smaller area with 3 office cubicles. The building includes a formal conference room and a large training room. Off the reception area is a room that includes a fireplace that can also be closed off for an additional conference room. The building has a large kitchen area off the training room and a smaller kitchenette. The finish out for the building includes large wooden beams in the ceiling, wood doors and accents throughout. Wood flooring in the reception area with carpet in the offices, hallways and conference areas. Buyers agent will receive 3% on the entire purchase price.

Highlights

High quality interior finish and design

Private 1.3 acres site with beautiful outdoor rear area.

Located in Stonebridge Ranch on Virginia near Ridge Rd.

Photos





Property Details

Price	\$5,900,000
No. Unit	0
Rentable Building Area	46,200 SF
Total Lot Size	8.86 AC
Property Type	Flex
No. Stories	2
Building Class	C
Status	Active

Property Notes

Sale Notes

This beautiful 34,200 SF property on Highway 287, just south of Interstate Highway 20, is available with over 8 Acres of land included. The 12,000 SF office building next door at 2363 N US Highway 287 is Available as well (2 story w/elevator income producing) with full service office spaces available for lease at \$800 per month.

Come see this incredible opportunity to move your company to Mansfield in this park-like setting property!

Highlights

Each floors features large open floor pallets w/many offices on outer walls.

The layout of the building provides several space use opportunities.

Huge / beautiful park-like areas directly behind the building with ample opportunities and a creek running through the rear of the property.

Recent updates to the exterior of 2401 have been completed.

Photos





Property Details

Price	\$3,500,000
No. Unit	0
Rentable Building Area	13,920 SF
Total Lot Size	0.38 AC
Property Type	Office
No. Stories	3
Building Class	C
Zoning Description	Real Commercial (F1)
Status	Active

Property Notes

Sale Notes

Visible from I-30, this well-located property is just west of Downtown Fort Worth CBD – only blocks from restaurants, shopping, and entertainment! 1200 West Freeway delivers ultra-convenient access to I-30, I-35, and Chisholm Trail Parkway.

Photos





Property Details

Price	\$7,750,000
No. Unit	0
Rentable Building Area	87,411 SF
Total Lot Size	4.33 AC
Property Type	Office
Cap Rate	8.89%
No. Stories	6
Building Class	B
Zoning Description	EDO-IM
Status	Active

Property Notes

Sale Notes

Call For Offers | Friday, December 30th, 2022. All Offers Will Be Considered.

Bradford Commercial Real Estate Services, Inc. is pleased to present qualified investors the opportunity to acquire Arlington Downs Tower (the "Property"), a recently renovated mid-rise office asset prominently located in the heart of the Arlington Entertainment District. The Property offers 87,411 square feet of quality office space, a robust parking ratio, and flexible floor plates that give it a powerful niche within the small-to-medium size tenant market. With current ownership in place for the past 22 years, Arlington Downs Tower has been meticulously maintained and operated to the highest quality standard. Over the past 10 years, sizeable investments have been made to modernize the Property, the most recent being a complete lobby renovation and elevator replacement in 2020.

Currently stabilized at 80% occupancy, Arlington Downs Tower offers prospective purchasers a unique value add opportunity through vacancy lease up and increased mark-to-market rental rates as leases roll.

Highlights

80% Occupied, 87,411 Square-Foot Class B Office Building

Strong Q4 2022 Leasing Activity

Stabilized with In-Place Cash Flow

Significantly Renovated in 2020

Centralized DFW Location, in Arlington's Entertainment District

Priced Well Below Replacement Cost

Photos





Property Details

Price	\$8,500,000
No. Unit	0
Rentable Building Area	33,200 SF
Total Lot Size	2.04 AC
Property Type	Office
No. Stories	2
Building Class	B
Zoning Description	RT/O-M
Status	Active

Property Notes

Sale Notes

4701 Old Shepard Place is an amazing opportunity for the right end user, investor with a tenant in tow, or an investor looking to maximize NOI growth with lease up. The current rent roll boasts an impressive list of medical and office tenants with income that can be used to offset any debt service or operational costs. Any potential buyer will appreciate the level of recent upgraded common area finishes and renovations that have been done, thus allowing any type of buyer to solely focus on tenant improvements for their own use, or tenant improvements for new leases.

Highlights

All current tenants are under modified gross leases with base year expense stops.

Significant tenant improvements in each occupied suite, improving likelihood of tenant renewals.

Medical office focus provides for synergy and referrals between tenants.

Monument signage and building facade signage on Old Shepard Place provides great visibility.

Superbly managed and maintained property.

Property located 1 mile to Baylor Scott & White Medical Center – Plano, 1.7 miles to Medical City Plano and 4.4 miles to Texas Health Plano

Photos





Property Details

Price	\$2,750,000
No. Unit	0
Rentable Building Area	10,000 SF
Total Lot Size	1.03 AC
Property Type	Office
No. Stories	1
Building Class	B
Year Built	2022
Status	Active

Property Notes

Sale Notes

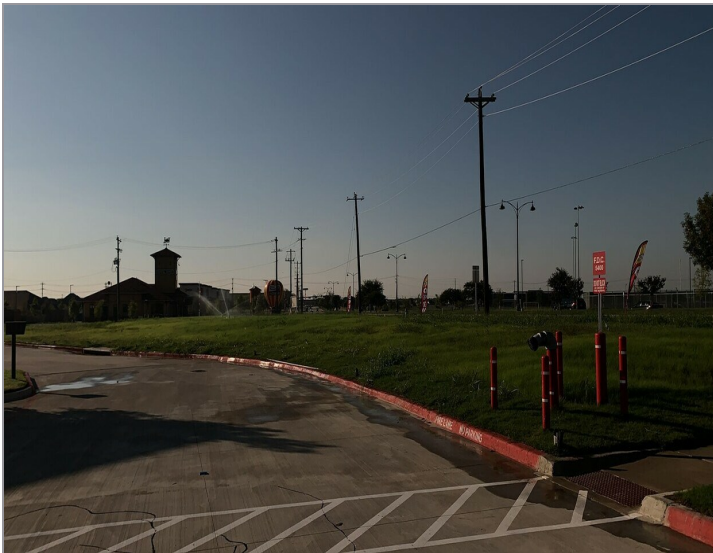
Shell Building 10,000 sq ft Medical / Office unit. We can divide 1100-3000 sq ft each unit. We are asking Shell rate \$275 per sq ft. Land is facing to Stacy Montessori and Stacy RD. Apposite to this land is High School.

Highlights

Shell Building 10,000 sq ft Medical / Office unit. We can divide 1100-3000 sq ft each unit. We are asking Shell rate \$275 per sq ft.

Two Intersections North of the Sam Rayburn Highway.

Photos





Property Details

Price	\$6,850,000
No. Unit	0
Rentable Building Area	40,717 SF
Total Lot Size	1.84 AC
Property Type	Office
No. Stories	3
Building Class	B
Status	Active

Property Notes

Sale Notes

SELLER FINANCING AVAILABLE. Amazing Investment opportunity located on I35N. Property is 90% leased. Recently renovated, new HVAC system.

Highlights

Lovely building in highly populated area with convenient freeway access

Photos





Property Details

Price	\$14,500,000
No. Unit	0
Rentable Building Area	198,374 SF
Total Lot Size	10.75 AC
Property Type	Office
Cap Rate	6.40%
No. Stories	10
Building Class	B
Year Built	1982
Zoning Description	Z151
Status	Active

Property Notes

Sale Notes

CBRE Capital Markets, as exclusive advisor, is pleased to present the outstanding opportunity to acquire the fee simple interest in North Central Plaza I (the "Property") located in Dallas, TX. The Property consists of 198,374 square feet on a 10.75-acre site. The Property is currently 64.2% leased with 2.2 years of weighted average lease term, providing an investor an immediate value-add opportunity to enhance the asset and lease up the remaining vacancy and near-term roll.

- * High Quality Institutional Office Tower
- * In-Place Cash Flow Stability with Immediate Upside
- * Diverse Tenant Base with Staggered Rollover Profile
- * Ideal Suite Sizes Positioned to Capture Tenant Demand
- * Highly-Amenitized Location with Excellent Accessibility to Greater Dallas via 635 and 75 Access

Highlights

High Quality Institutional Office Tower

Photos

