



INVESTMENT SALES & LEASING

4059 Bryan Avenue, Fort Worth, TX 76110

For Sale

OFFICE BUILDING



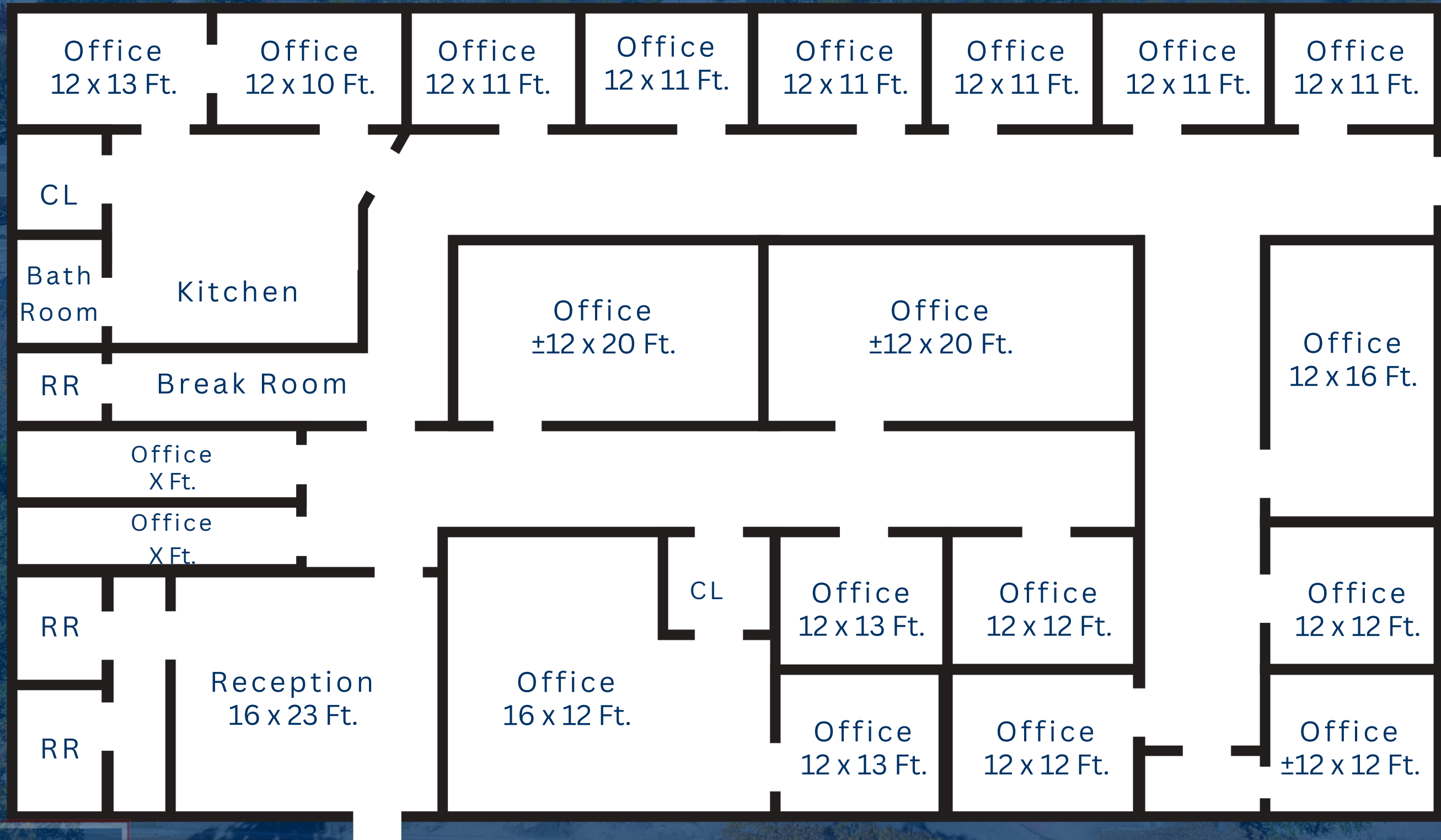
KARAN AULAKH, CCIM  
MANAGING BROKER | KARE – INVESTMENT SALES & LEASING  
INFO@KARECOMMERCIAL.COM

# PROPERTY OVERVIEW

- BUILDING SIZE / LOT SIZE  
±6,000 SF / ±0.42 ACRES
- YEAR BUILT / RENOVATED  
1980 / 2022
- PARKING SPACES  
ON-SITE, PARKING LOT ACROSS THE STREET INCLUDED
- ZONING  
OFFICE
- UTILITIES / POWER  
CITY SEWER, CITY WATER, AND ELECTRICITY CONNECTED

**KARE**

# Floor Plan



Disclaimer: Floor plan is for illustrative purposes only. All measurements, dimensions, and layouts are approximate and subject to verification.



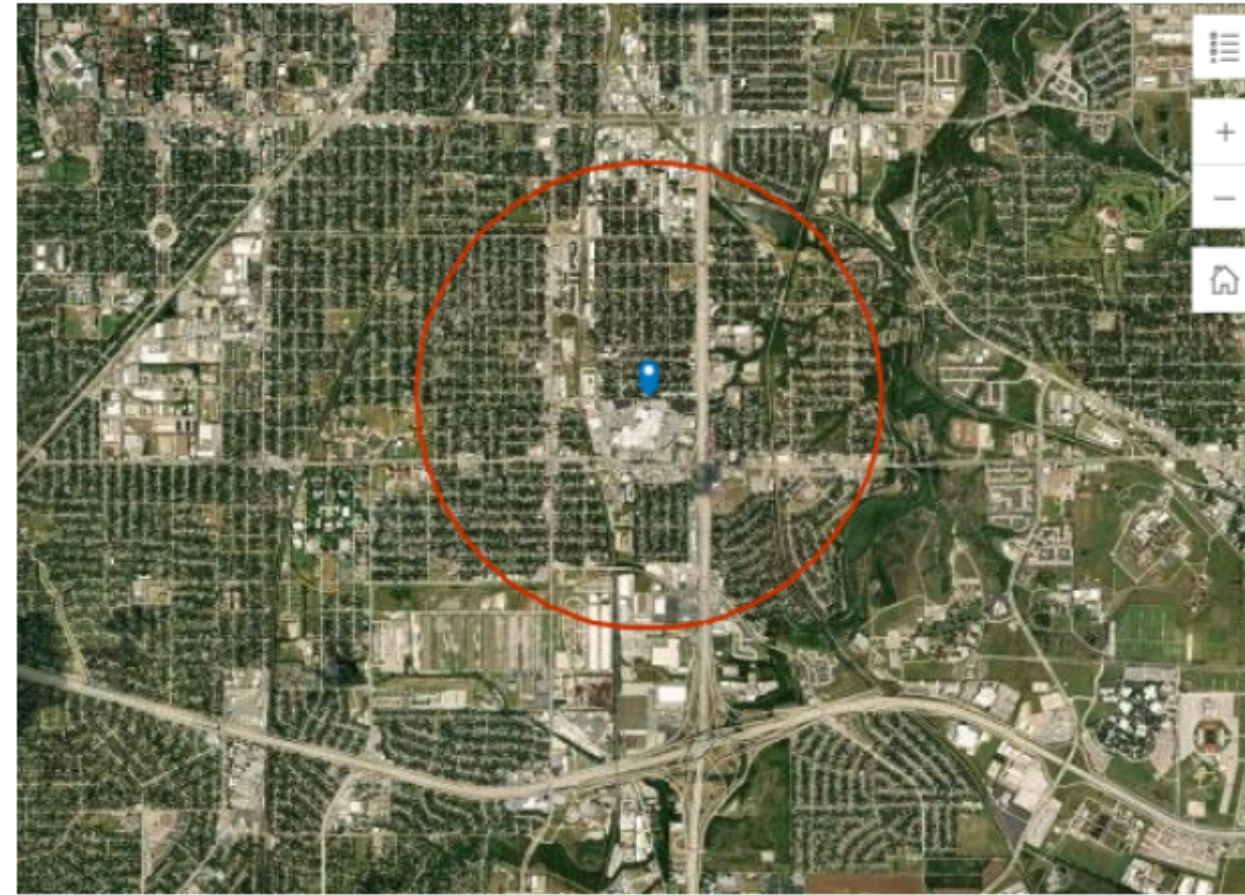
# MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (1-MILE RADIUS)

16,523

Population

30.8

Median Age



Average Household Size

US\$53,195

Median Household Income

## BUSINESS



621

Total Businesses



5,148

Total Employees

## ANNUAL LIFESTYLE SPENDING



US\$1,763

Travel



US\$54

Theatre/Operas/  
Concerts



US\$46

Movies/Museums/  
Parks



US\$44

Sports Events



US\$6

Online Games

## EMPLOYMENT



White Collar

32%



Blue Collar

49%



Services

19%



Unemployment Rate

## EDUCATION

50%

No High School Diploma



25%  
High School Graduate



17%  
Some College



8%  
Bachelor's/Grad/Prof Degree

## ANNUAL HOUSEHOLD SPENDING



US\$1,413

Apparel &  
Services



US\$127  
Computers &  
Hardware



US\$2,594

Eating Out



US\$4,303  
Groceries



US\$4,171  
Health Care



# MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (5-MILE RADIUS)

295,149

Population



33.3

Median Age

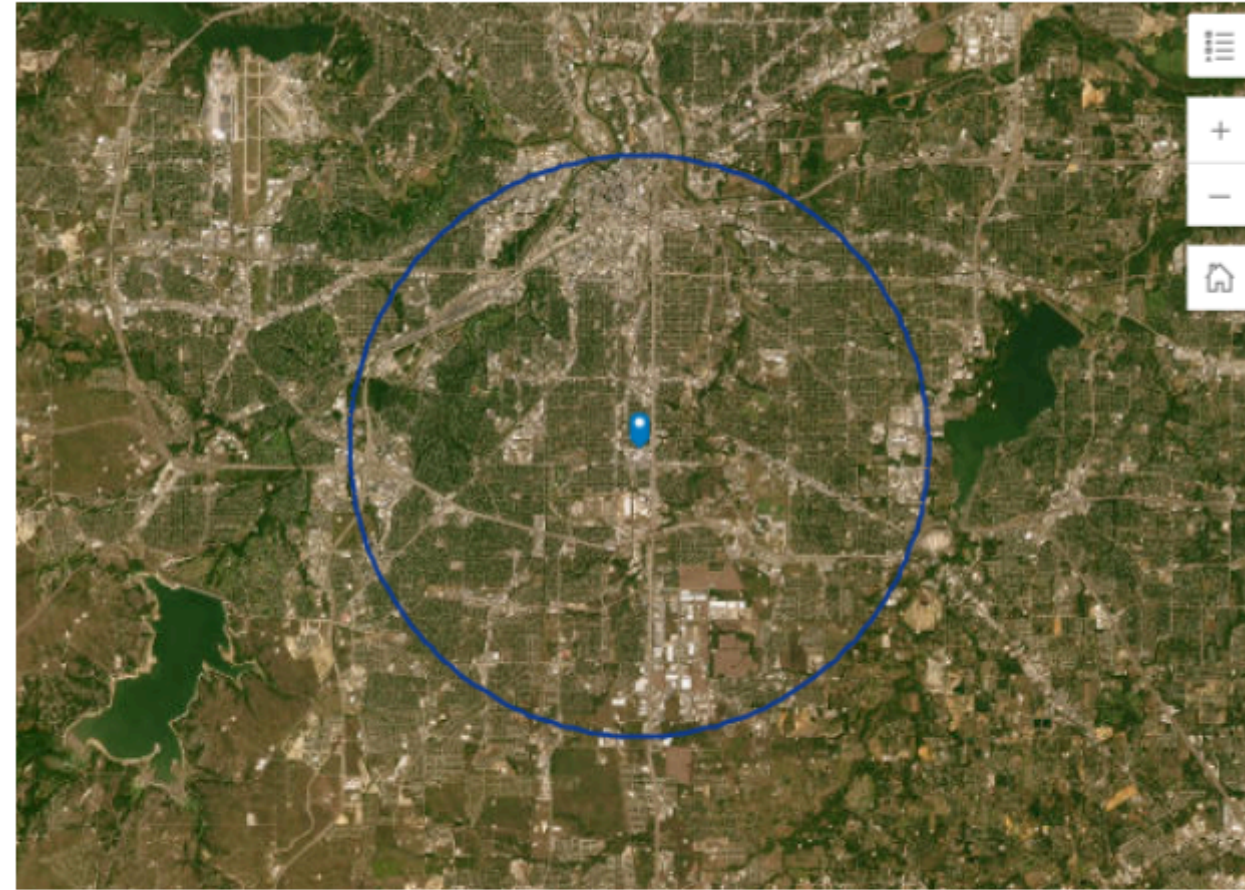


2.7

Average Household Size

US\$65,492

Median Household Income



## ANNUAL LIFESTYLE SPENDING



US\$2,687

Travel



US\$86

Theatre/Operas/  
Concerts



US\$65

Movies/Museums/  
Parks



US\$70

Sports Events



US\$9

Online Games

## EMPLOYMENT



55%

White Collar



31%

Blue Collar



14%

Services



5.0%

Unemployment Rate

## EDUCATION



22%

No High School Diploma



27%

High School Graduate



24%

Some College



28%

Bachelor's/Grad/Prof Degree

## BUSINESS



13,400

Total Businesses



189,272

Total Employees

## ANNUAL HOUSEHOLD SPENDING



US\$2,054

Apparel &  
Services



US\$190

Computers &  
Hardware



US\$3,549

Eating Out



US\$6,171

Groceries



US\$6,073

Health Care



# PRO FORMA CAP RATE

- Asking Price: \$1,028,500.00
- Building Size: ±6,000 SF
- Pro Forma Rent: \$12.00/SF NNN
- Annual Rent: ±\$72,000.00
- Landlord Expenses: Minimal (NNN lease)

Pro Forma NOI: ±\$72,000.00

**Pro Forma Cap Rate: ±7.00%**



# Dallas–Fort Worth Market Overview

THE DALLAS–FORT WORTH METROPOLITAN AREA IS THE FOURTH-LARGEST METRO REGION IN THE UNITED STATES, WITH A POPULATION EXCEEDING 7.9 MILLION RESIDENTS AND MORE THAN 3.8 MILLION WORKERS. THE METROPLEX INCLUDES 13 COUNTIES AND COVERS APPROXIMATELY 9,300 SQUARE MILES, MAKING IT ONE OF THE MOST EXPANSIVE URBAN ECONOMIES IN THE COUNTRY.

THE REGION SERVES AS A MAJOR NATIONAL HUB FOR TRANSPORTATION, LOGISTICS, MANUFACTURING, TECHNOLOGY, AEROSPACE, FINANCE, AND HEALTHCARE. IT IS HOME TO 22 FORTUNE 500 COMPANY HEADQUARTERS AND MORE THAN 10,000 CORPORATE FACILITIES. THE AREA IS SUPPORTED BY TWO MAJOR AIRPORTS — DALLAS/FORT WORTH INTERNATIONAL AIRPORT (DFW) AND DALLAS LOVE FIELD (DAL) — PROVIDING EXTENSIVE DOMESTIC AND INTERNATIONAL CONNECTIVITY.

DALLAS–FORT WORTH IS HOME TO MAJOR CORPORATE HEADQUARTERS ACROSS INDUSTRIES, INCLUDING AT&T, AMERICAN AIRLINES GROUP, MCKESSON, CHARLES SCHWAB, TOYOTA MOTOR NORTH AMERICA, TEXAS INSTRUMENTS, SOUTHWEST AIRLINES, CBRE, D.R. HORTON, KIMBERLY-CLARK, ENERGY TRANSFER, BNSF RAILWAY, FLUOR, SABRE, AND VISTRA CORP.

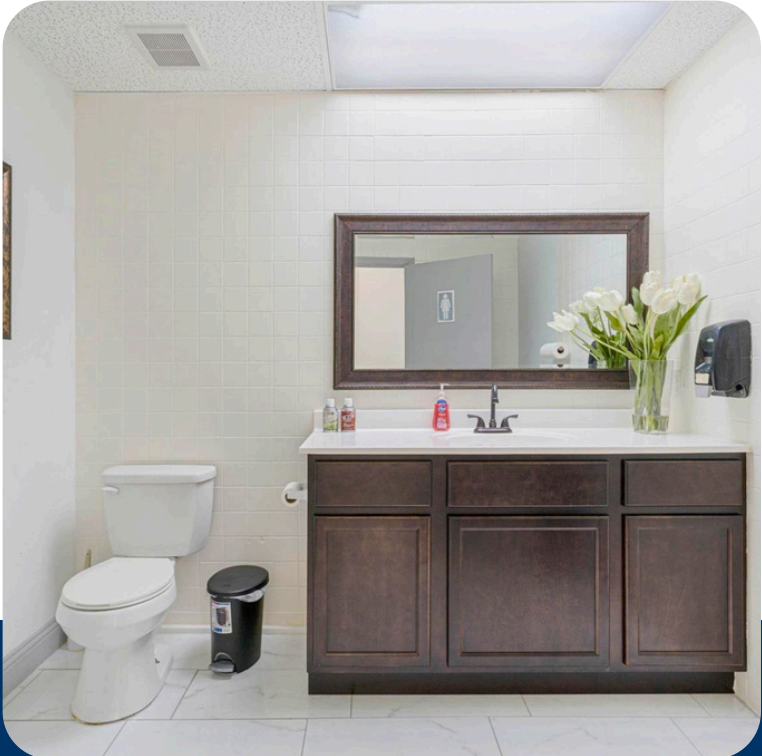
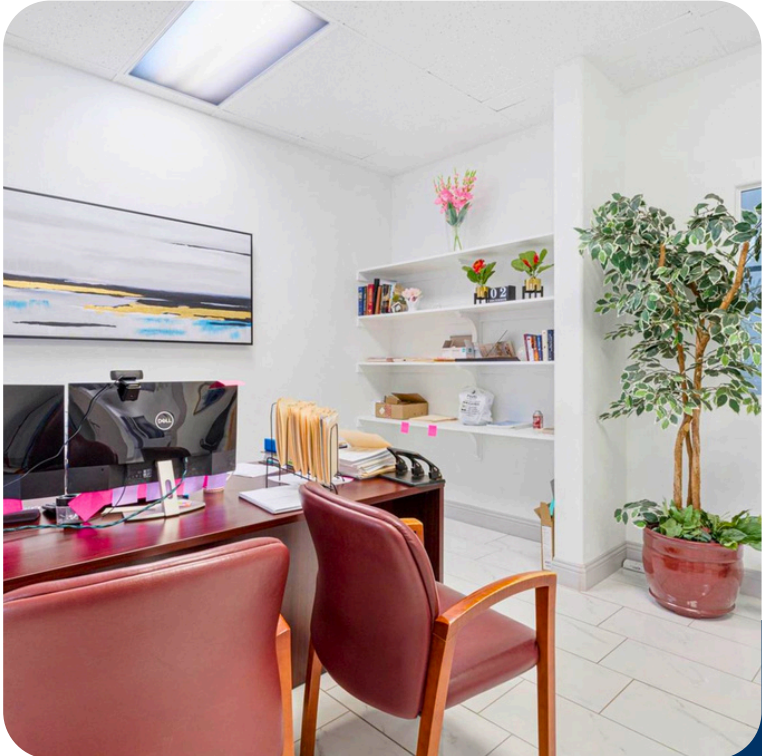
# TARRANT COUNTY OVERVIEW

- POPULATION 2.1M+ WITH SUSTAINED IN-MIGRATION AND WORKFORCE EXPANSION
- HOME TO MAJOR EMPLOYERS: LOCKHEED MARTIN, AMERICAN AIRLINES, BELL TEXTRON, BNSF, COOK CHILDREN'S
- EXCELLENT CONNECTIVITY VIA I-20, I-30, I-35W, AND DFW INTERNATIONAL AIRPORT
- RAPID GROWTH IN INDUSTRIAL, RETAIL, AND RESIDENTIAL DEVELOPMENT CORRIDORS
- PRO-BUSINESS CLIMATE WITH STEADY CAPITAL INVESTMENT AND DEVELOPMENT ACTIVITY
- STRONG INDUSTRIAL ABSORPTION, ESPECIALLY IN ALLIANCE, SOUTH FORT WORTH, AND ARLINGTON
- LARGE, DIVERSIFIED HEALTHCARE ECOSYSTEM SUPPORTING MEDICAL OFFICE DEMAND
- COMPETITIVE COST OF LIVING COMPARED TO OTHER MAJOR TEXAS METROS
- EXPANDING TRANSIT AND INFRASTRUCTURE, INCLUDING MAJOR HIGHWAY IMPROVEMENTS
- ROBUST TALENT PIPELINE FROM TCU, TEXAS WESLEYAN, AND THE REGIONAL COLLEGE NETWORK

# INVESTMENT HIGHLIGHTS

- ±6,000 SF multi-tenant office building
- Situated on ±0.42-acre corner lot
- 20 private office suites with flexible configurations
- Ideal for owner-user or investor
- Strong potential for multi-tenant income or executive suites
- Prominent corner location (Bryan Ave & Bolt St) with visibility
- Ample on-site parking
- Two breakrooms + reception area
- Central HVAC throughout
- Established office layout with value-add potential
- Convenient access to I-35W and major corridors
- Located in a growing Fort Worth submarket

# INVESTMENT HIGHLIGHTS







**KARE**



Karan Aulakh, CCIM

Managing Broker

469-471-6413

[info@karecommercial.com](mailto:info@karecommercial.com)

[www.karecommercial.com](http://www.karecommercial.com)



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Disclaimer

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