



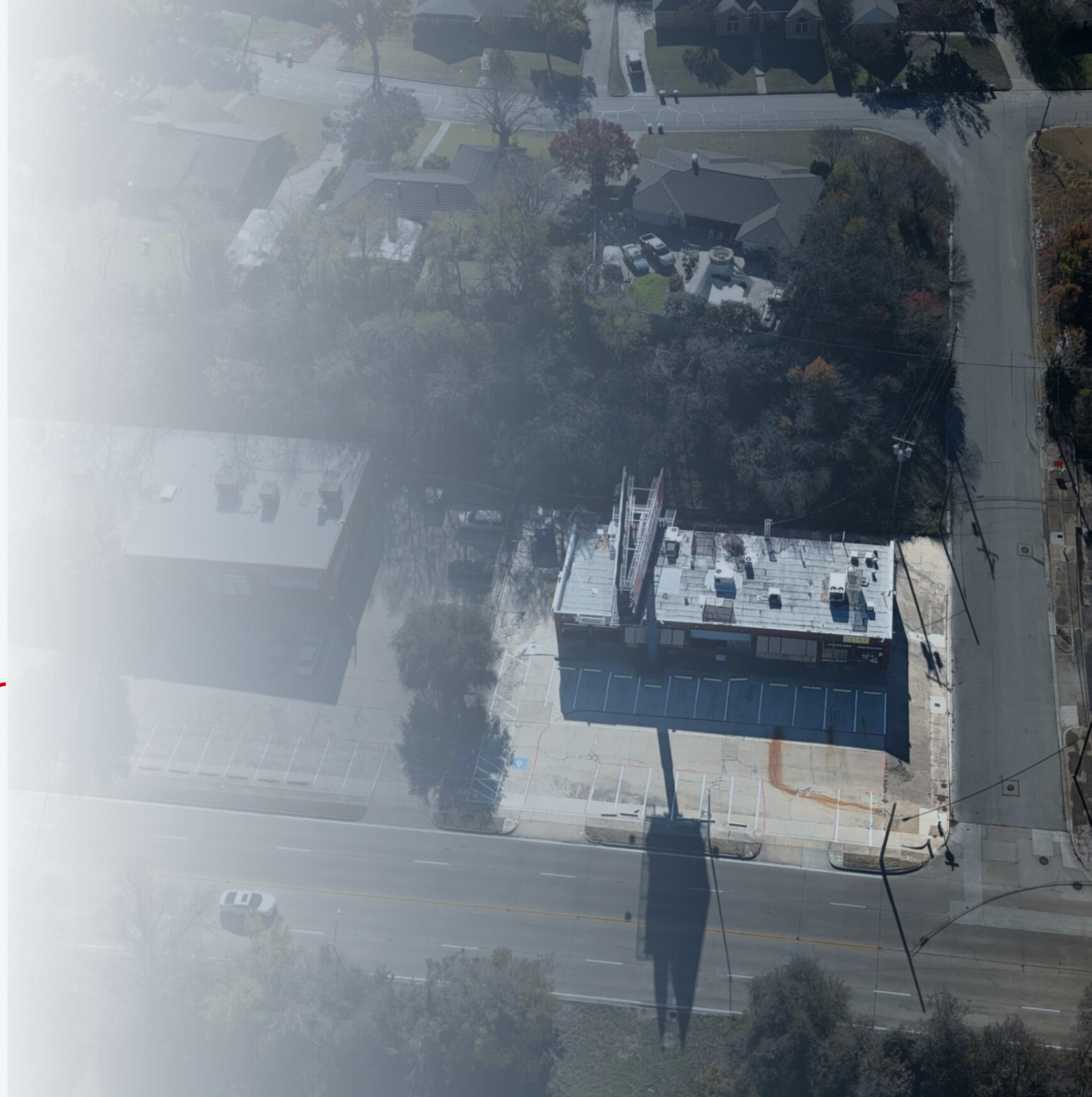
INVESTMENT SALES & LEASING

5500 Brentwood Stair Road,
Fort Worth, TX 76112

For Sale

Multitenant Retail Strip Center

KARAN AULAKH, CCIM
MANAGING BROKER | KARE
214.272.8131 | INFO@KARECOMMERCIAL.COM



PROPERTY OVERVIEW

- **BUILDING SIZE / LOT SIZE**
±4,466 SF / ±0.55 ACRES
- **YEAR BUILT**
1982
- **ZONING**
RETAIL - NEIGHBORHOOD COMMERCIAL
- **UNITS**
5 UNITS, ALL APPROXIMATELY THE SAME SIZE
- **UTILITIES / POWER**
CITY SEWER, CITY WATER & ELECTRICITY CONNECTED



INVESTMENT SALES & LEASING



MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (1-MILE RADIUS)

14,172

Population

34.9

Median Age



2.2

Average Household Size

US\$52,506

Median Household Income

BUSINESS



347

Total Businesses

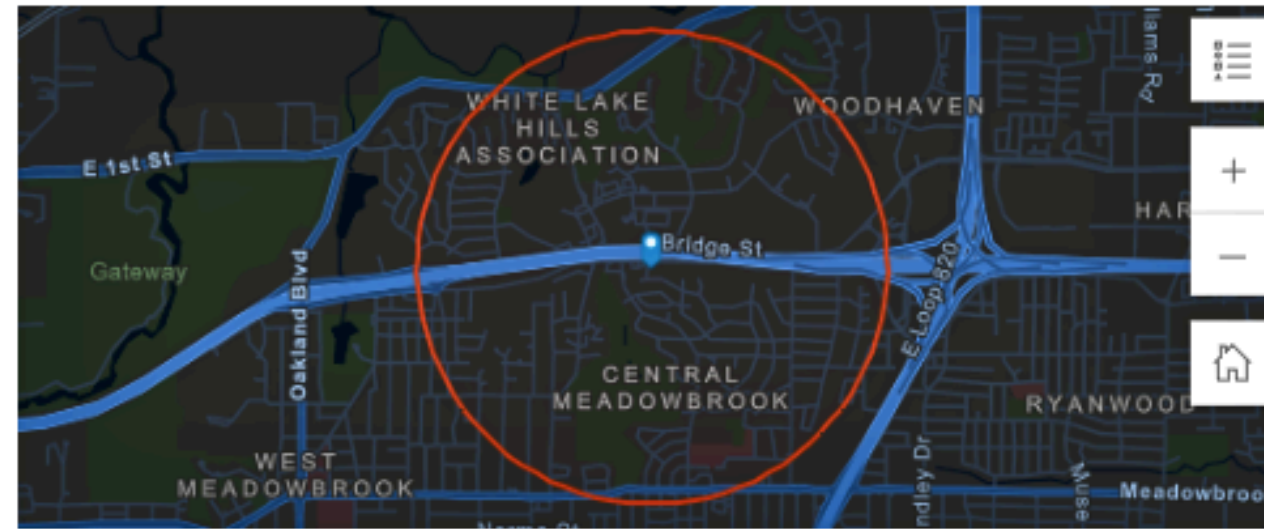


2,930

Total Employees



INVESTMENT SALES & LEASING



Interesting Behaviors facts

125

2025 HH Owns or Leases 1 Vehicle: Index
Which is more than 95% of all ZIP Codes

171

2025 Used Postmates Site/App for Take-Out/Del/30 Days: Index
Which is more than 95% of all ZIP Codes

ANNUAL LIFESTYLE SPENDING



US\$2,074
Travel



US\$68
Theatre/Operas/
Concerts



US\$51
Movies/Museums/
Parks



US\$57
Sports Events



US\$7
Online Games

EMPLOYMENT



57%

White Collar



27%

Blue Collar



16%

Services

5.9%

Unemployment Rate

EDUCATION

11%

No High School Diploma



32%
High School Graduate



33%
Some College



24%
Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



US\$1,657
Apparel &
Services



US\$4,964
Groceries



US\$156
Computers &
Hardware



US\$4,769
Health Care



US\$2,775
Eating Out

MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (5-MILE RADIUS)

229,093

Population



2.8

Average Household Size



35.4

Median Age

US\$62,915

Median Household Income

BUSINESS



7,464

Total Businesses

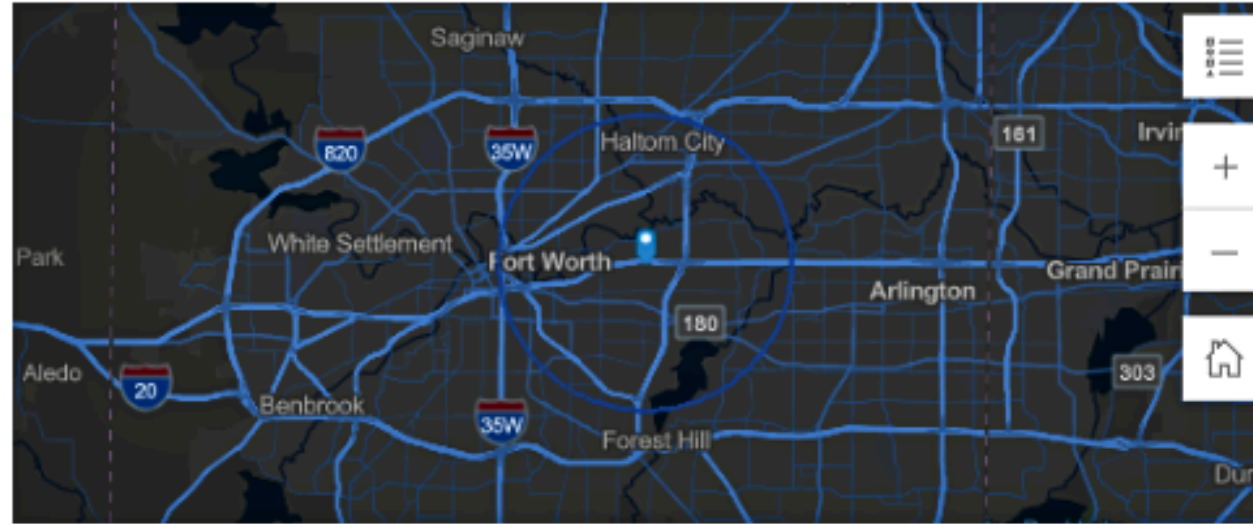


71,572

Total Employees



INVESTMENT SALES & LEASING



Interesting Behaviors facts

120

2025 Used Cough Syrup/Suppressant (Nonprescrp)/6 Mo: Index

Which is more than 95% of all ZIP Codes

111

2025 Listen to Radio 3:00 pm - 7:00 pm Wknd: Index

Which is more than 95% of all ZIP Codes

ANNUAL LIFESTYLE SPENDING



US\$2,448

Travel



US\$76

Theatre/Operas/
Concerts



US\$58

Movies/Museums/
Parks



US\$66

Sports Events



US\$8

Online Games

EMPLOYMENT



53%

White Collar



32%

Blue Collar



15%

Services



4.7%

Unemployment Rate

EDUCATION



20%

No High School Diploma



33%

High School Graduate



25%

Some College



22%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



US\$1,847

Apparel &
Services



US\$171

Computers &
Hardware



US\$3,173

Eating Out



US\$5,577

Groceries



US\$5,656

Health Care

PRO FORMA CAP RATE

- Asking Price: \$625,000.00
- Building Size: ±4466 SF
- Pro Forma Rent: \$14.00/SF NNN
- Gross Annual Rent: ±\$62,524.00
- Other income (Billboard): \$6000.00
- Landlord Expenses: Minimal (NNN lease)
Estimated \$1,500 annually for reserves
- **Pro Forma NOI: ±\$ 67,024**
- **Pro Forma Cap Rate: ±10.72%**



INVESTMENT SALES & LEASING



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.



INVESTMENT SALES & LEASING

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



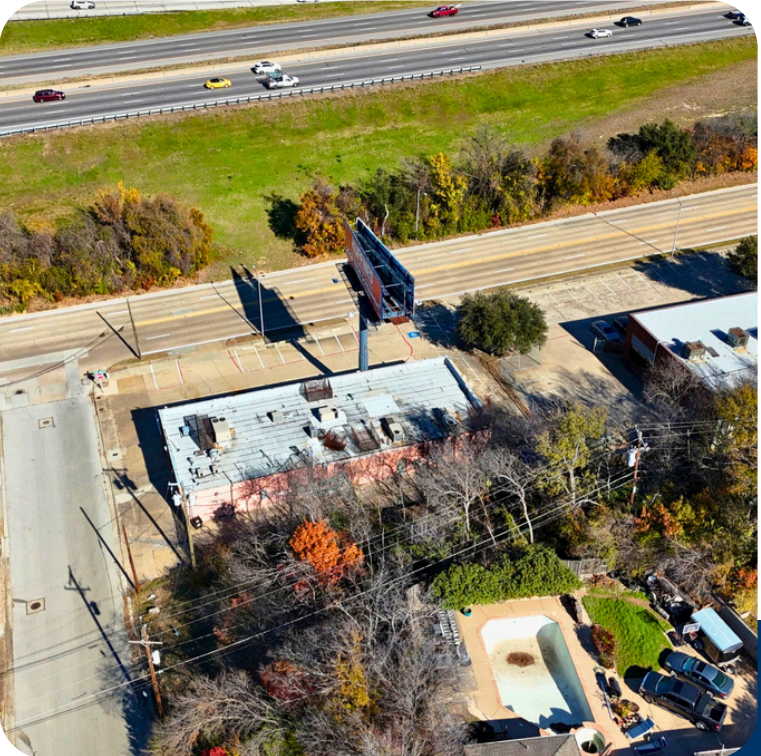
INVESTMENT SALES & LEASING

INVESTMENT HIGHLIGHTS

- Freestanding Retail Asset totaling 4,466 SF situated on 0.549 acres along Brentwood Stair Road in East Fort Worth
- Five Individual Suites, all approximately the same size, each with its own storefront entrance, allowing for flexible multi-tenant or owner-user configurations
- Value Add Opportunity delivered in vanilla shell condition, providing investors or owner occupants the ability to customize finishes and drive rent growth
- Capital Improvements Underway with ownership replacing the electrical system, ceiling tiles, and HVAC unit, significantly reducing near-term capital expenditure
- Additional Income Stream from an on-site billboard generating approximately 6,000 annually, enhancing overall yield
- Strong Location & Accessibility with proximity to I-30, Loop 820, and Downtown Fort Worth, offering excellent regional connectivity
- NNN Lease Structure Potential allowing for minimal landlord responsibilities and predictable cash flow upon stabilization



INVESTMENT HIGHLIGHTS



Eastern Hills

The Marcello's
EVENT CENTER

Brentwood Stair Rd

Villas
AT 1404

Weiler Blvd



Universal
Health Services

Smiles of
Fort Worth

CHAVEZ VALK

Texas
Foundation
for Animal Care
Every Heart Deserves a Home

TAYLOR COMMONS
apartment homes

Louisiana
Famous
FRIED
CHICKEN



White Lake Hills



The Potter's House of Fort Worth



TAYLOR COMMONS
apartment homes

Smiles of
Fort Worth

Universal
Health Services

Weiler Blvd



TEXACO

Brentwood Stair Rd



FAMILY FUNERAL HOME

FORT WORTH
GOLF

Eastern Hills



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INVESTMENT SALES & LEASING

Disclaimer

Information contained herein is believed to be reliable but is not guaranteed. Buyers and tenants should verify all details independently. Property availability, pricing, and terms are subject to change without notice.

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