



INVESTMENT SALES & LEASING

8331 Camp Bowie West Boulevard,
Fort Worth, TX 76116

For Sale

Multitenant Retail Strip Center



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PROPERTY OVERVIEW

- BUILDING SIZE / LOT SIZE
±11,726 SF / ±0.902 ACRES
- YEAR BUILT / RENOVATED
1959
- PARKING SPACES
N-SITE SURFACE PARKING SERVING ALL UNITS
- ZONING
RETAIL, MULTI-UNIT (C1A-C/ C2 AS PER PARCEL DATA)
- UTILITIES / POWER
CITY SEWER, CITY WATER.

KARE

INVESTMENT SALES & LEASING



MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (1-MILE RADIUS)

19,399

Population



33.9

Median Age



2.4

Average Household Size

US\$39,467

Median Household Income

BUSINESS



512

Total Businesses

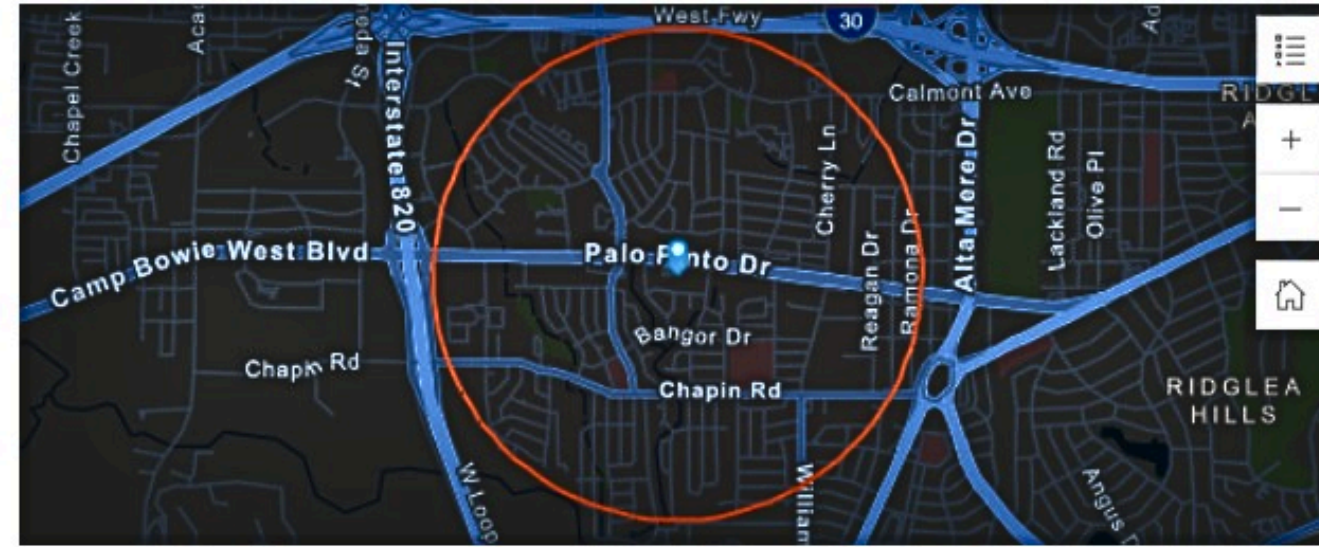


4,721

Total Employees



INVESTMENT SALES & LEASING



Interesting Behaviors facts

67 2025 HH Purchased Exterior Paint or Stain/12 Mo: Index
Which is less than 95% of all ZIP Codes

56 2025 Own Investment Real Estate: Index
Which is less than 95% of all ZIP Codes

EMPLOYMENT

52%

White Collar

29%

Blue Collar

19%

Services



4.0%

Unemployment Rate

EDUCATION



13%

No High School Diploma



31%

High School Graduate



33%

Some College



23%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING

US\$1,446
Apparel & Services

US\$133
Computers & Hardware

US\$2,362
Eating Out

US\$4,355
Groceries

US\$4,147
Health Care

ANNUAL LIFESTYLE SPENDING

US\$1,781
Travel

US\$48
Sports Events

US\$58
Theatre/Operas/Concerts

US\$6
Online Games

US\$42
Movies/Museums/Parks

MARKET DEMOGRAPHICS & ECONOMIC OVERVIEW (5-MILE RADIUS)

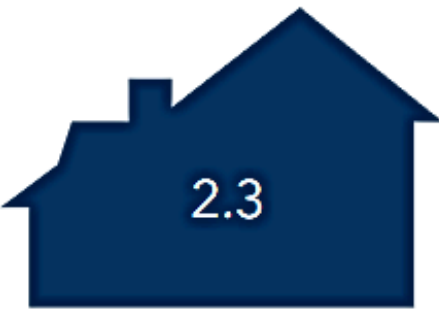
176,264

Population



37.3

Median Age



2.3

Average Household Size

US\$74,413

Median Household Income

BUSINESS



7,152

Total Businesses

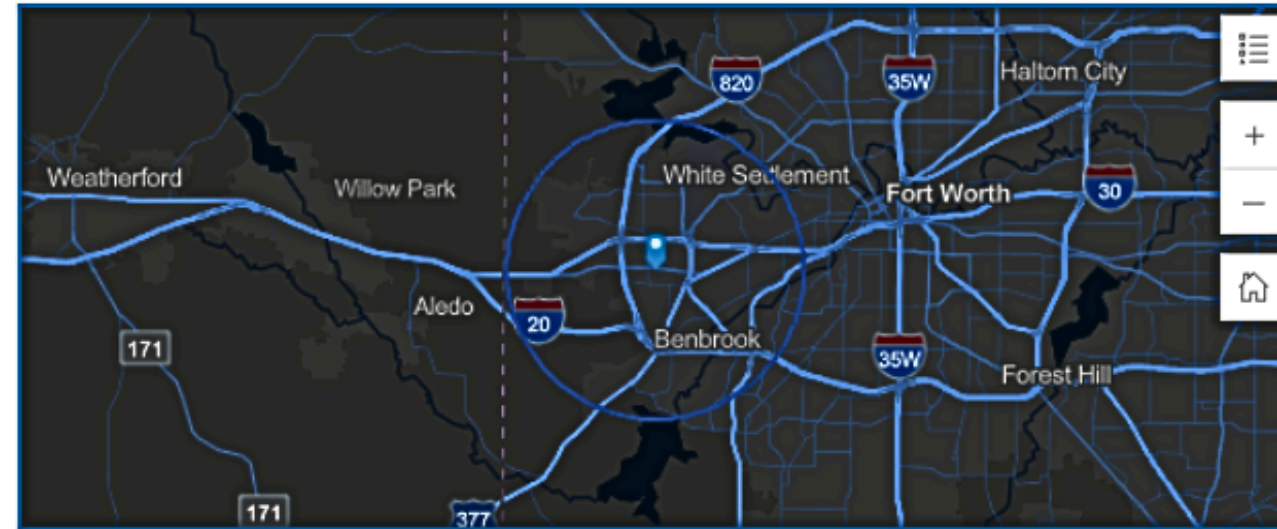


86,364

Total Employees



INVESTMENT SALES & LEASING



Interesting Behaviors facts

No facts found within these thresholds ⓘ



ANNUAL LIFESTYLE SPENDING

US\$3,279
Travel

US\$105
Theatre/Operas/
Concerts

US\$76
Movies/Museums/
Parks

US\$90
Sports Events

US\$10
Online Games

EMPLOYMENT

67%

White Collar

21%

Blue Collar

12%

Services



3.2%

Unemployment Rate

EDUCATION



8%

No High School Diploma



25%
High School Graduate



27%
Some College



41%
Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING

US\$2,439
Apparel &
Services

US\$229
Computers &
Hardware

US\$4,093
Eating Out

US\$7,281
Groceries

US\$7,281
Health Care

PRO FORMA CAP RATE

- Asking Price: \$1,200,000.00
- Building Size: ±11,726 SF
- Pro Forma Rent: \$10.00/SF NNN
- Gross Annual Rent: ±\$117,260.00
- Landlord Expenses: Minimal (NNN lease)
Estimated \$1,500 annually for reserves

Pro Forma NOI: ±\$115,760.00

Pro Forma Cap Rate: ±9.65%



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 HIGHLIGHTS

- High-visibility retail center along Camp Bowie West with over 25000 vehicles per day
- Recent renovations including new flooring, fresh paint, LED lighting, and full make-ready updates
- Brand new roof completed in 2023 plus new asphalt and new concrete
- Flexible unit sizes from 423 SF to 1616 SF ideal for service retail and professional uses
- Dense surrounding residential demographics in the immediate trade area
- NNN leases with minimal owner responsibilities; tenants pay utilities and operating expenses
- Ample parking with easy ingress and egress from Camp Bowie West
- Surrounded by national and local retailers enhancing visibility and customer traffic
- Situated on 0.902 acres with strong visibility and mostly flat topography
- Quick access to I30 and Loop 820 serving the wider DFW metro
- All units equipped with private restrooms and individual utility access



INVESTMENT HIGHLIGHTS





Monmouth Dr

DOLLAR TREE

FedEx

PLS



LISA'S



Black Eagle Autos

Auto Sales | Auto Repair | Auto Body Repair

JAPANESE PALACE

GENERATIONS OF GREAT MEMORIES

UNITY'S AUTOMOTIVE

InstaCar

CAMP BOWIE W BLVD

TATTOO

RAPID REFUNDS

western campers

EV JARRIN

Sierra Hermosa Apartments

DOLLAR TREE

WELLS FARGO

FedEx

CAPTAIN D'S

80 West Shopping Center

Hertz

FRED LOYA INSURANCE

FORT WORTH DENTAL ASSISTANT SCHOOL

Oliver Dyer's MAJOR APPLIANCE

ADL AUTO

ECOATM

Western hills plaza

JAPANESE PALACE GENERATIONS OF GREAT MEMORIES

InstaCar

MONTY'S AUTOMOTIVE

Redi Lube

CAMP BOWIE W BLVD

English COLOR and supply

Black Eagle Autos

Monmouth Dr

Slade Blvd

O'Reilly AUTO PARTS

LINE-X OF FORT WORTH

Boston Heights Apartments



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Disclaimer

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