

# PROPERTY OFFERING MEMORANDUM



**Clear Fork**  
Properties, Inc.

**FAMILY DOLLAR**  
FORT WORTH, TEXAS

# EXECUTIVE SUMMARY

The Subject Property of this offering is a single-tenant freestanding retail building occupied by a Family Dollar store located at the northeast corner of W. Berry Street and Livingston Avenue in Fort Worth, Texas. The building contains approximately 8,800 SF situated on approximately 20,000 SF of land.

In 2010, the Property was renovated by transforming from a multi-tenant building to a single-tenant building conforming to Family Dollar Store standards.

The property is well located near the W. Berry-Cleburne Road (8th Ave) signalized intersection and in one of the most densely populated areas in the Fort Worth market. Many traffic generators are within close proximity including: Texas Christian University (10,500 +/- students), Paschal High School (2,500 +/-students), Near Southside (Medical District—35K employees) along with the other national and regional branded stores and restaurants. Additionally, redevelopment is occurring in the immediate area with both commercial and residential properties.

This property offers an investor an excellent well located property with a national credit tenant with minimal Landlord responsibility.

## ADDRESS:

**1814 W. Berry Street, Fort Worth, TX 76110**



## PROPERTY SUMMARY:

<b>SALE PRICE:</b>	<b>\$1,951,840</b>
<b>PRICE/SF:</b>	<b>\$151.13</b>
<b>CAP RATE:</b>	<b>6.50%</b>
<b>NOI:</b>	<b>\$126,870</b>
<b>LAND SIZE:</b>	<b>+/-20,000 SF</b>
<b>BUILDING GLA:</b>	<b>8,800 SF</b>
<b>YEAR BUILT:</b>	<b>1963</b>