

For Sale



Shops at Basswood

2719 Basswood Blvd.
Fort Worth, TX 76131



Hunington

Hunington Properties, Inc.
7700 Windrose Ave. Suite 03-128
Plano, Texas 75024
214-689-3600
hpiproperties.com



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Executive Summary

Sale Price	\$9,417,153
Cap Rate	6.25%
NOI	\$588,572.04
Building Size	16,752 SF
Occupancy	100%
Year Built	2025



Property Highlights

- Average household income over \$110k in a 2 mile radius
- High residential growth
- Strong traffic counts in this dynamic retail corridor serving Northwest Fort Worth
- Highly visible retail with 3 access points to the property



Demographics

Population (2025)	2 mi. - 56,899
	3 mi. - 116,742
	5 mi. - 288,165
Average HHI	2 mi. - \$118,370
	3 mi. - \$123,886
	5 mi. - \$124,393

Traffic Counts

Basswood Blvd.: 23,600 vpd
I-35: 159,803 vpd



Jeffrey Aron
SVP | Development
jeffrey@hpiproperties.com

Andrew Wright
VP | Investment Sales
andrew@hpiproperties.com

Evan Dyer
Principal | Retail Development
evan@hpiproperties.com

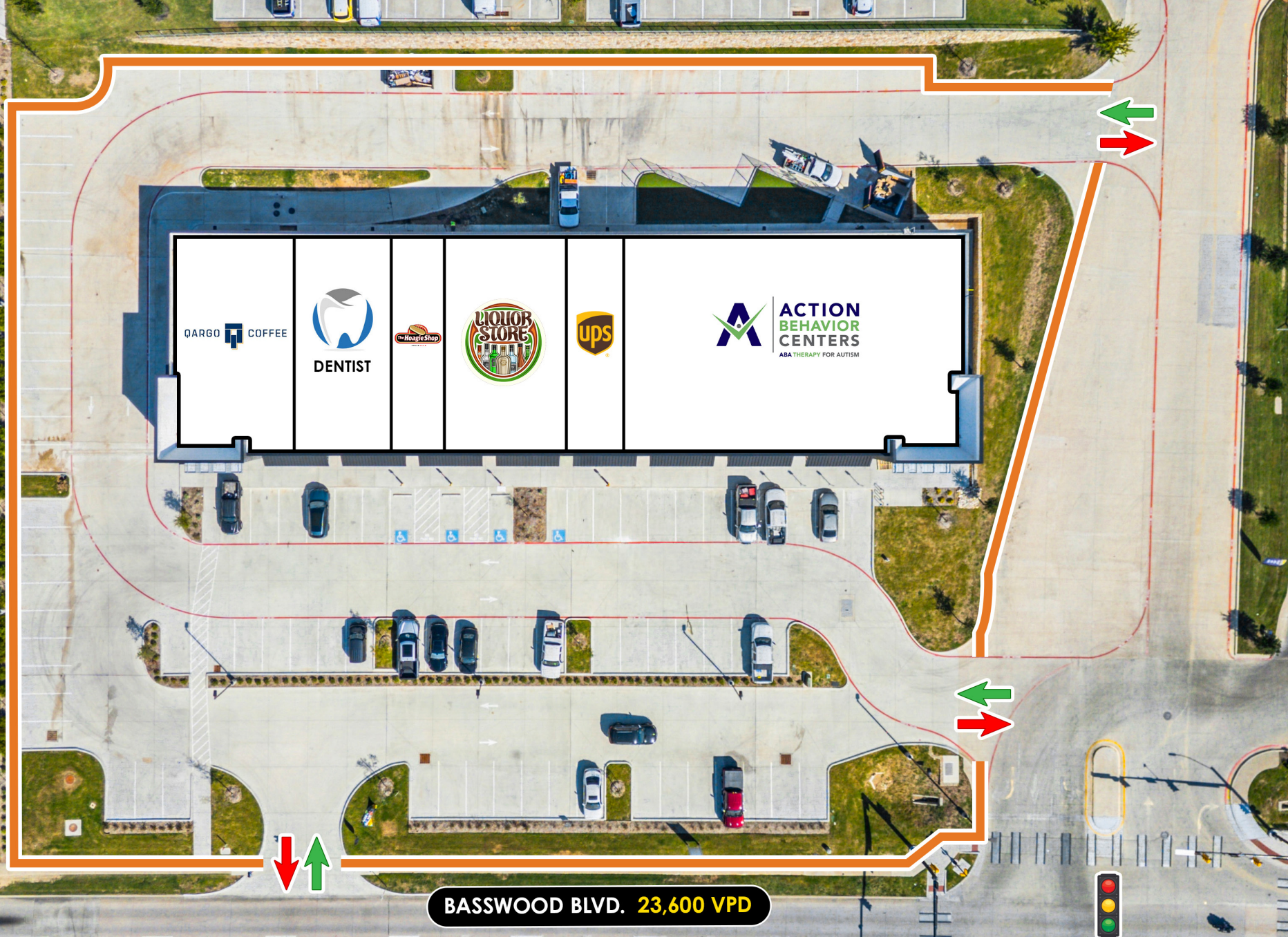
Alex Aiza
Senior Associate | Brokerage
alex@hpiproperties.com

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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.







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INCOME AND EXPENSES

INCOME	
Annual Rent	\$588,572.04
Expense Reimbursements	\$163,020.00
Total Income	\$ 751,592.04

EXPENSES	
Taxes	\$56,129.80
Insurance	\$18,000.00
Common Area Maintenance	\$65,340.20
Management Fee	\$ 23,550.00
Total Expenses	\$ 163,020.00
Net Operating Income	\$ 588,572.04

SHOPS AT BASSWOOD | RENT ROLL

TENANTS NAME	SF	LEASE START	LEASE EXPIRES	BASE RENT	RENT PSF	NNN	RENT INCREASES	OPTIONS
Qargo Coffee	2,750 SF	10/04/2025	02/29/2036	\$8,250.00	\$36.00	\$2,291.67	2.5% Annual Increases	(4) - 5 Years w/ 2.5% annual increases
Dentech PLLC	2,000 SF	10/04/2025	02/29/2036	\$5,500.00	\$33.00	\$1,500.00	10% Increases every 5 Years	(2) - 5 Years w/ 10.50% increase per option
The Hoagie Shop	1,100 SF	10/24/2025	10/31/2030	\$3,300.00	\$36.00	\$916.67	3% Annual Increases	(1) - 5 Years w/ 3% annual increases
Basswood Liquor	2,500 SF	07/21/2025	07/31/2030	\$7,291.67	\$35.00	\$1,875.00	2% Annual Increases	(2) - 5 Years w/ 3% increases every 2 years
The UPS Store	1,200 SF	03/09/2026	03/31/2036	\$3,100.00	\$31.00	\$1,000.00	2% Annual Increases	(2) - 5 Years w/ 2% annual increases
Action Behavior Centers Therapy LLC	7,202 SF	10/26/2025	11/30/2032	\$21,606.00	\$36.00	\$6,001.66	2% Annual Increases	(2) - 5 Years w/ 2% annual increases
Totals	16,752 SF			\$49,047.67		\$13,585.00		

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Huntington Properties, Inc.</u>	<u>454676</u>	<u>sandy@hpiproperties.com</u>	<u>713.623.6944</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Sanford Paul Aron</u>	<u>218898</u>	<u>sandy@hpiproperties.com</u>	<u>713.623.6944</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Jeffrey Aron</u>	<u>724858</u>	<u>jeffrey@hpiproperties.com</u>	<u>713.623.6944</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Evan Dyer</u>	<u>571158</u>	<u>evan@hpiproperties.com</u>	
<u>Alex Alza</u>	<u>739726</u>	<u>alex@hpiproperties.com</u>	<u>713.623.6944</u>
<u>Andrew Wright</u>	<u>733960</u>	<u>andrew@hpiproperties.com</u>	
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date