

# Wanda Way Business Center

120 Wanda Way | Hurst, TX 76053



## OFFERING PRICE

PRICE \$895,000

## PROPERTY AREA

GLA 11,400 SF  
LAND 1.04 AC

- 👁️ Executive Office Suites Located In The Center Of The Metroplex
- 👁️ Building Upgrades Include Repaved Parking Lot, Cat6 Internet & Exterior Lighting
- 👁️ Oversized Parking Lot - Room For Development
- 👁️ Conveniently Located Along Hwy 10; Across From Bell Helicopters Corporate Offices
- 👁️ Within 3 Miles Of Hwy 121/183 & 820; Minutes From DFW Airport



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**OVERVIEW**

**Property Information**

Price	\$895,000
Price per Square Foot	\$78.51
Net Operating Income	\$18,784
Cap Rate Current	N/A
Total Suites	29
Tenants	11
Occupancy	48%
Vacancy	52%
Gross Leasable Area (GLA)	11,400 SF
Lot Size	45,302 SF (1.04 AC)
Year Built	1962

Vision Commercial Real Estate is pleased to present the opportunity to acquire a 48% occupied multi-tenant office building located in Hurst, TX. This 11,400 sf building sits on a 45,302 sf lot with ample parking for tenants and clients. Occupied by 11 long standing tenants, this office building is a stable income producing asset with proven and stable tenants located on a highly trafficked highway. There is significant upside potential for investors by leasing the remaining 18 office suites.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	10,711	79,136	242,723
Avg Household Size	2.87	2.45	2.44
Employees	1,369	34,017	101,905
Average HH Income	\$66,230	\$70,790	\$79,299
2019-24 Projected Pop. Growth	1.29%	1.01%	0.72%
Traffic Count	14,041 VPD @ E Euless Blvd		

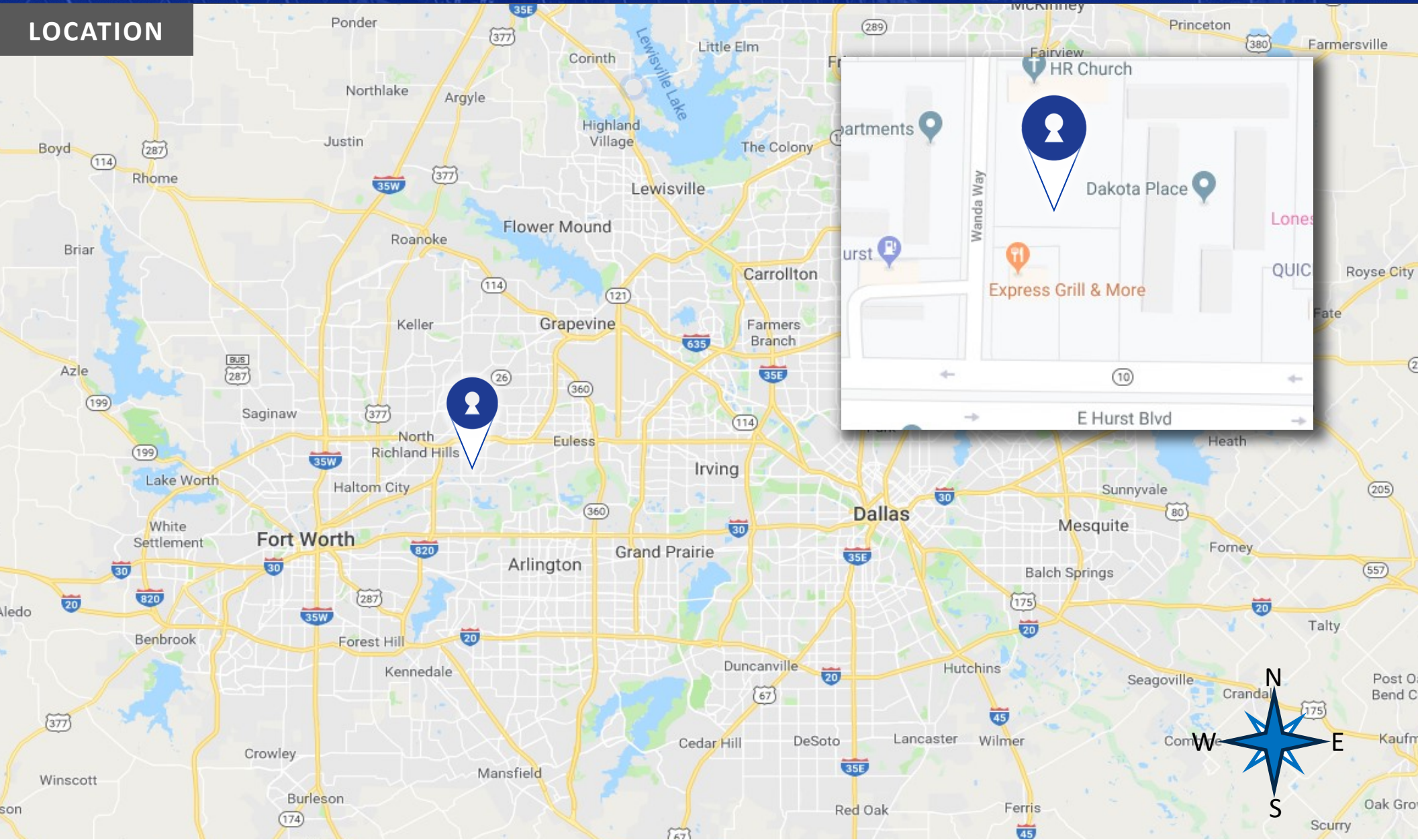
CoStar 2019

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## LOCATION



**Spencer George**

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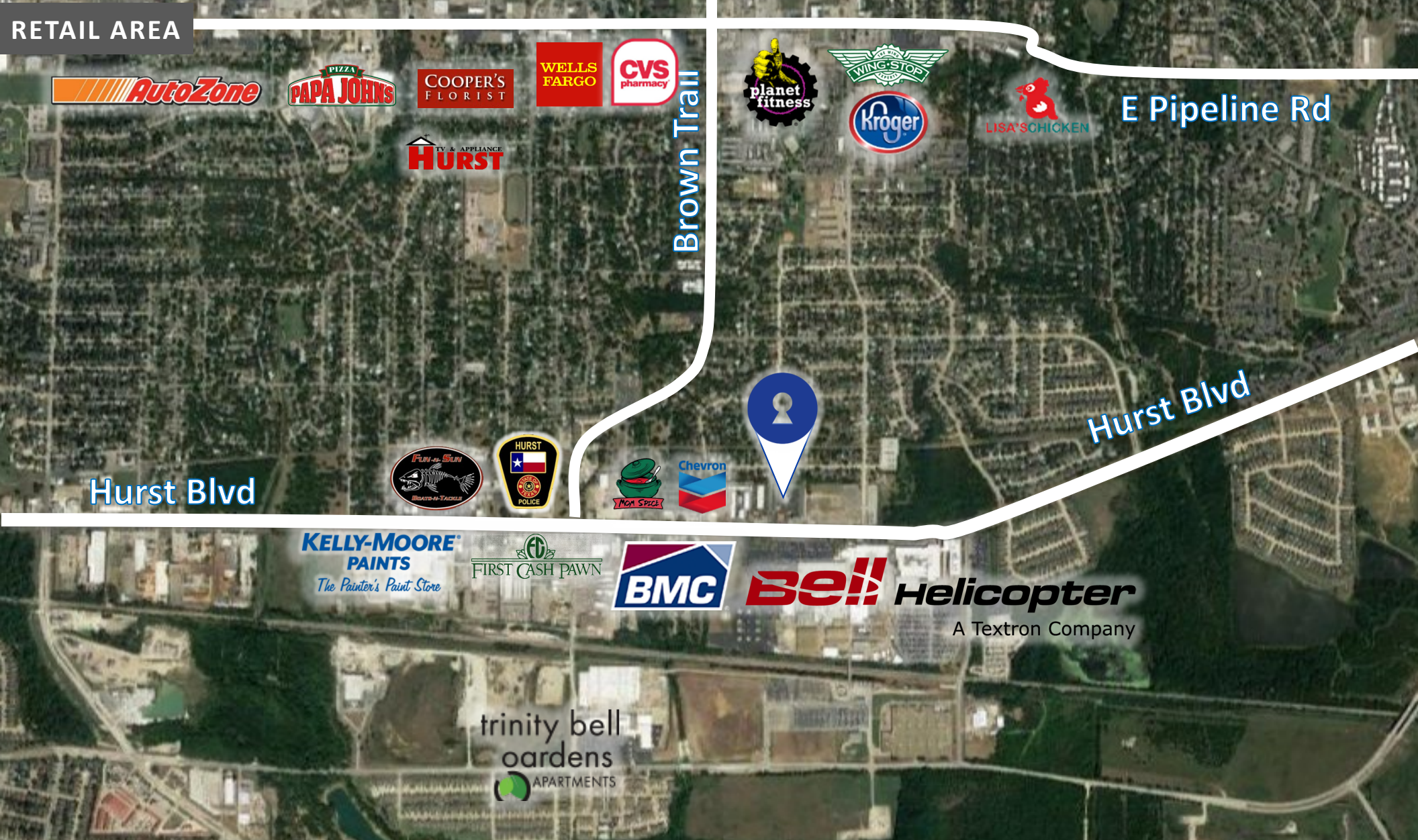
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## RETAIL AREA



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**MARKET**



## ***Dallas/Fort Worth Market Overview***

Dallas/Fort Worth is continually ranked among the nation's fastest-growing areas. Continuing job growth is a key factor for this growth. The population growth has, in turn, fueled real estate development as retailers and service providers expand to meet increasing demand. Population and job growth have pushed Dallas and Fort Worth to redevelop and re-energize their central business districts, creating mixed-use buildings with residential, office, and retail space in high-end urban environments. Dallas and Fort Worth represent the largest population centers offering an abundance of housing options as people seek out the community that best fits their needs. The DFW region's corporate powerhouse companies are distributed throughout Dallas-Fort Worth, an indication of its strength, quality of the workforce, and ease of navigation between cities and corporate centers. Scanning the roster of major employers, it's easy to see the breadth and depth of the business community, from high-tech industry leaders, telecommunications, logistics, and finance to consumer brands.

Dallas-Fort Worth's diverse base of employers drives the region's economic strength, pulling from a variety of industries, so that growth is possible even during weak business cycles. The Dallas Region is on the cutting edge of some of the world's most innovative transportation solutions. These technologies will allow DFW to remain one of the least-congested major cities in the world, as noted by the TomTom Traffic Index, now and far into the future. From deployment of tested and trusted high-speed rail technology, to design and testing of options straight out of science fiction like the hyperloop and flying taxis, Dallas continues to seek out more efficient, effective and sustainable transportation options for its residents and workers. Perhaps you've heard the phrase "Everything is bigger in Texas?" That includes the Dallas-Fort Worth region, which has a combined footprint larger than some U.S. states. Dallas/Fort Worth is the nation's fourth-largest metro area, conveniently positioned in the middle of the United States, and offering competitive advantages to businesses that locate here.

*Cited: [www.dallaschamber.org](http://www.dallaschamber.org)*



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**INCOME & EXPENSE**

<b>Financials</b>			
	SF	Occupancy Ratio	Suites
<b>Total Occupied</b>	5,508	48%	11
<b>Total Vacant</b>	5,892	52%	18
<b>BUILDING TOTALS</b>	11,400	100%	29
<b>Income &amp; Expenses</b>			
	<b>ACTUAL</b>	<b>PROFORMA</b>	
<b>Total Rent</b>			
Occupied Space	\$58,800.00		
Occupancy 95%		\$126,490.00	<i>*Assumes lease rate of \$12 PSF</i>
<b>Expenses</b>			
Real Estate Taxes	\$8,500.00	\$8,500.00	
Insurance	\$5,500.00	\$5,500.00	
Utilities	\$11,300.00	\$28,500.00	<i>*Assumes \$2.50 PSF</i>
CAM	\$6,000.00	\$6,000.00	
<b>TOTAL EXPENSES</b>	\$31,300.00	\$48,500.00	
<b>TOAL EXPENSES PSF</b>	\$2.75	\$4.25	
<b>EFFECTIVE GROSS IN-</b>			
	\$58,800.00	\$126,490.00	
<b>TOTAL EXPENSES</b>	\$31,300.00	\$48,500.00	
<b>NET OPERATING INCOME</b>	\$27,500.00	\$77,990.00	

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## PHOTOS



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# Information On 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

Vision Commercial RE DFW LLC Broker Firm Name	9006752 License No.	<a href="mailto:info@visioncommercial.com">info@visioncommercial.com</a> Email	817-803-3287 Phone
Trenton Price Designated Broker of Firm	0652029 License No.	<a href="mailto:info@visioncommercial.com">info@visioncommercial.com</a> Email	817-803-3287 Phone

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)



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