

# THE 411

411 S Main St | Fort Worth, TX 76104



# VISION

COMMERCIAL REAL ESTATE



Scott Lowe

Partner/Investment Sales

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PRICE | **Contact Broker**

PROPERTY AREA | **15,577 SF on 0.49 Acres**



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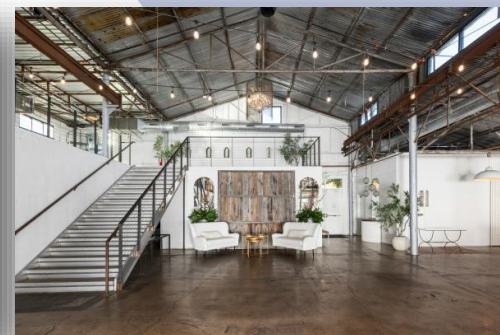
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## TOUR APPOINTMENTS

Tours of the property must be scheduled via Scott Lowe at [scott@visioncommercial.com](mailto:scott@visioncommercial.com) or 469.682.8661. Property operations are ongoing- please do not disturb tenants or staff. All communication and inquires should be made through the listing agents.

## OFFERS

Your non-binding letter of intent must be submitted via Scott Lowe at [scott@visioncommercial.com](mailto:scott@visioncommercial.com). Please include your basic deal terms and any other relevant information pertaining to your buyer.

## DEAL TEAM



**Scott Lowe**  
Partner/Investment Sales  
[scott@visioncommercial.com](mailto:scott@visioncommercial.com)  
469.682.8661



**David Spina**  
Director of Investment Sales  
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# INVESTMENT OVERVIEW

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## EXECUTIVE SUMMARY

**Nestled in Fort Worth's vibrant Medical District, this investment property offers an opportunity to own a trophy asset in one of the city's most sought-after areas. Positioned near downtown Fort Worth, this location is flourishing with new development and infrastructure, making it a high-demand area for both businesses and residents alike. The Medical District hosts over 40,000 employees and is home to four major hospitals, providing consistent influx of foot traffic.**

**Surrounded by a dynamic mix of new multifamily developments, this legacy property is just minutes from trendy bars, cool coffee shops, and a range of dining options. Nearby event venues also create a lively atmosphere that continues to attract visitors and locals. This building's prime location amid Fort Worth's bustling Medical District promises a unique blend of stability and growth potential, with its proximity to the city's key amenities and the thriving landscape of Fort Worth.**

## INVESTMENT HIGHLIGHTS



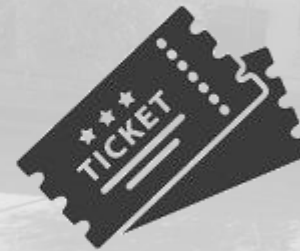
Year Built | 1920  
Remodeled | 2017  
Total Lot Size | 0.49 Acres  
Property Size | 15,577



Location | Medical District,  
Downtown Fort Worth  
Proximity | Fort Worth, Texas



Price | Contact Broker



Nearby Amenities | Hospitals, dining,  
entertainment, &  
Urban living



## PROPERTY PHOTOS

**The 411** — An unexpected urban oasis housed in a restored 1920's legacy property  
in the heart of Near Southside on historic South Main Street in Fort Worth Texas





PROPERTY PHOTOS

**Bocca Osteria Romana** — A family owned, open-kitchen  
restaurant serving authentic Roman dishes





## PROPERTY PHOTOS

**Dusty Biscuit Beignets** — A beignet restaurant with sweet and savory spins on NOLA classics and where the French Quarter meets Funky Town





## PROPERTY PHOTOS

**Emporium Pies** — A modern American pie company  
devoted to making Fine Pie for Fine Fold in the Dallas/Fort-Worth  
area





## PROPERTY PHOTOS

**You Get One Life** — Clinical Counseling, EMDR, Psychoeducational  
Coaching provided by Licensed Professional Counselors





# REGIONAL OVERVIEW

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## PROPERTY HIGHLIGHTS

- 👁️ Trendy restaurants with beautiful finish out and patio
- 👁️ Event venue that seats 450 people
- 👁️ Parking lot across the street with 99 spaces
- 👁️ Near Downtown Fort Worth, located in the Medical District with 40,000+ employees
- 👁️ 5 tenants, 100% leased

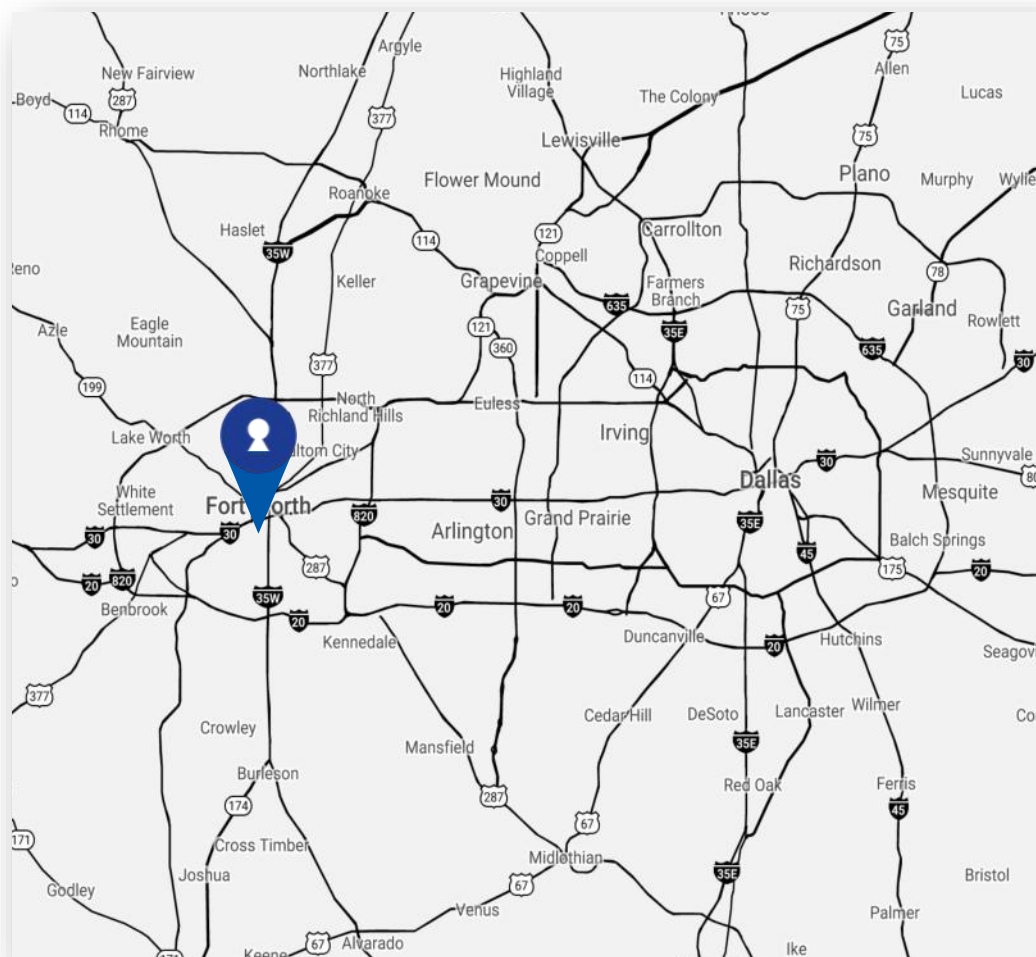
## DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	15,862	51,953	110,813	308,297
DAYTIME POPULATION	46,961	96,673	130,549	188,930
AVG HH INCOME	\$47,238	\$55,740	\$53,055	\$74,245
POPULATION GROWTH 2023-2028	1.2%	1.2%	0.9%	0.5%

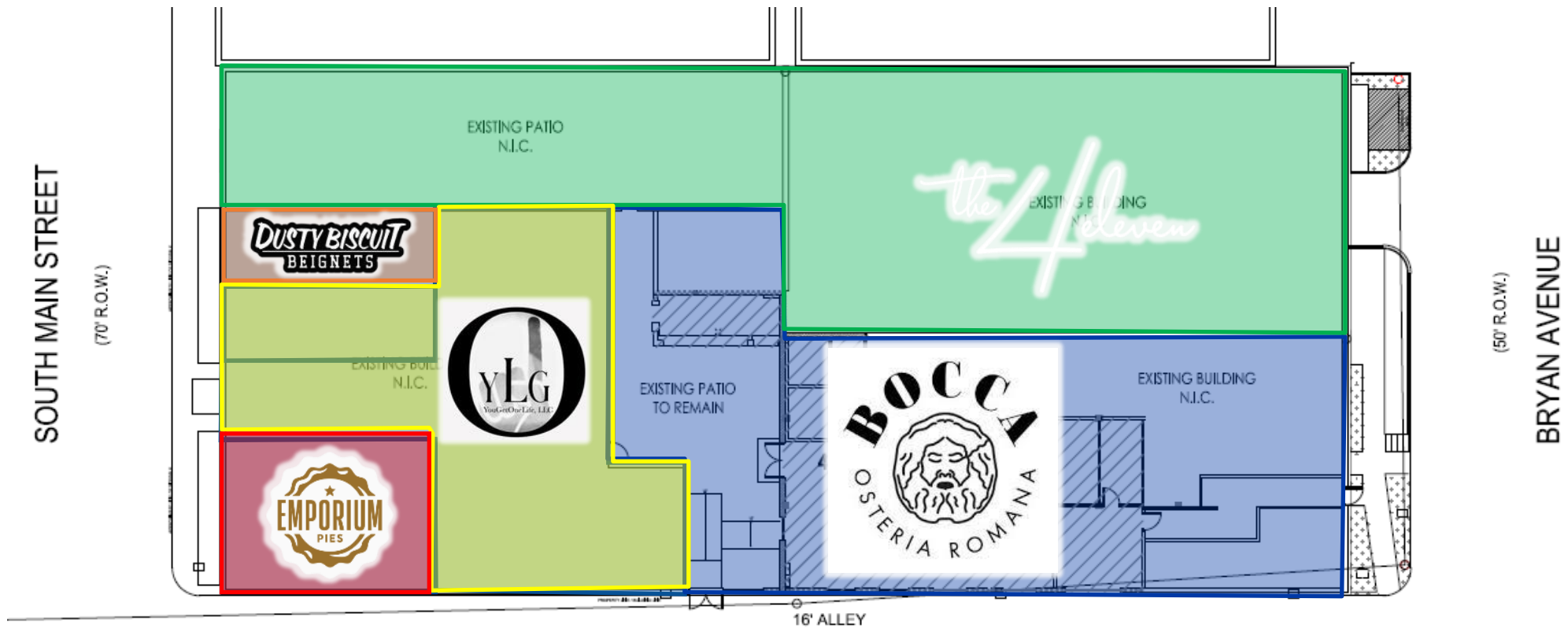
\*STDB.com 2024

## TRAFFIC COUNT

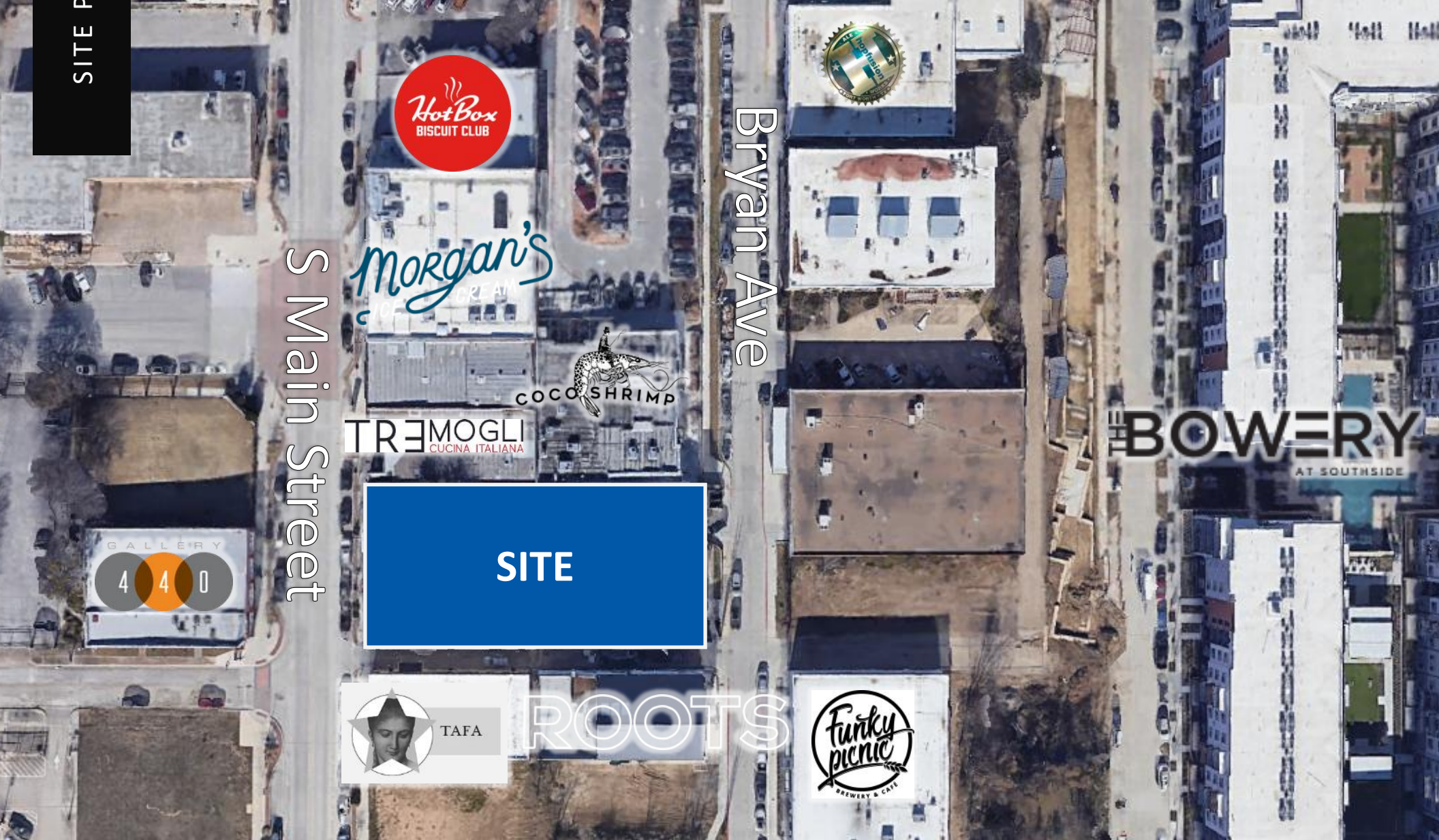
8,092 VPD at S Main St & W Vickery Blvd

















# FINANCIAL ANALYSIS

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PRICE	<b>Contact Broker</b>
PRICE PSF	
NOI	
CAP RATE	
TOTAL SUITES	<b>5</b>
TENANTS	<b>5</b>
OCCUPANCY	<b>100.00%</b>
GLA	<b>15,577</b>
LOT SIZE	<b>0.49 Acres</b>
YEAR BUILT	<b>1920s</b>

Vision Commercial Real Estate is pleased to present an exceptional investment opportunity in the heart of Fort Worth's Medical District. This 100% occupied, 15,557 square-foot property spans 0.49 acres and comprises 5 tenant spaces, all occupied by diverse, well-established businesses. Situated within a prime location with convenient access to major thoroughfares, including I-30, I-35W, and US 287, making it easily reachable for tenants and visitors alike.

Suite	Tenant	SF	Pro Rata	Lease Term		Annual Base Rent		Rental	Type
				Start	Expiration	PSF	Total	Escalations	
101	411 LLC	7,260	46.61%	11/15/2017	2/1/2027	\$19.00	\$137,940.00	N/A	NNN
104	Bocca	3,477	22.32%	10/1/2023	2/28/2029	\$18.29	\$63,600.00	Yearly bumps 4% (2-5yr renewal, 10% increase over expiring rent, flat for term)	NNN
109	Dusty Biscuit	500	3.21%	11/15/2017	4/30/2027	\$27.50	\$13,749.96	Yearly bumps \$.50 psf (1-5yr renewal market rate)	NNN
113	You Get 1 Life	665	4.27%	4/1/2024	6/30/2029	\$30.00	\$19,950.00	Yearly bumps 3% (1-5yr renewal CPI)	NNN
117	You Get 1 Life	2,600	16.69%	4/1/2024	6/30/2029	\$17.94	\$46,644.00	Yearly bumps 3% (1-5yr renewal market rate)	NNN
121	Emporium Pie	565	3.63%	3/1/2021	2/28/2026	\$25.25	\$14,266.20	Yearly bumps \$.75 psf (2-3 yr renewal market rate)	NNN
125	Emporium Pie	510	3.27%	3/1/2021	2/28/2026	\$25.25	\$12,877.56	Yearly bumps \$.75 psf (2-3 yr renewal market rate)	NNN
TOTAL		15,577	100.00%			\$19.84	\$308,936.72		
		Total SF	Occupancy			Avg. Rent PSF	Total Gross Rent	\$8.60	



## OPERATING STATEMENTS

INCOME		NOTES
<b>Actual Market Rent</b>		
Gross Rental Revenue	\$442,898.92	(100% Occupied)
<b>EXPENSES (Actual)</b>		
Property Taxes	\$37,912.59	
Property Insurance	\$18,000.00	
Management Fee @ 5%	\$22,144.95	
<b>Total Operating Expenses</b>	<b>\$133,962.20</b>	
<b>Net Operating Income</b>	<b>\$308,936.72</b>	
<b>SALES PRICE</b>		
<b>Contact Broker</b>		
<b>CAP RATE (Actuals)</b>		

**CONTACT:**

**Scott Lowe**

Investment Sales

[Scott@visioncommercial.com](mailto:Scott@visioncommercial.com)

469.682.8661

**VISION COMMERCIAL REAL ESTATE:**

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[www.visioncommercial.com](http://www.visioncommercial.com)





## COMMERCE

250+ Major Companies & Headquarters

70+ announced in 2020 & 2021 to Expand or Relocate to DFW

amazon

American Airlines

BELL

gm

AT&T

Kimberly-Clark

INTERMED MEDICAL

Alcon

salesforce

#1 in the country for 3-year job growth (185,000 jobs)

#1 in the country for job recovery to pre-pandemic high (3,951,000 jobs)  
BLS, Dec. 2021

4 Global 500 Companies  
Fortune, 2021

9 World's Most Admired Companies  
Fortune, 2022

22 Fortune 500 Companies



## DFW AREA GROWTH

50%

LOWER COST OF LIVING

With a lower cost of living than the top three U.S. Metros.

+7.2%

EMPLOYMENT GROWTH

With a year over year gain of 277,600 jobs as of July 2022

+328

people per day (2020)

1,302,041

added in 2010-2020

7,694,138

TOTAL POPULATION

11,200,000

Population by 2045

4TH LARGEST METRO IN U.S.

OVER 200 CITIES

3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in 4 hours

Access nearly 60 international destinations



## HIGHER EDUCATION

Three Research 1 Universities

UNT

UTD

A&M

Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

30 Higher Education Institutions

15 Major Universities Including:

TCU

SMU



## HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care  
32 MAJOR HOSPITALS  
23 HEALTHCARE SYSTEMS



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



## Information About Brokerage Services

### 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 on 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 on known by the agent, including information on disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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 on. 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 on 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 on 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 on 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 LC	9006752	info@visioncommercial.com	817.803.3287
Broker Firm Name	License No.	Email	Phone
Trenton Price	0652029	info@visioncommercial.com	817.803.3287
Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

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

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