MULTI-TENANT RETAIL

$3,160,757

Available at
Pro Forma NOI $233,896
Pro Forma 7.43% CAP
$313 PSF

Value Add Opportunity

2529 WEISENBERGER

Forth Worth, TX

Tawney Stedman 512-960-6261
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RED COMMERCIAL REAL ESTATE

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof.
The presentation of this real estate information is subject to errors; omissions; change of price; prior sale orrlease; or withdrawal without notice.

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EXECUTIVE SUMMARY

RED COMMERCIAL REAL ESTATE

RED Commercial Real Estate, LLC is pleased to present the sale opportunity of a fully leased multi-tenant building in Fort Worth, Texas.

This exclusive offering is for the sale of a 10,050 SF Building located at 2529 Weisenberger Street among The Foundry District of Fort Worth. The property consists of five 2,000 SF suites 100% leased by four separate tenants. Leases are all triple net structure with yearly escalations.

Key Highlights:

- **Value Add Opportunity**: Suite 101/105 has a Mutual Termination Agreement with Tenant option which allows the opportunity to *increase rents to market rate, approximately 30% or more*. The Landlord is actively working on securing a new Tenant at market rate. As the region continues to develop, we believe base rents will steadily increase. In place CAP rate of 6.42% is consistent with Market CAP.

- **Strategic Location**: In Fort Worth's Foundry District on Weisenberger Street, several new restaurants have opened or are on the horizon. These restaurants include: Tulanes at 2708 Weisenberger St., and Campuzano which is expected to open at 2700 Weisenberger St. Additionally, Fort Worth Food Park at 2509 Weisenberger St. offers a variety of food trucks.

  Additional information found here:
  https://foundryfw.com/tenants/tulanes/
  https://www.star-telegram.com/entertainment/restaurants/eats-beat/article274188875.html
  https://foundryfw.com/

- **Accessibility to Downtown**: The convenience of being just 6 minutes away from downtown Fort Worth adds to the property's attractiveness for businesses seeking a central and well-connected location.

- **Diverse Tenancy**: With a multi-tenant configuration, the building offers flexibility for various businesses and income streams.

- **Investment Potential**: Given the dynamic location and anticipated developments in the surrounding area, the property presents a compelling investment opportunity for prospective buyers.

- **Local Infrastructure**: Fort Worth's robust infrastructure and economic vibrancy contribute to the overall appeal of the property, making it an ideal investment in a thriving business environment.

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SALE TERMS

RED COMMERCIAL REAL ESTATE

SALE PRICE : $3,149,191

ACTUAL NOI:	$202,068
ACTUAL CAP:	6.42%
PRO FORMA NOI:	$233,896
PRO FORMA CAP:	7.43%
PRICE PER PSF:	$313
LEASE STRUCTURE:	NNN
ESCALATIONS:	YRLY
NET MONTHLY:	PRO FORMA $19,491
NET RENTABLE:	10,000 SF
AVG LEASE RATE:	$23.39 PSF
# OF TENANTS:	4

*4,000 SF is currently advertised at $25 psf nnn, once a Tenant has been secured, Landlord will exercise his Mutual Termination Agreement option with the current Tenant.

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2529 WEISENBERGER

PROPERTY INFORMATION

RED COMMERCIAL REAL ESTATE

ADDRESS: 2529 WEISENBERGER, FORT WORTH, TEXAS 76107

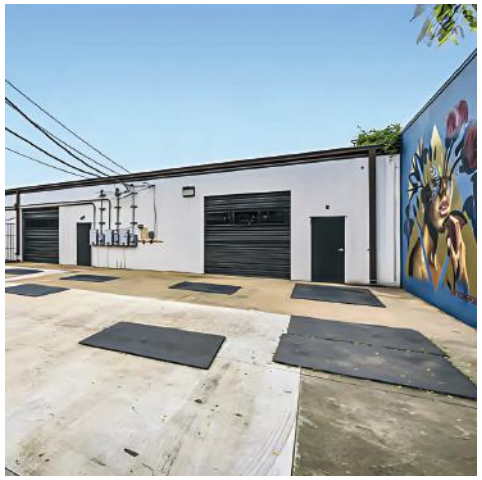
YEAR BUILT
1977 Renovated 2019

Building : 10,050 SF
Land : .4924 Acres
Use: Office / Retail
Light Industrial Zoned

CONSTRUCTION
Concrete Tilt Wall
10’x10’ OH Doors

OCCUPANCY
100% Occupied
4 Tenants

5 Units | 2,000 SF Each



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RENT ROLL

All leases are on a 3-5 year lease term with recent renewals of The Studio and K7. Suite 101/105 has a Landlord termination option in place but remains in the space paying rents until the option is exercised.
There is a 3% yearly increase on all leases which go in effect on the anniversary of the lease executions date.

Rent Roll

Commercial Rent Roll

2529 Weisenberger St. Fort Worth, TX 7

Number of Tenants:	4	Current Occ %		100.0%
Total Rentable SF:	10,000	Ann Rent Rev		$ 202,068.00
Rent Roll as of:	5/28/2025	Wtd Avg Rent /SF		$ 20.21

Suite	Tenant	Size		Annual Rent				Lease Terms							Rent Increase		Notes	Tenant
Number or Floor	Name	Size (SF)	% of NRSF	Annual Rent	Monthly Rent	Base Rent PSF	% of Total	Lease Type	Lease Commence	Lease Expiration	Lease Extension Commence	Lease Extension Expiration	Original Term (mos.)	Security Deposit	Date of Rent Increase	Increase Monthly Base Rent		Category
101 & 105	Made by Fitness	4,000	40.00%	$ 67,520.04	$ 5,626.67	$ 16.88	33.41%	Commercial	02/01/21	04/30/26	N/A	N/A	63	$5,000.00	5/1/2025	$5,626.67		Retail
109	The Studio	2,000	20.00%	$ 49,992.00	$ 4,166.00	$ 25.00	24.74%	Commercial	04/07/21	06/30/26	07/01/26	06/30/31	60	$4,000.00	8/1/2026	$4,000.00	Lease Extension	Retail
113	K7	2,000	20.00%	$ 44,559.96	$ 3,713.33	$ 22.28	22.05%	Commercial	10/01/22	09/30/25	10/01/25	09/30/28	36	$10,000.00	10/1/2025	$3,825.00	Lease renewal	Retail
117	AM/PM	2,000	20.00%	$ 39,996.00	$ 3,333.00	$ 20.00	19.79%	Commercial	05/01/21	07/31/26	N/A	N/A	63	$3,000.00	5/1/2025	$3,333.00		Retail
	Totals	*10,000*	*100.00%*	*$ 202,068.00*		*$ 20.21*	*100.00%*											

Proforma Rent Roll

Commercial Rent Roll

2529 Weisenberger St. Fort Worth, TX 7

Number of Tenants:	4	Current Occ %		100.0%
Total Rentable SF:	10,000	Ann Rent Rev		$ 233,896.00
Rent Roll as of:	5/28/2025	Wtd Avg Rent /SF		$ 23.39

Suite	Tenant	Size		Annual Rent				Lease Terms							Rent Increase		Notes	Tenant
Number or Floor	Name	Size (SF)	% of NRSF	Annual Rent	Monthly Rent	Base Rent PSF	% of Total	Lease Type	Lease Commence	Lease Expiration	Lease Extension Commence	Lease Extension Expiration	Term (mos.)	Security Deposit	Date of Rent Increase	Increase Monthly Base Rent		Category
101 & 105	Vacant	4,000	40.00%	$ 100,000.00	$ 8,333.33	$ 25.00	42.75%	Commercial	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Available Unit	Retail
109	The Studio	2,000	20.00%	$ 48,000.00	$ 4,000.00	$ 24.00	20.52%	Commercial	07/01/26	06/30/31	N/A	N/A	60	$4,000.00	7/1/2027	$4,120.00	Lease Renewal	Retail
113	K7	2,000	20.00%	$ 45,900.00	$ 3,825.00	$ 22.95	19.62%	Commercial	10/01/25	09/30/28	N/A	N/A	36	$10,000.00	10/1/2026	$3,940.00	Lease Extension	Retail
117	AM/PM	2,000	20.00%	$ 39,996.00	$ 3,333.00	$ 20.00	17.10%	Commercial	05/01/21	07/31/26	N/A	N/A	63	$3,000.00	N/A	N/A	No Current Ext.	Retail
	Totals	*10,000*	*100.00%*	*$ 233,896.00*	*$ 19,491.33*	*$ 23.39*	*100.00%*											

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VALUE ADD OPPORTUNITY

RED COMMERCIAL REAL ESTATE

The leasing comparisons within the nearby vicinity indicate a potential rise in rents for the subject property during market rate renewals and the signing of new tenants. As the Panther Street Development progresses and 7th Street undergoes further development, we anticipate a consistent upward trend in rental rates.

1

2725 Tillar St
15,540 SF Building | Built 1946
Use: Retail
Asking Rents: $26 psf nnn

2

2625 Whitmore St
22,886 SF Building | Built 2017
Use: Retail
Asking Rents: $27 psf nnn

3

200 Carroll St
21,456 SF Building | Built 2017
Use: Retail
Asking Rents: $35-$42 psf nnn

4

2600 Weisenberger St
2,700 SF Building | Built 1953
Use: Retail
Asking Rents: $24 - $26 psf nnn

.5 MILE RADIUS

Retail Listings

620K	6.7%	$25.13	6.2%
Inventory	SF Vacancy	Avg Lease Rate	Mkt. CAP

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VALUE ADD OPPORTUNITY

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5

2608-2612 Weisenberger St
9,160 SF Building | Built 1975
Use: Retail
Asking Rents: $27 psf nnn

6

2624-2628 Weisenberger St
23,633 SF Building | Built 1965
Use: Retail
Asking Rents: $27 psf nnn

7

2700 Weisenberger St
4,500 SF Building | Built 1963
Use: Retail
Asking Rents: $19-$23 psf nnn

.5 MILE RADIUS

Retail Listings

620K	6.7%	$25.13	6.2%
Inventory	SF Vacancy	Avg Lease Rate	Mkt. CAP

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SITE PLAN | UNIT MIX

RED COMMERCIAL REAL ESTATE

The property consists of five suites, each measuring 2,000 square feet and currently housing four tenants. Every unit is equipped with a glass-paneled overhead door on the building's south side and two pedestrian doors. Additionally, there are 31 parking spaces available, shared among the tenants.

THE COMPOUND ATHLETICS
CrossFit Anubis

Compound Athletics
Crossfit Anubis
Personal Training &
Boot Camps

The Studio DFW
Boutique Hair Salon

Kravet Inc.
Home Furnishing Showroom

AM PM Concepts
Full Service Construction
& Design Studio

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AS BUILT FLOOR PLAN

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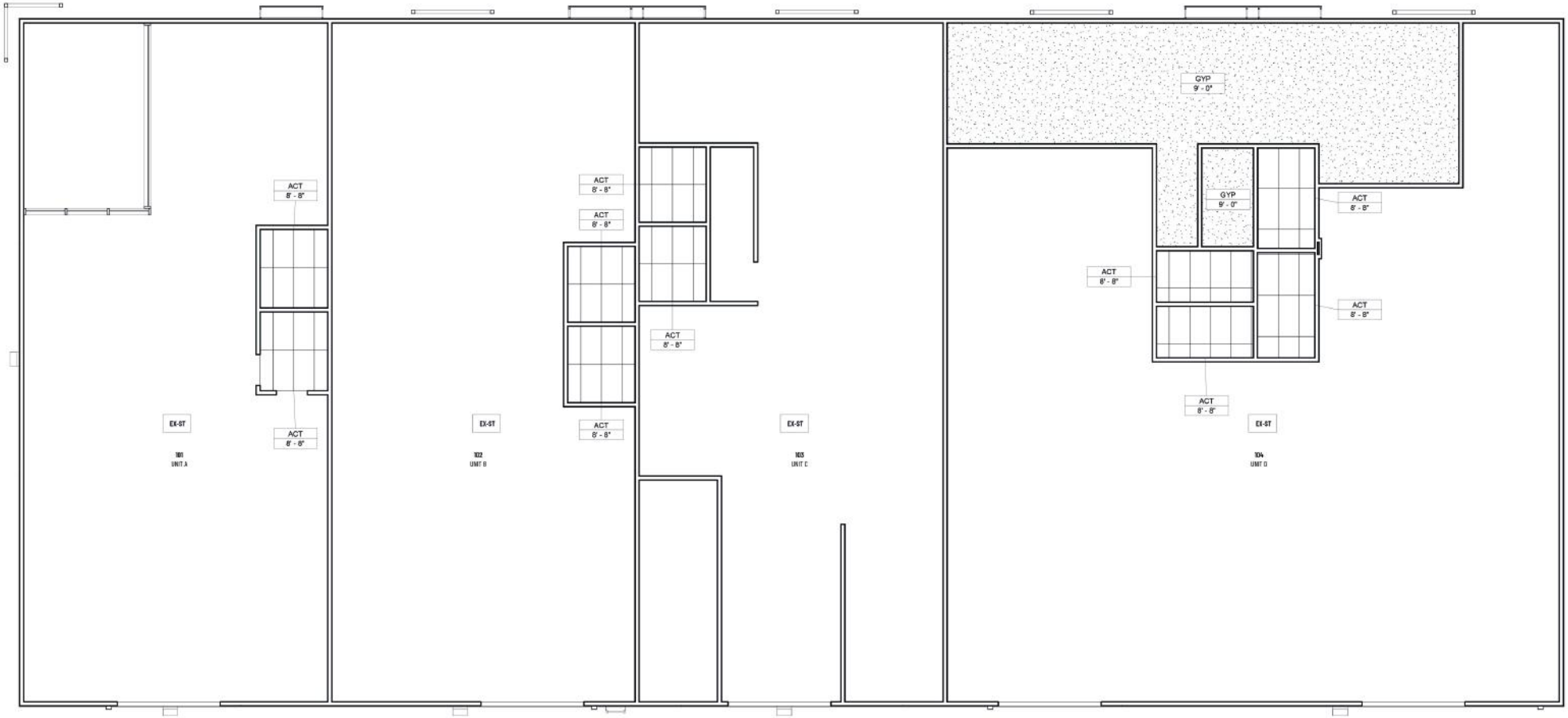

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FORT WORTH, TX

RED COMMERCIAL REAL ESTATE

Fort Worth, Texas, is a vibrant and culturally rich city that seamlessly blends its Western heritage with modern urban living. Nestled in the heart of North Texas, Fort Worth is often referred to as the "City of Cowboys and Culture." With a population that embraces both its cowboy roots and contemporary charm, Fort Worth offers a unique and diverse experience for residents and visitors alike.

The city's history is deeply rooted in its role as a cattle-trading hub along the Chisholm Trail in the late 19th century. Today, remnants of its cowboy past are evident in the Stockyards National Historic District, where visitors can witness daily cattle drives, explore rustic saloons, and immerse themselves in the Old West ambiance. The Fort Worth Stock Show and Rodeo, an annual event, further celebrates the city's Western heritage.

Beyond its cowboy culture, Fort Worth boasts a thriving arts scene. The Cultural District is home to several world-class museums, including the Kimbell Art Museum, the Modern Art Museum of Fort Worth, and the Amon Carter Museum of American Art. These institutions showcase an impressive collection of both classical and contemporary art, making Fort Worth a haven for art enthusiasts.

Fort Worth's downtown area has undergone significant revitalization in recent years, with a thriving culinary scene, trendy boutiques, and entertainment options. Sundance Square, a bustling district in the heart of downtown, is a hub for dining, shopping, and live entertainment.

The city is also known for its commitment to education, with institutions like Texas Christian University (TCU) contributing to the academic and intellectual vibrancy of the community.

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FORT WORTH, TX

2529 Weisenberger is located among **The Foundry District of Fort Worth** just minutes from downtown , bordering Montgomery Plaza retail shops and restaurants, West 7th Street entertainment district and the planned 1.1 Billion dollar Panther Island River development.

The Foundry District in Fort Worth is a vibrant and revitalized area that blends industrial history with contemporary creativity. Nestled within the cultural fabric of the city, this district has transformed former industrial spaces into a dynamic hub for art, culture, and commerce. Characterized by its red-brick buildings and distinctive architecture, the Foundry District is home to a diverse array of businesses, including art galleries, boutiques, eateries, breweries, and creative studios. Its repurposed warehouses and industrial structures provide a unique backdrop for the thriving community of artists, entrepreneurs, and residents who contribute to the area's eclectic atmosphere.

Visit Panther Island's website: https://pantherisland.com/

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PANTHER ISLAND

RED COMMERCIAL REAL ESTATE

Panther Island Development is a major planned development project located in Fort Worth, Texas, with a focus on transforming the Trinity River into a vibrant urban waterfront district similar to the San Antonio River Walk. Led by the Trinity River Vision Authority (TRVA), Panther Island aims to revitalize the area, providing a mix of residential, commercial, and recreational spaces.

Key features and aspects of the Panther Island development include:

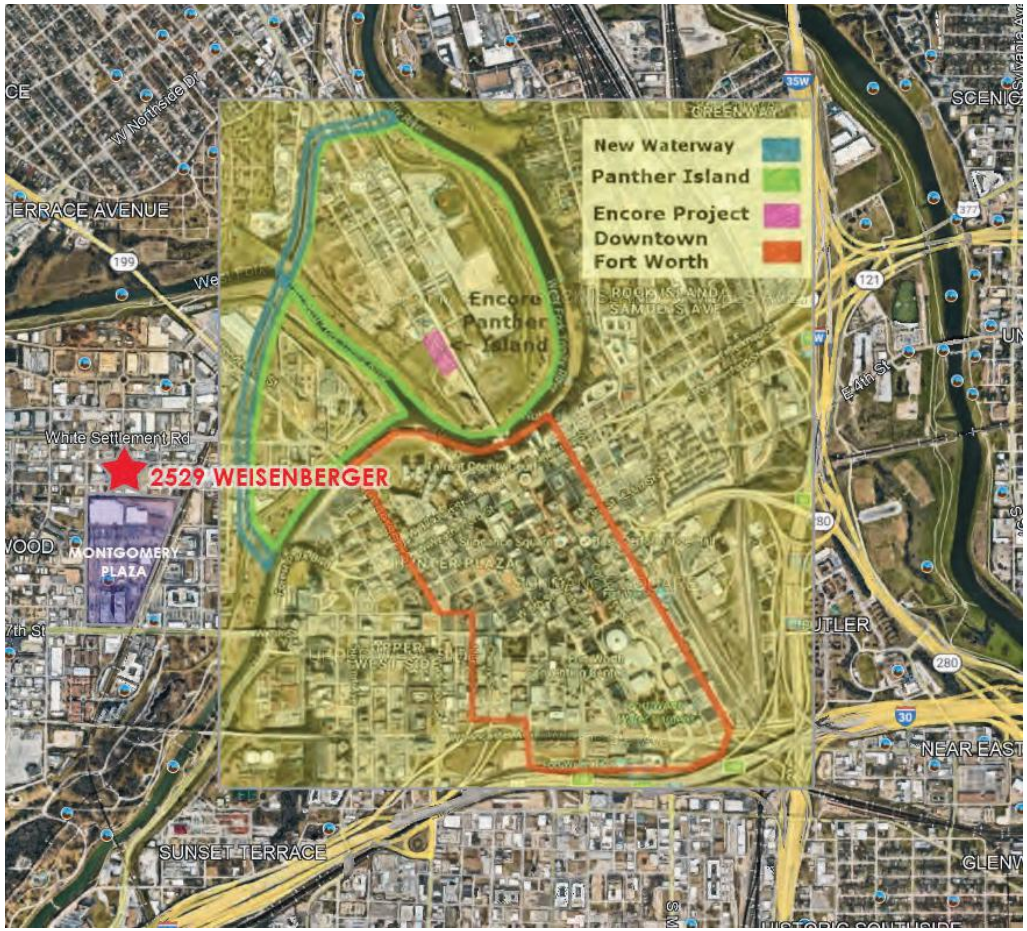
Riverwalk: One of the central components of Panther Island is the creation of a scenic Riverwalk along the Trinity River.
The goal is to provide a picturesque setting for residents and visitors, with pedestrian-friendly pathways, green spaces, and recreational amenities.

Mixed-Use Development: Panther Island envisions a mix of residential and commercial developments to create a dynamic urban environment. This includes the construction of apartments, condos, offices, and retail spaces to attract a diverse community.

Infrastructure Improvement: The project involves significant infrastructure enhancements, including bridges, roads, and public spaces, to connect Panther Island with the surrounding neighborhoods and downtown Fort Worth.

Flood Control: One of the original motivations for the Panther Island project was to address flood control issues along the Trinity River. The development includes plans for a new bypass channel to help mitigate flooding risks in the area.

Economic Impact: Panther Island is expected to have a positive economic impact on Fort Worth by attracting businesses, creating jobs, and increasing property values in the surrounding areas.



In Fort Worth's Foundry District on Weisenberger Street, several new restaurants have opened or are on the horizon. Hoppin' at 2608 Weisenberger St. is a self-pour taproom with over 50 taps of beer, wine, and cocktails. Tulanes at 2708 Weisenberger St. offers New Orleans-inspired cuisine. And Campuzano is expected to open on Weisenberger Street, potentially at the former site of Trinity Coffee House. Additionally, Fort Worth Food Park at 2509 Weisenberger St. offers a variety of food trucks.

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DEMOGRAPHIC SNAPSHOT

RED COMMERCIAL REAL ESTATE

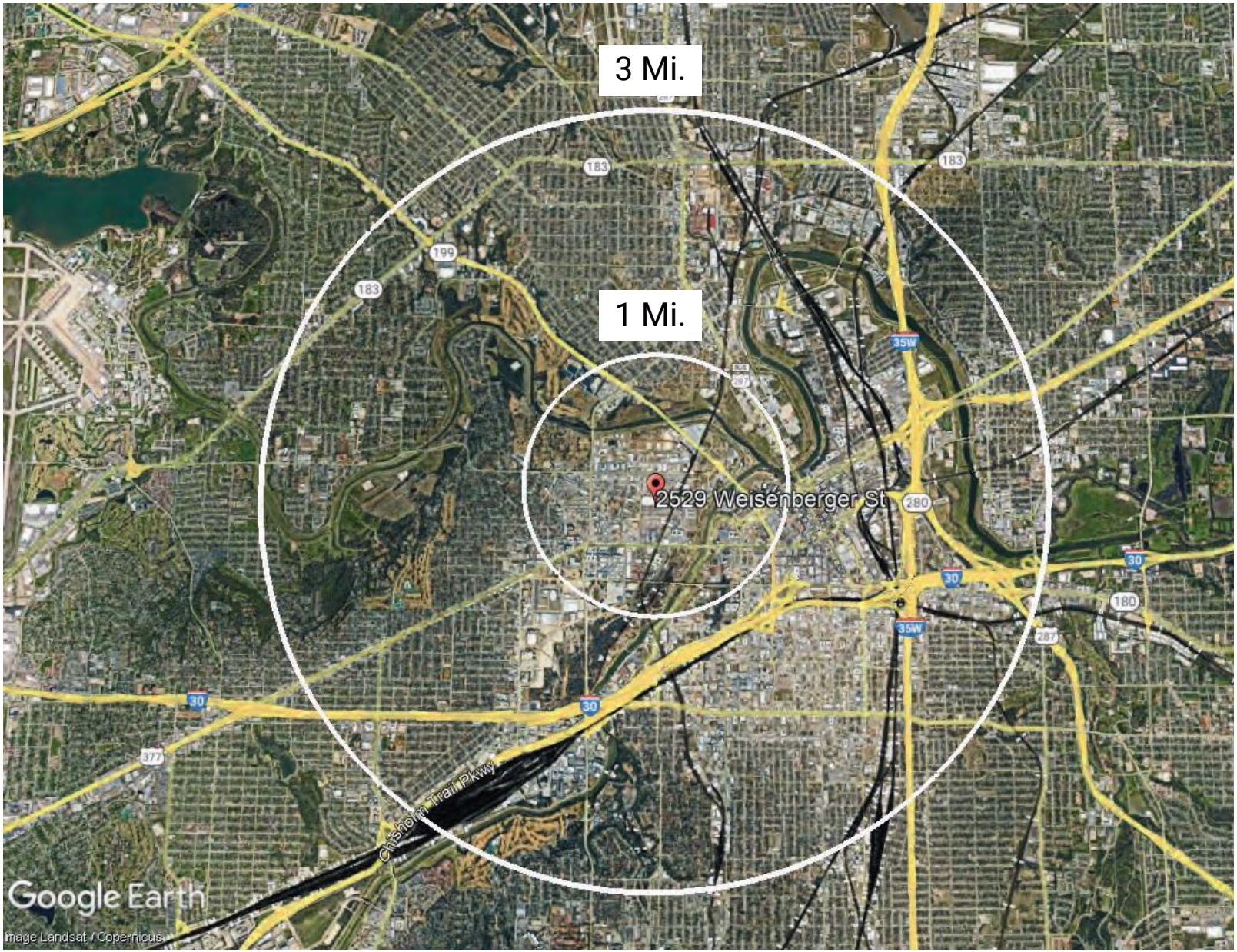
Population 2024

1 Mile	12,039
3 Mile	103,017

Med HH Income 2024

1 Mile	$75,157
3 Mile	$65,398

*CoStar Data



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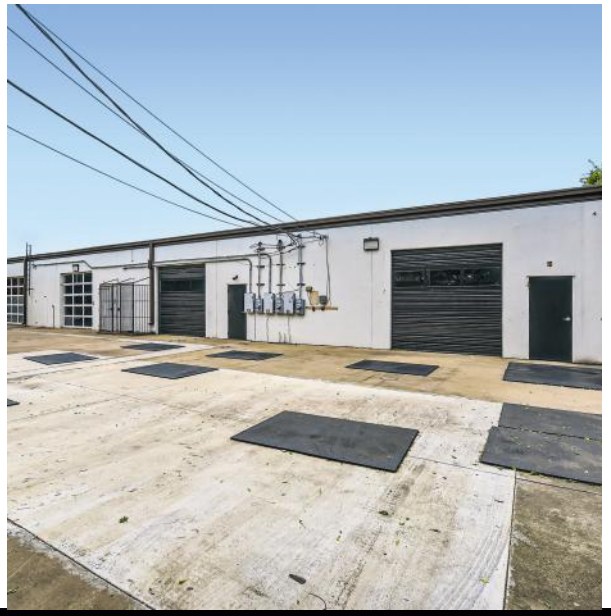
PROPERTY PHOTOS

RED COMMERCIAL REAL ESTATE



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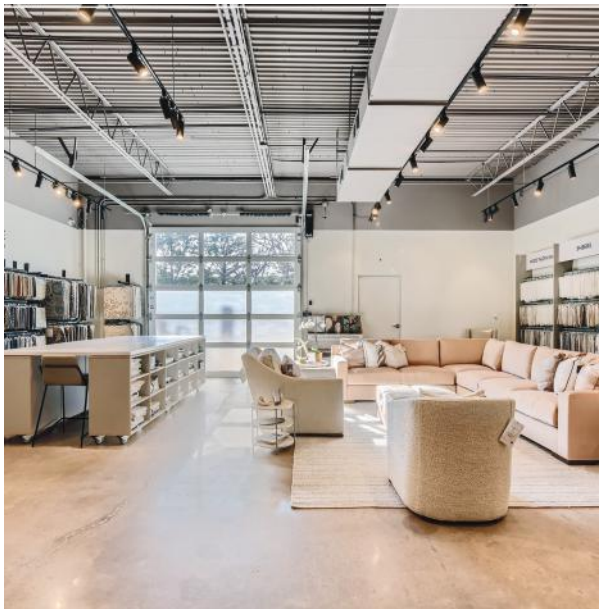

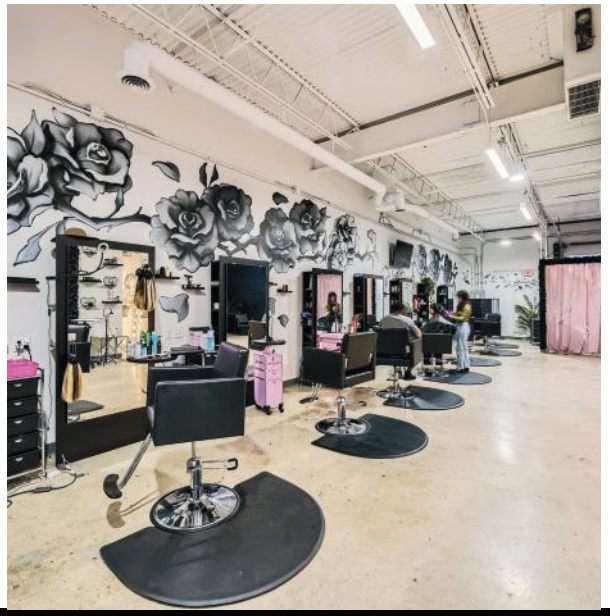

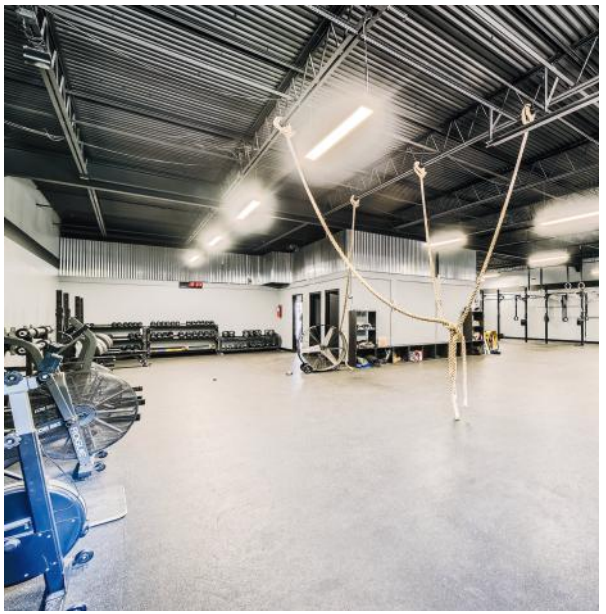

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Information About Brokerage Services

Texas law requires all real estate licensees 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 a.cts 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 transacton received by the broker;
- Answer the client's questons and present any over to or counter-oter 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 writtng 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 over; and
  - any confidenial information or any other information that a party specifically instructs the broker in writtng 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.

Antoinette Stedman	559218	tawney@redcommercialre.com	512-960-6261
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____		
Buyer/Tenant/Seller/Landlord Initials	Date		