



WEST FORT WORTH OFFICE-WAREHOUSE

3029 CADDO TRAIL
FORT WORTH, TX 76135

Carl Brown, CCIM, RPA
Property Manager/Leasing Advisor
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Property Summary



OFFERING SUMMARY

Lease Rate:	\$3,500 per month (MG)
Available SF:	4,750 SF
Lot Size:	0.42 Acres
Zoning:	Commercial
Market:	Dallas/Ft Worth
Submarket:	West Tarrant Ind

PROPERTY OVERVIEW

This 4,750 SF building is an ideal location for HVAC, plumbing, electrical, landscaping business, or personal car enthusiast. This freshly painted building has a great deal to offer any tenant. The property is very clean with a security system, kitchen, and 5 private offices.

LOCATION OVERVIEW

The West Fort Worth Office/Warehouse building is conveniently located off off 820 and Cahoba Drive.

Complete Highlights



LOCATION INFORMATION

Building Name	West Fort Worth Office-Warehouse
Street Address	3029 Caddo Trail
City, State, Zip	Fort Worth, TX 76135
County	Tarrant
Market	Dallas/Ft Worth
Sub-market	West Tarrant Ind
Signal Intersection	No



BUILDING INFORMATION

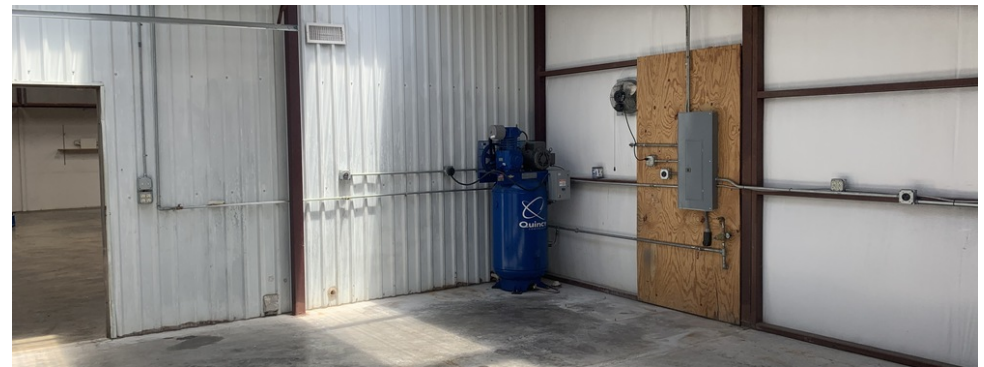
Building Class	C
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PROPERTY HIGHLIGHTS

- Ample Parking
- 1/4 from Loop 820
- Two-grade level warehouse doors for drive-in entry for vehicles.
- The large yard behind the building provides plenty of parking and storage space.
- Climate controlled HVAC warehouse with three car lifts. The lifts can be removed.
- Security System, Kitchen, and 5 private offices.
- Very clean building and new paint.



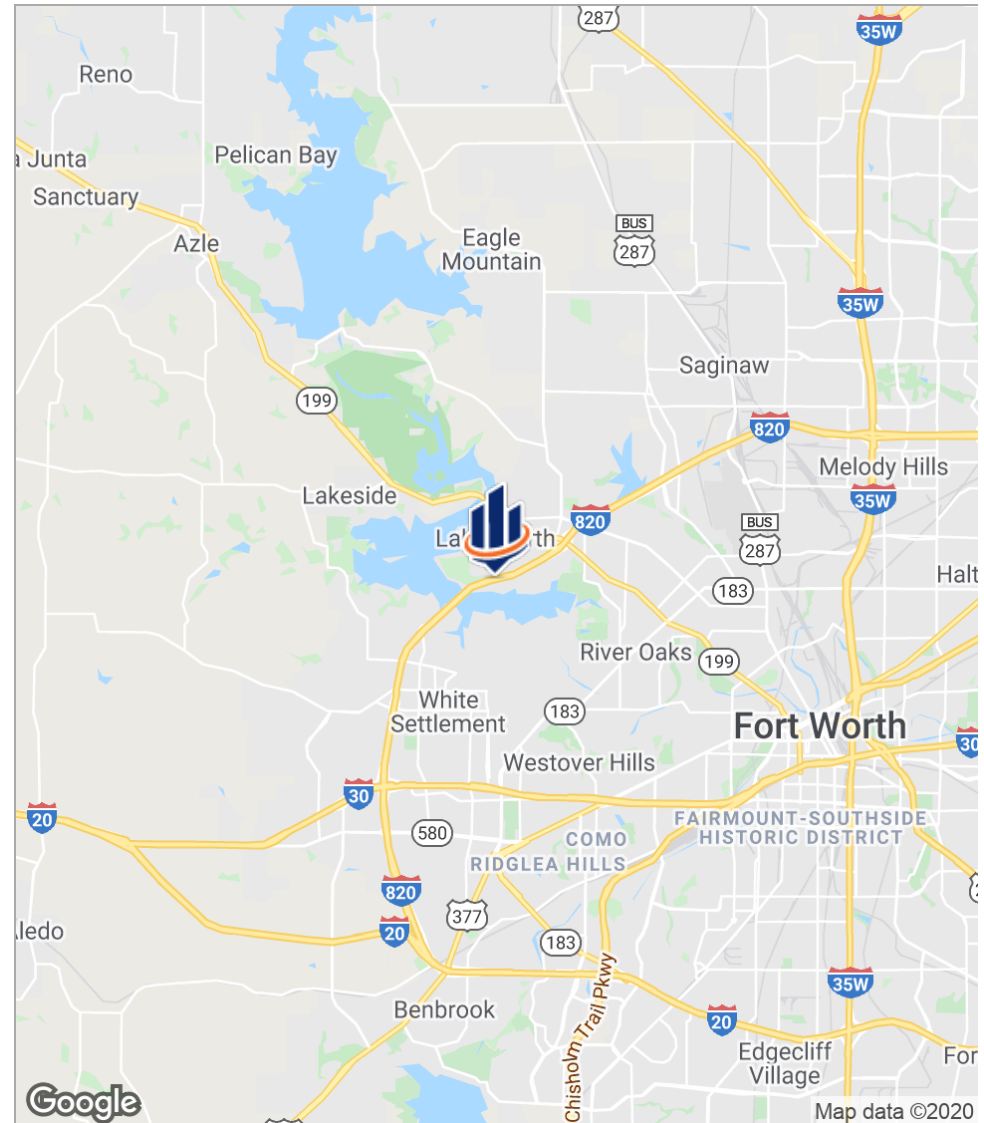
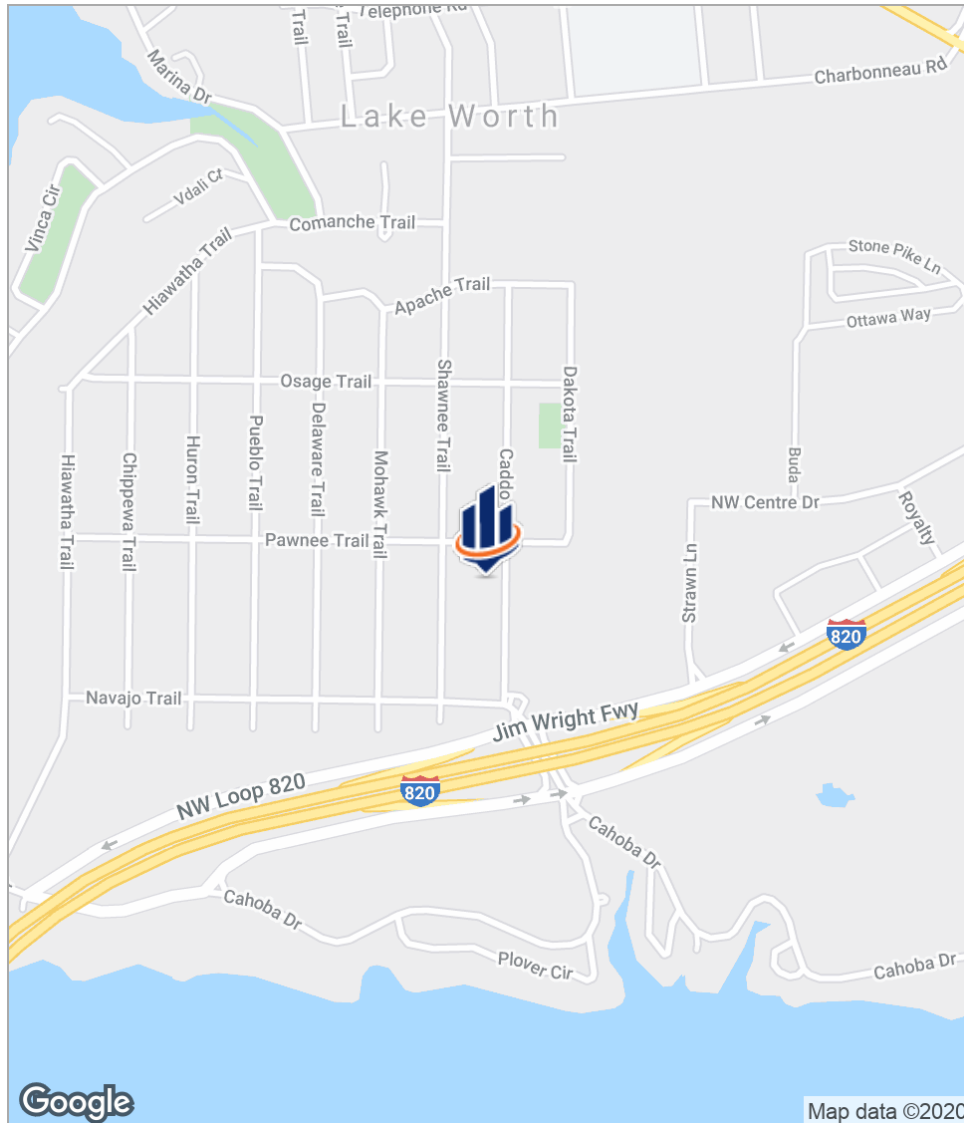
Additional Photos



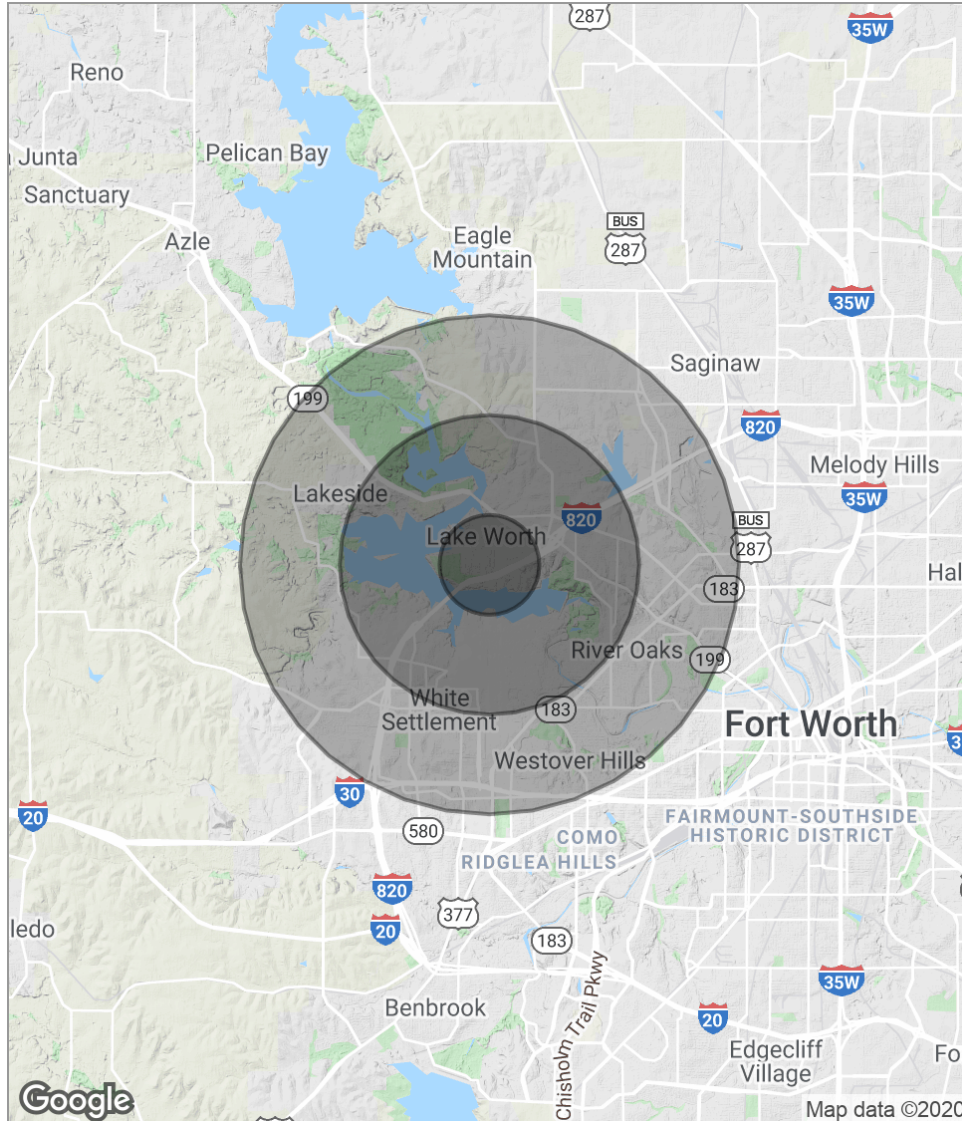
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,238	31,393	119,544
Median age	35.3	34.8	33.4
Median age [Male]	33.9	33.9	32.4
Median age [Female]	36.5	35.3	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,540	10,582	42,618
# of persons per HH	2.8	3.0	2.8
Average HH income	\$50,814	\$56,086	\$59,397
Average house value	\$98,796	\$103,676	\$137,870

** Demographic data derived from 2010 US Census*

CARL BROWN, CCIM, RPA

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PROFESSIONAL BACKGROUND

Carl Brown, an Advisor for SVN | Trinity Advisors, specializes in commercial property management. From 2007 until 2013, Carl was with Fidelity Asset Management (FAM). His responsibilities covered multiple locations of up to 500,000 square feet of commercial real estate. These properties included office, retail, and industrial warehouses. Carl serviced the life cycle of Tenant relations, from the marketing of the property, writing the Lease Agreements, collections, and overseeing repairs.

Prior to joining the commercial real estate industry, Carl worked in his family's electrical contracting business. He holds a Masters Electrical license, and has twenty-two years of experience working with clients such as Bank One, Grubbs Auto Dealerships, and several property management companies. This background in electrical construction enabled him to provide an additional level of expertise in the management of his properties.

Carl is a member of the Society of Commercial Realtors, and the Greater Fort Worth Association of Realtors. His designations include a [CCIM] Certified Commercial Investment Member, [RPA] Real Property Administrator, and [FMA] Facilities Management Administration. In 1989 he earned his accounting degree from Oklahoma Christian College. This is where he met his wife of twenty-six years, Jill. Together they are raising two teenagers and are active in the school, church, and community of Joshua, Texas.