

OFFERING MEMORANDUM



6628 Bryant Irvin Rd

Fort Worth, Texas



WORTH
COMMERCIAL
REAL ESTATE



OVERVIEW

6628 Bryant Irvin Road is a well-positioned commercial property located in one of Fort Worth's most active and growing medical corridors. The building offers convenient access from Bryant Irvin Road, with proximity to major thoroughfares including Chisholm Trail Parkway and I-20. Surrounded by a strong mix of retail, office, and residential developments, the property provides a prime location for businesses seeking a highly accessible and established area. With its strong curb appeal, ample parking, and high traffic counts, 6628 Bryant Irvin Road presents an outstanding opportunity for a wide range of office, medical, or service-oriented users.

PROPERTY HIGHLIGHTS

- **Two-Story Office Building**
 - 8,650 SF on 0.87 Acres
 - Typical Floor of 4,325 SF
- **Built in 2003 & Renovated in 2022**
 - Updated interior finishes
 - Modern and well-maintained office environment
- **Ample Surface Parking**
 - 4.3:1,000 parking ratio with 38 dedicated spaces
- **Established Professional Corridor**
 - Surrounded by reputable healthcare providers and professional offices
- **Premier Neighborhood Access**
 - Seconds from Mira Vista Country Club and the prestigious Mira Vista residential community
 - Highly desirable location for patients, clients, and staff
- **Excellent Access**
 - Convenient to Bryant Irvin Road, Chisholm Trail Parkway, and key Fort Worth residential neighborhoods
- **Privacy**
 - Excellent visibility while benefiting from a calm, quaint environment
 - Ideal for medical or professional use



INVESTMENT SUMMARY

This property provides an exceptional **OWNER-USER** opportunity to secure a presence in one of Fort Worth's most desirable submarkets. With flexible leasing options, a strong medical/professional identity, adjacency to premier lifestyle amenities, and proximity to top schools, this building is uniquely positioned to attract and retain today's discerning owner-users.

Occupancy / Customizable Footprint

Occupy a single floor ($\pm 4,250$ SF each) or expand into the entire building to meet long-term growth needs. The central core layout makes the building easy to demise or combine, accommodating a variety of medical or professional configurations. Each floor features high-quality finishes, abundant natural light, and private entries—ideal for single or multi-tenant use.

Lease and rent roll details available upon signing an NDA.

LOCATION & LIFESTYLE ADVANTAGES

Adjacent to Mira Vista Country Club – An attractive amenity for physicians, business owners, and professionals seeking prestige and convenience near a premier country club.

Close to Elite Schools – Within minutes of Southwest Christian School, Trinity Valley School, and Fort Worth Country Day, offering unmatched convenience for families balancing business and personal schedules.



INVESTMENT SUMMARY

This property offers a strong opportunity for **INVESTORS** seeking **in-place cash flow** with future flexibility. The current rent roll reflects approximately **\$304,000** in annual revenue, generating a projected Net Operating Income of approximately **\$211,000**, which equates to an estimated 7.15% cap rate at a **\$2,950,000** purchase price. Ownership has executed leasebacks at market rental rates, aligning income with current market conditions and minimizing near-term leasing risk while preserving future occupancy flexibility.

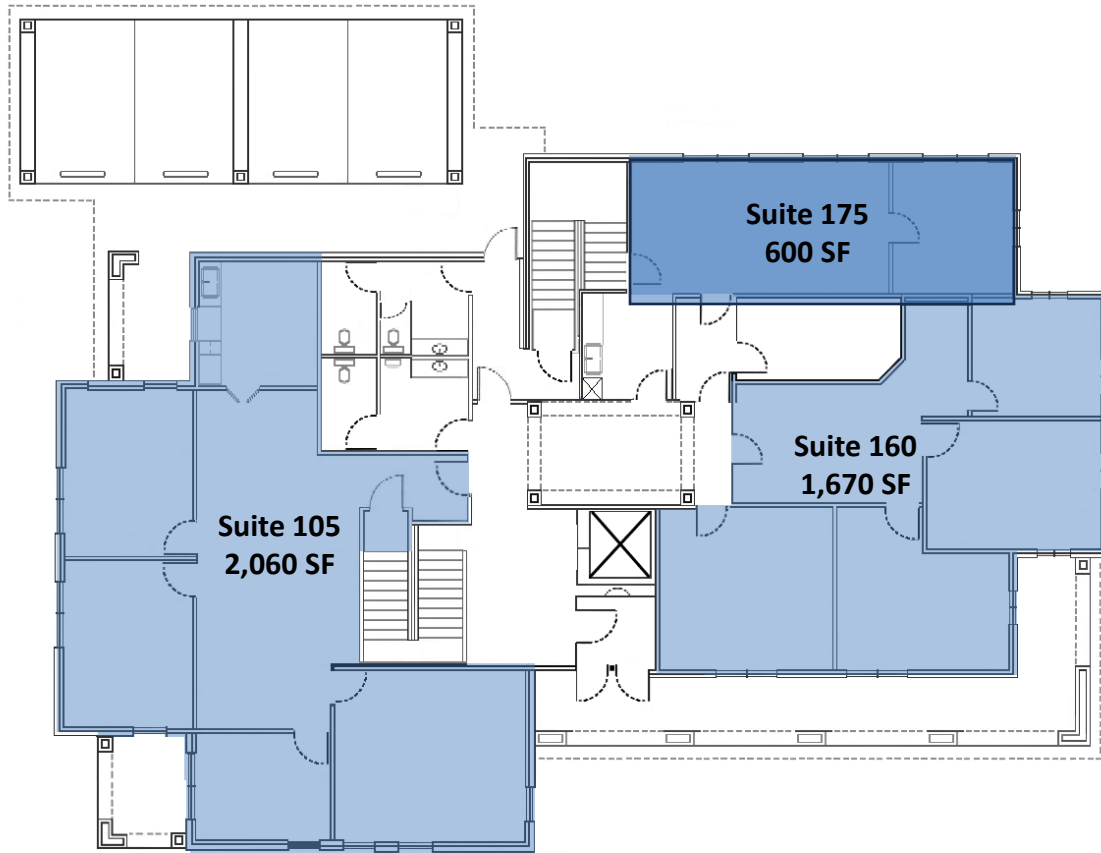
The investment profile is enhanced by the building's flexibility, allowing it to operate as a **stabilized, income-producing asset** from day one while providing the opportunity to increase rents as leases roll to market.

It also offers optionality for an **owner-user** to occupy a portion or the entire building over time, supported by strong demand for medical and professional space in the immediate submarket. This combination of **in-place income, market-aligned leaseback rents, and future occupancy flexibility** makes the property well-suited for both investors and hybrid owner-users seeking to offset occupancy costs with rental income.

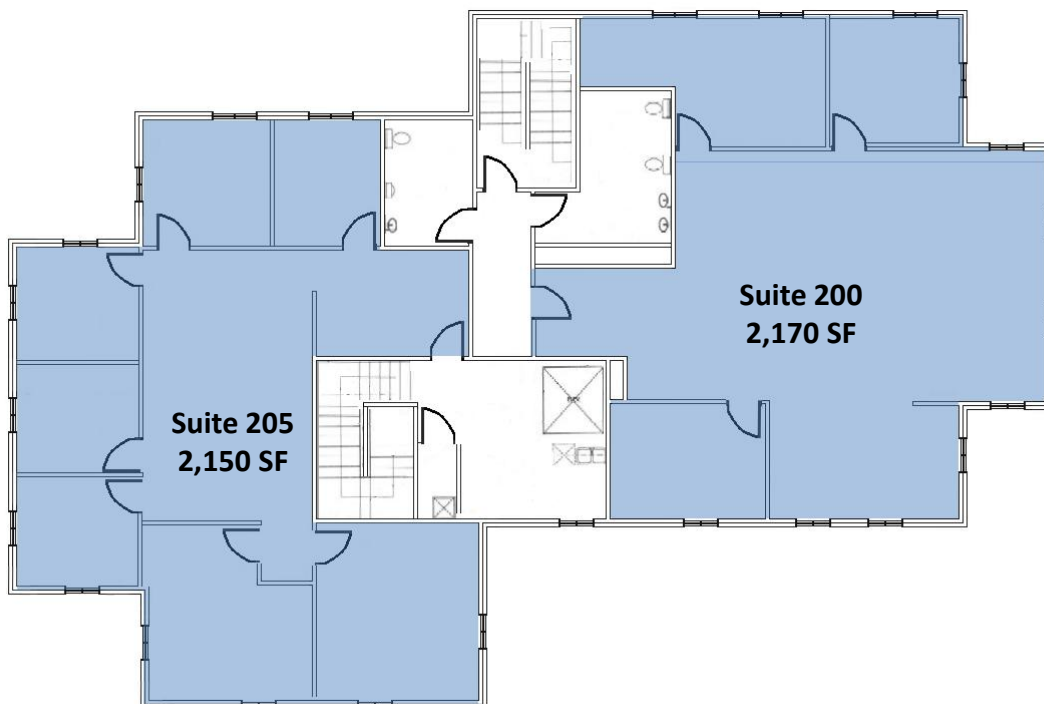


FLOOR PLANS

First Floor



Second Floor



LOCATION

MARKET DEMOGRAPHICS

POPULATION	2 Miles	5 Miles	10 Miles
2029 Projection	33,278	214,756	652,487
2024 Population	31,601	202,840	610,785
2024-2029 Growth	1.1%	1.2%	1.4%

HOUSEHOLDS	2 Miles	5 Miles	10 Miles
2029 Projection	15,476	83,825	240,452
2024 Households	14,689	79,120	224,671
2024-2029 Growth	1.1%	1.2%	1.4%

DRIVING DISTANCES

- Chisholm Trail Parkway – 2 Miles
- Cityview Centre – 2.2 Miles
- Waterside – 3.5 Miles
- Shops at Clearfork – 5.2 Miles
- Downtown Fort Worth – 10 Miles
- I-30 – 7.2 Miles
- I-20 – 2.6 Miles

FORT WORTH/DFW INFO

Fort Worth is the fastest-growing large city in the U.S., surpassing 1 million residents and expanding nearly 10% in just the past few years. The broader Dallas–Fort Worth metroplex now exceeds 8 million people, fueled by steady in-migration, corporate relocations, and major infrastructure projects. Recent reports rank Fort Worth among the nation’s top cities for economic momentum, outpacing Dallas in new business formation and job growth. State and local leaders are investing billions in transportation and mobility upgrades, ensuring long-term connectivity and development capacity. This growth drives demand for healthcare, professional services, and quality office space, particularly in established submarkets like West Southwest Fort Worth. The city also benefits from a business-friendly environment and diverse economy, with strengths in aerospace, manufacturing, and logistics. Together, these factors create a robust, stable market ideal for long-term owner-users seeking to serve a rapidly expanding community.



WATERSIDE

- **Whole Foods**
- Piattello Italian Kitchen
- First Watch
- Katour's Salon
- Yogurtland
- Resort Nails Spa
- Blaze Pizza
- **Cyclebar**
- REI
- The Rim
- Yoga Six
- Allegro Coffee
- Play Street Museum
- Petbar
- F45
- CAVA
- **Tricky Fish**
- Pax & Beneficia Coffee

JERY BOLZ

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CITYVIEW SHOPPING

- Target
- **Costco**
- Rio Mambo
- Academy
- Dave's Hot Chicken
- Hawaiian Bros
- Szechuan
- Hyatt Place
- Crumbl
- Walgreens
- Jimmy Johns
- **Chick-fil-A**
- Cityview Car Wash
- Ace Nails
- Outback Steakhouse
- Legend Nail and Spa
- Centre Cleaners
- Pure Barre
- Hallmark Shop
- Boomer Jack's
- Saltgrass Steakhouse
- Holiday Inn Express
- Firehouse Subs
- Papa Yun's Donuts
- Car Toys
- Cousins BBQ
- Sonic
- **Altitude Trampoline Park**
- Razzoo's Cajun Café
- Specs
- 77 Nail Bar
- **Main Event**

SLATER HOWE

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NEARBY

- Home Depot
- **In-N-Out Burger**
- TJ Maxx
- La Madeline
- Olive Garden
- Texas Roadhouse
- Hobby Lobby
- Dale's Donuts
- **On the Border Mexican**
- Torchy's Tacos
- Barnes & Noble
- Sephora
- Rally House
- **Rosa's Café**
- Starbucks
- Slice City Pizza
- Einstein Bros Bagels
- Fuzzy's Taco Shop
- Walmart Supercenter
- Best Buy
- PetSmart
- Marble Slab
- Dixie House Café
- Potbelly
- Lowe's
- **Mimi's Café**
- Edohana
- Homegoods

