

RIVER DISTRICT PLAZA



RARE CLASS A RETAIL STRIP CENTER | NEW CONSTRUCTION – 2020
RIVER DISTRICT – FORT WORTH

4854 WHITE SETTLEMENT ROAD, FORT WORTH, TX 76114

DAVIDSON BOGEL
INVESTMENT SALES

LISTING TEAM



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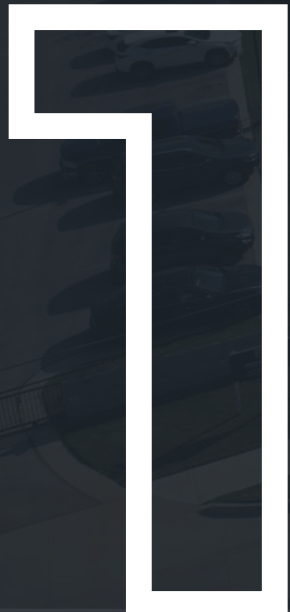
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INVESTMENT SUMMARY

INVESTMENT SUMMARY

LOCATION:	4854 White Settlement Rd., Fort Worth, TX 76114
SALE PRICE:	\$2,395,520
NOI:	\$143,731
CAP RATE:	6.00%
PRICE PSF:	Bldg: \$466 PSF Land: \$128 PSF
BUILDING SIZE:	± 5,140 SF
OCCUPANCY:	100%
YEAR BUILT:	2020
LOT SIZE:	± 0.43 AC / ± 18,730 SF
ZONING:	MU-1 -Low Intensity Mixed-Use
DEBT:	Free & Clear



INVESTMENT OVERVIEW

DB2RE Investment Sales is pleased to present River District Plaza (“The Property”) - a 5,140 SF Class A three (3) tenant retail strip center that is fully occupied. This Property is strategically located on 0.43 acres of MU-1 zoned land at the hard NEC of White Settlement Road and Merritt Street, the primary intersection within the coveted River District. Constructed in 2020, the property features a sleek modern design and a mix of national and local tenants, all on NNN leases. Both Wingstop and Rustic on the River (comprising 69.64% of the Property) provide new ownership an average of 9.5 years of term at an average rent of \$31.32 PSF, including annual rent escalations to hedge against inflation. There’s No Place Like Home Furniture (30.50% of the Property) expires in February 2026 with a below market rental rate of \$20.26 PSF, providing a rare value-add component.

The Property’s strategic infill location and White Settlement frontage benefits from significant and consistent vehicle traffic due to nearby surrounding multi-family and residential communities, schools (+/- 2,454 students) and major employers (Lockheed Martin - +/- 16,400 employees and the Naval Air Station Joint Reserve Base - +/- 11,400 personnel). More importantly, River District Plaza’s proximity to the wealthiest neighborhoods and access to key attractions such as: Downtown Fort Worth and the Cultural District, among many others, culminate to make the River District one of the top live, work and play destinations in the DFW Metroplex. Exceptional demographics surrounding the Property include over 83,850 residents within a three-mile radius and 247,940 within five miles. Household incomes within the same respective trade range are an exceptional \$103,680 and \$99,910. Prospective investors not only have the ability to gain access to the high-growth and high-barrier River District market, an irreplaceable core asset, but will enjoy a fantastic stabilized revenue stream with significant upside potential within the first 24 months.

INVESTMENT HIGHLIGHTS

- Irreplaceable location situated at the high-visibility corner of White Settlement Road and Merritt Street in Fort Worth's vibrant River District, one of the top live, work and play communities in the state of Texas.
- The Property boasts a fantastic stabilized revenue stream with the ability to push rents on 30.35% of the center within the first 24 months. 69.64% of the Property provide an average of 9.5 years of term remaining, annual rent escalations and FMV renewal options.
- Complementary mix of tenants that include both national and local tenancy: Wingstop (NYSE: WING), There's No Place Like Home Furniture, and Rustic on The River.
- Manageable size and price point – perfect for smaller 1031 investors seeking infill assets within high-barrier and high-growth markets.
- Unbeatable proximity and access to key demand generators and major employment hubs, including: Lockheed Martin (16,400 employees), NAS JRB Fort Worth (11,400 personnel), Downtown Fort Worth, the Cultural District, River Crest Country Club, Shady Oaks Country Club, and many more.
- Strategic positioning along White Settlement Road, the main east-west artery in Fort Worth, provides significant traffic to River District Plaza. Traffic is also amplified due to nearby Schools: Castleberry High School (1,042 students), Irma Marsh Middle School (834 students), and A.V. Cato Elementary School (578 students).
- Retail Portfolio Opportunity: Option to acquire the adjacent Class A STNL Retail Building at 4900 White Settlement Rd (contact broker for details).



An aerial photograph of a city, showing a grid of streets and various buildings. The image is dark and semi-transparent, serving as a background for the text. A large, white, stylized number '2' is positioned on the left side of the frame, partially overlapping the city view.

2

PROPERTY

INFORMATION

PROPERTY INFORMATION



ADDRESS: 4854 White Settlement Road, Fort Worth, TX 76114, Tarrant County



APN: 42495405



LEGAL DESCRIPTION: HASSETT GARDENS ADDITION Lot 121-R



BUILDING SIZE: ± 5,140 Square Feet Along 135 Feet of Frontage



LOT SIZE: ± 0.43 AC / ± 18,730 SF



OCCUPANCY: 100%



YEAR BUILT: 2020



PARKING: The Property Includes 21 Total Surface Parking Spaces.



PARKING RATIO: 4.09 Spaces Per 1,000 Square Feet



SIGNAGE: Exterior Signage



INGRESS / EGRESS: One (1) Ingress & Egress Point Along Merritt Street



ZONING: MU-1 -Low Intensity Mixed-Use



ROOF: Great Condition



3 TENANT PROFILE

TENANT PROFILE

TENANT / ENTITY NAME:	Wing Stop
WEBSITE:	www.wingstop.com
PUBLIC / PRIVATE:	Public (NYSE: WING)
LOCATIONS:	2,214
NET RENTABLE AREA:	± 1,790 SF
% OF PROPERTY:	34.82%
RENT COMMENCEMENT DATE:	May 1, 2024
LEASE EXPIRATION DATE:	April 30, 2034
FUTURE RENT INCREASE(S):	2.00% Annual Rent Escalations
OPTION TERMS:	Two (2) Five-Year Options at 2.00% Annual Increase from The Year Prior
LEASE TYPE:	NNN



Wingstop, founded in 1994 in Garland, Texas, has become a fast-casual powerhouse known for its distinct chicken wing flavors. As of 2024, it operates around 2,214 locations globally, with nearly 1,926 in the U.S., and is expanding rapidly with a target of reaching 7,000 stores worldwide. In 2015, Wingstop became a publicly traded company on the Nasdaq under the ticker symbol “WING,” a move that has supported its growth strategy. The brand reported over \$450 million in annual revenue and saw an 18.3% rise in same-store sales in 2023, marking its 20th consecutive year of domestic growth. Leveraging a franchise model, Wingstop opened 255 new stores in 2023 and plans to add 270 more in 2024, underscoring its strong expansion trajectory and customer loyalty.

TENANT PROFILE

TENANT / ENTITY NAME:	Rustic On The River
USE:	Restaurant & Bar
PUBLIC / PRIVATE:	Private
LOCATIONS:	1
NET RENTABLE AREA:	± 1,790 SF
% OF PROPERTY:	34.82%
RENT COMMENCEMENT DATE:	October 15, 2024
LEASE EXPIRATION DATE:	October 14, 2034
FUTURE RENT INCREASE(S):	3.00% Annual Rent Escalations
OPTION TERMS:	One (1) five-year option at FMV
LEASE TYPE:	NNN



Rustic on the River, opening at 4854 White Settlement Road in Fort Worth's River District, is an upscale bar concept by Fort Worth natives Brian Torres and Chandon Sanders, owners of The Local located in the W. 7th District. Combining the charm of a neighborhood bar with a refined ambiance, the venue will offer a curated menu of cocktails, wine, and beer, complemented by 12 draft taps. Construction began in September 2024 and is expected to finish by February 2025. Once operational, Rustic on the River will serve as a stylish yet approachable destination for locals and visitors alike, enhancing the dining and entertainment options in the area.

TENANT PROFILE

TENANT / ENTITY NAME:	There's No Place Like Home Furniture
USE:	Furniture Store
PUBLIC / PRIVATE:	Private
LOCATIONS:	2
NET RENTABLE AREA:	± 1,560 SF
% OF PROPERTY:	30.35%
RENT COMMENCEMENT DATE:	February 1, 2021
LEASE EXPIRATION DATE:	February 28, 2026
FUTURE RENT INCREASE(S):	N/A
OPTION TERMS:	One (1) five-year option at FMV
LEASE TYPE:	NNN

THERE'S NO PLACE LIKE HOME FURNITURE

There's No Place Like Home Furniture, a locally owned store in Fort Worth, TX, specializes in high-quality, customizable furniture at discounts of up to 80% off retail prices. With over 800 manufacturers represented, the store offers an extensive selection, including sofas, dining sets, bedroom furniture, and high-end mattresses. Known for its unique and eclectic styles, it caters to diverse home aesthetics.

Operating for over 23 years, the store has earned praise for its personalized service and hands-on assistance with custom furniture solutions. Regular promotions and showroom markdowns attract customers seeking premium furniture at competitive prices. Shoppers frequently commend its exceptional quality, outstanding customer service, and versatile customization options, making it a popular destination in the Fort Worth area.



PLANS &

MAPS

SITE PLAN



An aerial, high-angle view of a city, likely Los Angeles, showing a dense urban landscape with various buildings, streets, and parking lots. The image is dark and monochromatic, with a large white number '5' and the text 'LOCATION OVERVIEW' overlaid in the bottom left corner. The number '5' is stylized with a thick outline and a slight shadow. The text 'LOCATION OVERVIEW' is in a bold, sans-serif font, stacked in two lines.

5 LOCATION OVERVIEW

DRONE PHOTO

DOWNTOWN
FORT WORTH

CASTLEBERRY HIGH SCHOOL
1,042 STUDENTS

WEST FORK TRINITY RIVER

D||B

THE PALMER
46 TOTAL UNITS

WHITE SETTLEMENT RD.

MERCANTILE RIVER DISTRICT
325 TOTAL UNITS

DRONE PHOTO



CRYSTAL SPRINGS
307 TOTAL UNITS



THE SADIE
362 TOTAL UNITS

STANDARD RIVER DISTRICT
293 TOTAL UNITS



MERCANTILE RIVER DISTRICT
325 TOTAL UNITS

WHITE SETTLEMENT RD.



MERRITT ST.

THE PALMER
46 TOTAL UNITS

Any professional or other information is provided for informational purposes only and does not constitute a guarantee or warranty regarding the information contained herein. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that in relying on such information, Buyer assumes all responsibility to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024

DRONE PHOTO

MERCANTILE RIVER DISTRICT
325 TOTAL UNITS

WHITE SETTLEMENT RD.

MERRITT ST.

WORKING W/ DB2RE,
H2 WELLNESS & MEDSPA
BUILDING FOR SALE, CONTACT
BROKER FOR MORE DETAILS

WIDE AERIAL

DAVIDSON BOGEL
REAL ESTATE | INVESTMENT SALES



West Fork Trinity River

River Oaks Blvd

A.V. Cato E.S.
578 Students

Irma Marsh M.S.
834 Students

Isabel Rd

West Fork Trinity River

21,150 VPD (23)



Crest at River District
60 Total Units

Castleberry H.S.
1,042 Students

SITE

Crystal Springs
387 Total Units

Standard River District
293 Total Units

The Palmer
46 Total Units

White Settlement Rd

9,391 VPD (23)

The Saddle
362 Total Units

Mercantile River District
325 Total Units

Shady Oaks Country Club

Road into Springs Rd

Burton Hill E.S.
350 Students

North Hi E.S.
391 Students

RiverCrest Country Club

13,381 VPD (23)

Camp Bowie Blvd

CLOSE AERIAL

way Rd

Blackstone Dr



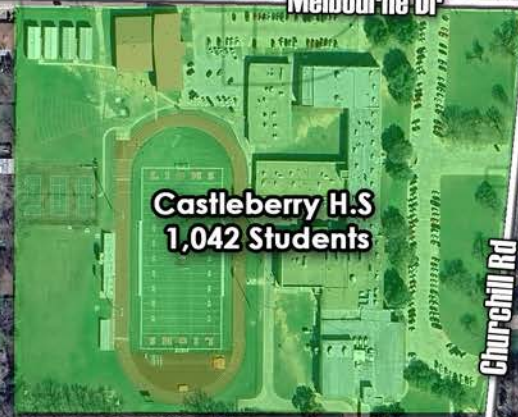
Melbourne Dr

Melbourne Dr

Roberts Cut Off Rd



Merritt St



Churchill Rd

Crystal Springs
387 Total Units

Crest at River District
60 Total Units

The Palmer
46 Total Units

SITE

Standard River District
293 Total Units

White Settlement Rd
9,391 VPD ('22)

White Settlement
12,907 VPD ('22)



Mercantile River District
325 Total Units

laolu studios

FOTS

Roberts Cut Off Rd

Athenia Dr

Sunset Ln

Nursery Ln

The Sadie
362 Total Units



DAVIDSON BOGEL
REAL ESTATE | INVESTMENT SALES

Any data provided is for informational purposes only and does not constitute an offer. The information is based on the best available information and is subject to change without notice. You and your agents should perform a detailed, independent investigation of the property to determine the accuracy of the information and the best use of the property. The information is provided for informational purposes only and does not constitute an offer. The information is based on the best available information and is subject to change without notice. You and your agents should perform a detailed, independent investigation of the property to determine the accuracy of the information and the best use of the property. The information is provided for informational purposes only and does not constitute an offer. The information is based on the best available information and is subject to change without notice. You and your agents should perform a detailed, independent investigation of the property to determine the accuracy of the information and the best use of the property.

PROPERTY PHOTO



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION:	9,609	83,850	247,940
POPULATION GROWTH RATE:	2.39%	0.66%	0.87%
TOTAL HOUSEHOLDS:	3,979	34,440	97,962
HOUSEHOLD GROWTH RATE:	2.96%	1.18%	1.24%
AVERAGE HOUSEHOLD INCOME:	\$107,951	\$103,680	\$99,910
MEDIAN AGE:	36.7	36.2	34.3
BUSINESSES:	212	4,826	14,798
EMPLOYEES:	2,143	53,781	219,453
% WHITE:	58.7%	52.1%	51.6%
% HISPANIC	45.4%	48.0%	41.5%
% BLACK:	2.3%	7.7%	11.6%

The River District has emerged as a vibrant hub for real estate development and urban growth. Strategically located along the Trinity River and just minutes from Downtown Fort Worth, the area offers convenient access to cultural landmarks like the Stockyards and TCU. The district's transformation has been significantly shaped by notable developers such as Fort Capital, Greystar, Ojala Holdings, Fort Worth Housing Solutions, Village Homes, and Toll Brothers who have invested in creating a mix of residential, commercial, and recreational spaces. New upscale housing communities and modern amenities cater to both families and young professionals seeking a dynamic lifestyle. Proximity to top dining, retail, and outdoor activities has made the River District a prime destination for residents and businesses alike. Its master-planned approach balances urban living with natural surroundings, establishing it as a cornerstone of Fort Worth's continued expansion.



Crystal Springs - A 387-unit, Class A multifamily property developed by Stillwater Capital, completed in 2024.



Mercantile River District - A four-story, 325-unit, Class A multifamily community developed by Greystar.



Rivercrest Bluffs - A 14.8-acre luxury, gated residential community on the Trinity River, developed by Village Homes and Clarity Homes, with home prices starting at \$850,000.



Notable Retailers - The area is home to top destinations such as Heim BBQ, Salsa Limón, Lettuce Cook Gourmet, Crystal Springs Hideaway, and Flowers on the Square.



101 Nursery Lane - The second phase of the Nursery Lane Office Park, developed by Fort Capital. This 19,902 SF office and retail building was named the first-ever "Dream Office" by FW Inc. magazine and features the latest design trends and amenities.



Standard River District - A 293-unit luxury apartment complex developed by Fort Worth Housing Solutions in partnership with Ojala Holdings, offering both market-rate and affordable units. Amenities include a fitness center, outdoor mezzanine, swimming pool, and pet-friendly spaces.

The Dallas/Fort Worth Metroplex (DFW) is a dynamic 12-county region made up of Dallas, Fort Worth, and another 150 municipalities. The DFW Metroplex is the largest urban agglomeration in Texas and the fourth largest in the United States, spanning 9,286 square miles with a population of approximately 7.1 million people. As the fourth fastest growing region in the United States, the DFW population in 2016 was 33.6% higher than in 2000 according to data from Nielson Claritas; by the year 2030, it is projected that over 10.5 million people will be living in the Metroplex, according to the Dallas Regional Chamber.

The DFW region is the most economically diverse in the state of Texas. The GDP of North Texas is estimated to be \$486 Billion, and if DFW were a state, it would be the 9th largest in the Nation and 23rd largest country in the world, behind Taiwan. Twenty Fortune 500 companies have their headquarters in DFW. The Metroplex is connected to the world by the Nation's fourth busiest airport and is served by 55 international flights. DFW has the largest workforce in the state of Texas, totaling over 3.51 million people, and 34.20% of the population 25 and older have a bachelor's degree or higher. In DFW, there are 33 colleges and universities, 157 public school districts, and 96 public charter schools, according to the North Texas Commission. Dallas/Fort Worth consistently ranks as a top market for job growth over the short and long term due to its central location, pro-business environment, and a strong economy.

Historically a leader concerning job growth, DFW added 717,000 jobs since 2010 and 120,500 jobs in 2016 alone, equating to a 3.50% increase to the employment base. Dallas/Fort Worth and Texas continuously maintain an unemployment rate lower than the National Average (4.30%).

20.40%

POPULATION GROWTH
FROM 2010 - 2020

#1

MARKET FOR DOING
BUSINESS
(17 YEARS IN A ROW)

3.40%

UNEMPLOYMENT RATE

#2

IN THE NATION IN POST-
COVID JOB RECOVERY

72%

OF DFW HIGHER
EDUCATED GRADUATES
STAY & WORK IN THE
REGION
(6TH HIGHEST IN U.S)

#3

IN THE COUNTRY FOR
PERFECT JOB GROWTH
(14.90% GROWTH FROM DEC.
2015 - DEC. 2020)

98.1

LOW COST OF DOING
BUSINESS
(98.1 OUT OF 100)

#3

RANK OF FORTUNE 100
COMPANIES IN THE U.S.
(52+ MORE COMING!)

NEARBY AMENITIES

W. 7TH ENTERTAINMENT DISTRICT

8 MINUTE DRIVE SOUTH

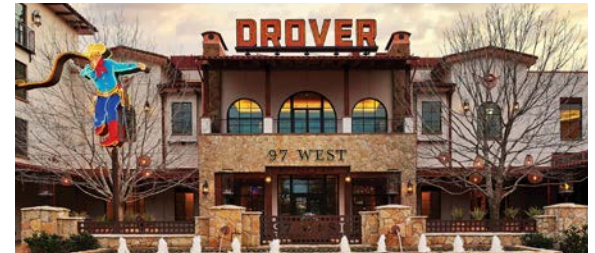
The W. 7th Entertainment District in Fort Worth, TX, is a vibrant urban area known for its dynamic mix of dining, shopping, and entertainment options. Located near the Cultural District and downtown, it features a variety of trendy restaurants, bars, and boutique stores. The area is a popular destination for both locals and visitors, offering a lively atmosphere with frequent events and nightlife. Its walkable streets and modern amenities make it a key social hub in Fort Worth.



FORT WORTH CULTURAL DISTRICT

7 MINUTE DRIVE SOUTHWEST

The Fort Worth Cultural District is a renowned area that houses a rich collection of museums, performance venues, and cultural institutions. Located just west of downtown, it includes world-class museums like the Kimbell Art Museum, the Modern Art Museum, and the Amon Carter Museum of American Art. The district also features the Will Rogers Memorial Center and the Fort Worth Botanic Garden, offering diverse cultural and natural experiences. Known for its architectural beauty and vibrant cultural scene, it attracts both art enthusiasts and tourists alike.



FORT WORTH STOCKYARDS

10 MINUTE DRIVE NORTHWEST

The Fort Worth Stockyards is a historic district that captures the essence of Texas' cattle industry heritage. This area is famous for its daily cattle drives, rodeo events, and Western-themed attractions, providing an authentic cowboy experience. Visitors can explore a variety of shops, restaurants, and live music venues, all set against a backdrop of preserved historical buildings. The Stockyards is a major tourist destination, celebrating Fort Worth's rich Western history and culture.



FINANCIALS

RENT ROLL

TENANT	SUITE	GLA	% OF GLA	LEASE TYPE	LEASE TERM		BASE RENTAL TERMS				RECOVERIES				TOTALS
					START	END	MONTHLY	ANNUAL	PSF	% OF REV	MONTHLY	ANNUAL	PSF	% OF REV	% OF REV
Rustic on the River	4854	1,790	34.82%	NNN	10/24	10/34	\$4,475	\$53,700	\$30.00	26.16%	\$1,785	\$21,422	\$11.97	10.44%	36.60%
Wingstop	4852	1,790	34.82%	NNN	05/24	04/34	\$4,869	\$58,426	\$32.64	28.47%	\$1,785	\$21,422	\$11.97	10.44%	38.90%
There's No Place Like Home Furniture	4850	1,560	30.35%	NNN	02/21	02/26	\$2,634	\$31,606	\$20.26	15.40%	\$1,556	\$18,670	\$11.97	9.10%	24.50%
TOTALS:		5,140	100%				\$11,978	\$143,731		70%	\$5,126	\$61,514		30%	100%
TOTAL NUMBER OF TENANTS / GLA		3	5,140	100.00%											
TOTAL OCCUPIED		3	5,140	100.00%											
TOTAL AVAILABLE		0	0	0.00%											
AVERAGE SHOP RENT / GLA		\$27.96	5,140	100.00%											
AVERAGE OVERALL RENT / GLA		\$27.96	5,140	100.00%											

NOTES:

1. Rent Roll per December 2024 rent roll.
2. Both Wingstop & Rustic on The River leases commenced in 2024.
3. Rustic on The River expected to be open and operating Q1 2025.
4. Management Fee estimated at 4.00% of EGR
5. Taxes per 2024 TCAD assessed value and mil rate.

REIMBURSEMENT REVENUE

TENANT	SUITE	GLA	% Of GLA	CAM			MANAGEMENT FEE			INSURANCE			TAXES			TOTAL RECOVERY		
				MONTHLY	ANNUAL	PSF	MONTHLY	ANNUAL	PSF	MONTHLY	ANNUAL	PSF	MONTHLY	ANNUAL	PSF			
Rustic On The River	4850	1,790	34.82%	\$574	\$6,888	\$3.85	\$238	\$2,859	\$1.60	\$92	\$1,105	\$0.62	\$881	\$10,571	\$5.91	\$1,785	\$21,422	\$11.97
Wingstop	4852	1,790	34.82%	\$574	\$6,888	\$3.85	\$238	\$2,859	\$1.60	\$92	\$1,105	\$0.62	\$881	\$10,571	\$5.91	\$1,785	\$21,422	\$11.97
There's No Place Like Home Furniture	4854	1,560	30.35%	\$500	\$6,003	\$3.85	\$208	\$2,492	\$1.60	\$80	\$963	\$0.62	\$768	\$9,213	\$5.91	\$1,556	\$18,670	\$11.97
TOTALS:		5,140	100%	\$1,648	\$19,778		\$684	\$8,210		\$264	\$3,172		\$2,530	\$30,355		\$5,126	\$61,514	

TENANT NOTES

TENANT	SUITE	GLA	RENTAL INCREASES	INCREASE	BASE RENTAL TERMS				OPTION NOTES	
					DATE	MONTHLY	ANNUAL	PSF	RENEWAL	NOTES
Rustic On The River	4850	1,790	Eight (8)	3.00%	10/26	\$4,609	\$55,311	\$30.90	One (1) five-year option at FMV	
					10/27	\$4,748	\$56,970	\$31.83		
					10/28	\$4,890	\$58,679	\$32.78		
					10/29	\$5,037	\$60,440	\$33.77		
					10/32	\$5,504	\$66,044	\$36.90		
					10/33	\$5,669	\$68,026	\$38.00		
Wingstop	4852	1,790	Eight (8)	2.00%	05/26	\$4,966	\$59,594	\$33.29	Two (2) five-year option at 2.00% annual increase from the year prior	1. 6.00% Cap on controllable expenses, excluding salaries & management fees.
					05/27	\$5,066	\$60,786	\$33.96		
					05/28	\$5,167	\$62,002	\$34.64		
					05/31	\$5,483	\$65,797	\$36.76		
					05/32	\$5,593	\$67,113	\$37.49		
					05/33	\$5,705	\$68,455	\$38.24		
There's No Place Like Home Furniture	4854	1,560	-	-	-	-	-	-	One (1) five-year option at FMV	-
TOTALS:		5,140								

INCOME & EXPENSES

	Apr-2025		
	CURRENT	PSF	% of EGR
REVENUE:			
RENTAL REVENUE	\$143,731	\$27.96	70.03%
OTHER REVENUE	\$0	\$0.00	0.00%
CAM RECOVERY	\$19,778	\$3.85	9.64%
MANAGEMENT RECOVERY	\$8,210	\$1.60	4.00%
INSURANCE RECOVERY	\$3,172	\$0.62	1.55%
REAL ESTATE TAX RECOVERY	\$30,355	\$5.91	14.79%
TOTAL REVENUE	\$205,246	\$39.93	100.00%
OPERATING EXPENSES:			
CAM EXPENSES	(\$19,778)	(\$3.85)	-9.64%
MANAGEMENT FEE EXPENSES	(\$8,210)	(\$1.60)	-4.00%
INSURANCE EXPENSES	(\$3,172)	(\$0.62)	-1.55%
REAL ESTATE TAXES	(\$30,355)	(\$5.91)	-14.79%
TOTAL EXPENSES	(\$61,514)	(\$11.97)	-29.97%
NOI	\$143,731	\$27.96	70.03%

EXPIRATION SCHEDULE

TENANT	SUITE	END	AVAILABLE	MTM	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
There's No Place Like Home Furniture	4854	02/26	—	—	—	1,560	—	—	—	—	—	—	—	—	—	—	—	—	—
Wingstop	4852	04/34	—	—	—	—	—	—	—	—	—	—	—	1,790	—	—	—	—	—
Rustic On The River	4850	10/34	—	—	—	—	—	—	—	—	—	—	—	1,790	—	—	—	—	—
TOTAL EXPIRATION AREA			0	0	1,560	0	0	0	0	0	0	0	3,580	0	0	0	0	0	0
CUMLATIVE EXPIRATION AREA			0	0	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,560	5,140	5,140	5,140	5,140	5,140	5,140	5,140
PERCENT OF TOTAL CENTER			0.00%	0.00%	30.35%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	69.65%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%



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DISCLOSURE

DISCLAIMER

DB2RE Investment Sales exclusively presents the listing of River District Plaza (“Property”) for your acquisition. The owner is offering for sale the Property through its exclusive listing with the team.

DB2RE Investment Sales and owner provides the material presented herein without representation or warranty. A substantial portion of information must be obtained from sources other than actual knowledge and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the parties involved as to price or terms before sale, to withdrawal of the Property from the market, and to other events beyond the control of DB2RE Investment Sales or owner. No representation is made as to the value of this possible investment other than hypothetical scenarios. It is encouraged that you or any of your affiliates consult your business, tax and legal advisors before making a final determination of value or suitability of the Property for acquisition.

As a condition of DB2RE Investment Sales’ consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by DB2RE Investment Sales, owner or agents of either of these parties regarding the Property—it is required that you agree to treat all such information confidentially.

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. Suggested Pricing: This pricing is based upon the assumption of current lease rates in both properties and without having the current NOI on hand and accurate reflection of expenses & is subject to change if assumptions are incorrect.



DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.
TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer; and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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**RARE CLASS A RETAIL STRIP CENTER | NEW CONSTRUCTION – 2020
RIVER DISTRICT – FORT WORTH**

4854 WHITE SETTLEMENT ROAD, FORT WORTH, TX 76114

DAVIDSON BOGEL
INVESTMENT SALES

