

DAVIDSON BOGEL  
INVESTMENT SALES

# H2 Wellness & MedSpa

Rare NNN STNL Class "A" Retail | New Construction - 2020 | The River District - Fort Worth

4900 White Settlement Road, Fort Worth, TX 76114

# LISTING TEAM

---



**Cameron Deptula**

Director | Investment Sales

o: 214.526.3626 | c: 214.497.0276

cdeptula@db2re.com



**BLAKE SCHUR**

Associate | Investment Sales

o: 214.526.3626 | c: 903.821.9469

bschur@db2re.com

# TABLE OF CONTENTS

04

INVESTMENT  
SUMMARY

06

PROPERTY  
INFORMATION

07

RENT SCHEDULE  
& LEASE DETAILS

09

TENANT  
PROFILE

10

PLANS  
& MAPS

11

LOCATION  
OVERVIEW

19

DFW MARKET  
OVERVIEW

20

DISCLAIMER

# INVESTMENT SUMMARY

<b>LOCATION:</b>	4900 White Settlement Rd., Fort Worth, TX 76114
<b>SALES PRICE:</b>	\$2,309,892
<b>NOI:</b>	\$138,594
<b>CAP RATE:</b>	6.00%
<b>PRICE PSF:</b>	Bldg: \$436 PSF Land: \$69 PSF
<b>BUILDING SIZE:</b>	± 5,304 SF
<b>OCCUPANCY:</b>	100%
<b>YEAR BUILT:</b>	2020
<b>LOT SIZE:</b>	± 0.77 AC / 33,439 SF
<b>DEBT:</b>	Free & Clear

DB2RE Investment Sales is pleased to present H2 Wellness & MedSpa at 4900 White Settlement in the River District of Fort Worth, Texas. This standalone STNL asset is strategically located on 0.77 acres of MU-1 zoned land at the hard NWC 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 that showcases the essence of the River District. H2 Wellness & MedSpa provides new ownership with a guarantee on ± 7.5 years of term, 2.90% annual rent escalations and two (2) five-year renewal options at FMV. Offered under \$2.5MM and with a discounted rental rate, the investment is a manageable price point with a complementary mix of stable cash-flow and future upside. The Property is also perfect for prospective buyers seeking core assets in high-growth markets, as well as passive and/or 1031 investors of all sizes.

Strategically located in the heart of Fort Worth's urban core, the property benefits from exceptional demographics, with over 83,850 residents within a three-mile radius and 247,940 within five miles, boasting household incomes exceeding \$103,680 and \$99,910, respectively. The area is a hub of demand generators, featuring numerous multifamily developments, mixed-use communities, retail and office. In addition to its superior access to the wealthiest neighborhoods and countless traffic generators, the Property is minutes away from key employers like Lockheed Martin and the Naval Air Station, as well as attractions such as: Downtown Fort Worth, the Cultural District, Shady Oaks Country Club, River Crest Country Club, and many more. This property combines high growth potential, low-maintenance modern construction, and secure, long-term income with future value-add potential, making it an affordable legacy investment.

# INVESTMENT HIGHLIGHTS

- Rare Class A STNL Retail Asset located in the heart of the rapidly growing and vibrant River District – Fort Worth, TX.
- Trophy urban infill location - 4 minute drive to W. 7th & Fort Worth Cultural District, 9 minute drive to Downtown Fort Worth and immediate access to all of the amenities of the River District.
- Guaranteed +/- 7.50 years of term remaining with 2.90% annual rent escalations and two (2) five-year renewal options at FMV, providing new ownership a strategic net lease investment with stability, a hedge against inflation and upside in the future.
- Currently paying \$26.13 PSF, new ownership enjoys a below market rental rate with the ability to increase value at renewal or upon repositioning.
- Excellent 0.77 AC pad and building located at the hard NWC of White Settlement Road and Merritt Street. The Property offers fantastic access to some of the wealthiest neighborhoods in Fort Worth, as well as visibility to traffic along White Settlement Road, the primary east-west commercial artery in Fort Worth.
- Completed in 2020, the Property boasts a state-of-the-art design which requires minimal CAPEX during an average hold period and little to no landlord requirements. Additionally, the Property offers ample parking with a +/- 13.2 per 1,000 ratio, a coveted amenity for retailers and customers.
- Numerous surrounding multi-family and mixed-use communities within the River District include: Crystal Springs, The Mercantile, The Standard and The Sadie, among many other residential developments, providing the immediate trade area with over 1,473 multi-family units and a built-in customer base for retailers. Furthermore, nearby schools such as: Castleberry Highschool (1,042 Students), Irma Marsh Middle School (834 Students), and AV Cato Elementary School (578 Students) generate significant daily traffic.
- Retail Portfolio Opportunity: Option to acquire the adjacent three-tenant retail strip center at 4854 White Settlement Rd (contact broker for details).



# PROPERTY DETAILS



**ADDRESS:** 4900 White Settlement Rd., Fort Worth, TX 76114, Tarrant County



**APN:** 42777028



**LEGAL DESCRIPTION:** HASSETT GARDENS ADDITION Lot 145-B-1R1



**BUILDING SIZE:** ± 5,304 SF along 135 FT of frontage



**LOT SIZE:** ± 0.77 AC / ± 33,439 SF



**OCCUPANCY:** 100%



**YEAR BUILT:** 2020



**PARKING:** The Property includes 70 total surface parking spaces.



**PARKING RATIO:** 13.20 spaces per 1,000 square feet



**SIGNAGE:** Exterior signage



**INGRESS / EGRESS:** Two (2) ingress & Two (2) egress points along Merritt Street



**ZONING:** MU1 – Low Intensity Mixed-Use



**ROOF:** Good Condition

# RENT SCHEDULE

## BASE LEASE TERM

TERM	DATES	MONTHLY RENT	ANNUAL RENT	INCREASE
<b>YEAR: 3</b>	05/23/2024 – 05/22/2025	\$11,226.80	\$134,721.60	2.90%
<b>YEAR: 4</b>	05/23/2025 – 05/22/2026	\$11,549.46	\$138,593.52	2.90%
<b>YEAR: 5</b>	05/23/2026 – 05/22/2027	\$11,885.38	\$142,624.56	2.90%
<b>YEAR: 6</b>	05/23/2027 – 05/22/2028	\$12,225.72	\$146,708.64	2.90%
<b>YEAR: 7</b>	05/23/2028 – 05/22/2029	\$12,579.32	\$150,951.84	2.90%
<b>YEAR: 8</b>	05/23/2029 – 05/22/2030	\$12,946.18	\$155,354.16	2.90%
<b>YEAR: 9</b>	05/23/2030 – 05/22/2031	\$13,321.88	\$159,862.56	2.90%
<b>YEAR: 10</b>	05/23/2031 – 05/22/2032	\$13,706.42	\$164,477.04	2.90%

## OPTION TERMS

TERM	DATES	MONTHLY RENT	ANNUAL RENT	INCREASE
<b>YEARS: 11-15</b>	05/23/2032 – 05/22/2037	FMV	FMV	TBD
<b>YEARS: 16-20</b>	05/23/2037 – 05/22/2042	FMV	FMV	TBD

# LEASE DETAILS

**TENANT NAME:** H2 Wellness & MedSpa

**USE:** Retail - Wellness Clinic

**GLA:** 5,304 SF

**LEASE TERM:** ± 7.5 Years Remaining

**RENT COMMENCEMENT:** 5/23/2022

**LEASE EXPIRATION:** 5/22/2032

**INCREASES:** 2.90% Annual Increases

**RENEWAL OPTIONS:** Two (2) 5-Year Options at FMV

**LEASE TYPE:** NNN Lease

**ROOF & STRUCTURE:** Landlord





**WELLNESS & MEDSPA**

Founded in Fort Worth, TX, H2 Wellness & MedSpa is a premier wellness center specializing in a blend of aesthetic and holistic medical services. Offering services that include advanced laser treatments, hormone therapy, and IV therapies, H2 Med Spa combines traditional and alternative medicine to enhance patient well-being. The spa operates from its main location in Fort Worth under the leadership of a team of experienced practitioners who focus on personalized, wellness-oriented care. The center's unique offerings, such as Dr. Hanby's "Healthy 100" program and HOCATT™ therapy, support its reputation for innovation in integrative health. With a foundation in family and anti-aging medicine, H2 Med Spa is positioned for growth in the wellness industry through its expanding services and dedicated client base.

<b>TENANT / ENTITY NAME:</b>	H2 Wellness & Med Spa
<b>GUARANTOR:</b>	Healthy 100 LLC
<b>GUARANTY:</b>	Personal
<b>OWNERSHIP:</b>	Private
<b>YEARS IN BUSINESS:</b>	± 3 Years
<b>LOCATIONS:</b>	1
<b>HEADQUARTERED:</b>	Fort Worth, Texas
<b>INDUSTRY:</b>	Health & Wellness
<b>WEBSITE:</b>	<a href="http://www.h2medspa.com">www.h2medspa.com</a>

# SITE PLAN



# AERIAL



DOWNTOWN  
FORT WORTH

CASTLEBERRY HIGH SCHOOL  
1,042 STUDENTS

WEST FORK TRINITY RIVER

THE PALMER  
46 TOTAL UNITS

D||B



MERCANTILE RIVER DISTRICT  
325 TOTAL UNITS

WHITE SETTLEMENT RD.

# AERIAL



# AERIAL



MERCANTILE RIVER DISTRICT  
325 TOTAL UNITS

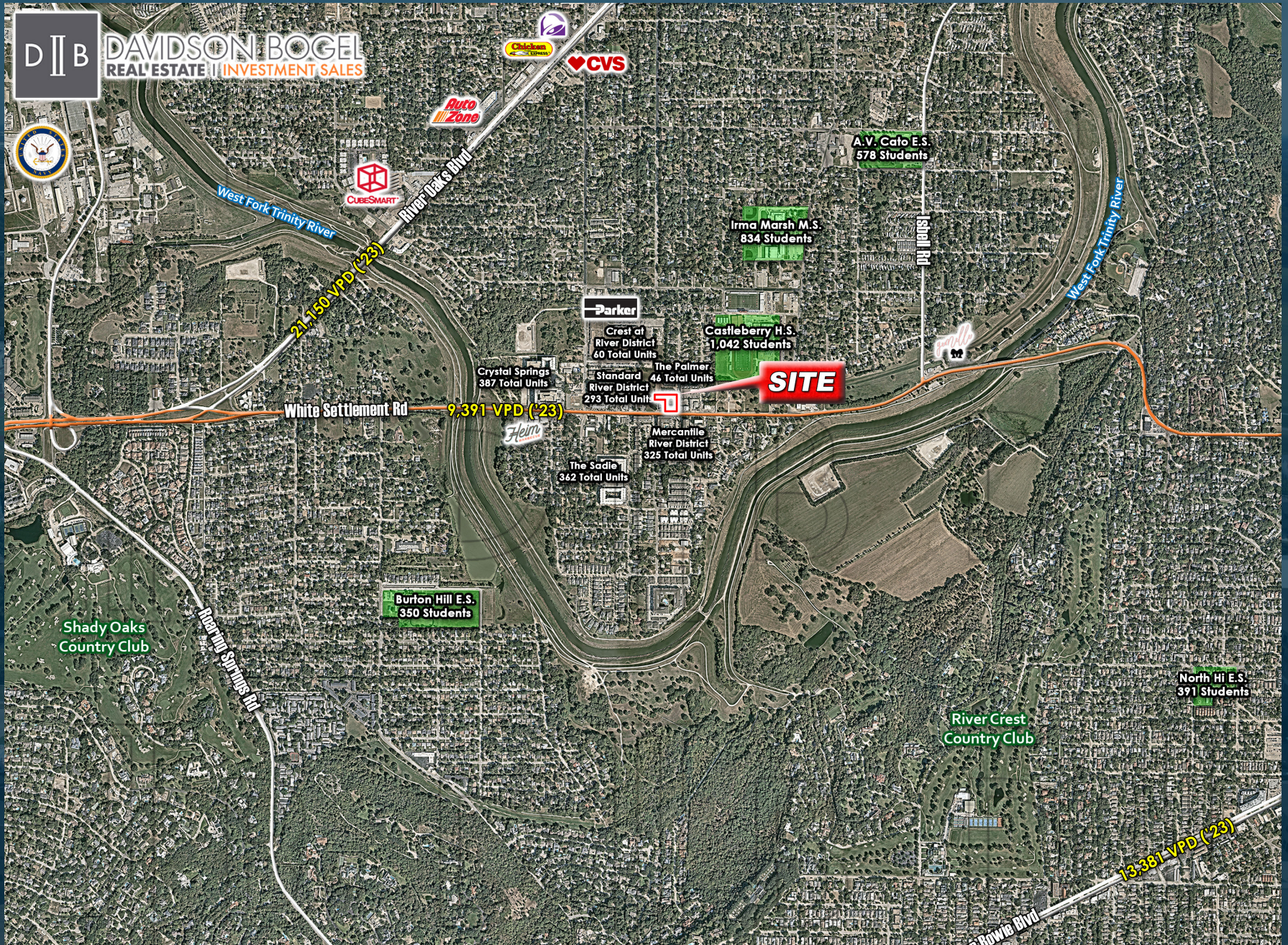
D||B

WHITE SETTLEMENT RD.

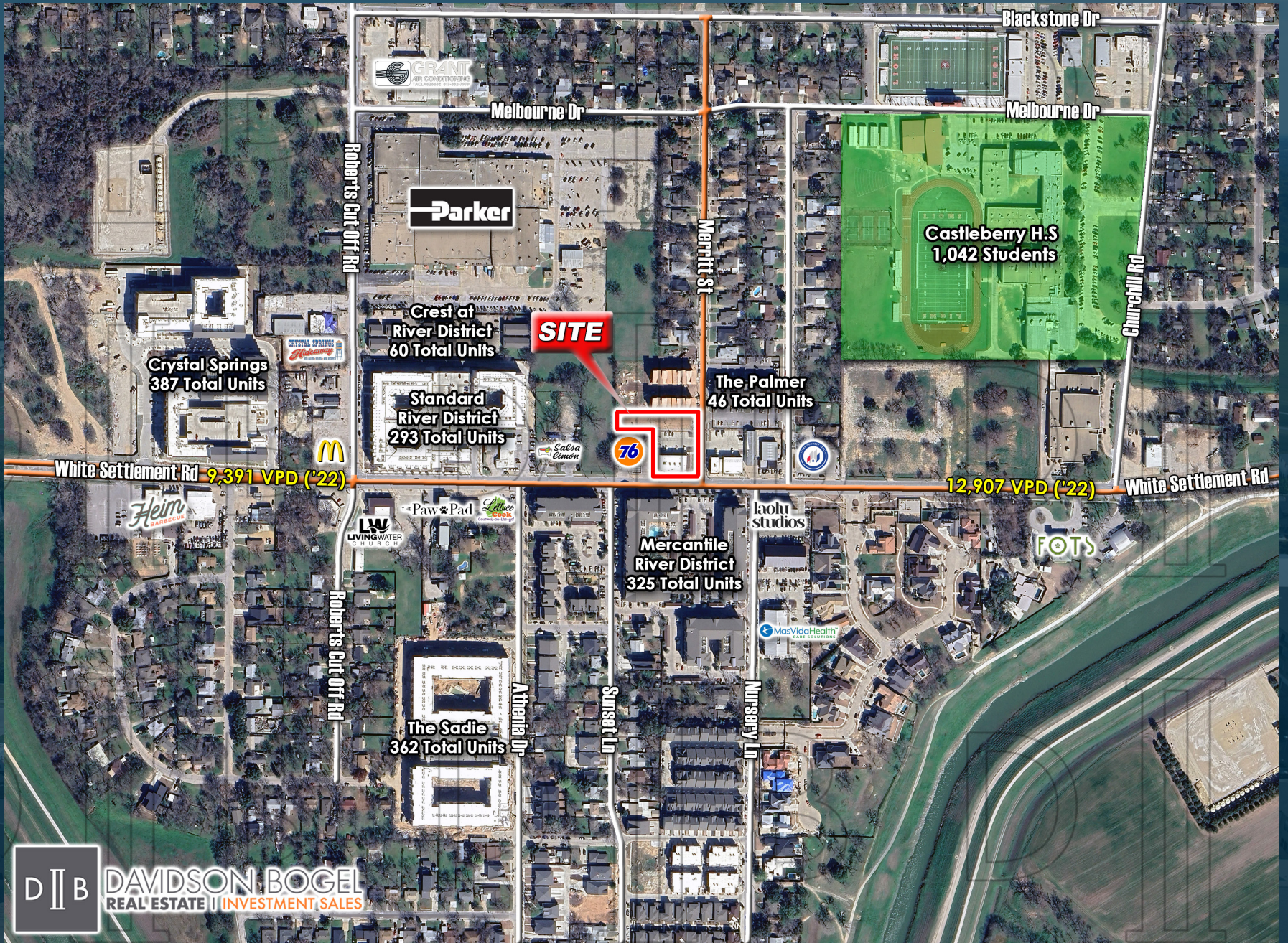
MERRITT ST.

WORKING W/ DB2RE,  
CLASS A STRIP CENTER FOR  
SALE, CONTACT BROKER FOR  
MORE DETAILS

# WIDE



# CLOSE



Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. 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 it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024

# PHOTOS





# DEMOGRAPHICS

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

# DISCLAIMER

DB2RE exclusively presents the listing of H2 Wellness & MedSpa (“Property”) for your acquisition. The owner is offering for sale the Property through its exclusive listing with the team.

DB2RE 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 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’s 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, owner or agents of either of these parties regarding the Property—it is required that you agree to treat all such information confidentially.

# DISCLOSURE

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.

<b>DAVIDSON BOGEL REAL ESTATE, LLC</b> LICENSED BROKER / BROKER FIRM NAME	<b>9004427</b> LICENSE NO.	<b>INFO@DB2RE.COM</b> EMAIL	<b>214-526-3626</b> PHONE
<b>MICHAEL EDWARD BOGEL II</b> DESIGNATED BROKER OF FIRM	<b>598526</b> LICENSE NO.	<b>EBOGEL@DB2RE.COM</b> EMAIL	<b>214-526-3626</b> PHONE
<b>MICHAEL CAMERON DEPTULA</b> LICENSED SALES AGENT/ASSOCIATE	<b>622382</b> LICENSE NO.	<b>CDEPTULA@DB2RE.COM</b> EMAIL	<b>214-526-3626</b> PHONE
<b>BLAKE SCHUR</b> LICENSED SALES AGENT/ASSOCIATE	<b>788497</b> LICENSE NO.	<b>BSCHUR@DB2RE.COM</b> EMAIL	<b>214-526-3626</b> PHONE

DAVIDSON BOGEL

INVESTMENT SALES



**Cameron Deptula**

Director | Investment Sales

o: 214.526.3626 | c: 214.497.0276

cdeptula@db2re.com



**BLAKE SCHUR**

Associate | Investment Sales

o: 214.526.3626 | c: 903.821.9469

bschur@db2re.com

# H2 Wellness & MedSpa

4900 White Settlement Road, Fort Worth, TX 76114