

DAVIDSON BOGEL

INVESTMENT SALES

Erie Street Studio

Rare Turnkey Flex 6,440 SF Building | NEQ of Loop 820 & TX-180 - Fort Worth, TX



3115 Erie Street, Fort Worth, TX 76112

LISTING TEAM



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INVESTMENT SUMMARY

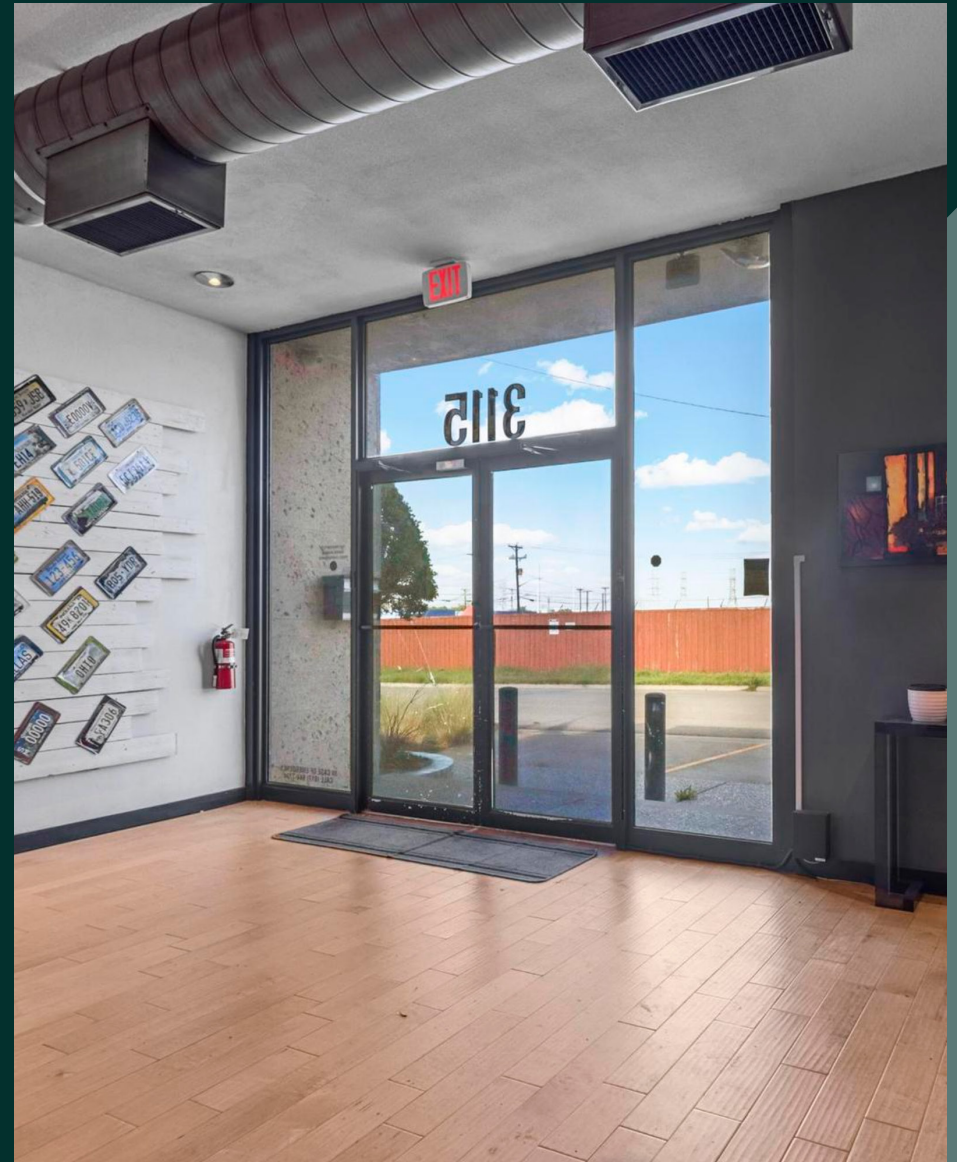
LOCATION:	3115 Erie Street, Fort Worth, TX 76112
SALES PRICE:	\$1,100,000
GROSS REVENUE:	\$33,000
PRICE PSF:	\$78.91 PSF – Land \$170 PSF – Building
BUILDING SIZE:	± 6,440 SF
YEAR BUILT:	1962 / 2007
OCCUPANCY:	23.29%
TERM:	1 Year
LOT SIZE:	± 0.32 AC / ± 14,000 SF
DEBT:	Free & Clear

DB2RE Investment Sales is pleased to present 3115 Erie St (“The Property”), a 6,440 SF turnkey flex space located between Fort Worth and Arlington with convenient access to Loop 820 and I-30. Built in 1962, The Property has been fully remodeled with a sleek, modern finish accented by bold, dark tones, providing a fresh, contemporary environment for businesses. Currently The Property is 23.29% occupied by The Post Office Recording Studio who have roughly one year of term remaining. This property is ideal for a future owner-user entering the high-barrier DFW market or a smaller 1031 exchange or passive investor.

The Property’s flexible layout features ten offices, a breakroom, a garage with a loading dock and overhead doors, and a gated yard with privacy fencing for RV and bus storage. Its adaptable design supports various uses, including office, flex, and specialty applications like a recording studio. Strategically positioned near Loop 820 and TX-180, The Property provides excellent connectivity for businesses, customers, and employees from Fort Worth and surrounding areas. Additionally, it benefits from proximity to Eastern Hills High School, McClung Middle School, W. Handley Elementary, and numerous nearby shopping and dining options.

INVESTMENT HIGHLIGHTS

- Extremely rare, turnkey flex building strategically located at the NEQ of Loop 820 & TX-180, positioned between the rapidly growing Fort Worth and Arlington markets.
- Unique owner-user or investment opportunity ideal for a future user entering the high-barrier DFW market or an investor seeking a smaller 1031/ passive investment.
- Features one (1) loading dock, one (1) overhead door, and a gated yard with privacy fencing, offering flexible workspace for a wide range of users.
- Short term lease at \$22 PSF Gross on Studio A, 1,500 square feet. Ample flexibility to maximize value through reposition or owner-user occupancy.
- Excellent 0.32-acre pad and building with prime access to major highways, providing strong connectivity to the entire DFW Metroplex.
- Surrounded by major traffic generators including McClung Middle School (798 students), W. Handley Elementary School (418 students), and Eastern Hills High School (1,136 students), ensuring high daily traffic.
- Income Tax Free State



PROPERTY DETAILS



ADDRESS: 3115 Erie Street, Fort Worth, TX 76112, Tarrant County



APN: 01171232



LEGAL DESCRIPTION: HANDLEY, ORIGINAL TOWN Block 15 Lot 3 & 4



BUILDING SIZE: 6,440 SF



LOT SIZE: ± 0.32 AC



OCCUPANCY: 100%



YEAR BUILT: 1962 / 2007



PARKING: The Property includes approximately 7 total surface parking spaces with an additional parking space within the privacy fence.



SIGNAGE: No tenant monument sign.



INGRESS / EGRESS: One (1) Ingress & Egress point along Erie Street.



ZONING: MU1 – Low Intensity Mixed-Use



HVAC: Good Condition

SITE PLAN

FLOOR PLAN



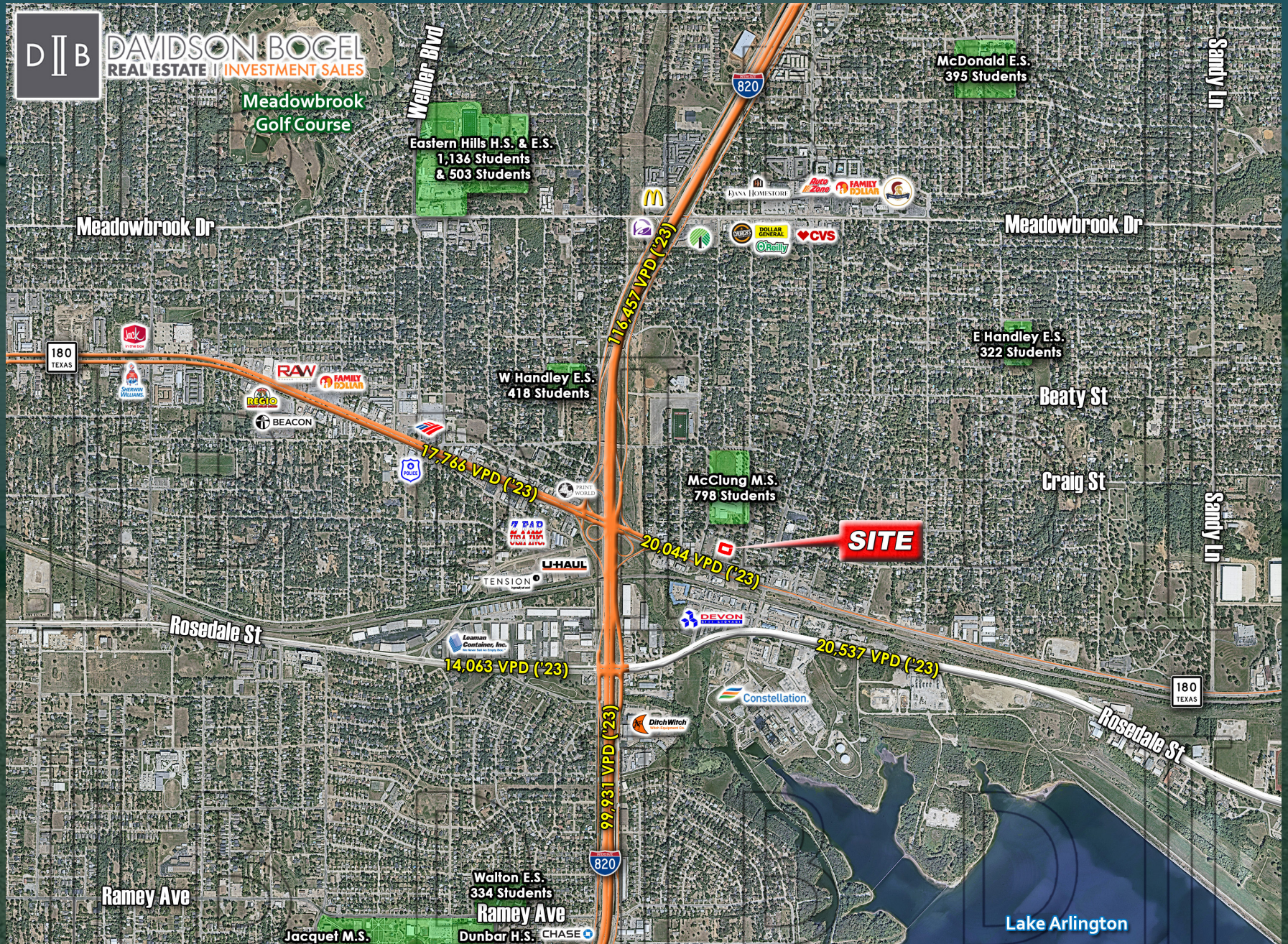
PROPERTY SURVEY



AERIAL

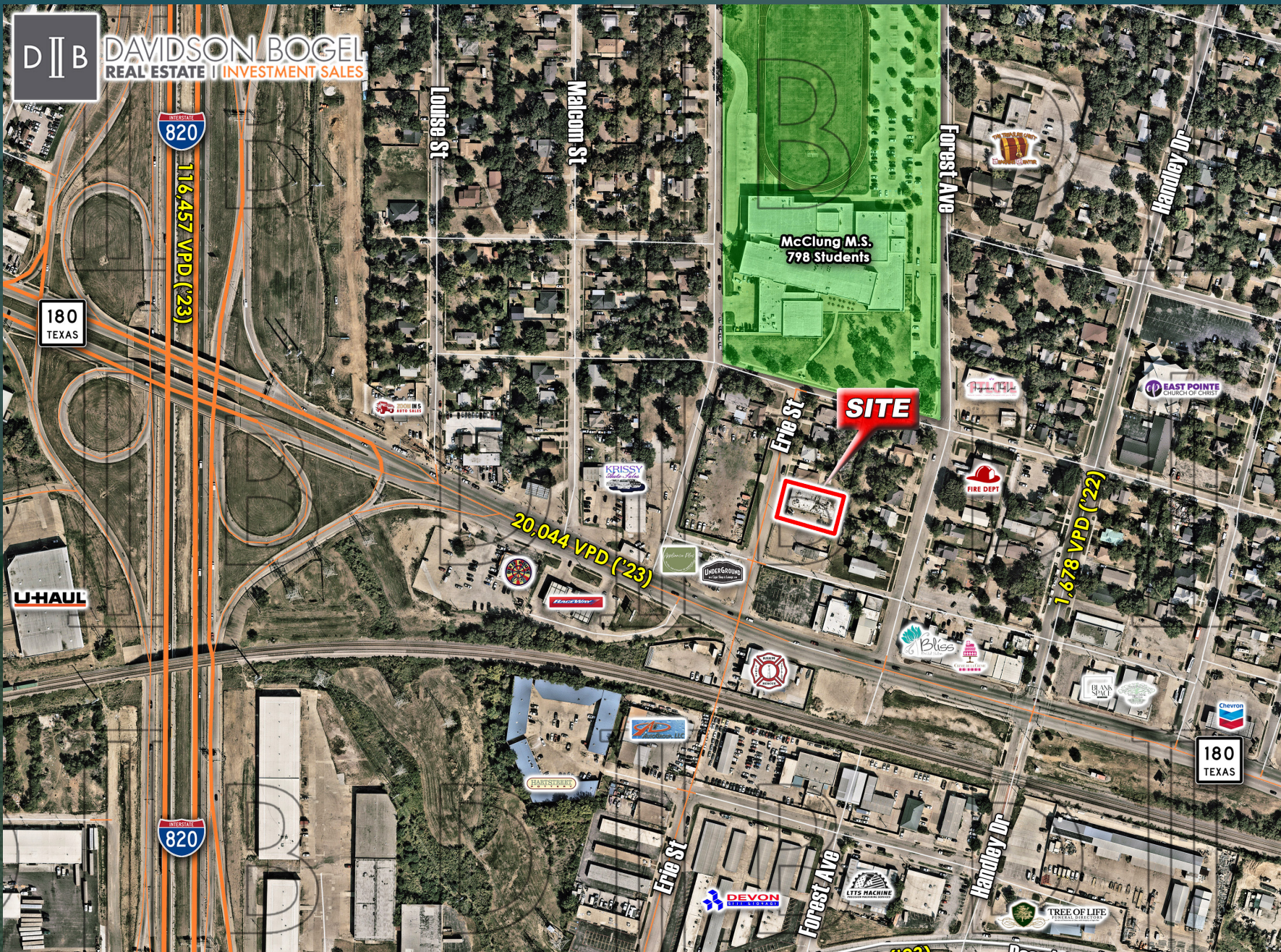


WIDE



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.

CLOSE



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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION:	9,121	86,772	225,955
TOTAL HOUSEHOLDS:	3,240	31,887	82,803
AVERAGE HOUSEHOLD SIZE:	2.81	2.71	2.73
AVERAGE HOUSEHOLD INCOME:	\$68,100	\$78,806	\$89,285
MEDIAN AGE:	36.4	35.4	36.3
BUSINESSES:	379	2,149	7,644
EMPLOYEES:	2,292	16,971	67,440
% WHITE:	28.3%	26.1%	35.8%
% HISPANIC	43.4%	33.9%	35.8%
% BLACK:	33.8%	40.3%	28.7%

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DFW MARKET OVERVIEW

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!)

DFW METROPLEX

DISCLAIMER

DB2RE Investment Sales exclusively presents the listing of 3115 Erie St (“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.

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.

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