

Multi-Tenant Office Building | For Sale

TVCRE.com

6801 McCart Avenue, Fort Worth, Texas 76133



Attractive multi-tenant office building divided into 6 functional spaces of which 5 are occupied on short-term leases. Built in 1979, the property has been well maintained and is a viable option either for an owner-user or as a value-add investment opportunity.

Prepared by:



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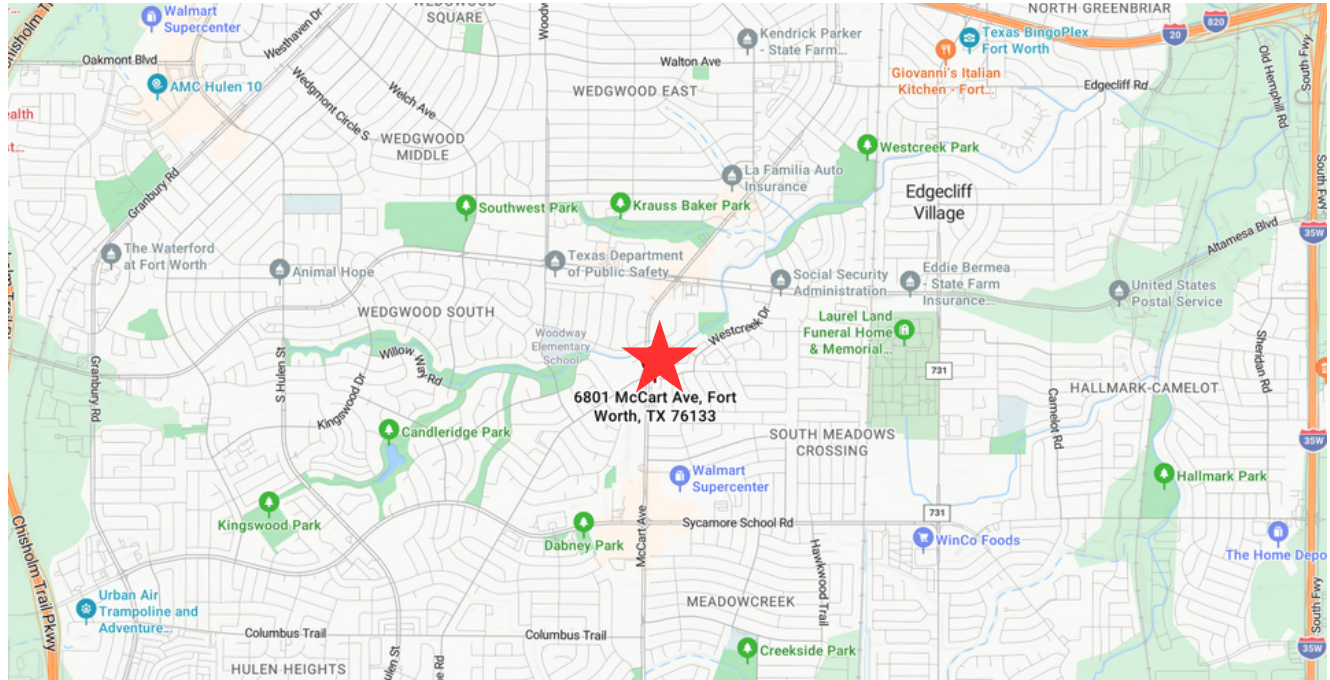
TEAM & VASSEUR
COMMERCIAL REAL ESTATE

4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107
817.335.7575 | info@TVCRE.com
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Property Details

- Building Size: 9,670 SF (+/-) (Per TAD)
- Land Size: 22,500 SF (+/-) (Per TAD) - 24 parking spaces
- Zoning: "E" Commercial
- Income-Expense Info. (see attached)
- One vacancy of 1,800 SF (+/-)
- Gross leases - Tenant pays electric

Property Features

- Artery exposure
- Competitive price
- Well maintained

Additional Information

- See attached Rent Roll and Income-Expense Information

Sales Price

\$1,150,000 (\$118.93 PSF)

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RENT ROLL

<u>Tenant</u>	<u>Suite</u>	<u>Size</u>	<u>Mo. Rent</u>	<u>Expires</u>
PSI Services LLC	B-1	1,160 SF	\$1,500/mo. (\$15.52 PSF)	Month-to-Month (long term Tenant)
*McCart Family Dentistry	B-2 101	1,648 SF 1,347 SF	\$3,496/mo. (\$14.00 PSF)	Month-to-Month (long term Tenant)
Journey Tax	B3	1,356 SF	\$1,650/mo. (\$14.60 PSF)	12/31/26 (long term Tenant)
Jordan Family Clinic	109	2,100 SF	\$2,450/mo. (\$14.00 PSF)	Month-to-Month
Vacant	105	<u>1,800 SF</u>	_____	
Total		9,411 SF	\$9,096/mo.	

*Suite B-2 and Suite 101 combined

\$9,096 X 12 mo. = \$109,152 (current actual income)

Current Income (annualized)

\$109,152 (\$14.33 PSF on occupied SF)

Less 2025 actual expenses:

Taxes	\$20,489
Insurance (2026)	\$25,267
Waste Mgt.	\$ 3,249
Utilities (Water, Electric)	\$ 4,902
Landscaping	\$ 2,260
Maintenance (roof, plbg., etc.)	\$ 4,112
SW Pest Control	<u>\$ 513</u>

Total \$60,792

(\$7.98 PSF)

Net Operating Income

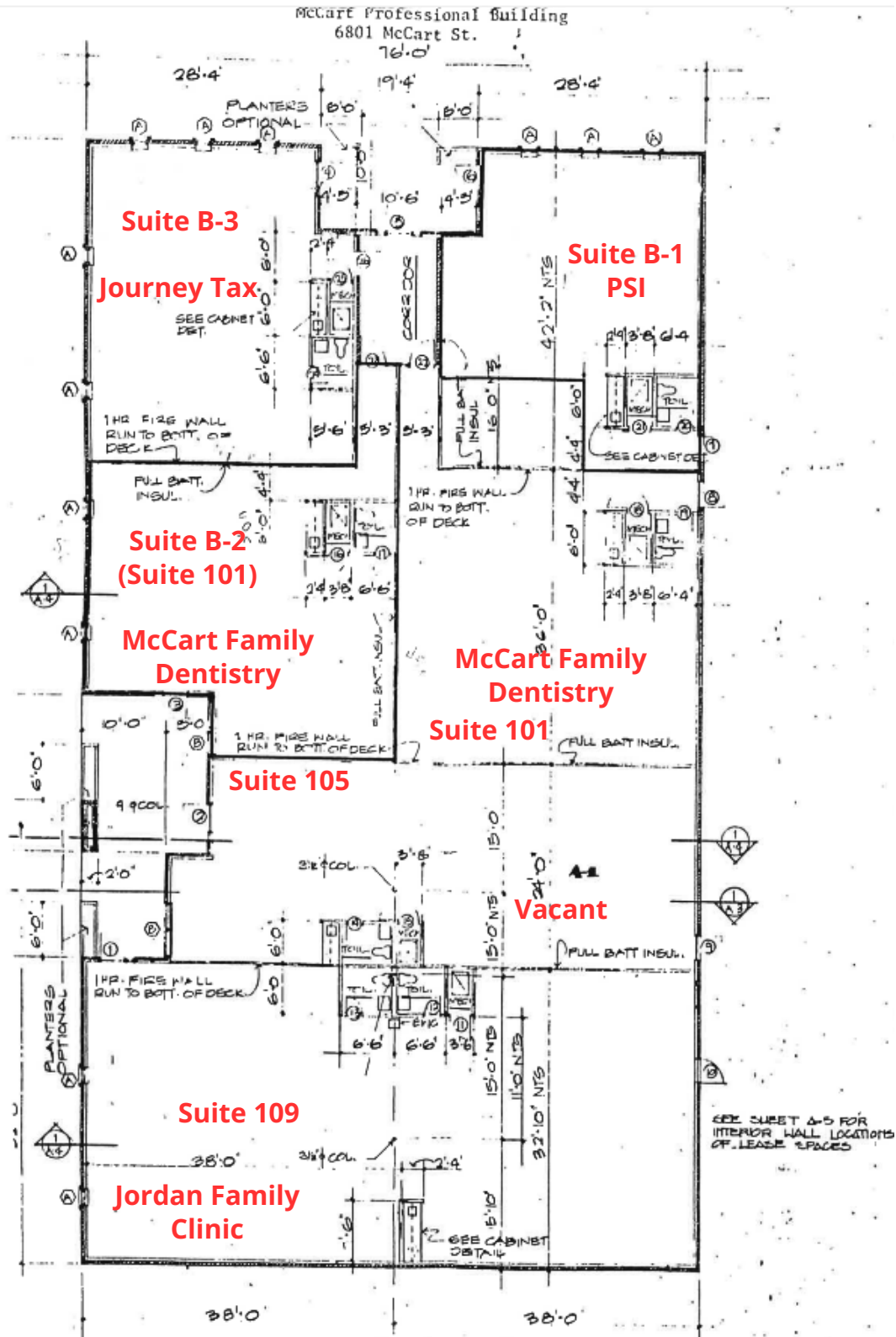
\$48,360

(4.2% cap rate)

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Demographic Summary Report 6801 McCart

Office-Medical Space

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Building Type: Class C Office

Class: C

RBA: 10,000 SF

Typical Floor: 10,000 SF

Total Available: 0 SF

% Leased: 100%

Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	22,148	144,328	286,163
2025 Estimate	21,292	137,341	270,491
2020 Census	21,512	131,997	250,592
Growth 2025 - 2030	4.02%	5.09%	5.79%
Growth 2020 - 2025	-1.02%	4.05%	7.94%
2025 Population by Hispanic Origin	8,688	50,726	99,602
2025 Population	21,292	137,341	270,491
White	5,861 27.53%	46,693 34.00%	106,749 39.46%
Black	6,892 32.37%	39,370 28.67%	63,854 23.61%
Am. Indian & Alaskan	139 0.65%	951 0.69%	1,867 0.69%
Asian	772 3.63%	5,859 4.27%	12,401 4.58%
Hawaiian & Pacific Island	16 0.08%	156 0.11%	289 0.11%
Other	7,611 35.75%	44,312 32.26%	85,331 31.55%
U.S. Armed Forces	0	131	489
Households			
2030 Projection	8,097	50,157	101,375
2025 Estimate	7,773	47,693	95,625
2020 Census	7,854	45,970	88,443
Growth 2025 - 2030	4.17%	5.17%	6.01%
Growth 2020 - 2025	-1.03%	3.75%	8.12%
Owner Occupied	3,967 51.04%	29,476 61.80%	54,327 56.81%
Renter Occupied	3,805 48.95%	18,218 38.20%	41,298 43.19%
2025 Households by HH Income	7,773	47,694	95,624
Income: <\$25,000	1,014 13.05%	6,427 13.48%	13,475 14.09%
Income: \$25,000 - \$50,000	1,962 25.24%	8,338 17.48%	16,067 16.80%
Income: \$50,000 - \$75,000	1,489 19.16%	9,355 19.61%	18,167 19.00%
Income: \$75,000 - \$100,000	875 11.26%	7,273 15.25%	13,809 14.44%
Income: \$100,000 - \$125,000	1,090 14.02%	4,992 10.47%	9,815 10.26%
Income: \$125,000 - \$150,000	374 4.81%	3,544 7.43%	6,767 7.08%
Income: \$150,000 - \$200,000	597 7.68%	4,321 9.06%	8,554 8.95%
Income: \$200,000+	372 4.79%	3,444 7.22%	8,970 9.38%
2025 Avg Household Income	\$84,084	\$94,030	\$98,536
2025 Med Household Income	\$66,339	\$74,209	\$75,186

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Front View



Aerial View

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Side View



Rear View

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AERIAL



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Team & Vasseur Commercial Real Estate	9015393	info@tvcre.com	817-335-7575
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Gary Vasseur	158025	gvasseur@tvcre.com	817-335-7575
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2



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Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Taylor Giroux	837800	tgiroux@tvcre.com	817-335-7575
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date