

OFFERING MEMORANDUM

5424 BASSWOOD BLVD

Freestanding 2nd Gen Veterinary Hospital
Formerly Occupied by NVA

FORT WORTH, TX 76137

km Kidder
Mathews

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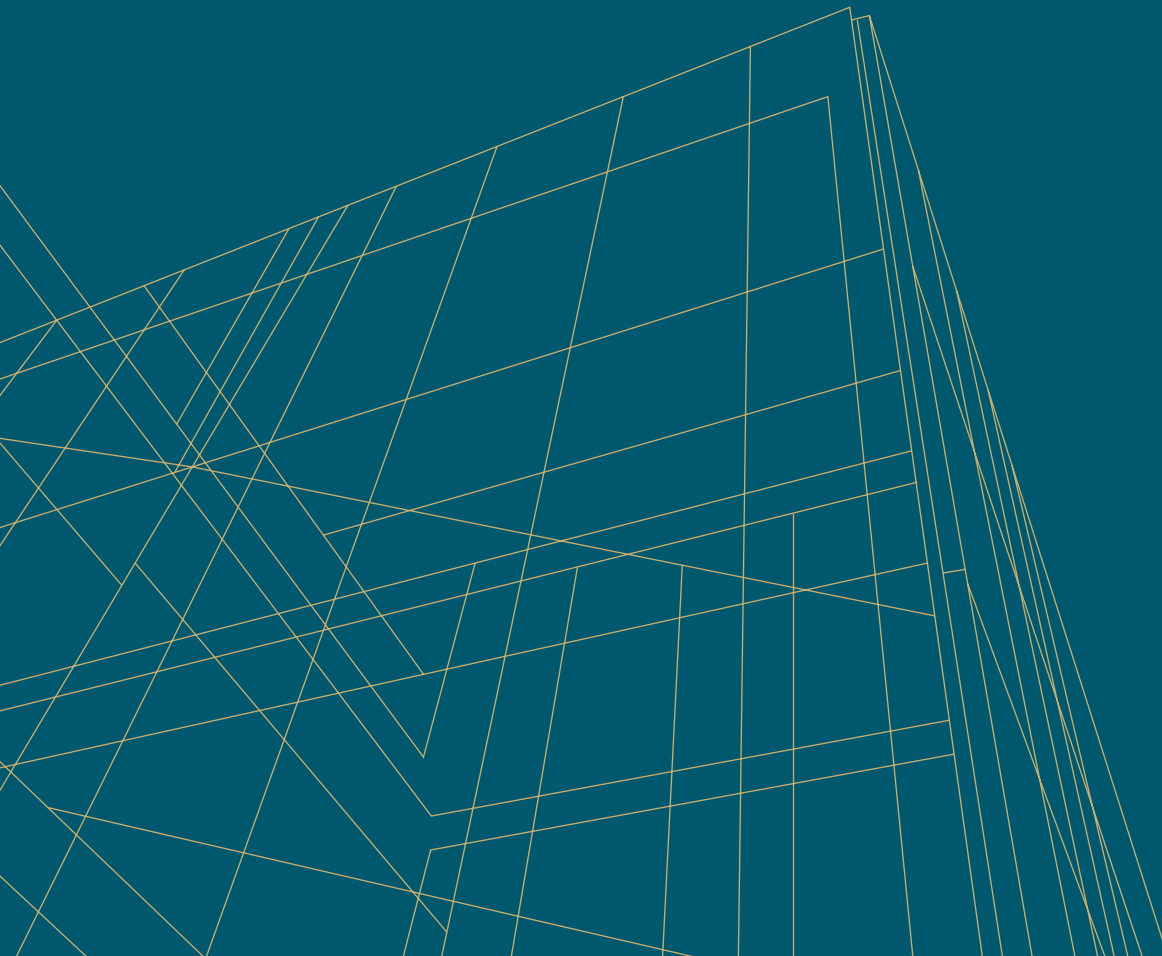
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EXECUTIVE SUMMARY

Section 01

PROPERTY OVERVIEW

ADDRESS	5424 Basswood Blvd Fort Worth, TX 76137
BUILDING SIZE	± 3,408 SF
LAND SIZE	± 21,780 SF (0.50 AC)
YEAR BUILT	1992 / Renovated 2022

INVESTMENT SUMMARY



\$1,025,000
LIST PRICE



\$300
PRICE/SF

*Actual Price/SF is \$300.67.

5424
BASSWOOD BLVD

BASSWOOD BLVD

PROPERTY & LEASE HIGHLIGHTS

Existing Veterinary Build-Out

The ±3,409 SF building is situated on a 21,780 SF (0.50 Acres) parcel on Basswood Blvd in the established Park Glen area of north Fort Worth. The property is suited for continued veterinary use, but the configuration could also appeal to other medical, dental, or specialty healthcare users seeking a functional facility.

Four (4) Existing Exam Rooms

The facility features four (4) existing exam rooms in addition to a dedicated surgery suite, enabling a veterinary operator to reopen efficiently with minimal reconfiguration and reduced initial capital investment.

Recent Capital Improvements

The property had a new roof and HVAC unit installed in 2023, as well as new flooring in early 2025, providing significant recent capital improvements for a future owner.

Ongoing Development Nearby

The property is positioned in an area experiencing continued residential and commercial growth, including the nearby Prose Basswood multifamily development, anticipated to contain ±275 units, with ±280 ACs of adjacent land slated for future development.

E: Neighborhood Commercial Zoning

The property is zoned E Neighborhood Commercial, permitting health care offices, retail, restaurants, public and civic uses, beauty/barber shops, bookstores, drug stores, bakeries, and alcohol sales for off-premises consumption and as part of food service. The zoning supports the property's prior veterinary use, existing building layout, and parking configuration, allowing for efficient re-occupancy.

Established Veterinary Hospital Location

The property has an established history of veterinary use, demonstrating its suitability for continued veterinary operations.

Near Established Retail and Residential Density

The property is located near Denton Hwy, a major retail & commercial corridor featuring a strong concentration of national retailers & restaurants, including Target, Chick-fil-A, World Market, & Dunkin', and is surrounded by established residential neighborhoods.

Affluent Demographics

The property caters to ±315,676 residents within a 5-mile radius and ±915,569 residents within a 10-mile radius. The average household income within a 5 mile-radius is \$118,357.



LOCATION & MARKET HIGHLIGHTS

- **Strategic Location** - Fort Worth is one of the largest and fastest-growing cities in North Texas, benefiting from continued residential and commercial expansion throughout the region. The property is strategically positioned in North Fort Worth along the Basswood Boulevard corridor, surrounded by established residential neighborhoods and near Denton Highway and other major transportation routes. Ongoing development in the surrounding area supports an expanding consumer base and sustained demand for healthcare, service, and neighborhood retail uses.
- **Major Economic Hub** - DFW is home to more than 20 Fortune 500 company headquarters, representing a diverse range of industries and a significant corporate presence. The DFW MSA continues to rank among the nation's fastest-growing major metropolitan areas, supported by strong population gains & ongoing business investment.
- **No State Personal or Corporate Income Tax** - Texas imposes no personal or corporate state income tax, resulting in one of the lowest overall tax burdens for businesses & owner-operators nationwide.
- **The Great State of Texas** - Texas is the 2nd largest economy in the U.S. with a GDP exceeding \$2.7 trillion. A top-ranked business climate with no state income tax, Texas has been recognized as the Best State for Business for the past 21 years by Chief Executive Magazine. Texas's pro-business policies and resident-friendly regulations have fueled both corporate relocations and population influx. U.S. Census Bureau data shows that between July 1, 2022, and July 1, 2023, Texas added $\pm$ 470,000 new residents.
- **National Leader in Job Creation (As of Dec 2025)** - Texas led the nation in 12-month job growth, adding approximately 168,000 jobs from September 2024 to September 2025, according to data from the U.S. Bureau of Labor Statistics and the Texas Workforce Commission. During this period, Texas also reached record highs in total employment, labor force participation, and nonfarm jobs, while maintaining an unemployment rate below the national average. This sustained job growth underscores Texas's strong, diversified economy and continued ability to attract and retain businesses & workforce talent.
- **Healthcare Employment & Workforce Growth** - Texas's healthcare industry is one of the state's largest and most dynamic sectors, with steady demand for healthcare professionals driven by population growth and demographic trends. According the Texas Healthcare Workforce Report, the healthcare workforce is a major contributor to employment in Texas and reflects growing opportunities across hospitals, clinics, and specialty care centers.
- **Best State for Business - 22 Consecutive Years** - Texas has been ranked the Best State for Business for a record 22 consecutive years by Chief Executive magazine, based on an annual survey of the nation's leading CEOs, presidents, and business owners. Supported by pro-growth policies, a world-class workforce, and strategic investments in education, skills training, and infrastructure, Texas continues to attract businesses and investment. The Texas economy expanded to approximately \$2.9 trillion in 2025 and led the nation in economic growth at a rate of 2.5%.





Walmart



30,631+ VEHICLES
Average Daily Traffic



donutopia

THAI HUT
Authentic Thai Cuisine



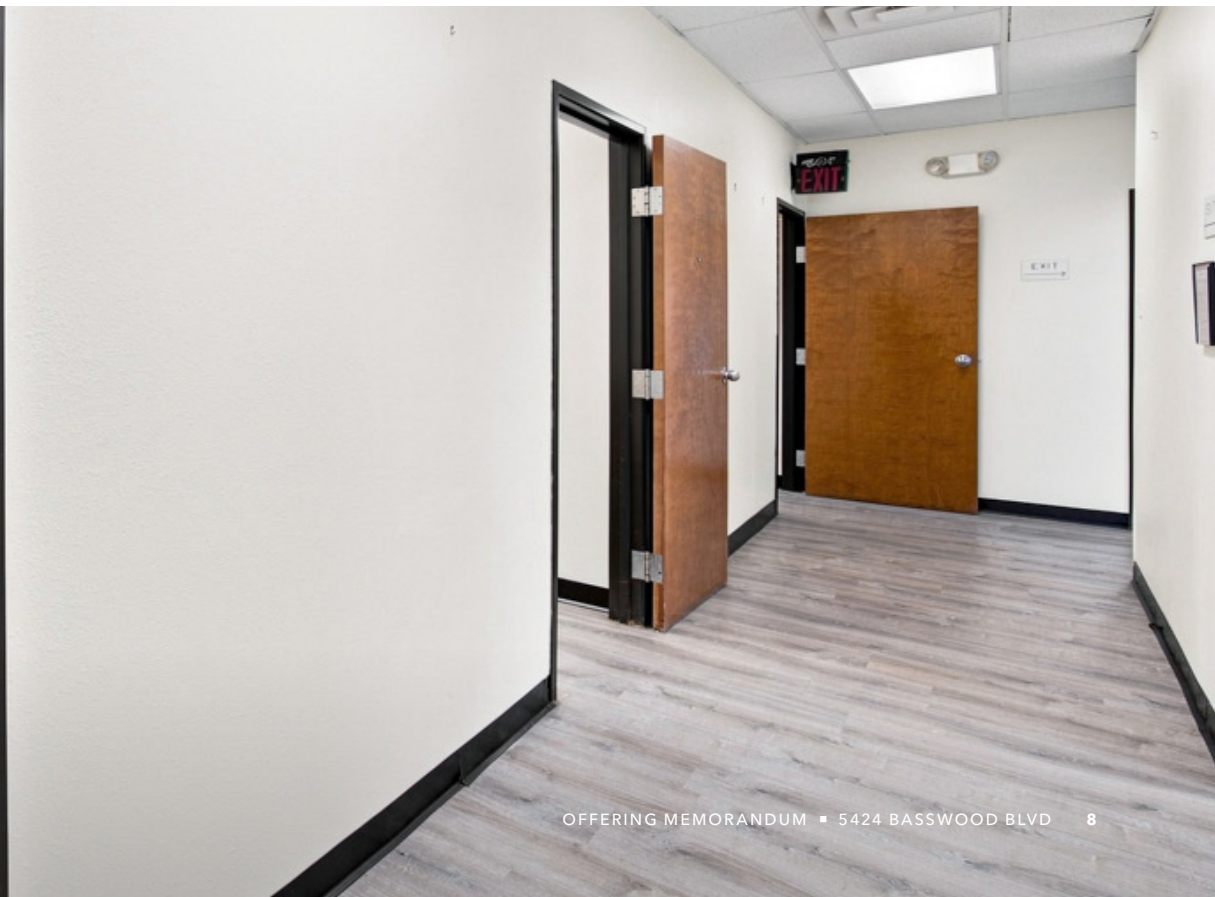
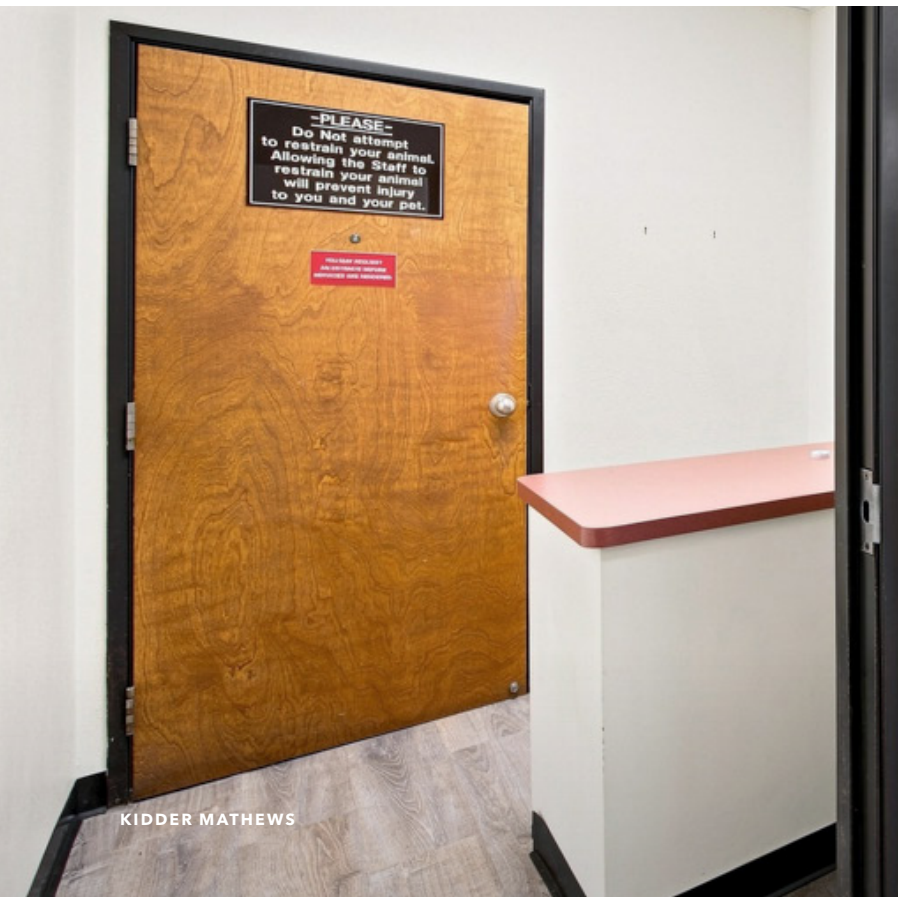
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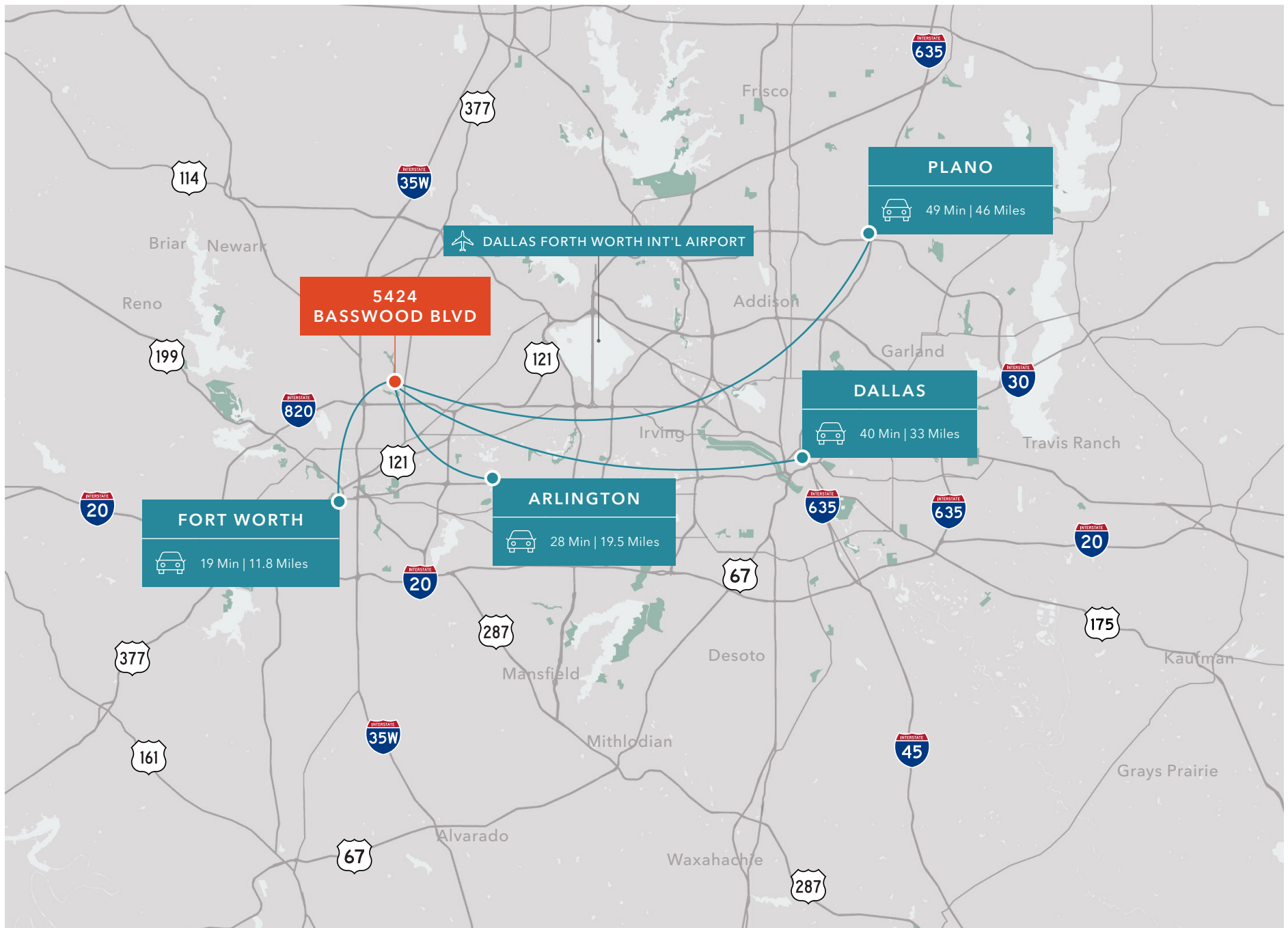
Basswood Family Dental

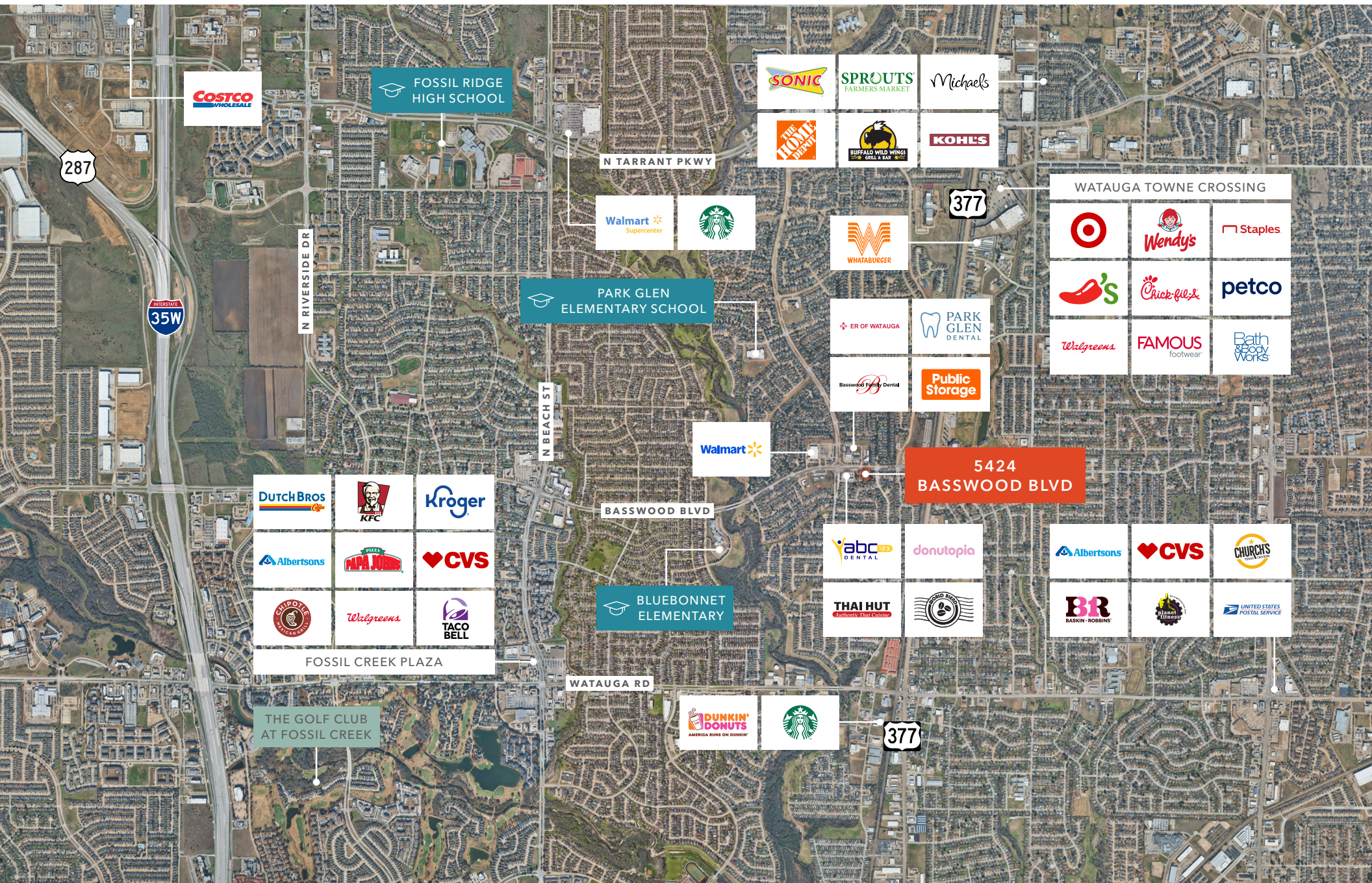
PARK VISTA BLVD

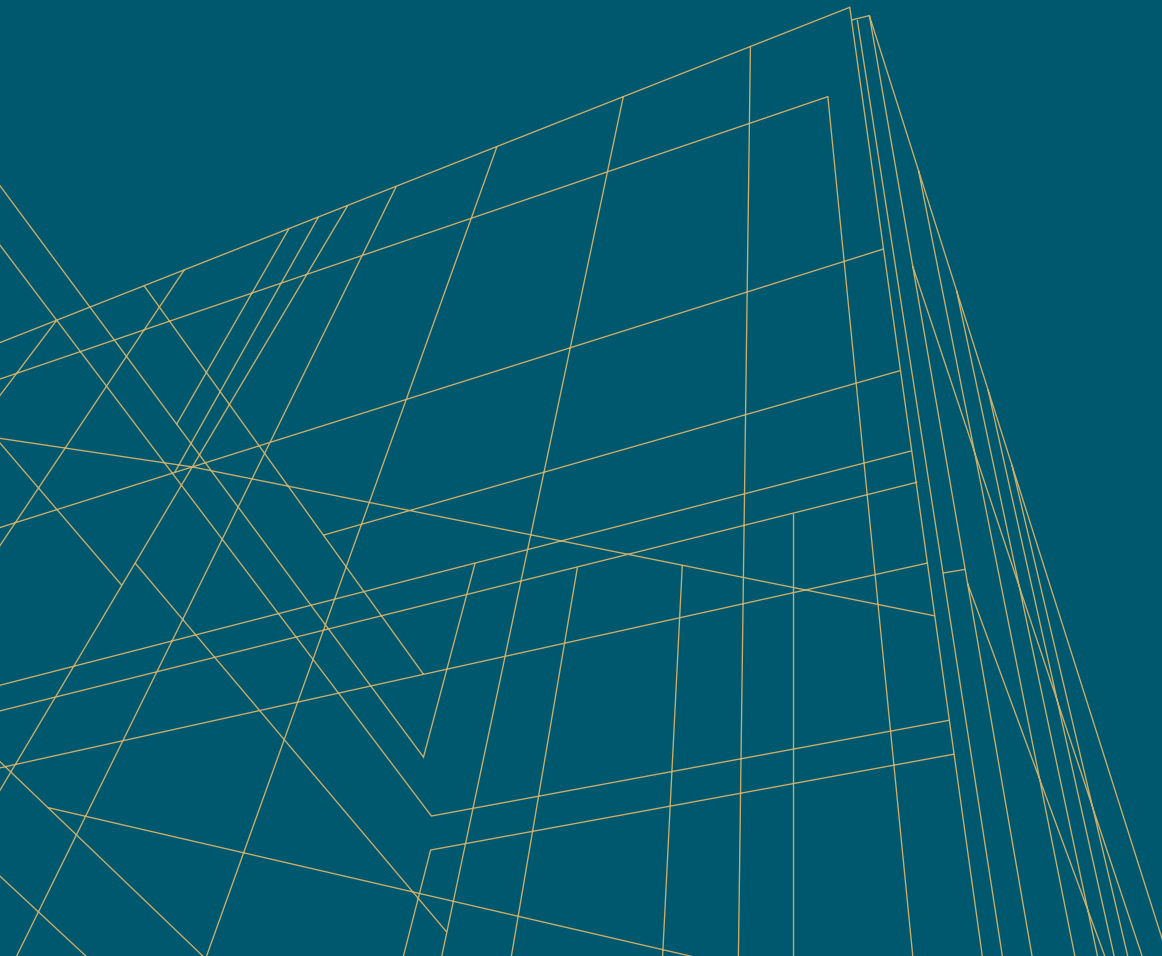
BASSWOOD BLVD

5424
BASSWOOD BLVD









FINANCIAL OVERVIEW

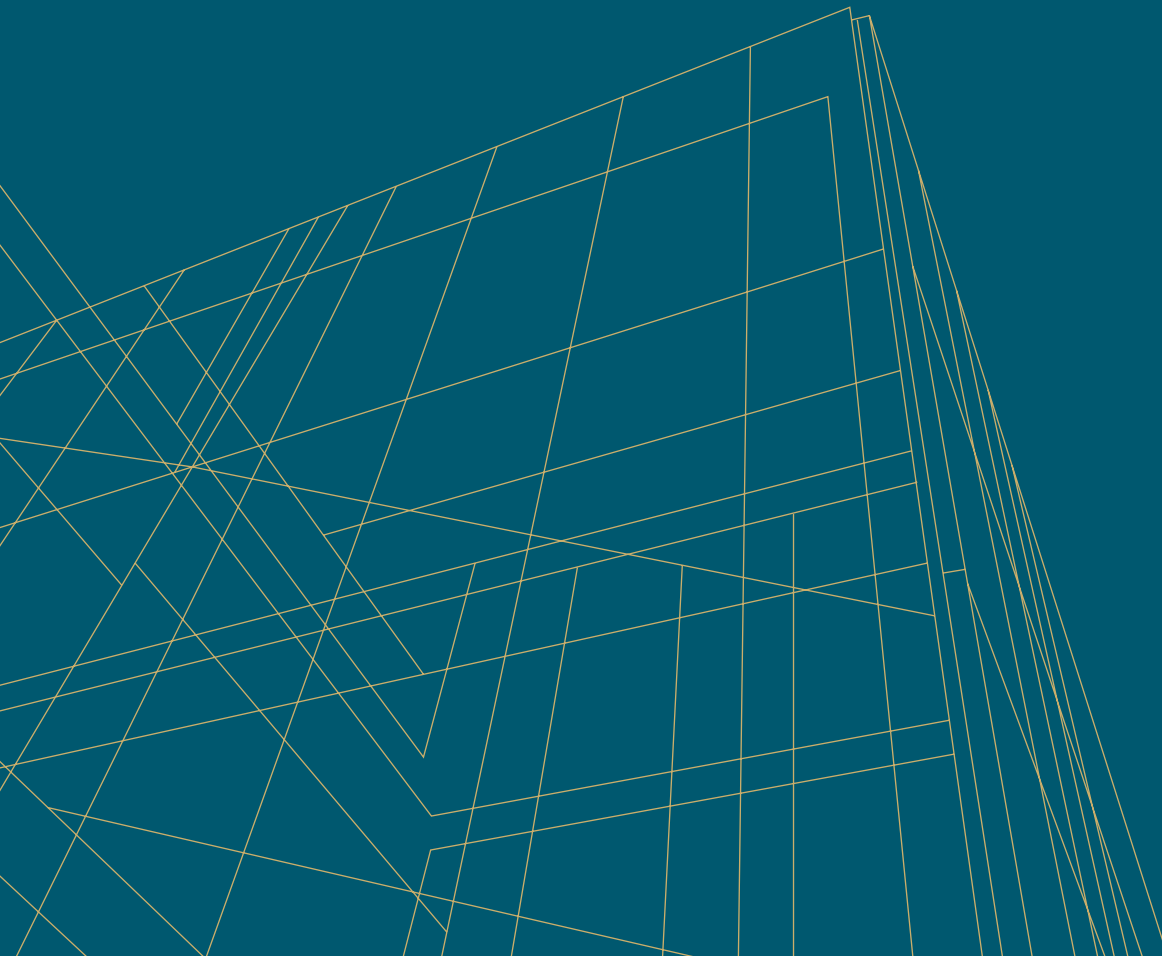
Section 02

INVESTMENT SUMMARY

TENANT	Freestanding 2nd Gen Veterinary Hospital Formerly Occupied by NVA
ADDRESS	5424 Basswood Blvd Fort Worth, TX 76137
APN(S)	31565-48-2R1
BUILDING AREA	± 3,408 SF
LOT AREA	± 21,780 SF (0.50 AC)
YEAR BUILT	1992 / Renovated 2022
PRICE	\$1,025,000
PRICE/SF	\$300

*Actual Price/SF is \$300.67.





LOCATION OVERVIEW

Section 03

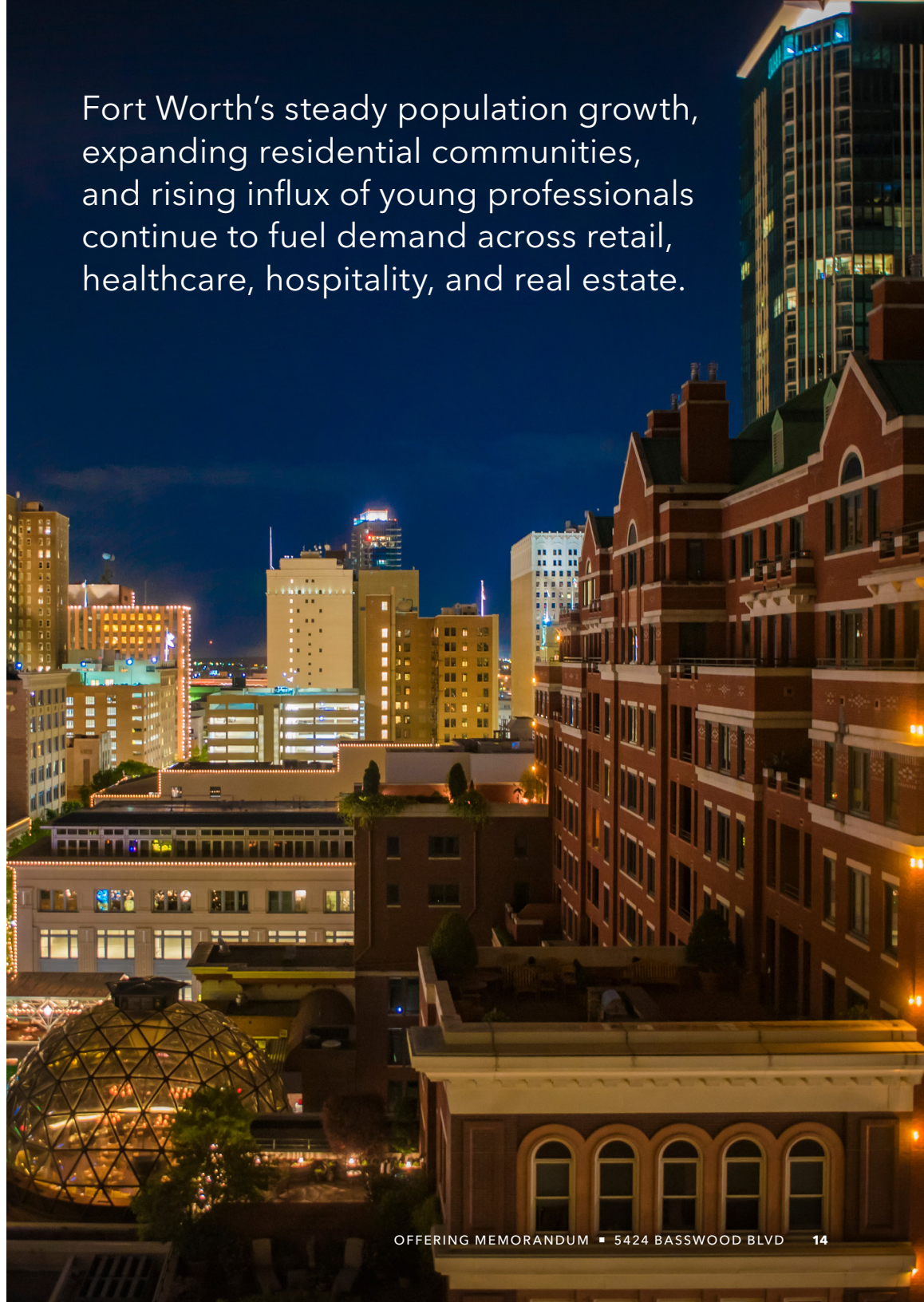
FORT WORTH, TX

Fort Worth is one of Texas's most vibrant and fast-growing cities, driven by an expanding population and a broad, resilient economy.

As a central anchor of the Dallas-Fort Worth Metroplex, the city benefits from exceptional connectivity, strong employment drivers, and a long-standing reputation as one of the most business-friendly environments in the country. Fort Worth's economy is supported by a diverse mix of industries including healthcare, logistics, aerospace, energy, higher education, and corporate services, creating broad stability across economic cycles. The city's strategic location provides seamless access to major highways, rail networks, and two international airports, which reinforces its role as a hub for commerce and regional growth.

The city offers an appealing blend of affordability, cultural vibrancy, and quality of life supported by nationally recognized entertainment districts, a growing culinary scene, top-tier universities, and prominent institutions like the Fort Worth Stockyards and the Cultural District. Consistent public and private investment has strengthened the city's infrastructure, housing pipeline, and employment centers, which helps Fort Worth maintain a resilient and forward-leaning economic profile. With its expanding consumer base, diversified industries, and sustained in-migration, Fort Worth stands as one of the most compelling long-term commercial real estate markets in Texas.

Fort Worth's steady population growth, expanding residential communities, and rising influx of young professionals continue to fuel demand across retail, healthcare, hospitality, and real estate.



THINGS TO DO IN FORT WORTH

WEST 7TH ENTERTAINMENT DISTRICT

A highly active mixed-use corridor known for its restaurants, boutique fitness studios, rooftop patios, and walkable streetscape. West 7th attracts young professionals and families and serves as one of the city's primary lifestyle hubs. The district offers a steady calendar of events, outdoor activations, and nightlife options that contribute to its strong all-day, seven-day-a-week activity. Its proximity to the Cultural District and downtown further enhances its connectivity and appeal.

THE SHOPS AT CLEARFORK

An upscale open-air destination that blends retail, dining, fitness, and community gathering spaces. Clearfork sits along the Trinity River and offers a modern urban lifestyle experience supported by luxury brands, chef-driven restaurants, and regular outdoor events. The development features thoughtfully designed public spaces, curated landscaping, and integrated residential and office components, creating a true live-work-play environment. Clearfork has emerged as one of Fort Worth's most desirable lifestyle districts.

PANTHER ISLAND PAVILION

A major outdoor recreation and event venue located along the Trinity River. The area hosts concerts, festivals, races, and seasonal programming and provides access to paddleboarding, kayaking, and waterfront trails, making it a year-round activity center. Its expansive open-air layout and riverfront setting create a unique recreational asset within minutes of downtown. Continued investment in the surrounding riverfront has strengthened its role as a growing destination for outdoor entertainment.

BILLY BOB'S TEXAS

One of the most iconic live music and entertainment venues in the country. Billy Bob's attracts national touring artists and offers dancing, dining, and vibrant nightlife, reinforcing Fort Worth's deep cultural identity and entertainment appeal. The venue is a cornerstone of the Stockyards district and draws both locals and visitors from across the region. Its longstanding reputation and consistent programming make it one of Fort Worth's strongest anchors for entertainment-driven tourism.

TRINITY RIVER TRAILS

More than 100 miles of connected urban trails create one of the region's most extensive outdoor recreation networks. Residents use the paved pathways for running, cycling, and walking, enhancing quality of life and access to nature. The trail system links key districts including Clearfork, Panther Island, and downtown, offering seamless connectivity across major destinations. Its combination of recreation, transportation routes, and scenic riverfront views makes it a defining lifestyle amenity for Fort Worth.

DICKIES ARENA

Dickies Arena is Fort Worth's premier multipurpose venue, offering world-class acoustics, premium seating options, and a modern design that attracts major national touring acts. The arena hosts professional and collegiate basketball games, large concerts, family shows, and the region's signature rodeo events. Its location within the Cultural District and proximity to major roadways make it a central entertainment hub for residents across North Texas. Dickies Arena has quickly become a defining landmark for Fort Worth and a major driver of year-round visitation.

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