



FOR SALE

Church property In the heart of Ft. Worth

OFFERING MEMORANDUM | 1201 BESSIE STREET | FORT WORTH, TX

Exclusively Listed by

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KW Commercial | Fort Worth

Each Office is Independently Owned and Operated

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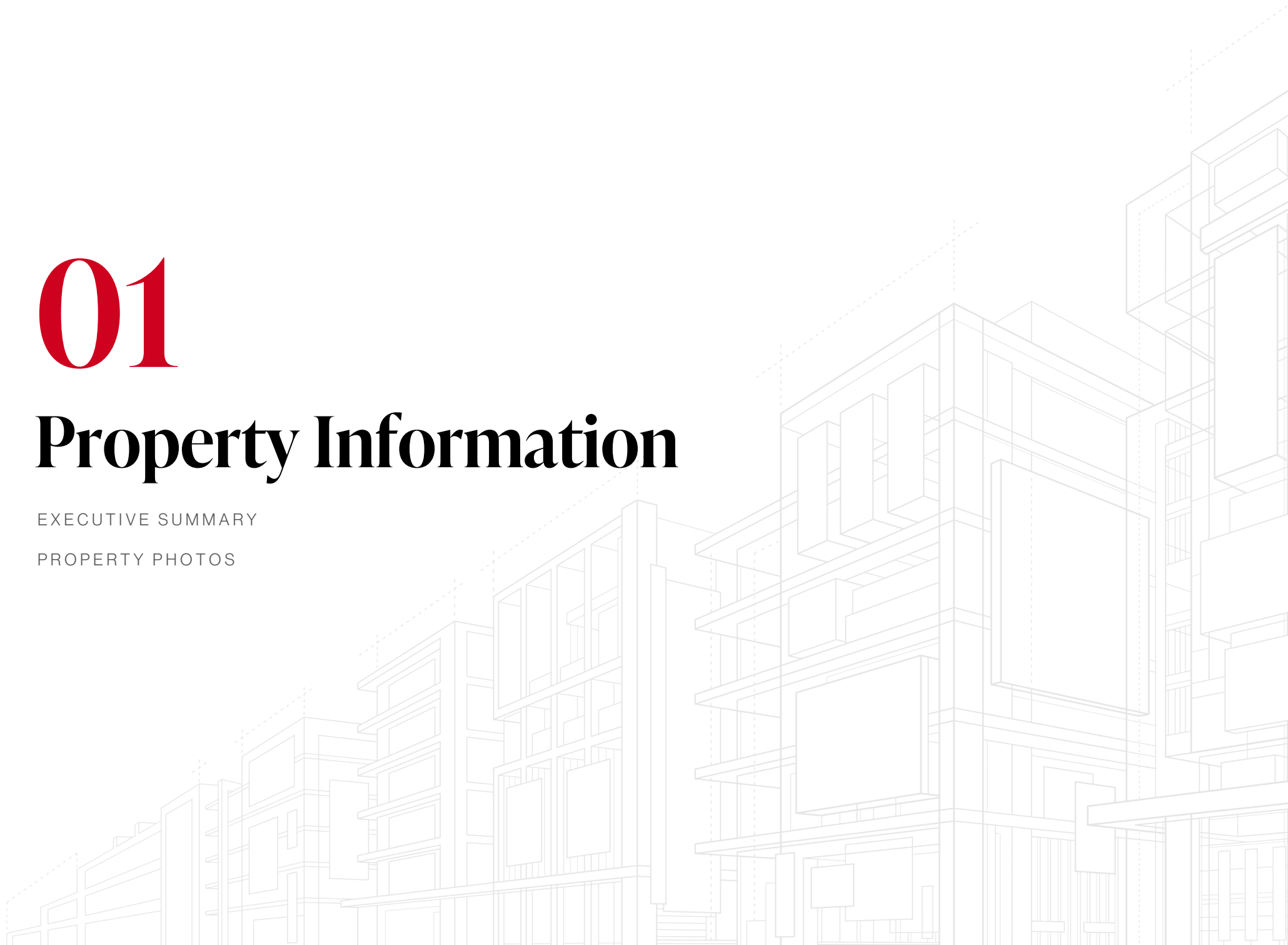
All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

01

Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS



Executive Summary



Price:	\$395,000
Building SF:	1,969
Price / SF:	\$180.20/sf
Occupancy:	Occupied
NOI:	0
CAP Rate:	0
Available SF:	2192
Lot Size:	0.25 Acres
Signage:	Monument
Frontage:	217
Year Built:	1969
Renovated:	
Parking:	Surface
Parking Ratio:	4.1



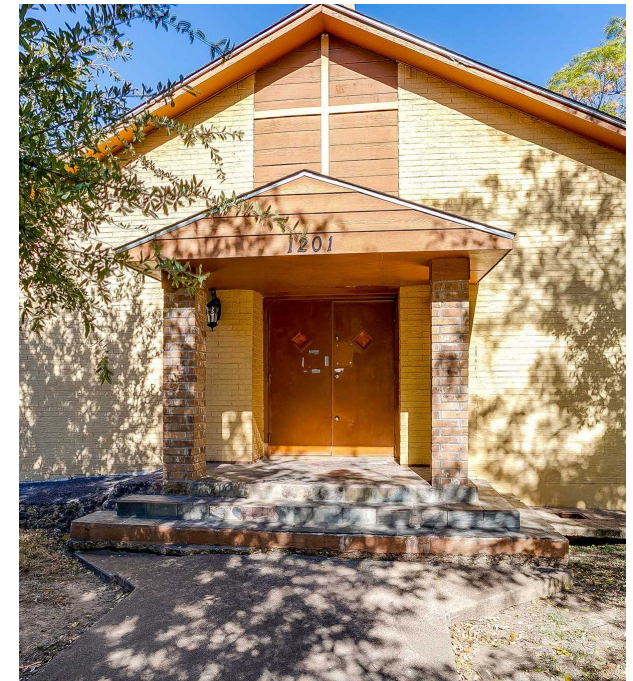
Property Highlights

- Turnkey commercial opportunity on a huge, high-visibility corner lot with close proximity to downtown Fort Worth! Zoned F1 Commercial, this versatile property offers endless potential for a church, restaurant, event venue, daycare, community center, office, or redevelopment project. The building offers a spacious open layout with three half baths, a kitchenette, and an office, and sits on a large corner lot with approximately 45 parking spaces, providing exceptional convenience and exposure. Located in a rapidly evolving area, this property presents a rare chance to restore, repurpose, or reimagine a space with tremendous potential for business, community, or worship use.



Property Overview

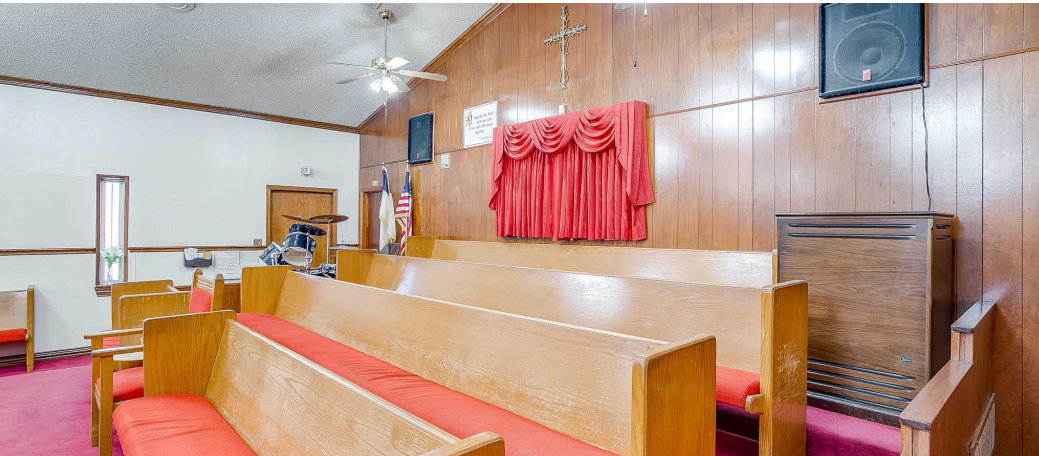
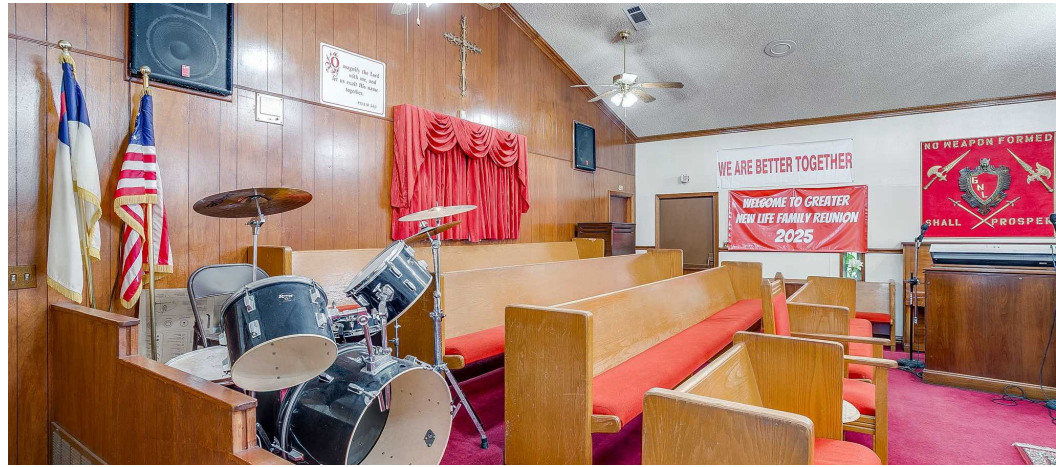
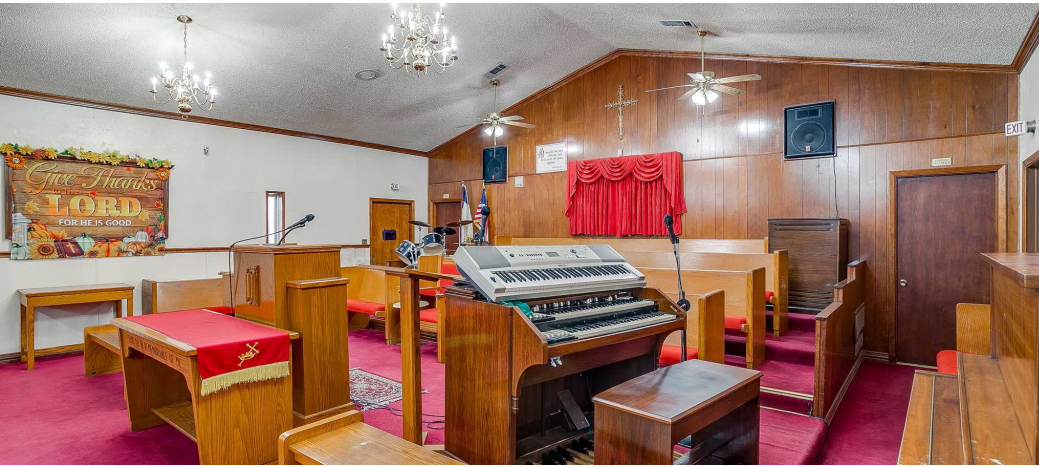
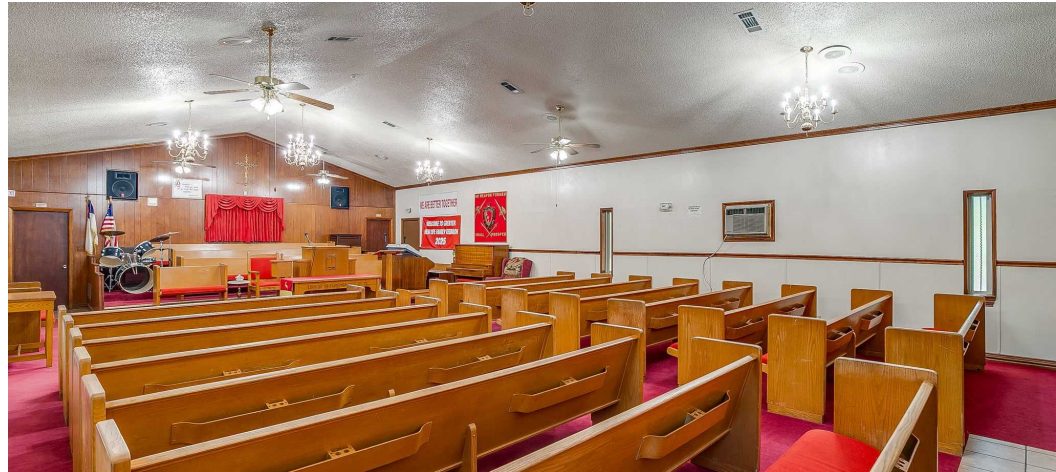
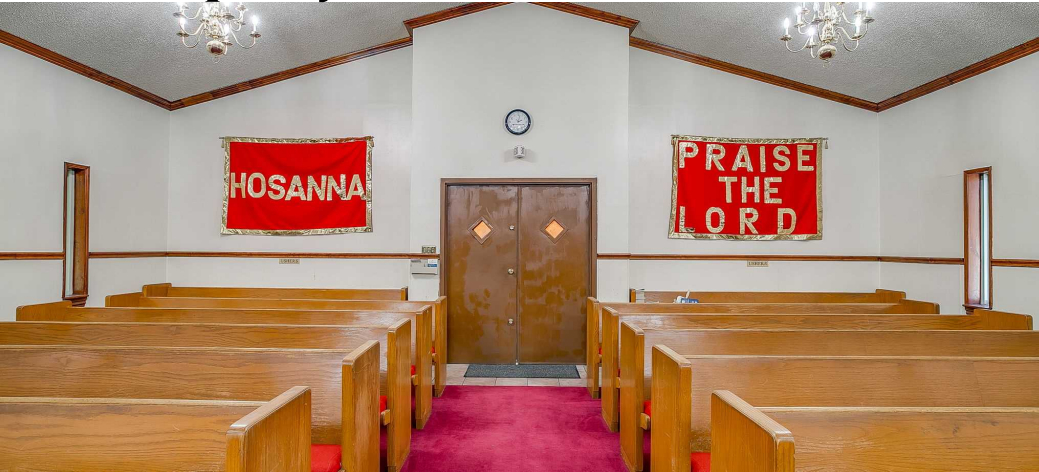
Easy access to downtown and I-35W
Building has a new roof.
Large parking lot



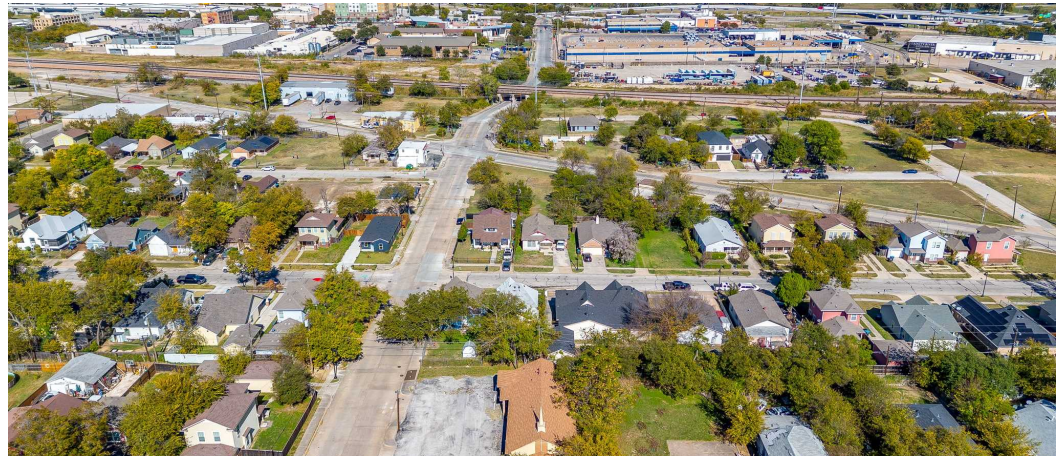
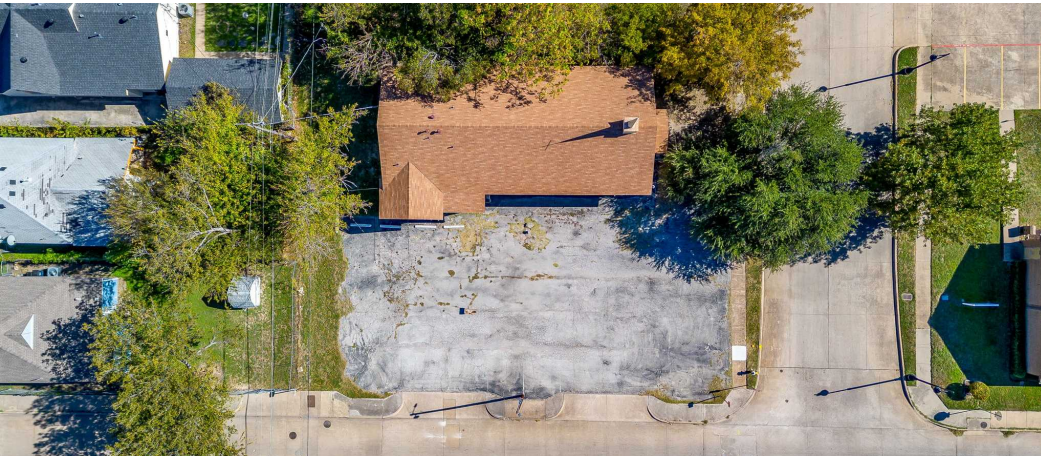
Property Photos



Property Photos



Property Photos



02

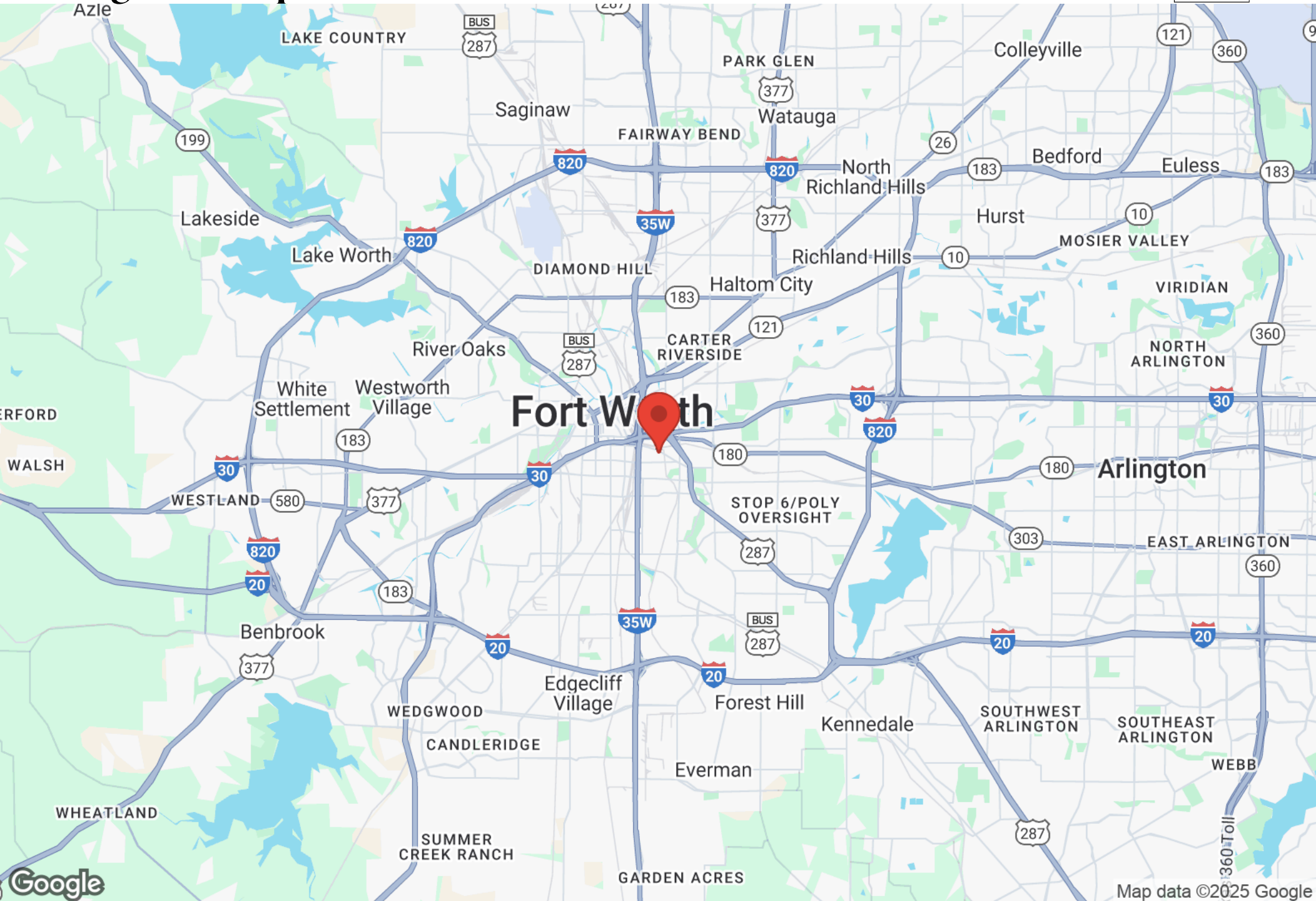
Location Information

REGIONAL MAP

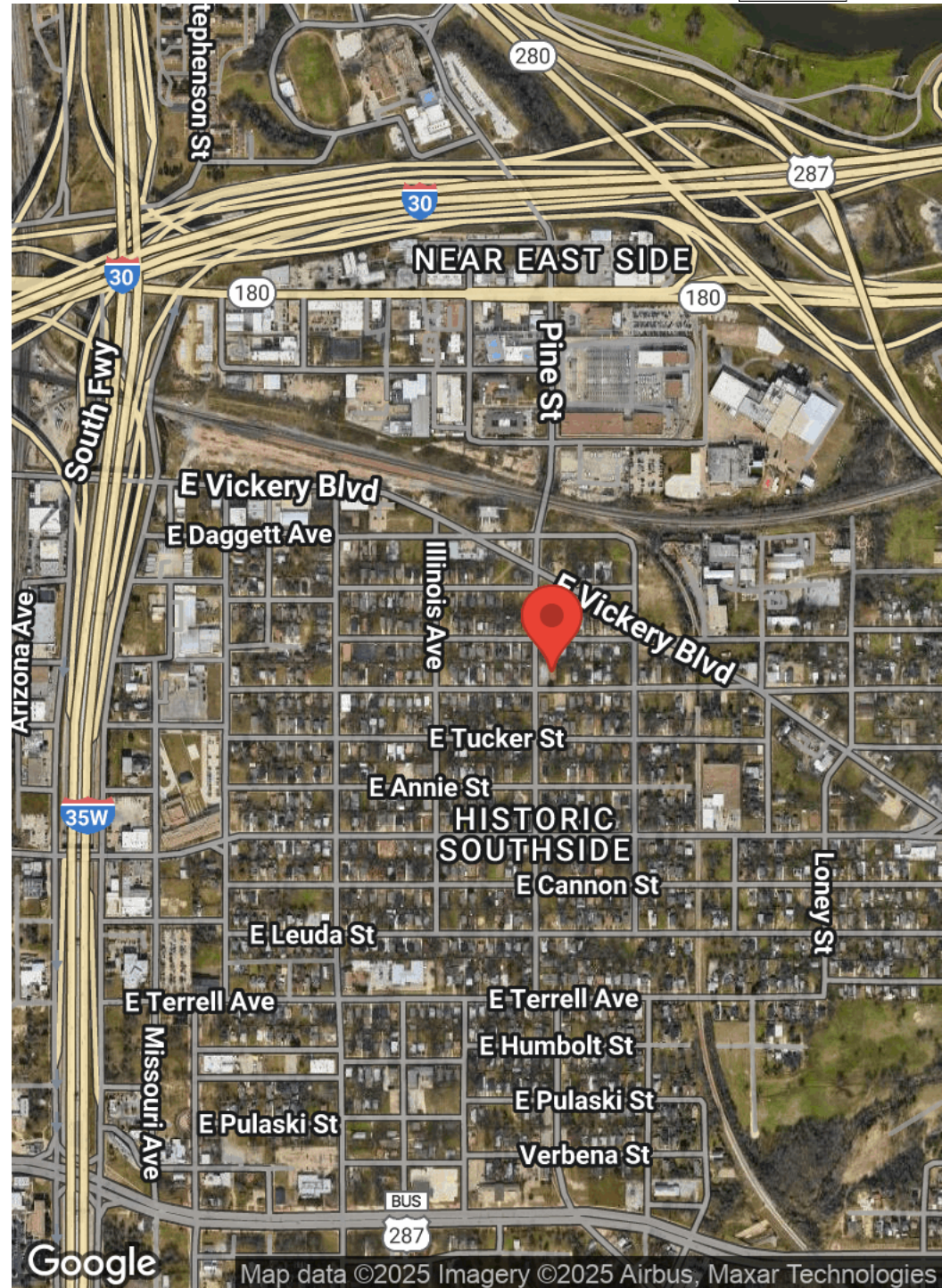
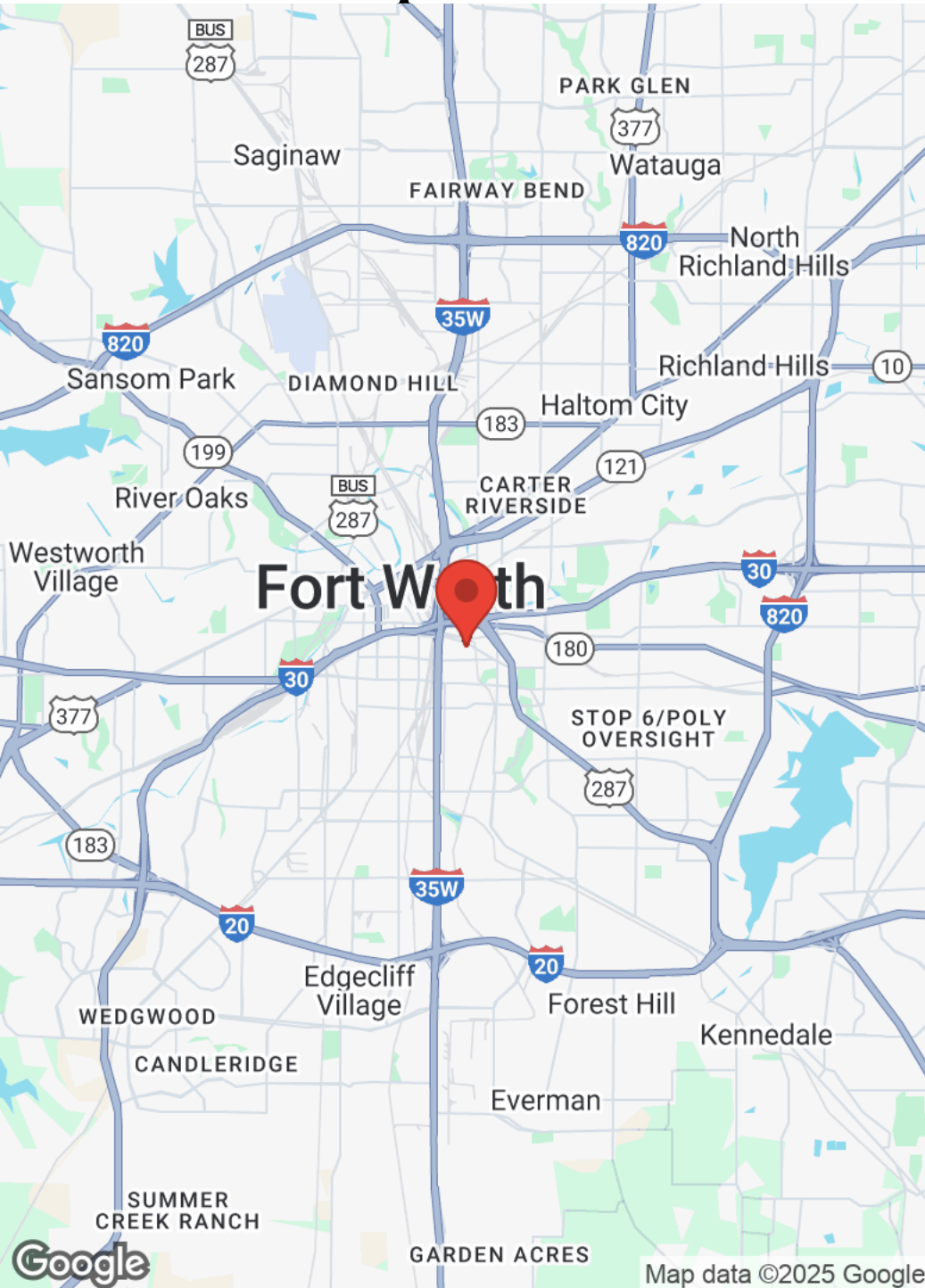
LOCATION MAPS



Regional Map



Location Maps



03

Trade Area Overview

BUSINESS MAP

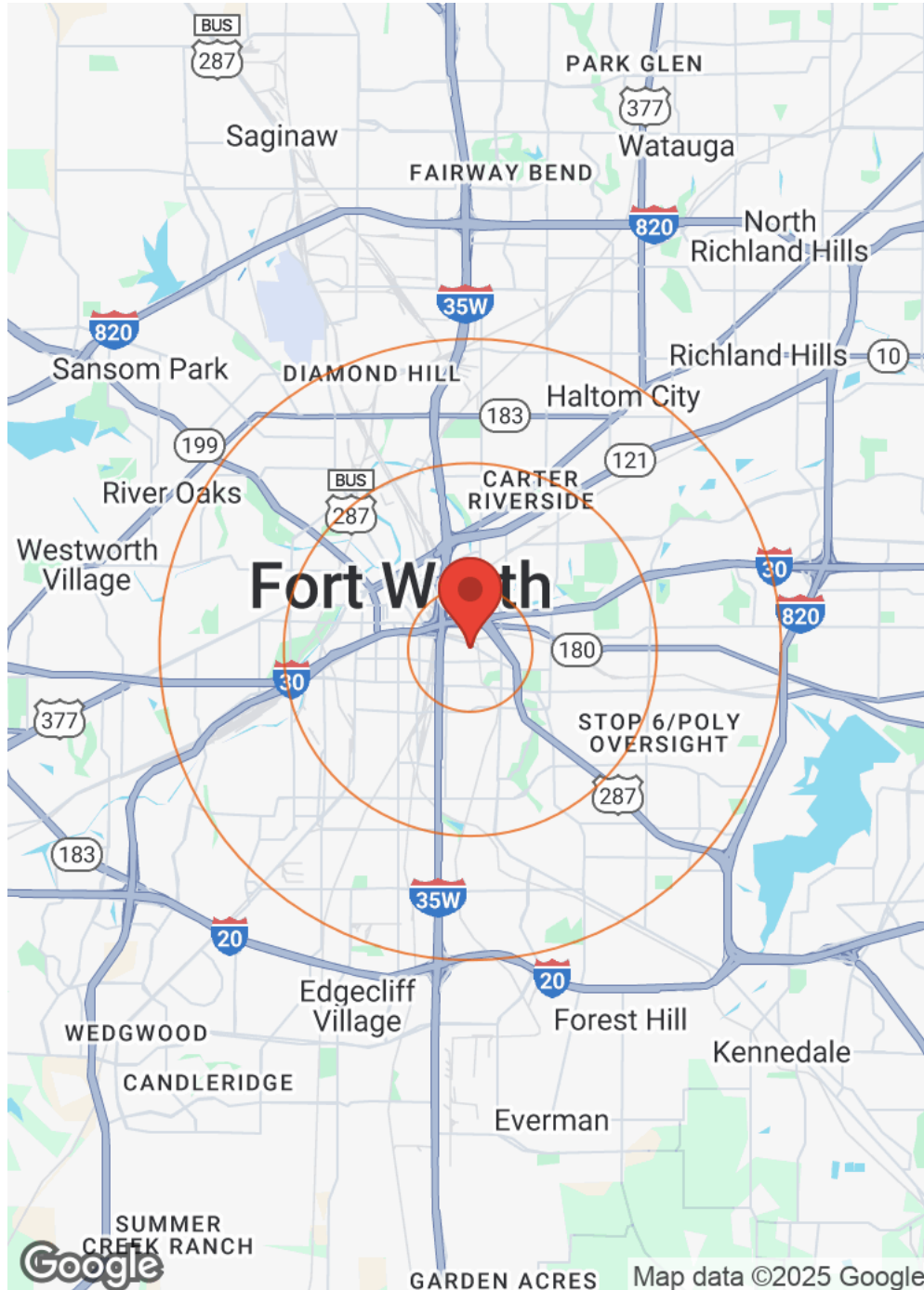
DEMOGRAPHICS

DISCLAIMER





Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	5,687	57,843	154,152
	Female	4,476	49,543	139,440
	Total Population	10,163	107,386	293,592
Age	Ages 0-14	1,818	19,489	57,121
	Ages 15-24	1,539	16,730	50,007
	Ages 25-54	4,727	49,314	125,774
	Ages 55-64	1,246	10,952	29,079
	Ages 65+	833	10,903	31,611
Race	White	2,436	32,925	83,586
	Black	3,578	22,755	54,080
	Am In/AK Nat	75	301	705
	Hawaiian	8	54	147
	Hispanic	3,632	46,273	139,985
	Asian	191	2,814	9,718
	Multi-Racial	191	1,954	4,727
	Other	51	311	617
Income	Median	\$61,227	\$67,041	\$63,812
	< \$15,000	576	4,624	10,849
	\$15,000-\$24,999	276	2,925	7,714
	\$25,000-\$34,999	159	3,067	8,904
	\$35,000-\$49,999	394	4,552	12,854
	\$50,000-\$74,999	853	7,962	19,819
	\$75,000-\$99,999	536	5,493	13,505
	\$100,000-\$149,999	430	5,998	14,476
	\$150,000-\$199,999	161	2,125	5,738
	> \$200,000	121	4,386	9,463
Housing	Total Units	3,992	45,645	114,060
	Occupied	3,507	41,134	103,321
	Owner Occupied	1,107	15,795	47,902
	Renter Occupied	2,400	25,339	55,419
	Vacant	485	4,511	10,739

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Historic Southside Ft. Worth church Ready for the next chapter.

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