



For sale

Cherry Lane Village

7900-7948 Camp Bowie W Boulevard Fort Worth, Texas 76116



[jll.com](https://www.jll.com)

Exclusively listed by:

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± 23,000 VPD

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The offering



\$3,960,400

Price



\$100/SF

Price per PSF



39,604 SF

GLA



+ 3.53 AC
(\$24.69/SF)

Land area

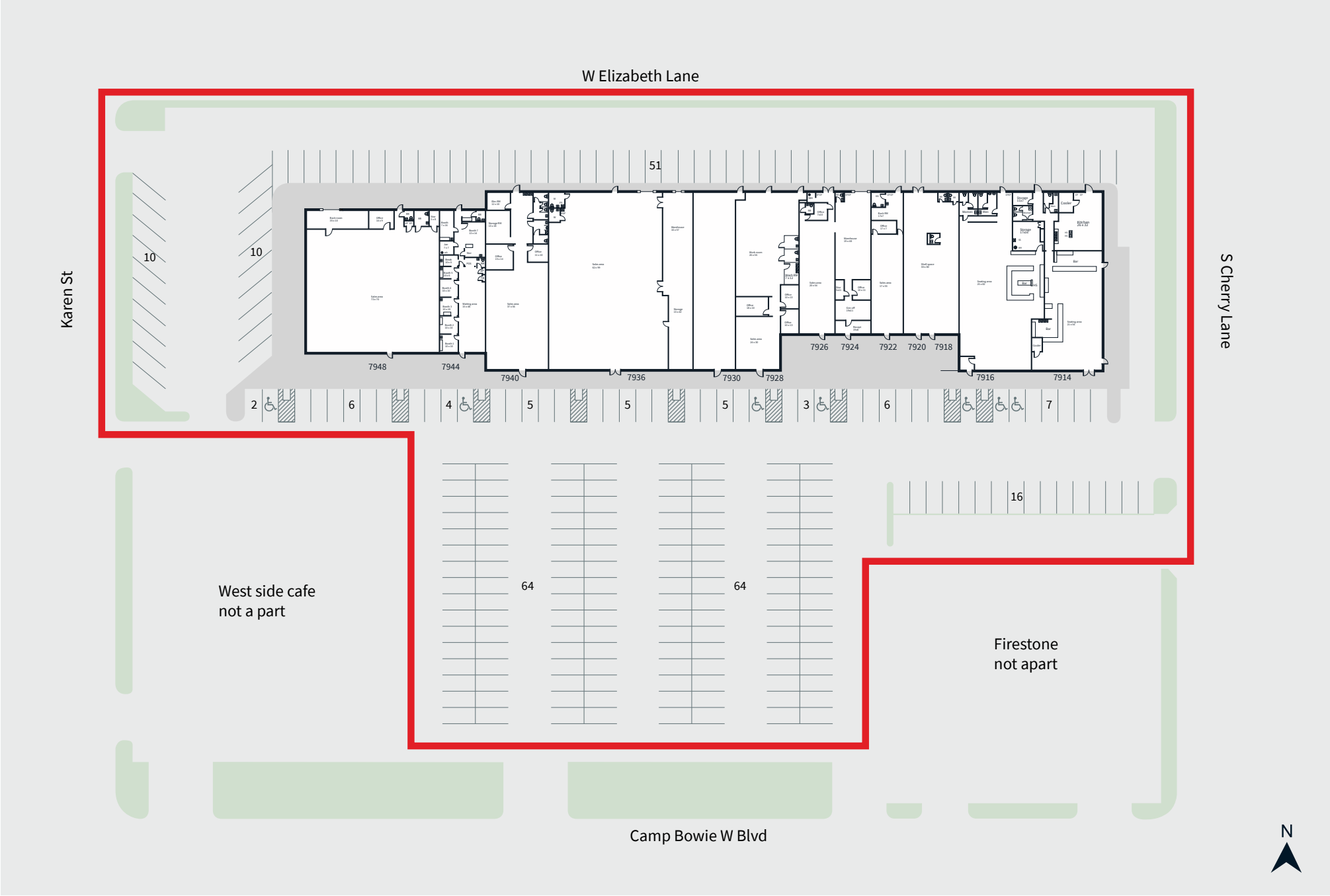
Cherry Lane Village

Investment highlights

- **Priced below replacement cost**
- **Below market rents**
 - Rental increase potential
- **Signalized intersection of Camp Bowie W and Cherry Ln**
- **Strong redevelopment opportunity**
 - +/- 3.53 AC surrounded by retail & residential corridor
- **Large pylon signage fronting Camp Bowie West**
- **Zoning: CB-IA**
 - Provides for larger variety of options for development



Site plan



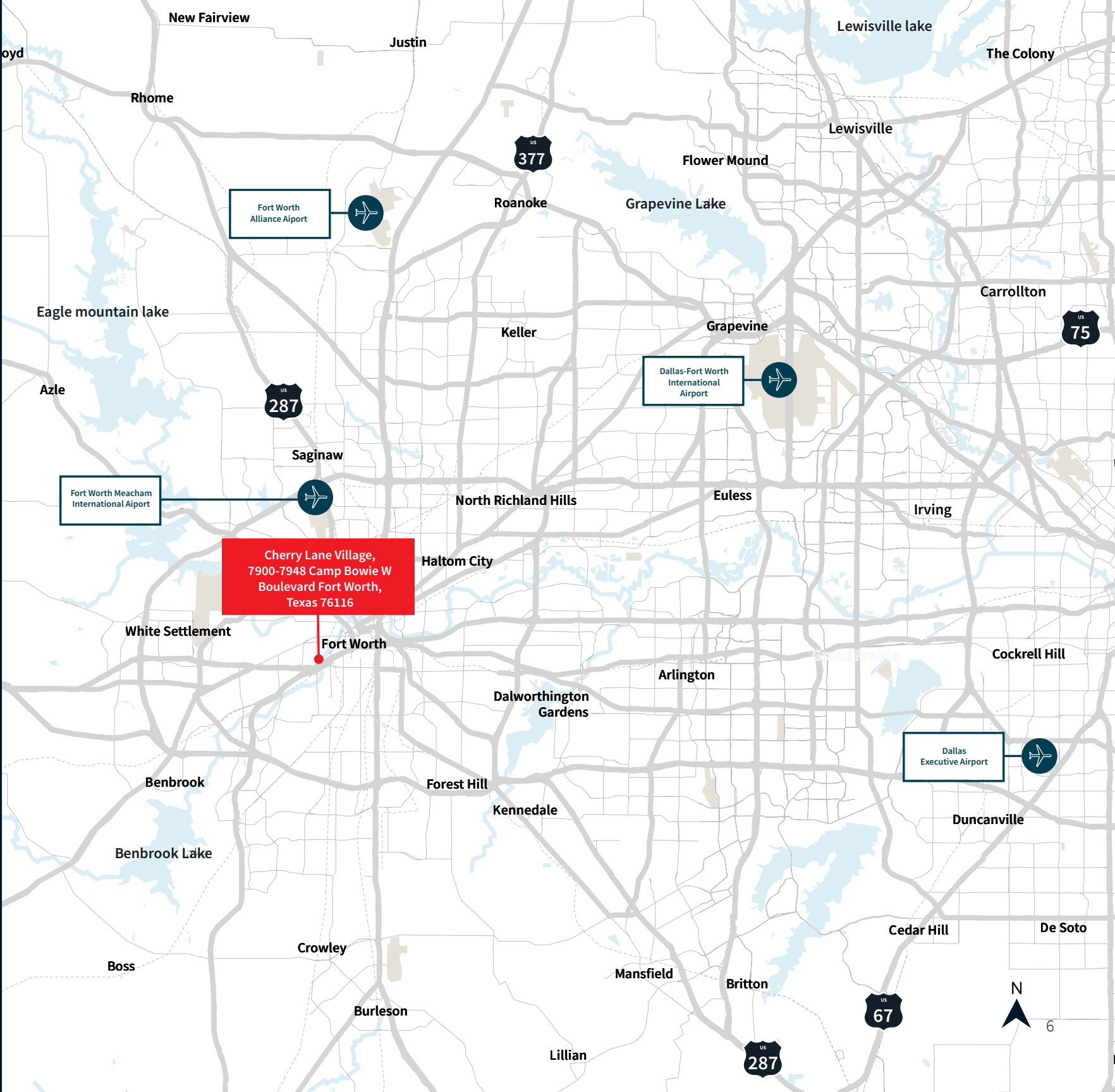
Rent roll

	Tenant	Tenant code	Address/suite	Start date	End date	Square feet	Current base rent per month	Current annual base rent	Current annual base rent PSF	Future monthly base rents	Future annual base rents psf	Security deposit	Renewal option information
Cherry lane village													
	Shuckers	SHUSPO	7916 Hwy 80 West	4/1/05	3/31/27	4,250	3098.96	37,187.52	8.75	4/2025 - \$3,187.5 4/2026 - \$3,276.04	4/2025 - \$9.00 4/2026 - \$9.25	3,276.04	None
	Carole Peggy Nkwamo	CARNKW	7926 Hwy 80 West	4/15/18	1/31/27	1,440	1,290.00	15,480.00	10.75	2/2026 - \$1,350	2/2026 - \$11.25	1,080.00	None
By 2023 (+utilities)	West Aid	WESAID	7926 Hwy 80 West (Expansion Effective 11/23)	11/1/23	10/31/26	1,574	1,639.58	19,674.96	12.50	11/2025 - \$1,705.17	11/2025 - \$13.00	None	None
By 2023 (+utilities)	West Aid	WESAID	7928 Hwy 80 West (Moved From 7940 Effective 11/23)	11/1/23	10/31/26	3,327	3,465.63	41,587.56	12.50	11/2025 - \$3,604.25	11/2024 - \$12.50 11/2025 - \$13.00	None	None
	Bonehead Tattoo	BONTAT	7948 Hwy 80 West	6/1/96	1/31/2024, MTM	2,000	1,383.33	16,599.96	8.30	None	None	0.00	None
By 2022 (+utilities)	Loyal Laundry Camp Bowie Llc	LOLACB	7944 Hwy 80 West	10/1/23	9/30/33	5,937	5,442.25	65,307.00	11.00	10/2025 - \$5,937.00 10/2030 - \$6,431.75	10/2025 - \$12.00 10/2030 - \$13.00	6,431.75	Three 5-year options at fmv not to exceed 12% of expiring rent
Leased						18,528	16,319.75	195,837.00	10.57				
	Vacant	Vacant	7920 Hwy 80 West			1,348	-	-	0.00	None	None		
BY2025 (+utilities)	Terrebonnes, Llc	TERREB	7914 Hwy 80 West	5/1/25	4/30/30	3,200	-	-	0.00	5/2025 - \$3,200.00 5/2026 - \$3,333.33 5/2027 - \$3,466.67 5/2028 - \$3,600.00 5/2029 - \$3,733.33	5/2025 - \$12.00 5/2026 - \$12.50 5/2027 - \$13.00 5/2028 - \$13.50 5/2029 - \$14.00	3,733.33	One 5-year option at FMV
	Vacant	Vacant	7918 Hwy 80 West			928	-	-	0.00	None	None		
	Vacant	Vacant	7924 Hwy 80 West			1,600	-	-	0.00	None	None		
	Vacant (Previously Vr Promotions Llc)	Vacant	7930 Hwy 80 West			2,500	-	-	0.00	None	None		
	Vacant (Previously Nayfa)	Vacant	7936 Hwy 80 West			8,000	-	-	0.00	None	None		
	Vacant (Previously Westaid)	Vacant	7940 Hwy 80 West			3,500	-	-	0.00	None	None		
Vacant						21,076							
Total						39,604							
Leased sf						18,528							
Vacant sf						21,076							
Total sf						39,604							
Percentage leased						46.8%							


Market overview

The Dallas/Fort Worth metroplex’s is the fourth-largest metropolitan area in the country.

The region boasts a diverse economy, with key sectors including technology, finance, health-care, logistics, and energy. Major corporations such as ExxonMobil, AT&T, and American Air-lines have their headquarters in the DFW area, contributing to its robust business environment.The real estate market in DFW has experienced significant growth in recent years, with a high demand for both residential and commercial properties, fueled by a strong job market and a favorable business climate. The metroplex also offers a rich cultural scene, world-class sports teams, and a network of transportation infrastructure, making it an attractive destination for residents, businesses, and tourists alike.



Market overview

 2022 Growth rate

1.42%

(91,000 New Residents)

 Growth Since 2000

55.66%

(2,320,000 New Residents)

 Population

7.7 Million

The Dallas/Fort Worth metroplex is the fourth-most populous metro in the U.S.

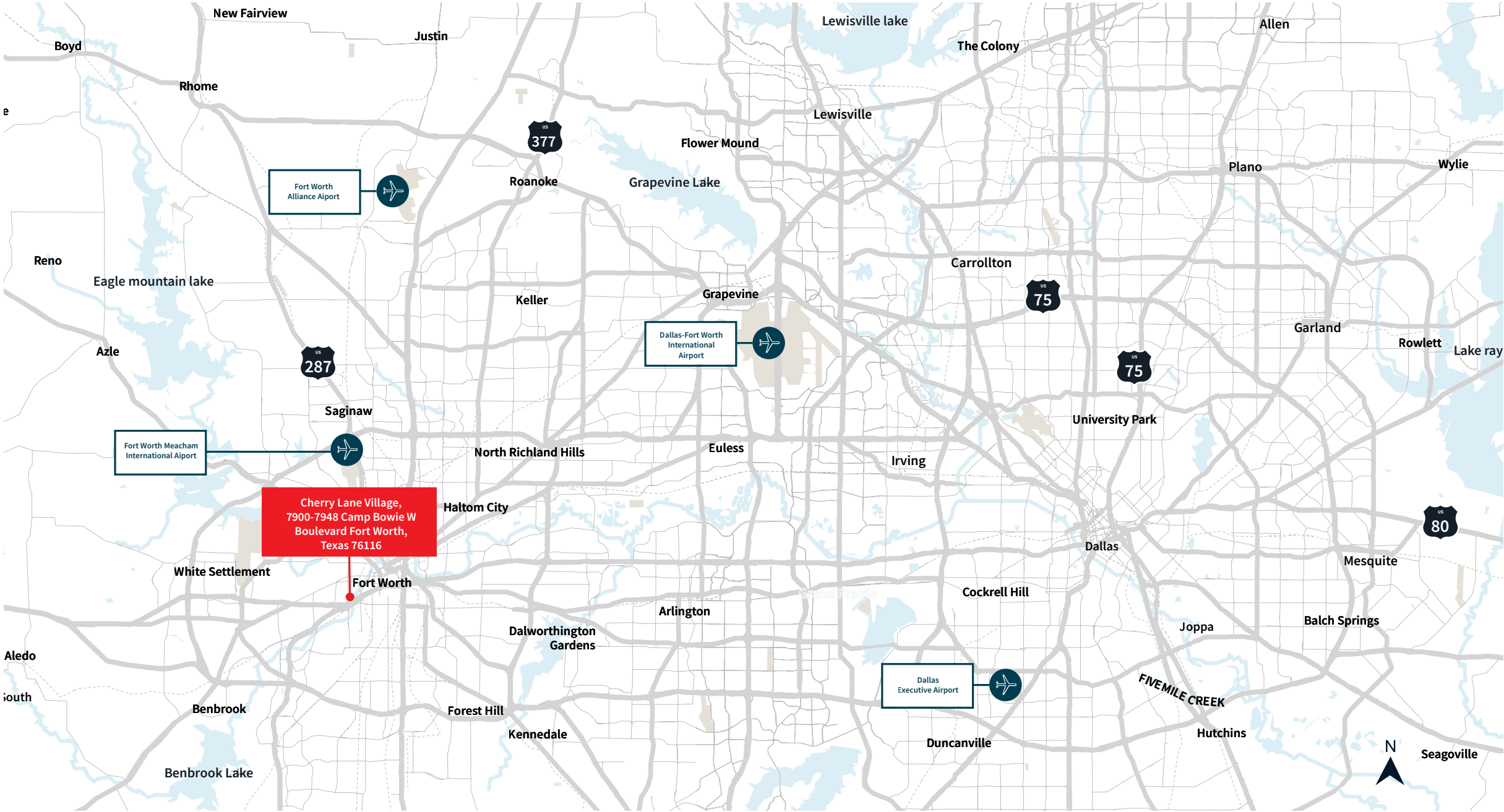
The metro area has an aggregate of nearly 7.7 million residents. It is composed of 13 counties stretching nearly 10,000 square miles. The city of Dallas houses 1.3 million people, followed by Fort Worth with 864,000 residents. Strong job gains continually draw new residents to the region. Recently, Collin and Denton counties have received the majority of growth. To accommodate the additional traffic, the region's transportation network is evolving. The expansion of the transportation network is vital to supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro's numerous corporations and expanding array of industries.

High-growth

The metro is expected to add nearly 290,200 people through 2025, resulting in the formation of roughly 118,200 households.



Regional map



Aerial map



Cherry Lane Village

Demographics

Variable	One mile	Three miles	Five miles
2020 Population	12,605	85,606	181,910
2024 Population	13,278	90,558	191,476
2029 Population projection	14,069	96,024	202,798
2020-2024 Annual population growth	1.30%	1.40%	1.30%
2024-2029 Annual population growth	1.20%	1.20%	1.20%
2024 Median age	33.5	35.6	37
2020 Households	4,823	36,689	81,167
2024 Households	5,073	38,773	81,167
2029 Household projection	5,379	41,145	86,118
Annual household growth 2020-2024	1.40%	1.70%	1.70%
Projected annual household growth 2024-2029	1.20%	1.20%	1.20%
2024 Average household size	2.5	2.3	2.3
2024 Average household income	\$55,269	\$75,543	\$91,352
Daytime employees	6,580	37,237	208,177

(Demographics provided by ESRI and Costar)

Contact

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11-2-2015



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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Sales Agent/Associate's Name	License No.	Email	Phone

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