FOR SALE

CLASS “B” - 51,029 SQUARE FEET - 54% LEASED

OWNER/USER OPPORTUNITY

2601 SCOTT AVENUE

FORT WORTH, TEXAS

TRANSWESTERN

Executive Summary

Transwestern Fort Worth is pleased to present a rare opportunity to acquire East Tower, located at 2601 Scott Avenue, Fort Worth, Texas, a 54% leased, Class "B" office building located with exceptional visibility along Interstate 30 and two minutes east of the Fort Worth Central Business District. The building features up to 22,437 square feet of currently available space for re-leasing or an owner/user.

Located adjacent to the intersection of Interstate 30 and Beach Street, the Property consists of a 51,029 square foot, six-story office building and surrounding parking lot with 140 parking spaces. In addition, the Property will be conveyed with the adjacent surface parking lot located directly across Scott Avenue providing an additional 44 parking spaces for an overall parking ratio of 3.61 parking spaces per 1,000 square feet of rentable area. The 2601 Scott Avenue building offers tenants free surface parking providing considerable cost savings compared to other office buildings that charge hundreds of dollars per month per space for parking in the Central Business District.

Investment Overview

This building sits on a 70,113 square foot land parcel and the adjacent parking lot on 14,000 square feet of land totaling 1.931 acres. Should the buyer have a space requirement, with the relocation of one, 2,815 square foot tenant on the fifth floor, an owner/user could occupy the entire fifth floor consisting of approximately 8,054 rentable square feet. This available block of contiguous space provides an ideal opportunity for an owner/user to control its future occupancy costs and future ability to expand.

The 2601 Scott Avenue building provides tenants quick access to downtown Fort Worth, including courthouses, a variety of restaurants, hotels, and the full range of downtown Fort Worth amenities. The Property also offers convenient access to Interstate 30 in both west and east directions, as well as swift connections to north and southbound Interstate 35W, State Highway 121, and DFW International Airport, all while providing excellent visibility and signage opportunities from I-30 and Scott Avenue, ensuring outstanding exposure for its tenants or owner-occupant.

In addition, via nearby Lancaster Avenue and Riverside Drive, the Property is just minutes away from the Fort Worth Medical District and its hospitals and medical providers.

The building has regular security patrols for safety. The building also has a cardkey system for after-hours and employee access.

Investment Highlights

- Acquiring 2601 Scott Avenue provides a rare opportunity to purchase an office building with Interstate 30 visibility adjacent to downtown Fort Worth, the 12th largest city in the U.S., at a fraction of the cost of new construction.
- With up to 22,437 square feet of currently available space, the Property offers an owner/user an ability to immediately occupy space with expansion capability in the near future.
- Ownership offers significant advantages over leasing for a thriving company including future expansion capability and financial/tax advantages such as realizing depreciation, interest expense (if financed), appreciating value and cash flow from the existing tenancy and additional lease up (consult with your tax advisor).
- Long-term asset value enhancement through future rental increases from third party tenants.
- Recent building renovations and improvements provide a quality office environment for third party tenants and an owner/user.
- Tremendous exposure and visibility from Interstate 30 with freeway signage opportunity (subject to city code).
- Excellent access west to downtown Fort Worth, east to Arlington and Dallas, and northeast to DFW International Airport and the Mid-Cities.

Property Overview

Total Building Area	Total Land Area	Class	Leased
51,029 RSF	84,113 SF	"B"	54%
Visibility	**Floors**	**Parking Ratio**	**Card Access**
278K VPD APPROX.	6	3.61 per 1,000	24HR

Property Description

1 **PRIMARY PARCEL:**
2601 Scott Avenue
Fort Worth, Texas 76103
Six-story office building

TAD ACCOUNT # 03063399
Legal Description:
Sycamore Heights Subdivision
Block 17, Lot 5A, 5B, 6 & W5' 7

Building Size: + 51,029 square feet
Parcel Size: 70,113 square feet
Zoning: "G"
Year Built: 1980

2 **ADJACENT PARKING LOT:**
2636 Scott Ave aka
Southwest corner of Scott Ave & Ward Ave
Fort Worth, Texas 76103
Surface parking lot

TAD ACCOUNT # 03064182
Legal Description:
Sycamore Heights Subdivision
Block 21 Lot 9, 10, & Alley on S
Parcel Size: 14,000 square feet
Zoning: "ER"

LOCATION & CURRENT BUILDING OWNERSHIP INFORMATION

1. Convenient location just east of downtown Fort Worth near the intersection of Interstate 30 and Beach Street
2. Close proximity to the For Worth Central Business District and Fort Worth medical district
3. Exceptional access to Interstate 30 and close proximity to Interstate 35W and S.H. 121 for a quick trip to DFW International Airport, Alliance and Mid-Cities
4. First class, long-time local ownership who is responsive to tenant needs

Building Description:

East Tower located at 2601 Scott Avenue, Fort Worth, Texas is a six-story office building constructed in 1980 along the north side of Scott Avenue, just east of the intersection of Beach Street and Interstate 30. The site has a downward slope from south to north providing "ground-level" access to the first floor on the building's north side and the second floor on the building's south side.

The primary tract is a slender land parcel with 140 parking spaces. A portion of the parking lot on the north side of the building was recently replaced with concrete pads. The second parcel being conveyed with the Property consists of approximately 14,000 square feet and accommodates 44 additional parking spaces providing a parking ratio of 3.61 per 1,000 square feet. Pursuant to a 2005 prepared report, the Owner discloses there is asbestos on the 2nd - 4th floors in some thermal insulation and on the 5th floor in some floor tile.

Elevators:

Two, electric passenger elevators with a 2,500 pound capacity and a speed 350' per minute. Elevators updated in 2004.

Roof type:

The current roof was installed in 2017 and is a GAF Everguard Diamond Pledge Roof (TPO) with a 20-year warranty.

Mechanical:

Two central, roof-mounted, air-cooled air handling units and a third 15-ton Trane rooftop unit. On each floor, the supply duct is routed to individual terminate units (VAV boxes). The VAV boxes drafted run air directly from the plenum for the first stage of heating. Return air is routed back to the rooftop HVAC units through a plenum return on each floor with a central shaft through the building.

Fire Protection:

Intelligent Fire Alarm System as described and detailed. The Fire Alarm System inclusive of the following services, equipment and devices.

- Notifier NFS2-3030 Intelligent Addressable Fire Alarm Control Panel with enclosure.
  - The NFS2-3030 intelligent addressable Fire Alarm Control panel will provide specific identity and location of each initiating device, Smoke Detector, Pull Station, etc. on every floor independently.
    - CPU2-3030D, 640-character Liquid Crystal Display (LCD) presents vial information to operators concerning a fire situation, fire progression, and evacuation details.
    - Program keypad: full QWERTY keypad; Up to nine users, each with a password and selectable access Levels; 11 LED indicators: Power; Fire Alarm; Pre-Alarm; Security; System Trouble; Other Event; Signals Silenced; Point Disabled; CPU Failure; Controls Active; Membrane Switch Controls: Acknowledge; Signal Silence; Drill; System Reset; Lamp Test.
    - Two-2 Intelligent SLC Loops. 1 Loop for Floors 1-3, 1 Loop for Floors 4-Penthouse.
    - Cabinet Chassis with Door and dress panels. Panel to be Semi-Flush mounted.
- Fire Alarm Digital Alarm Communicator Transmitter (DACT)
  - DACT communicators are single or dual path commercial fire alarm communicators that offer Contact ID reporting with any Fire Alarm Control Panel (FACP).
    - Communicator will provide reporting for all devises and allow
    - Additional monitoring services not included in this proposal will be required to support the new DACT features

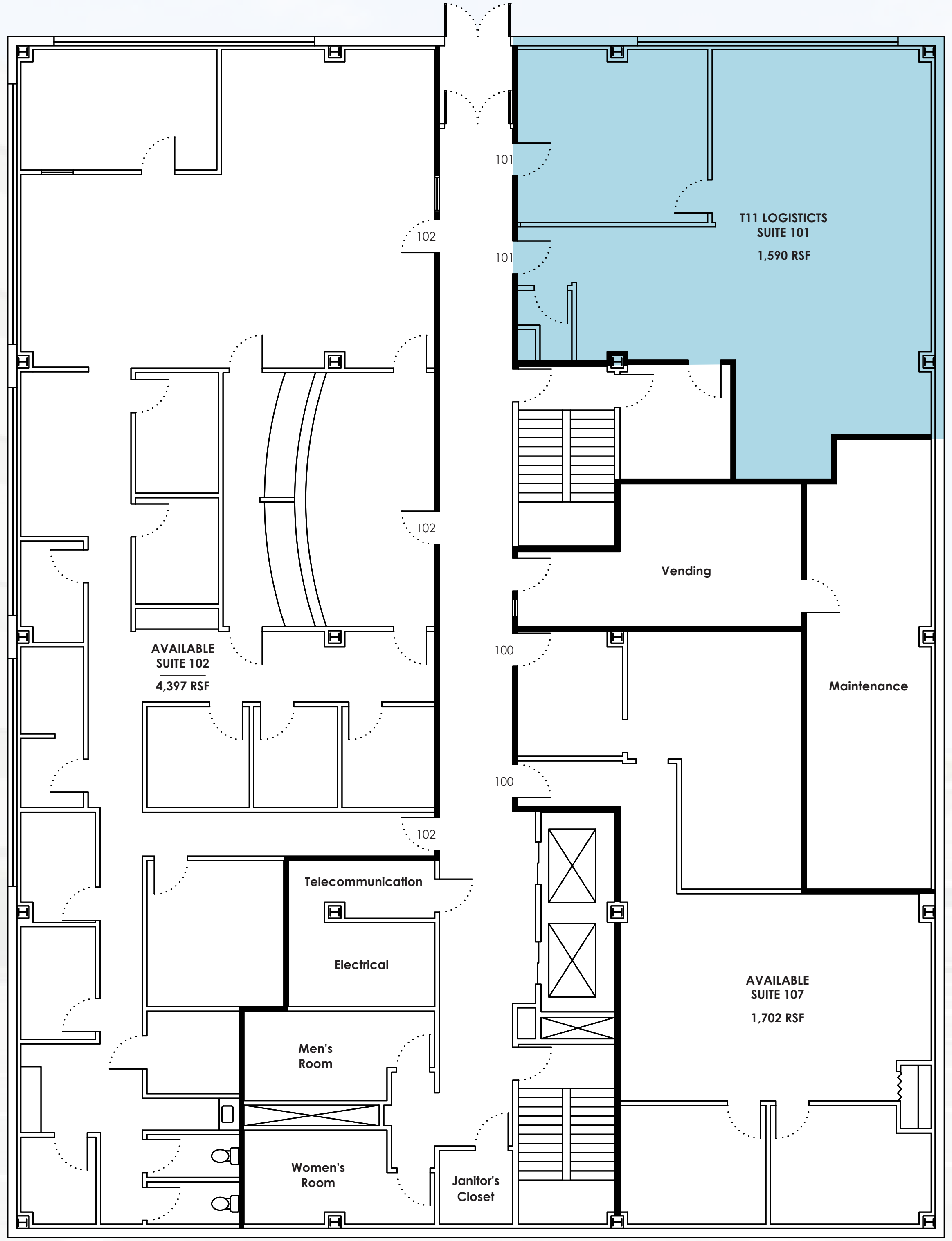
HVAC:

The building is served predominantly by three (3) main HVAC units: two (2), packaged Trane HVAC units - DX with no heat, 75-ton each and one (1), 35-ton packaged Trane HVAC units - DX with no heat. In addition, the building also has the following HVAC units: one (1), 4-ton Trane condensing unit (air cooled), one (1), 0.75 HP Trane DX unit with no heat, one (1), 1 ton PTAC - Master LG unit.

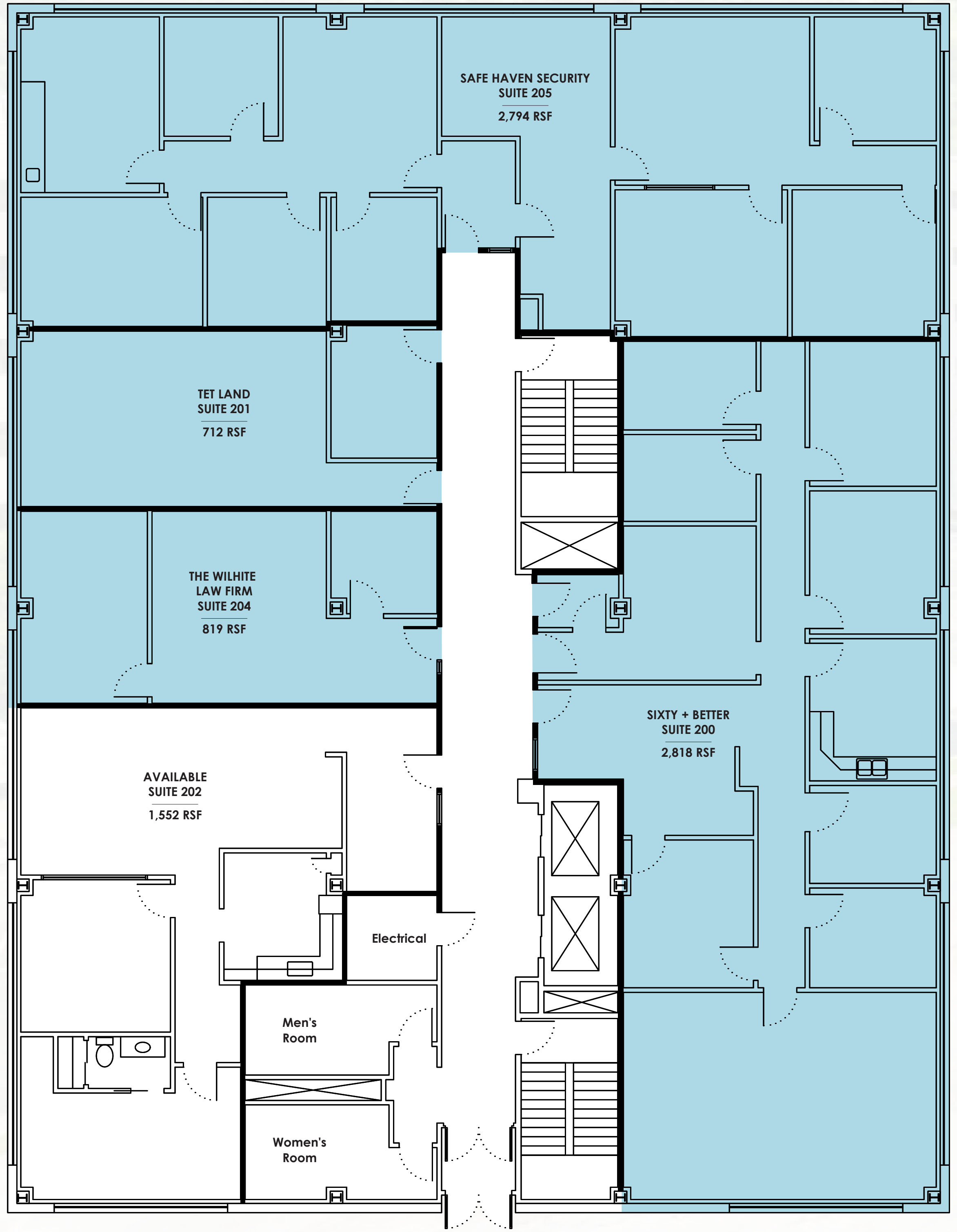
The building has fan powered heat boxes in the ceiling controlled by the Building Automation System. When necessary, the units switch to no cooling to the boxes for heat. The elevators do not have a heating component, only an outside air handling unit.

Unit ID	Equipment Description[1]	Manufacturer	Model Number	Serial Number	Size
EAST RTU	Packaged HVAC Unit - DX w/ No Heat	Trane	SAHFC7540477C9BD900100 W00G0K00000008000#	C03C01706	75 TON
Elevator AHU-01	AHU - DX w/ No Heat	Trane	TEM4A0C48S41SBA	20501G423V	0.75 HP
Elevator PTAC-01	PTAC - Master	LG	LW1517IVSM	103HACQG3115	1 TON
Elevator SS-01	Condensing Unit - Air Cooled	Trane	4TTR4048L1000AA	212124133F	4 TON
NORTH RTU	Packaged HVAC Unit - DX w/ No Heat	Trane	TCD420A40L2A7FC50000000 0J0000	C03C01714	35 TON
WEST RTU	Packaged HVAC Unit - DX w/ No Heat	Trane	SAHFC7540477C9BD900100 W00G0K00000008000#	C03C01705	75 TON

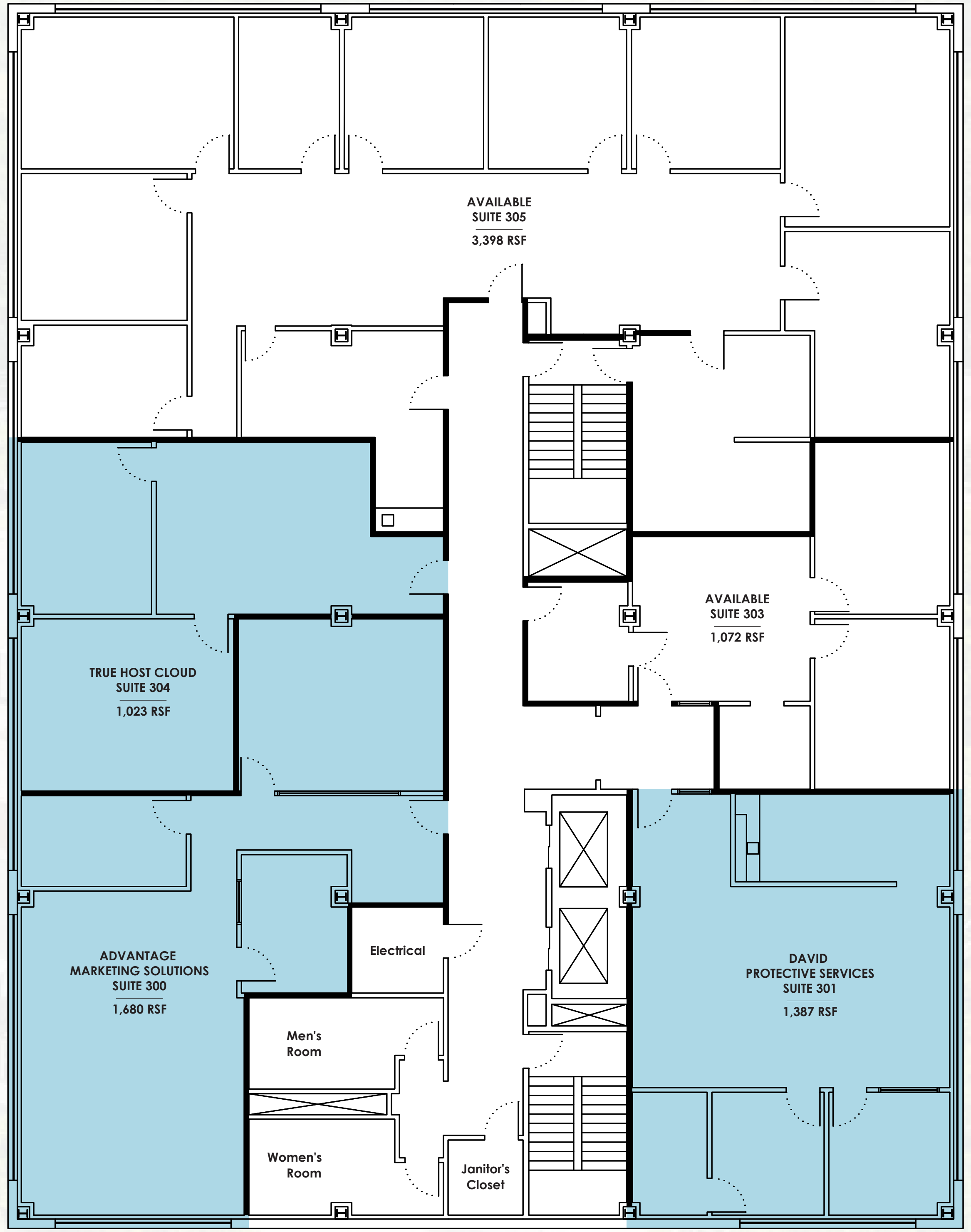
First Floor



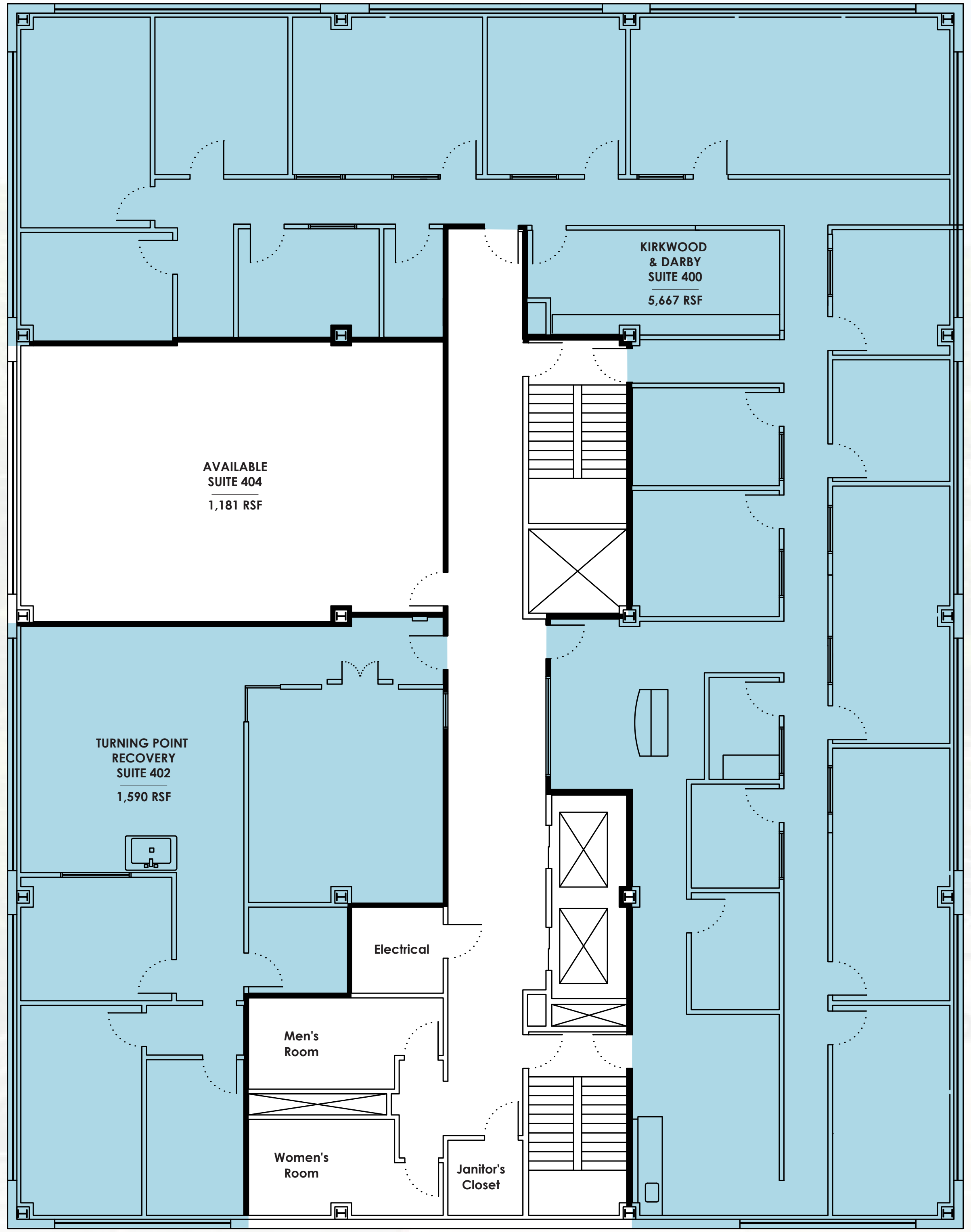
Second Floor



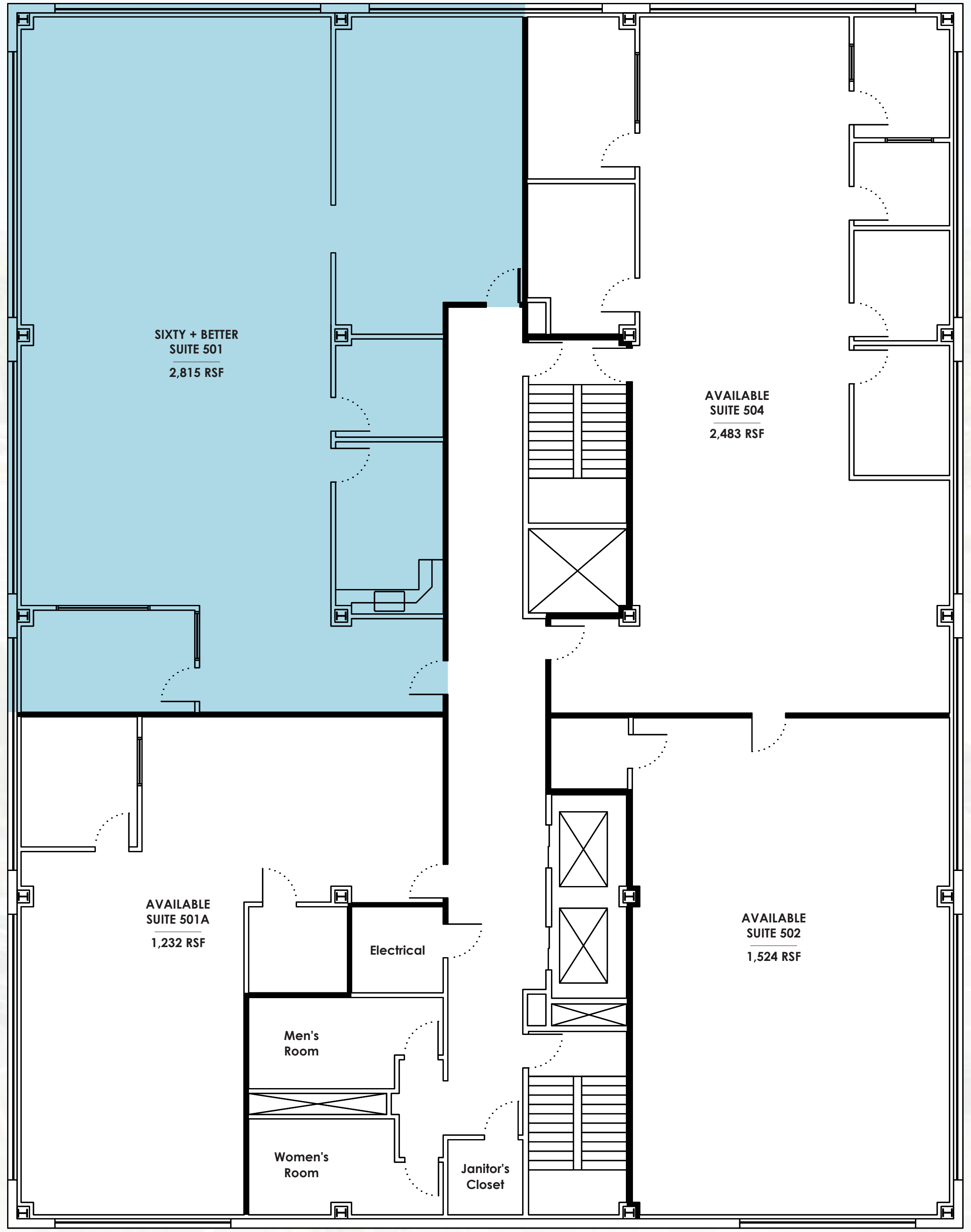
Third Floor



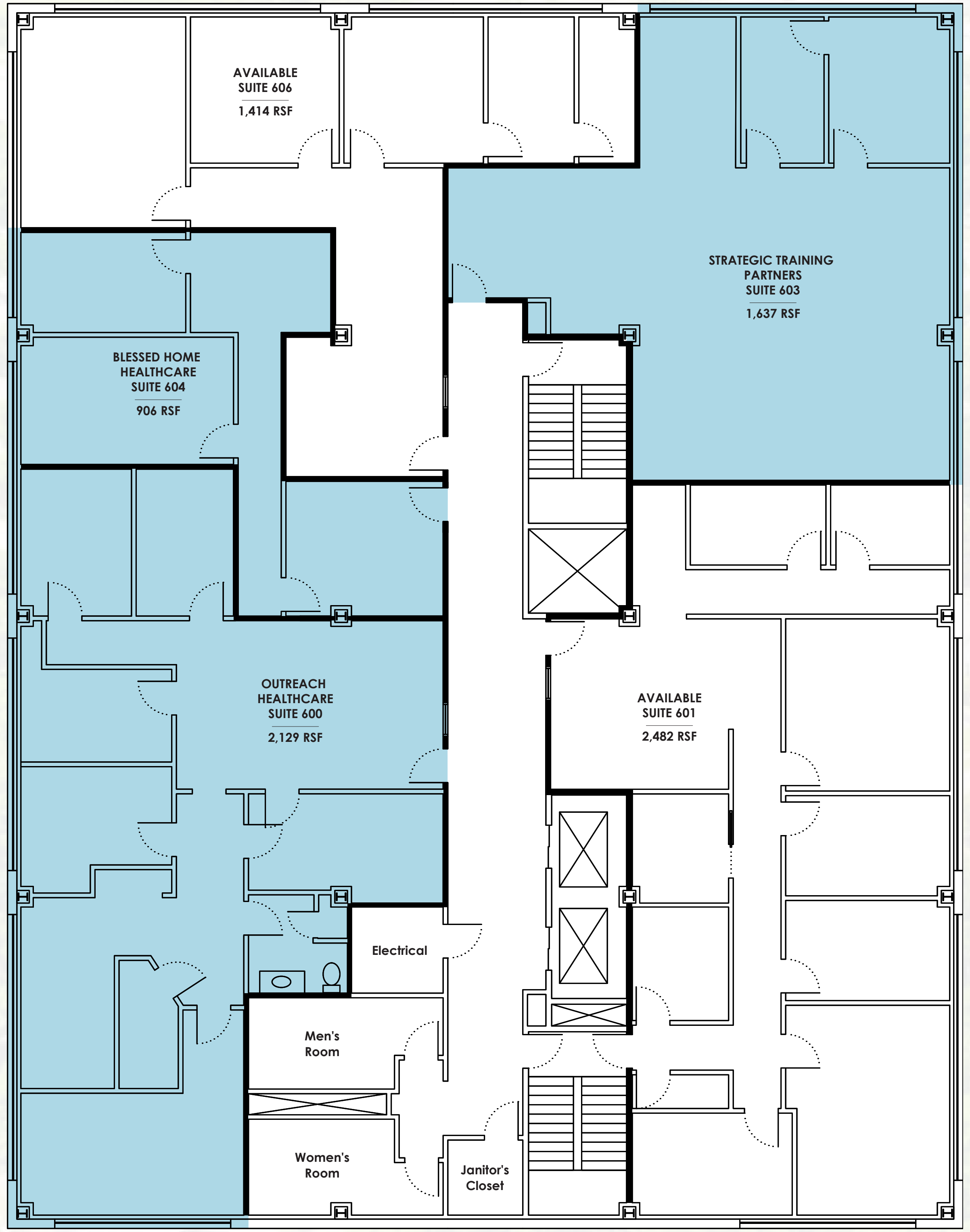
Fourth Floor



Fifth Floor



Sixth Floor



Rent Roll

				Lease Term		Rental Rates						
Suite	Tenant Name	Square Feet	% of Property	Begin	End	Begin	Monthly	Annually	PSF	Security Deposit	Base Year	Comments
101	TII Logistics	1,590	3.12%	12/15/2023	12/31/2026	Current	$2,020.63	$24,247.56	$15.25	$2,086.88	2024	
						Jan-26	$2,086.88	$25,042.56	$15.75			
				One, 3-year Renewal Option	12/31/2029	Jan-27	At Market Rate					
102	Vacant	4,397	8.62%									
105	Building Break Room/Vending	348	0.68%									
105A	Maintenance Storage	620	1.21%									
107	Vacant	1,702	3.34%									
200	Sixty and Better, Inc.	2,818	5.52%	10/1/2021	9/30/2026	Current	$3,463.79	$41,565.48	$14.75	$3,581.21	2023	
						10/1/2025	$3,581.21	$42,974.52	$15.25			
				No remaining Renewal Options								
201	TET Land LLC	712	1.40%	10/1/2021	7/31/2025	Current	$712.00	$8,544.00	$12.00	$395.13	2020	
				No remaining Renewal Options								
202	Vacant	1,552	3.04%									
204	The Wilhite Law Firm	819	1.60%	9/1/2024	10/31/2027	Current	$1,365.00	$16,380.00	$20.00	$1,433.25	No Base Year	
						11/1/2025	$1,399.13	$16,789.56	$20.50			
						11/1/2026	$1,433.25	$17,199.00	$21.00			
				One, 3-year Renewal Option			At Market Rate					
205	Safe Haven Security Services	2,794	5.48%	3/22/2021	3/31/2027	Current	$3,376.08	$40,512.96	$14.50	$3,492.50	2021	
						4/1/2026	$3,492.50	$41,910.00	$15.00			
				No Renewal Option								
300	Advantage Marketing Solutions & Fuerza Concepts	1,680	3.29%	4/15/2025	6/30/2028	Current	Abated			$4,200.00	2025	
						6/15/2025	$980.00	$980.00	$14.00			
						7/1/2025	$1,960.00	$23,520.00	$14.00			
						7/1/2026	$2,030.00	$24,360.00	$14.50			
						7/1/2027	$2,100.00	$25,200.00	$15.00			
				One, 3-year Renewal Option			At Market Rate					
301	David's Protective Service	1,387	2.72%	12/1/2022	1/31/2026	Current	$1,675.96	$20,111.52	$14.50	$1,675.96	2023	
303	Vacant	1,072	2.10%									
304	TrueHost Cloud LLC	1,023	2.00%	11/18/2022	11/30/2026	Current	$1,108.25	$13,299.00	$13.00	$1,150.88	2022	
305	Vacant	3,398	6.66%									
400	Kirkwood & Darby	5,667	11.11%	10/1/2022	12/31/2027	Current	$7,556.00	$90,672.00	$16.00	$8,028.25	2022	
						1/1/2026	$7,792.13	$93,505.56	$16.50			
						1/1/2027	$8,028.25	$96,339.00	$17.00			
				Two, 2-year Renewal Options			At Market Rate					

Rent Roll cont'd

Suite	Tenant Name	Square Feet	% of Property	Lease Term Begin	Lease Term End	Rental Rates Begin	Rental Rates Monthly	Rental Rates Annually	Rental Rates PSF	Security Deposit	Base Year	Comments
402	Turning Point Recovery Network LLC	1,590	3.12%	6/1/2025	7/31/2030	Entire Term	$435.88	$5,230.56	$3.29	$2,252.50	2025	TI Reimbursment payments for entire term
						8/1/2025	$1,987.50	$23,850.00	$15.00			
						8/1/2026	$2,053.75	$24,645.00	$15.50			
						8/1/2027	$2,120.00	$25,440.00	$16.00			
						8/1/2028	$2,186.25	$26,235.00	$16.50			
						8/1/2029	$2,252.50	$27,030.00	$17.00			
				One, 3-year Renewal Option			At Market Rate					
404	Vacant	1,181	2.31%									
501	Sixty and Better	2,815	5.52%	7/1/2023	9/30/2026	Current	$3,577.40	$42,928.80	$15.25	$3,694.69	2023	
						10/1/2025	$3,694.69	$44,336.28	$15.75			
				One, 3-year Renewal Option								
501A	Vacant	1,232	2.41%									
502	Vacant	1,524	2.99%									
504	Vacant	2,483	4.87%									
600	Outreach Healthcare Inc	2,129	4.17%	7/1/2023	11/30/2026	Current	$2,749.95	$32,999.40	$15.50	$2,927.38	2022	
						7/1/2025	$2,927.38	$35,128.56	$16.50			
				No Renewal Options								
601	Vacant	2,482	4.86%									
603	Strategic Training Partners, Inc.	1,637	3.21%	2/1/2024	4/30/2027	Current	$2,114.46	$25,373.52	$15.50	$1,064.70	2023	
						2/1/2026	$2,182.66	$26,191.92	$16.00			
				e, 3-year Renewal Option			At Market Rate					
604	Blessed Home Health Care Inc	906	1.78%	11/1/2024	10/31/2027	Current	$1,132.50	$13,590.00	$15.00	$1,208.00	2024	
						11/1/2025	$1,170.25	$14,043.00	$15.50			
						11/1/2026	$1,208.00	$14,496.00	$16.00			
				One, 3-year Renewal Option			At Market Rate					
606	Vacant	1,414	2.77%									

*ALL LEASES ARE FULL SERVICE INCLUDING UTILITIES FOR NORMAL OFFICE USAGE

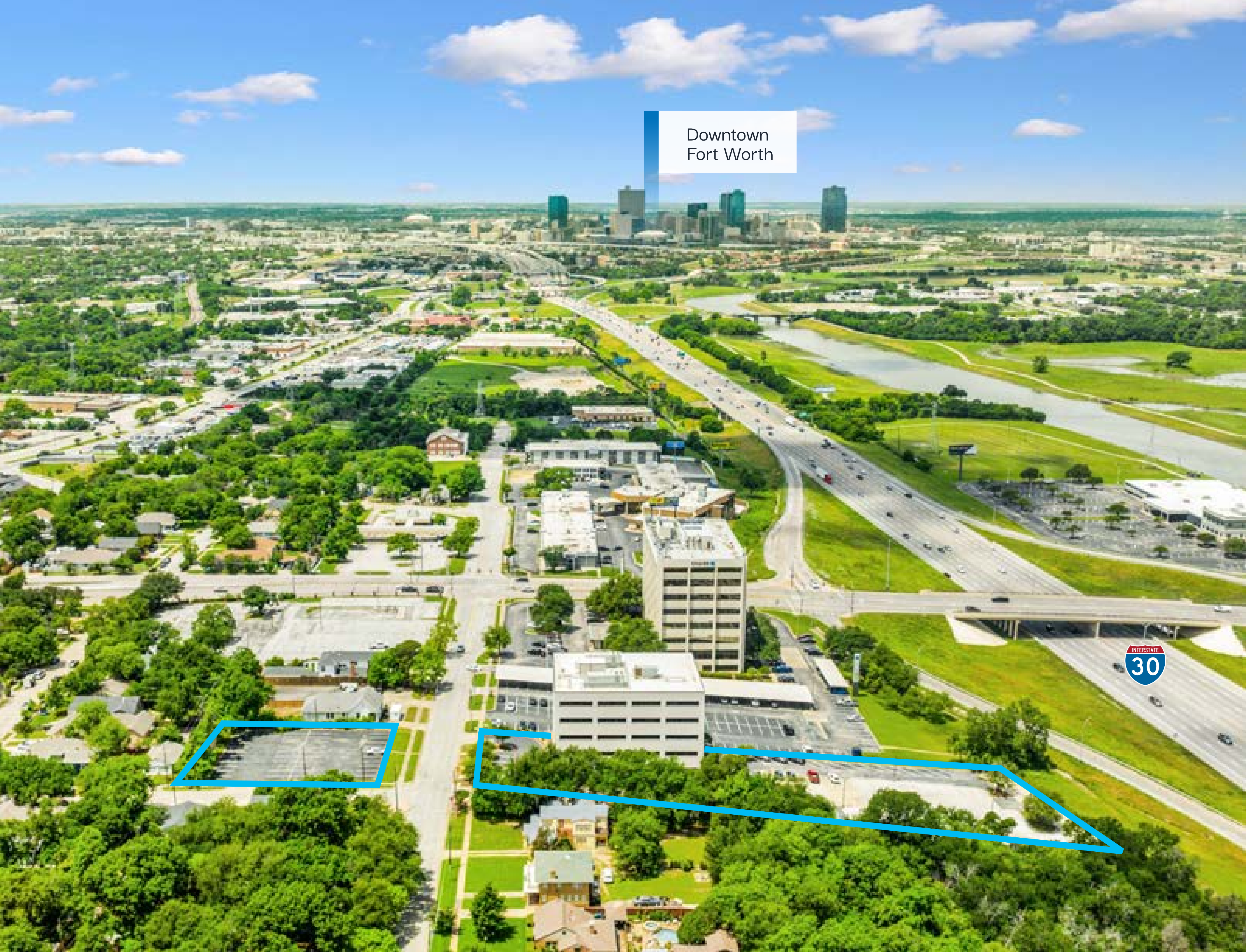
WEIGHTED AVG LEASE TERM	25 MONTHS
WEIGHTED AVG LEASE RATE	15.25 PER SQUARE FOOT
OCCUPIED AREA (RSF)	27,567
VACANT AREA (RSF)	22,437
BUILDING VENDING/MAINTENANCE (RSF)	968
TOTAL CALCULATED AREA (RSF)	50,972
SF MEASUREMENT ADJUSTMENT	57
TOTAL BUILDING AREA (RSF)	51,029

Lease Expirations

					ANALYSIS OF SQ FT						
TENANT	SUITE	SF	% OF GLA	EXP. DATE	YEAR 1 5/31/26	YEAR 2 5/31/27	YEAR 3 5/31/28	YEAR 4 5/31/29	YEAR 5 5/31/30	YEAR 6 5/31/31	THEREAFTER
TII LOGISTICS	101	1,590	3.12%	12/31/2026		1,590					
SIXTY & BETTER	200	2,818	5.52%	9/30/2026		2,818					
TET LAND LLC	201	712	1.40%	7/31/2025	712						
THE WILHITE LAW FIRM	204	819	1.60%	10/31/2027			819				
SAFE HAVEN SECURITY SERVICES	205	2,794	5.48%	3/31/2027		2,794					
ADVANTAGE MARKETING SOL.	300	1,680	3.29%	6/30/2028				1,680			
DAVID'S PROTECTIVE SERVICE	301	1,387	2.72%	1/31/2026	1,387						
TRUEHOST CLOUD LLC	304	1,023	2.00%	11/30/2026		1,023					
KIRKWOOD & DARBY	400	5,667	11.11%	12/31/2027			5,667				
TURNING POINT RECOVERY	402	1,590	3.12%	7/31/2030						1,590	
SIXTY & BETTER	501	2,815	5.52%	9/30/2026		2,815					
OUTREACH HEALTHCARE	600	2,129	4.17%	11/30/2026		2,129					
STRATEGIC TRAINING PARTNERS	603	1,637	3.21%	4/30/2027		1,637					
BLESSED HOME HEALTH CARE	604	906	1.78%	10/31/2027			906				
TOTAL OCCUPIED		27,567	54.02%								

		YEAR 1 5/31/26	YEAR 2 5/31/27	YEAR 3 5/31/28	YEAR 4 5/31/29	YEAR 5 5/31/30	YEAR 6 5/31/31	THEREAFTER
WEIGHTED AVERAGE LEASE TERM 33 MONTHS	ANNUAL SF EXPIRING	2,099	14,806	7,392	1,680	0	1,590	0
	% OF GLA	4.11%	29.01%	14.49%	3.29%	0.00%	3.12%	0.00%
	NO. OF TENANTS	2	7	3	1	0	1	0
	CUMULATIVE SF EXPIRED	2,099	16,905	24,297	25,977	25,977	27,567	27,567
	% OF GLA	4.11%	33.13%	47.61%	50.91%	50.91%	54.02%	54.02%

TOTAL VACANT SUITES	22,437	43.97%
BUILDING VENDING/MNTC ROOM	968	1.90%
TOTAL BUILDING AREA	50,972	99.89%
SF ADJ FOR REMEASUREMENT	57	0.11%
GRAND TOTAL	51,029	100.00%



Proforma Budget - 2025

Income	
Base Rent	$400,044.77
Additional Rent	$31,759.85
Total Projected Income	**$431,804.62**
Expenses	
Real Estate Taxes (2024)	$73,149.03
Property Insurance (2024)	$53,292.51
Utilities	$124,191.84
Repairs & Maintenance	$46,117.39
Contract Labor	$45,000.00
Property Management Fee	$30,000.00
Janitorial/Contract Services	$71,158.02
Office Supplies	$9,844.03
Internet Related Expenses	$1,733.85
Misc	$1,500.00
Total Expenses	**$455,986.67**
Estimated Net Operating Income	**-$24,182.05**

Pricing

Contact brokers for pricing.

BILL BEHR
Transwestern
817.259.3519
bill.behr@transwestern.com

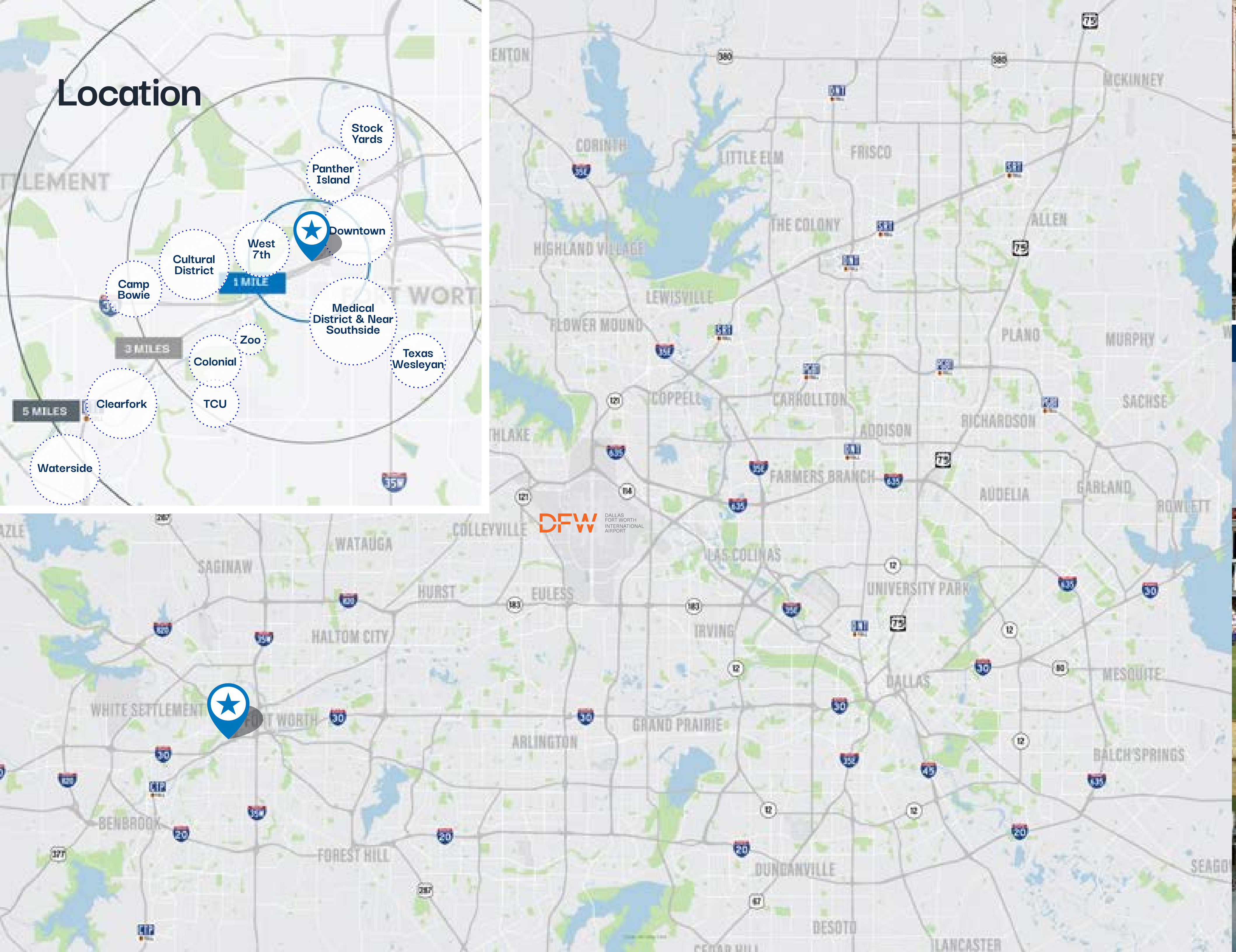
GAVIN BEHR
Transwestern
817.259.3549
gavin.behr@transwestern.com

Asset

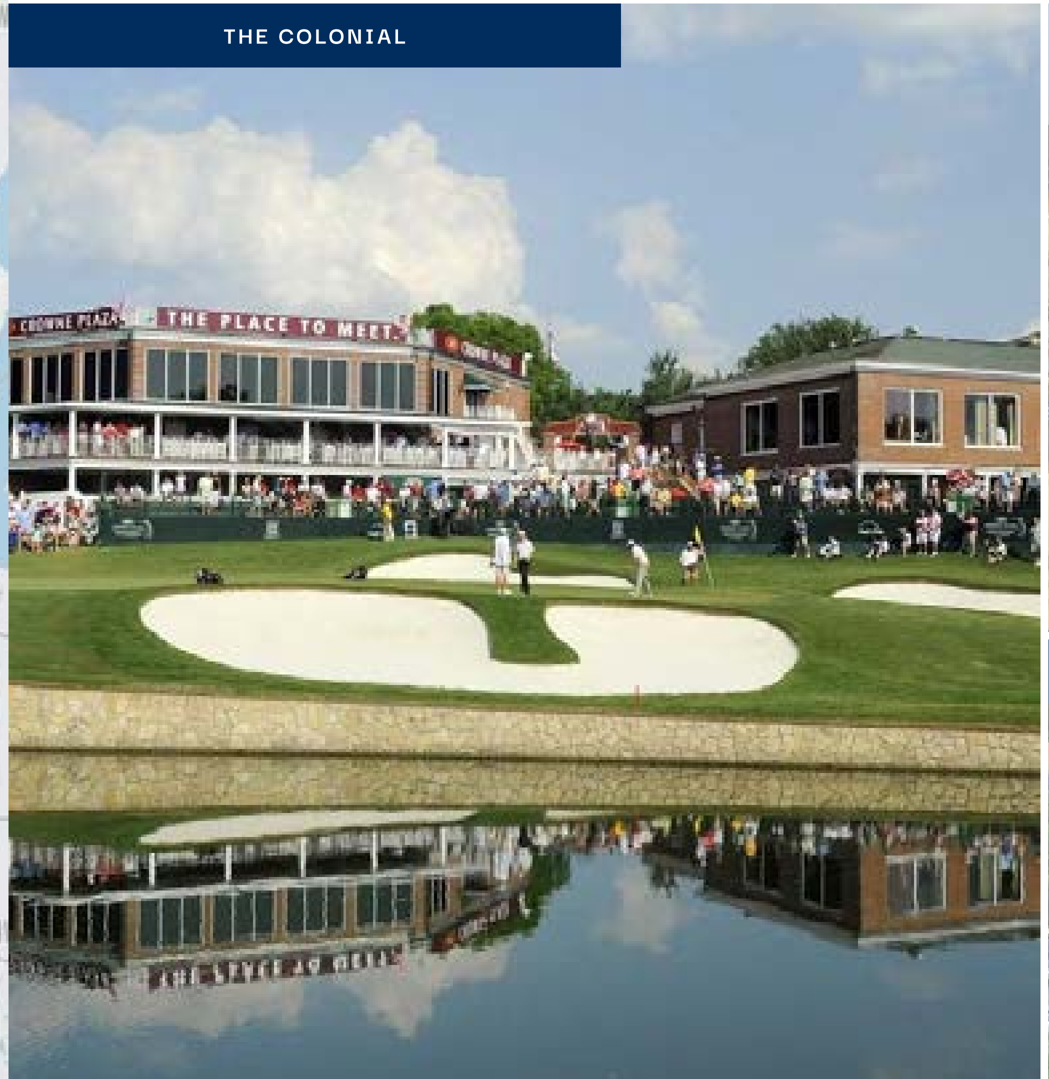
Asset

Asset

Location

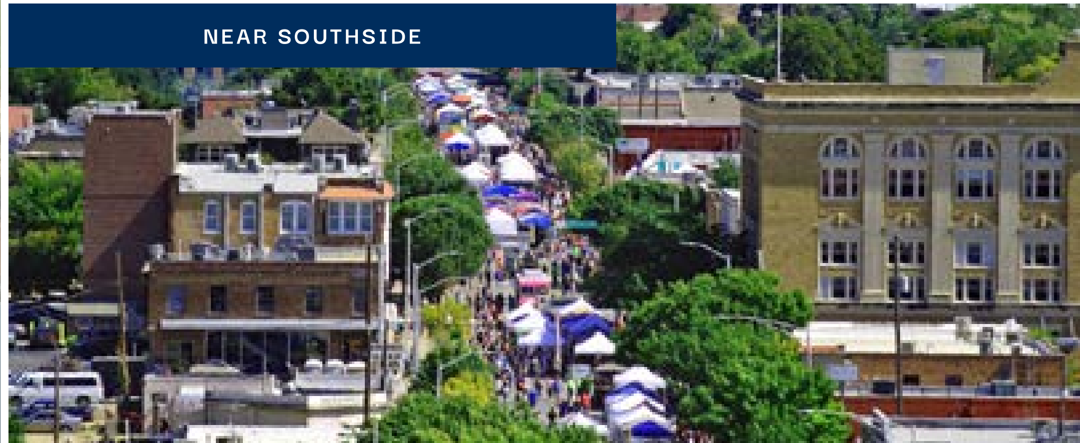


TCU



THE COLONIAL

SUNDANCE SQUARE



NEAR SOUTHSIDE

Fort Worth, Texas Overview

Fort Worth, Texas, notably referred to as "Where the West Begins", stands as a vibrant and rapidly growing city, rich in history and economic vitality. Established in 1849 as an Army outpost, it has evolved into the fastest growing large city in the U.S., the fourth-largest city in Texas and the 12th-largest in the United States. Known for its deep-rooted Western heritage, Fort Worth seamlessly blends traditional charm with modern amenities, making it an attractive destination for residents and businesses alike.

The cost of doing business in Fort Worth is 12% Lower than the national average

Physical Area
359
Square Miles

Population
978,468

Average HH Income
$67,927

Unemployment Rate
3.9%
as of 6/2024

Population Change: 2010-2020
177,709

Households
327,379

Median Family Income
$92,300

Owner vs. Renter
57.4% | 42.6%

Bachelor's Degree or Higher
29.7%

Projected Population Growth Over Next 20 Years
23%
to 1,206,000

Average Home Prices

The housing market in Fort Worth is robust yet relatively affordable compared to national averages. The median value of owner-occupied housing units is estimated at $318,300, which is about 80% of the median home value in the Dallas-Fort Worth-Arlington MSA. Affordability, combined with a variety of housing options, make Fort Worth an appealing place for homeowners.

Top Employers

Number of jobs per Company based in Fort Worth

American Airlines
41,000

Lockheed Martin
23,000

Fort Worth Independent School District
11,000

Fort Worth
8,000

JPS Health Network
7,000

Alcon
5,000

5,000

Tarrant County College
Success within reach.
5,000

BELL
4,000

BNSF Railway
2,000

*Source: Fort Worth Chamber of Commerce

Top Universities

TCU

Texas Wesleyan University

A&M
Fort Worth

UTA
Fort Worth

Fort Worth

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

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.

Transwestern Commercial Services Fort Worth LLC	9000246		817.877.4433
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Buyer/Tenant/Seller/Landlord Initials

Date

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