



EBG

EUREKA BUSINESS GROUP

Investment Opportunity

For Sale



Property Package

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416 E Kennedale Pkwy,
Kennedale, TX 76060

Property Profile

Lot Size:	0.44 AC
No. Drive In/Grade-Level Doors	7 + opt. 1 more
Property Type:	Flex/Retail
Building Class:	B-
Rentable Building Area	3,625 SF
Street Type:	Primary
Traffic:	10,483 VPD
Year Built:	1981
Year Renovated:	2016

Property Highlights

- Zoned general commercial, Grandfathered body shop usage
- Future zoning for retail, restaurants, service, office, etc.
- Seven Bays with Rollup Doors & Large Fenced Yard
- Additional space used by landlord to be available for lease upon sale or converted to two bays instead of one
- 10,483 VPD

Asking Price: \$1,100,000

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Legal Disclaimer

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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 Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.

Eureka business Group is proud to present a versatile commercial property situated at a prime location: **416 E Kennedale Pkwy, Kennedale, TX**. This commercial space is currently zoned for a multitude of uses, including retail, restaurant, service industries, office space, even multifamily. It is currently benefiting from a grandfathered autobody shop usage.

Spanning a lot size of 0.44 acres with a substantial rentable building area of 3,625 square feet, this property has seven drive-in bays complete with roll-up doors, complemented by a spacious fenced yard for added utility and security. An additional space is poised for lease upon sale, offering potential expansion for two bays instead of the existing one.

Renovated in 2016, the facility is well-equipped to cater to the demands of high-volume traffic, evidenced by an impressive count of 10,483 vehicles per day (VPD) passing by this primary street location. This property represents a flexible investment, promising for a broad range of business opportunities.

Take advantage of the property's adaptable usage and prime location to position your portfolio for success in the up and coming Kennedale market.

Tenant	SF Occupied	Base Rent	CAM	Increases	Lease Expired
Autobody Repair	3,200	\$4900/mo	\$700/mo	2% annually Next increase: 06/24	June 2026
Llumar (owner)	425	* \$1,100/mo	* \$100	* 3% Annually	*

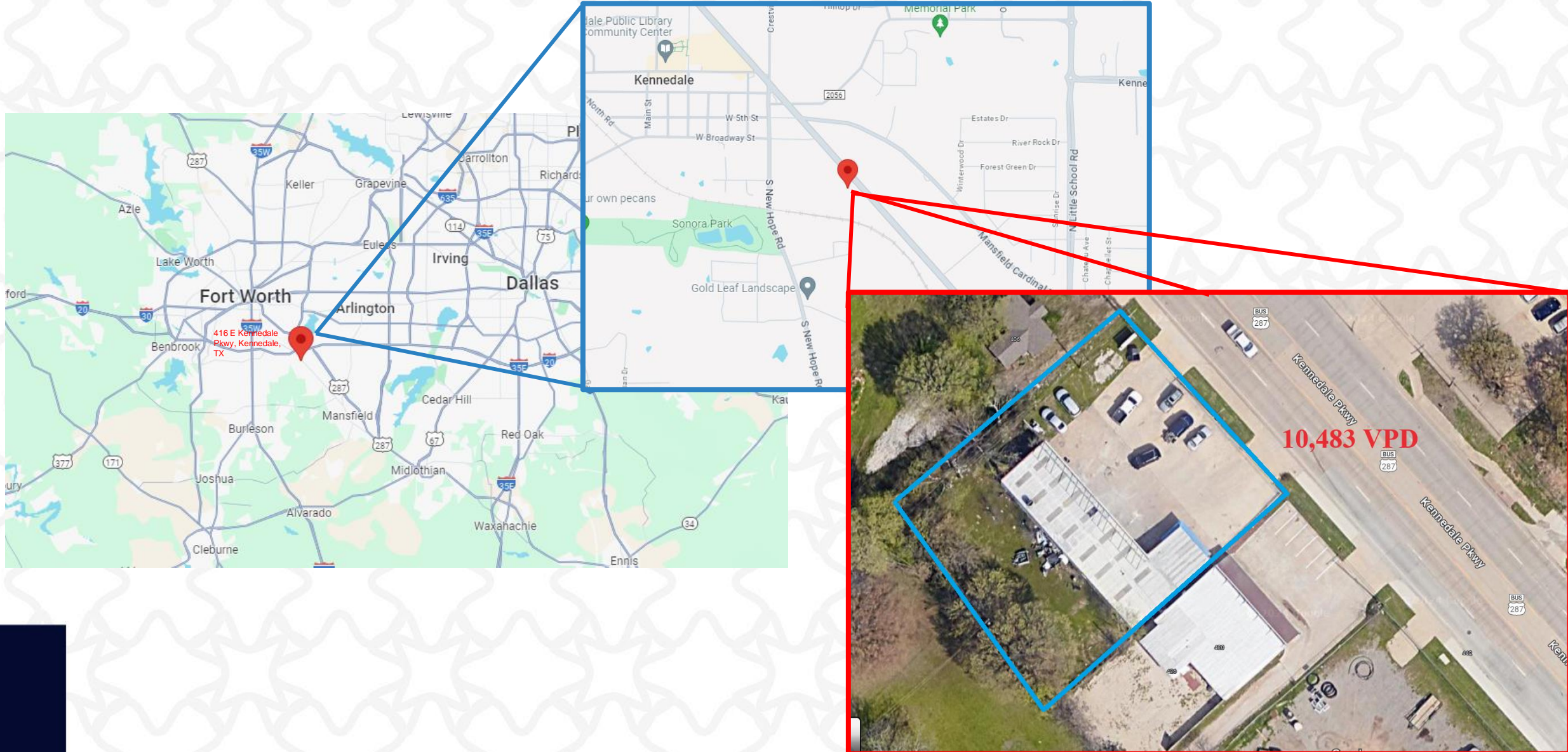
* Current owner will vacate upon sale, presented numbers are suggested lease prices for future tenant

** Alternatively, new owner can offer the autobody shop to take over the remaining space for additional rent.



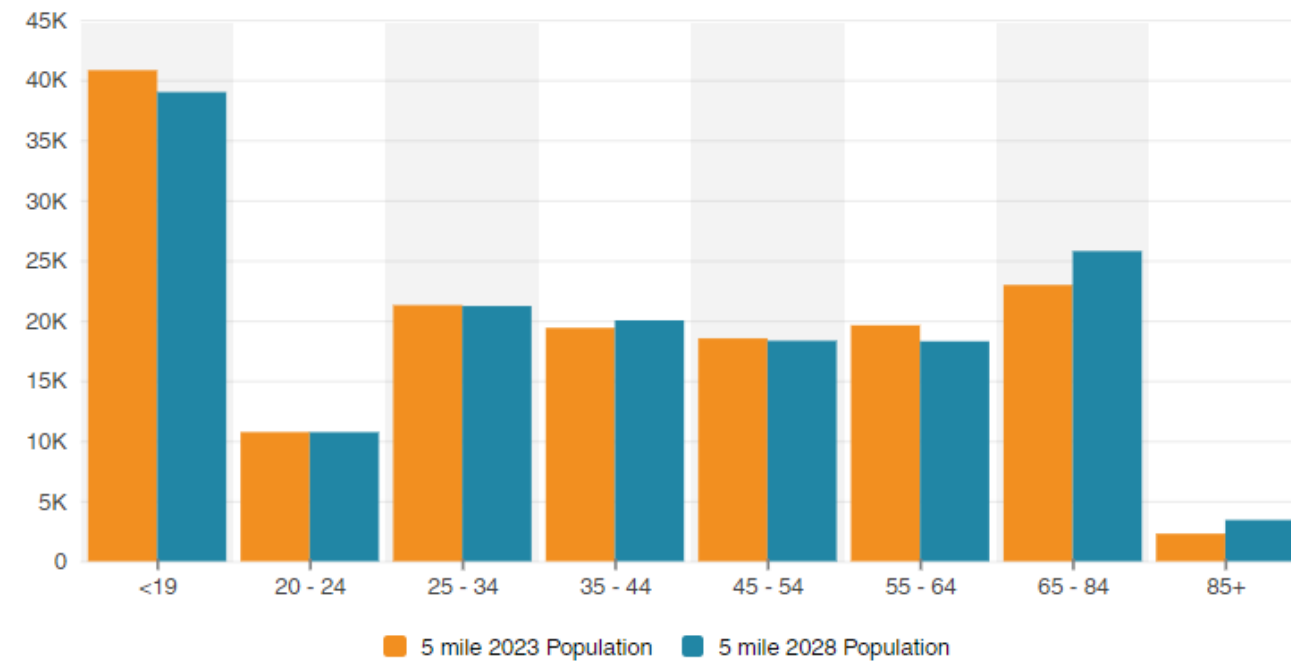
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Location





Population By Age



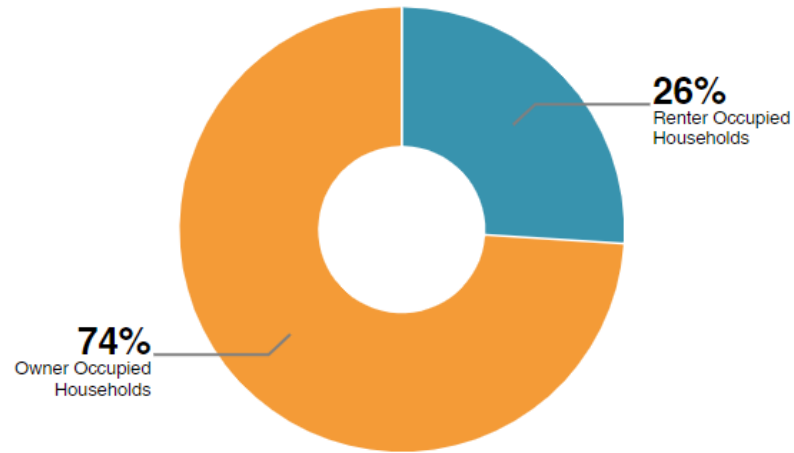
Income

	3 mile	5 mile
Avg Household Income	\$93,459	\$96,667
Median Household Income	\$72,184	\$74,804

Population

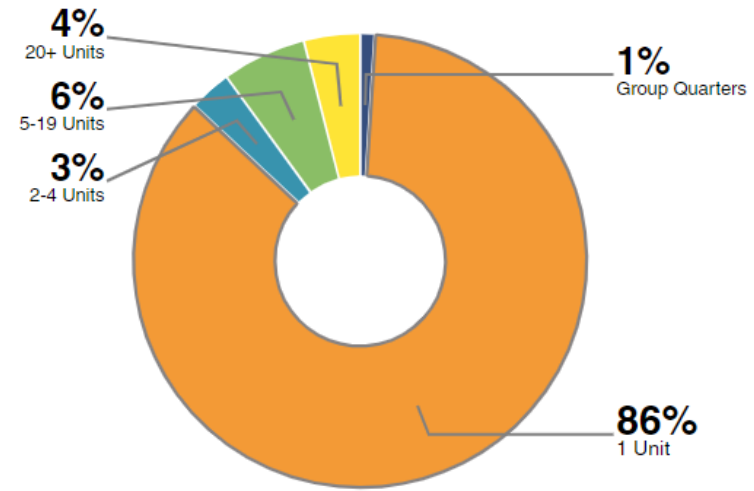
	3 mile	5 mile
2010 Population	51,276	143,560
2023 Population	55,510	155,642
2028 Population Projection	55,906	156,789

Housing Occupancy



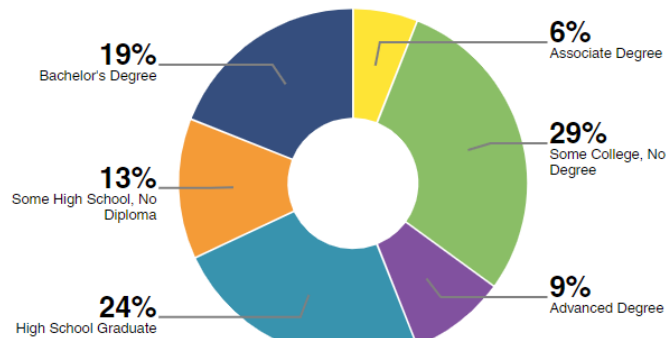
5 mile 2023 Housing Units

Housing Type



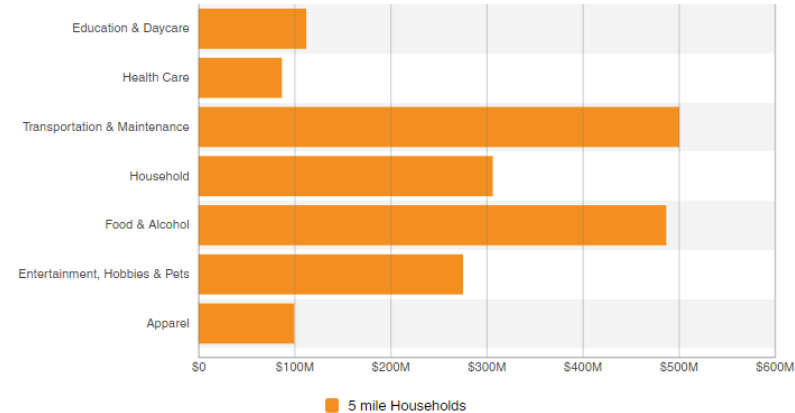
5 mile 2023 Housing Units

Educational Attainment



5 mile 2023 % of Population

Consumer Spending



5 mile Households



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Contact



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.

11-2-2015



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.

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.

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