

Marcus & Millichap
NNN FITNESS

KW COMMERCIAL



planet
fitness

FORT WORTH | TEXAS
OFFERING MEMORANDUM



1,237 / Daily
Check-Ins (Placer.ai)



Top 6%
of U.S. Fitness Clubs



7.8 Million
DFW MSA Population



\$91K+
Average HHI 5-Mile

RETAIL AERIAL



INVESTMENT OVERVIEW

\$2,838,500
Purchase Price

7.00%
Cap Rate

8.3 Years
Term Remaining

OFFERING DETAILS

ADDRESS	7921 Camp Bowie W Blvd
CITY, STATE	Benbrook, TX
TOTAL GLA	21,479 SF
LOT SIZE	1.95 AC
PARKING	±190 Spaces
YEAR BUILT	1969 / 2017
TENANT	Planet Fitness



 [Click to View Google Map](#)

 [Click to View Street View](#)



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LEASE DETAILS	
RENT COMMENCEMENT	12/8/2017
LEASE EXPIRATION	12/31/2033
LEASE TYPE	NNN*
NOI	\$198,695
RENT PSF	\$9.25
PRICE PSF	\$132.15
OPTIONS	(3) 5 Years
INCREASES	10% Every 5 Years

**LL responsible for roof & structure*

Low-Management Investment Opportunity

This single-tenant opportunity offers the passive investor ease of management with Tenant responsible for everything other than roof & structure.

Top Performing Location

This Planet Fitness location ranks in the top 6% of Fitness Centers nationwide according to Placer.ai data (trailing 12 months). These exceptional rankings highlight the location's strong customer loyalty.

Top Franchisee Operator

Operated by Excel Fitness, a premier Planet Fitness franchisee recognized for its operational excellence and expansive 160+ club portfolio.

RENT SCHEDULE	
LEASE YEARS	ANNUAL RENT
12/8/2017 – 1/7/2024	\$180,632
1/8/2024 – 1/7/2029	\$198,695
1/8/2029 – 12/31/2033	\$218,565
Option 1: 1/1/2034 – 12/31/2039	\$240,421
Option 2: 1/1/2040 – 12/31/2045	\$264,463
Option 3: 1/1/2046 – 12/31/2051	\$290,910

Healthy Rent & Price Point

The subject offering represents a healthy rent level at only \$9.25/SF and low price per point at \$132/SF providing long-term safety and security.

Local Demand & Competitive Position

The location is open 24 hours and is highly competitive with few alternative full-service fitness options nearby.

Customer Experience & Strong Brand Reputation

With over 1,500 reviews and a 4.5-star rating, it ranks as one of the top reviewed gyms in Benbrook.



TENANT SUMMARY

Planet Fitness

Planet Fitness, established in 1992 in Dover, NH, has become one of the largest and fastest-growing fitness center franchisers and operators globally, in terms of both membership and locations. **As of March 31, 2024, the company boasts approximately 19.6 million members and operates 2,599 locations across all 50 states**, the District of Columbia, Puerto Rico, Canada, Panama, Mexico, and Australia.

Planet Fitness is dedicated to enhancing lives by providing a high-quality fitness experience within a welcoming, non-intimidating environment—what they call the "Judgment Free Zone®." The company offers a unique gym experience at an exceptional value, attracting members who frequent the gym on a semi-regular basis.

WWW.PLANETFITNESS.COM

 **HVLP 2.0**
Market Leader

 **32 YRS**
In the Industry

 **2,599**
Locations
Globally

 **19.6 M**
Members
Worldwide



SITE MAP



21,479 SF GLA ⋮ 1.95 AC LOT SIZE ⋮ 1969 / 2017 YEAR BUILT / RENOVATED

EXTERIOR PHOTOS



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INTERIOR PHOTOS

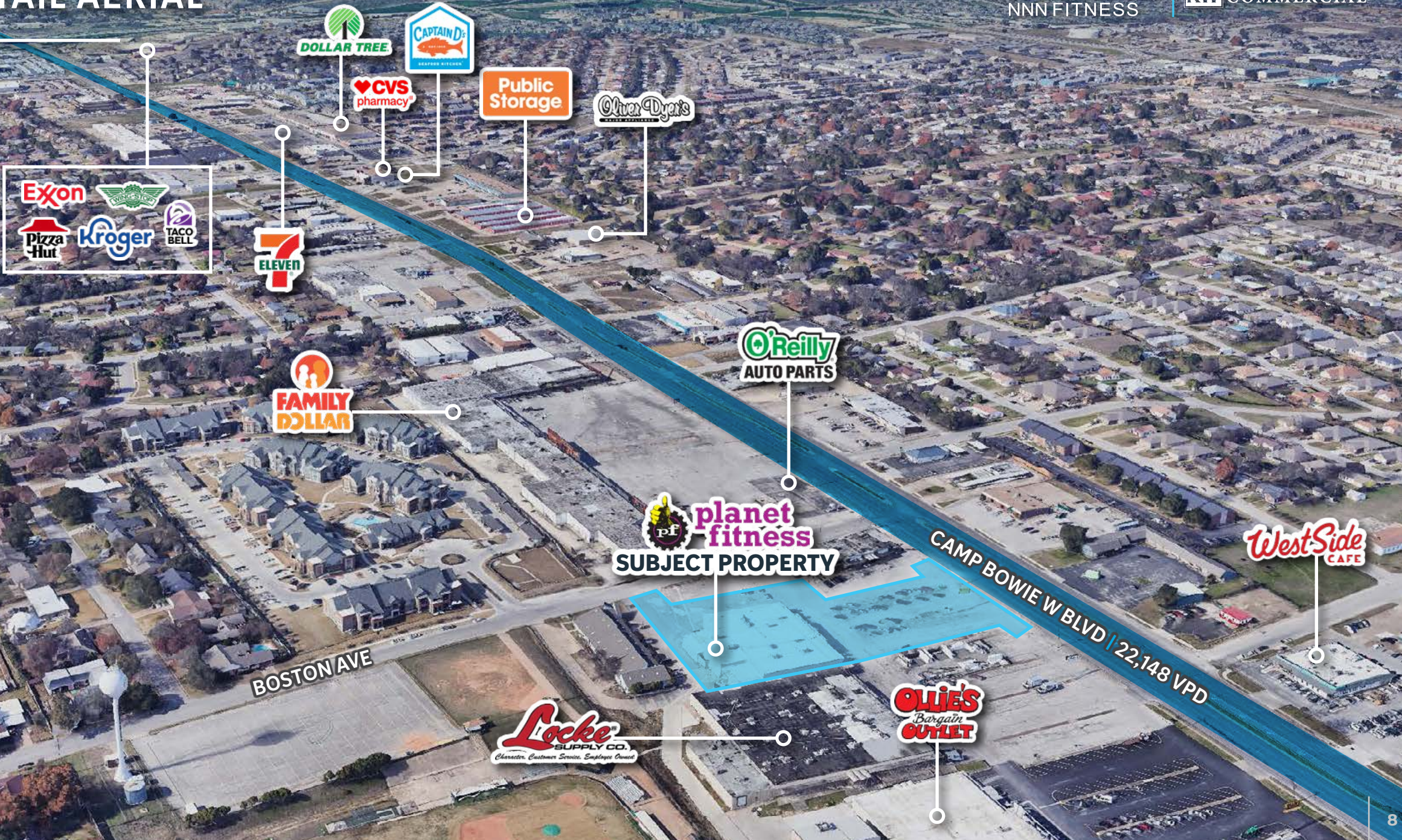


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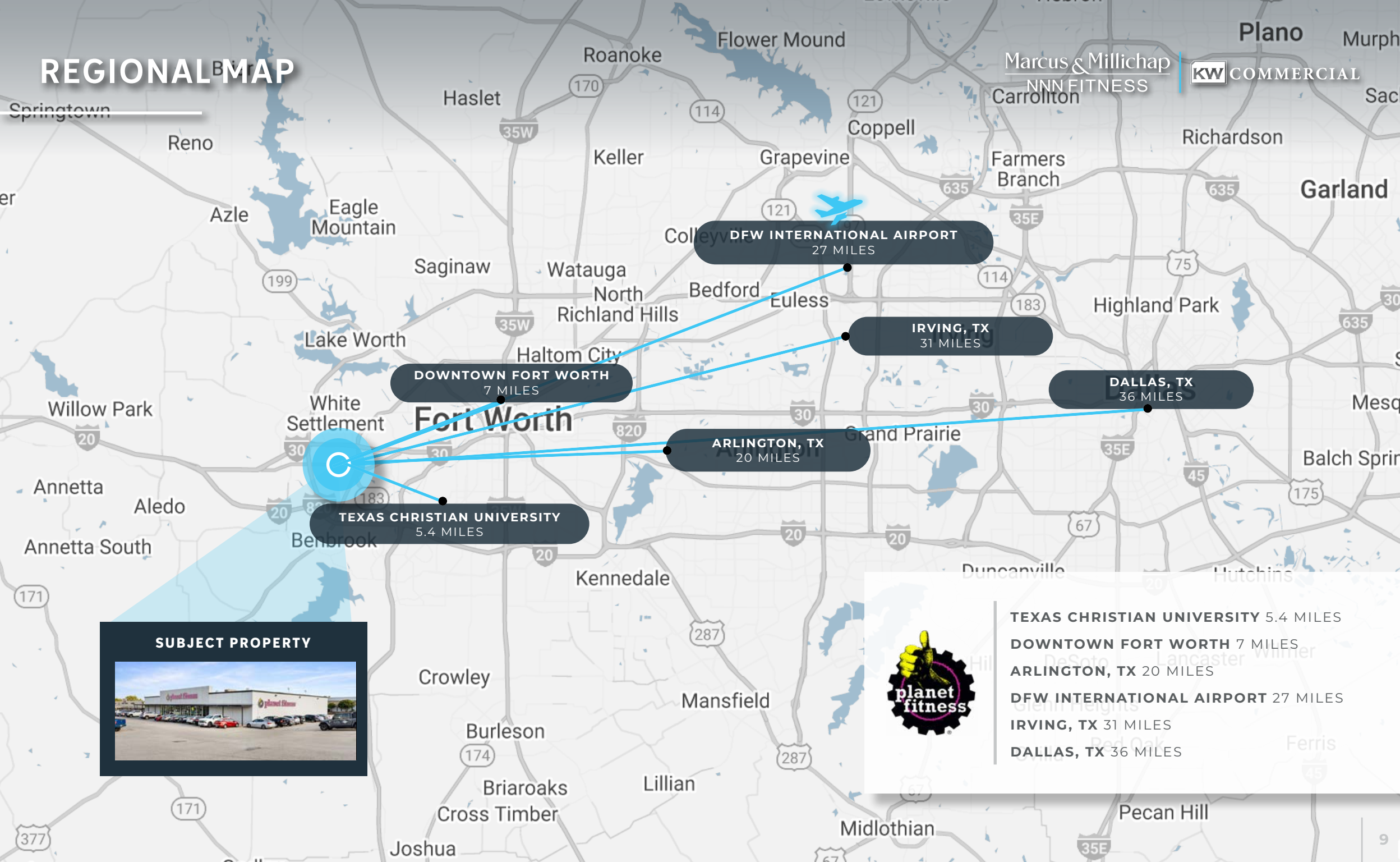
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RETAIL AERIAL



REGIONAL MAP



SUBJECT PROPERTY



- TEXAS CHRISTIAN UNIVERSITY 5.4 MILES
- DOWNTOWN FORT WORTH 7 MILES
- ARLINGTON, TX 20 MILES
- DFW INTERNATIONAL AIRPORT 27 MILES
- IRVING, TX 31 MILES
- DALLAS, TX 36 MILES






HISTORIC FORT WORTH - Fort Worth, Texas, has transformed from a small frontier outpost to a thriving metropolitan area. Known as “Where the West Begins,” the historic Stockyards remain a central attraction, showcasing the city’s cattle heritage through shops, museums, and daily cattle drives. As the city continues to grow, its blend of Western tradition and modern development makes Fort Worth a vibrant cultural hub.

OUTDOOR ADVENTURES - Fort Worth offers plenty of outdoor activities, from hiking at the Fort Worth Nature Center to enjoying the trails along the Trinity River. Visitors can explore the city's parks, perfect for biking, kayaking, and relaxing, making it an ideal destination for nature lovers

SCENIC RETREATS - Lake Worth and the Fort Worth Botanic Garden offer serene getaways within the city. Lake Worth provides opportunities for boating and fishing, while the Botanic Garden features stunning plant displays and peaceful paths, offering a scenic retreat for visitors to unwind.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION			
2024 Population	14,517	88,623	188,875
2029 Projection	15,365	93,940	200,055
 HOUSEHOLDS			
2024 Households	5,599	37,866	80,092
2029 Projection	5,929	40,168	84,983
 HOUSEHOLD INCOME			
Avg. Household Income	\$56,407	\$75,564	\$91,088
Median Household Income	\$37,923	\$51,804	\$64,322
 EDUCATION			
Some College, No Degree	3,113	18,064	38,205
Associate Degree	1,020	4,419	8,768
Bachelor's Degree	1,295	12,746	31,714
Advanced Degree	619	6,317	17,351
 EMPLOYMENT			
Civilian Employed	6,857	44,269	95,466
Civilian Unemployed	261	1,621	3,234
U.S. Armed Forces	34	146	737

NON-ENDORSEMENT & DISCLAIMER NOTICE

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

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FORT WORTH | TEXAS

OFFERING MEMORANDUM

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

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