Movement Gyms - Climbing Yoga Fitness

movement
CLIMBING · YOGA · FITNESS

2828 W Lancaster Avenue
Fort Worth, TX 76107

- **PRIME URBAN FT. WORTH LOCATION**
- **SIGNIFICANTLY BELOW MARKET RENT**
- **2% ANNUAL RENTAL INCREASES**
- **NATION'S LARGEST ROCK CLIMBING GYM OPERATOR**

Listed By:

Colliers

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The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated Argus computer files.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.

MOVEMENT
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Colliers

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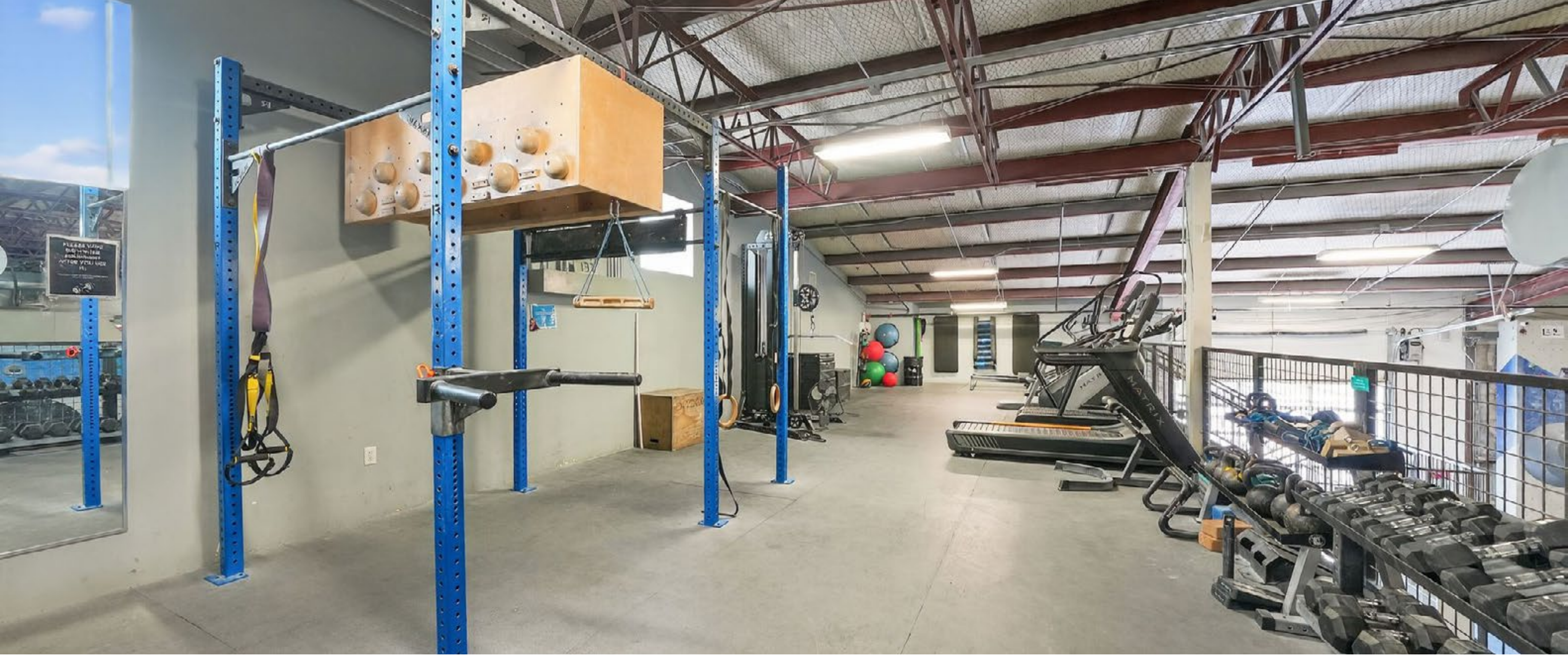
Offering Summary

Asking Price	Cap Rate	NOI
$2,550,000	7.25%	$184,152

The Ficke Team of Colliers is pleased to present the exclusive investment opportunity of a premier asset leased to Movement Gyms. Herein referred to as "Movement Gym - Ft. Worth," this rare offering features a state-of-the-art rock climbing and fitness Center. With a long operating history in place, and Four (4) 5-year options to renew, this is a strong opportunity to cash flow a premier and well located asset within the heart of Ft. Worth TX.

Strategically positioned within the #1 rated investment market in the country, Movement Gym – Ft. Worth represents an exceptional opportunity to acquire a high performing asset backed by a leading brand in the climbing and fitness industry. Originally operating under the "Summit Climbing, Yoga, and Fitness" umbrella, this location was acquired by Movement Gyms in mid-2023. Movement Gyms is uniquely positioned to provide a broader scope of fitness services, offering not only an expansive rock climbing area but also designated spaces for yoga, cardio, and weight lifting.

Located within the heart of the Cultural District in Ft. Worth TX, the vicinity is experiencing significant investment, with projects like Crescent Real Estate's luxury hotel, office, and residential development at Camp Bowie and Van Cliburn, and an $850 million mixed-use project by Larkspur, featuring 2 million square feet of residential and retail. The location is adjacent to the West 7th District, a walkable five-block area filled with boutique shopping, dining, and entertainment options. Nearby Montgomery Plaza offers a mix of national retailers and local businesses, enhancing the area's appeal to residents and visitors alike.



Property Details

Address

2828 W Lancaster Avenue,
Fort Worth, Texas 76107
County – Tarrant County

Property Size

Rentable Square Feet: ±12,490
Lot Size (acres): 0.40
Parking Spaces: 14

Construction & Zoning

Year Built/Renovated: 1970/2017

Occupancy

100% Occupied
Single Tenant

Parcel Number

Parcel # (APN):
44480---17---18---20

Traffic Counts

University Dr // 30,418
W Lancaster Ave // 8,456
W 7th St // 21,942

Investment Highlights

Below-Market Rents

- The tenant is paying significantly below market rents for the area

Largest Rock Climbing Gym Operator Nationally

- Movement Gym has 34 locations across 9 U.S States
- Offers complimentary Yoga classes and fitness studio with membership
- Formerly Summit Rock Climbing Gym, Movement Gyms acquired operations in 2023

Prime Urban Ft. Worth location

- Located in the heart of the Ft. Worth cultural district
- Benefits from proximity to renowned and historical attractions
- The area is undergoing significant urban revitalization

Expanding Rock Climbing Gym Industry

- Over 600 rock climbing gyms across the nation (*Statista.com*)
- 10.35 million rock climbers nationally (*Statista.com*)
- Number of rock climbers has increased by 76% over the last decade (*indyweek.com*)
- North American Climbing Gym market valuation projected to reach $1.9 billion by 2031 (*transparencymarketresearch.com*)
- Movement Gyms is one of five rock climbing concepts with over 10 locations (*climbingbusinessjournal.com*)

Tenant Overview

Lease Overview | Tenant Profile

Lease Overview

Tenant Entity	MOVEMENT SUMMIT GROUP, LLC
Tenant DBA	Movement Gym Ft. Worth
Lease Commencement	10/1/2017
Lease Expiration	9/30/2027
Term Remaining	2.0 years
Lease Type	NN
Annual Rent	$184,152
Rent increases	2% annually
Renewal Options	Four (4) 5-Year Options
Property Taxes	Tenant Responsibility
Utilities	Tenant Responsibility
Insurance	Tenant Responsibility
Common Area Maintenance	Tenant Responsibility
Roof/Structure	Landlord Responsibility
Guarantor	Corporate

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Rent Roll

Property Information - Fort Worth	
Annual Rent	$184,152
Rent PSF	$14.74
Term	10 Years
Commencement	10/1/2017
Termination	9/30/2027
% Rent Increases	2.00%

Fort Worth			
10/1/2017 - 9/30/2027	$/SF	Annual Base Rent	Monthly Base Rent
Base Rent - 4/1/2025 (Current)	$14.74	$184,152.00	$15,346.00
4/1/2026	$15.04	$187,835.04	$15,652.92
4/1/2027	$15.34	$191,591.74	$15,965.98
4/1/2028 - Option 1	$15.65	$195,423.58	$16,285.30
4/1/2033 - Option 2	$17.27	$215,763.42	$17,980.28
4/1/2038 - Option 3	$19.07	$238,220.25	$19,851.69
4/1/2043 - Option 4	$21.06	$263,014.40	$21,917.87
Current	**$14.74**	**$184,152.00**	**$15,346.00**

*2% Annual Escalations Throughout The 4 Option Periods

Tenant Overview

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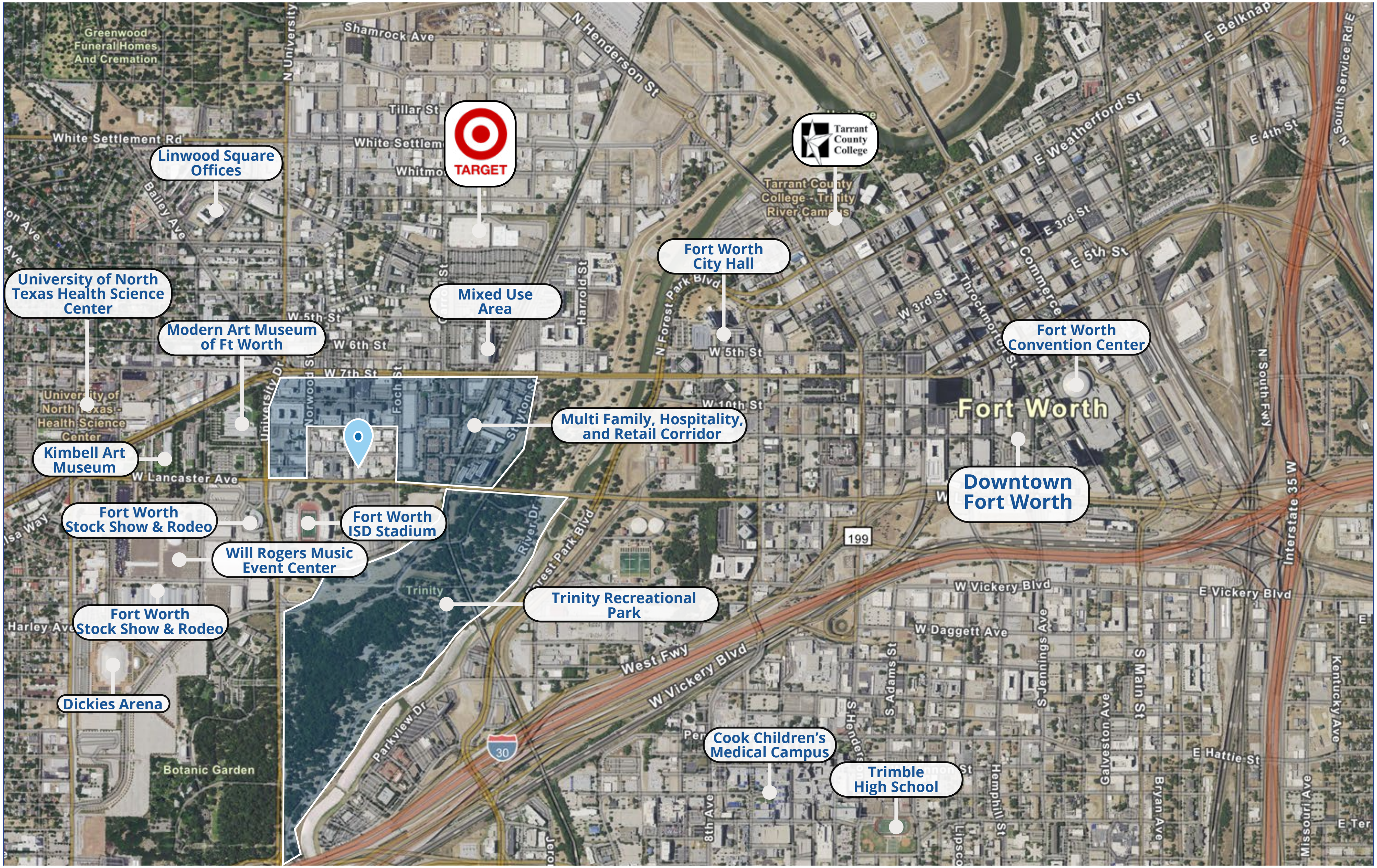
Movement Gyms is the largest indoor climbing and fitness brand in North America, with 30 locations across the U.S. and more under development. Their mission is to "create community, share passion, and inspire philanthropy," fostering inclusive and supportive environments. Each facility offers climbing walls, yoga studios, fitness classes, and gear shops. Recent expansions include acquiring gyms in New York, Pennsylvania, and Texas, strengthening their presence nationwide.

Tenant Summary	
Tenant	Movement Gym
No. of Locations	34
Ownership	Private
Revenue	$27 Million
Website	https://movementgyms.com/
Headquartered	Englewood, CO
Founded	2009

Market Overview

Aerial Map



Linwood Square Offices
TARGET
Tarrant County College
University of North Texas Health Science Center
Mixed Use Area
Fort Worth City Hall
Modern Art Museum of Ft Worth
Fort Worth Convention Center
Multi Family, Hospitality, and Retail Corridor
Kimbell Art Museum
Downtown Fort Worth
Fort Worth Stock Show & Rodeo
Fort Worth ISD Stadium
Will Rogers Music Event Center
Trinity Recreational Park
Fort Worth Stock Show & Rodeo
Dickies Arena
Cook Children's Medical Campus
Trimble High School

Market Overview
Fort Worth, Texas

Fort Worth, Texas, is a vibrant city located in North Central Texas, known for its rich blend of Western heritage and modern urban development. Once a frontier outpost and a hub for the cattle industry, Fort Worth proudly embraces its cowboy roots with attractions like the Fort Worth Stockyards and the annual Fort Worth Stock Show & Rodeo. Today, it's the fifth-largest city in Texas and a major cultural and economic center, featuring renowned institutions such as the Kimbell Art Museum and Texas Christian University (TCU). The city also has a growing business sector, with strong ties to aerospace, defense, and energy industries. With a warm climate, diverse population, and thriving arts and food scenes, Fort Worth offers both historic charm and contemporary appeal.

Fort Worth is poised for success

3.26% GDP Growth

The city's Real Gross Domestic Product (GDP) was $137.6 billion in 2023, with an expected annual growth rate of 3.26% over the next five years.

0% Income Tax

Texas offers 0% state and local income tax, enhancing profitability for businesses and individuals.

Skilled Workforce

Over 1.6 million workers are within a 45-minute radius of downtown, supported by a strong higher education network.

Fort Worth, TX
Demographics

County Population

2.183M+

Fort Worth Overview | 5 Mile Radius

$98,240
Average Household Income

$273,742
Median Home Value

272,149
Current Total Population

99,742
Current Total Households

32%
Bachelor's/Graduate/Prof Degree

20%
Undergraduate enrollment

15,305
Total Businesses

209,738
Total Employees

Source: ESRI

Pricing Details

Please contact our Investment Sales Team for questions or more information.

Price
$2,550,000

Cap Rate
7.25%

Offering Instructions

Offers should be submitted via email to:

Geoff.Ficke@colliers.com , **Zack.Ficke@colliers.com** &

William.Paredes@colliers.com

Please include the following:

1. Purchase price
2. Source of debt and equity
3. Earnest money deposit
4. Due diligence and closing timelines
5. Detailed list of contingencies including investment committee, appraisal, and/or Lender approval that may be required
6. Detailed list of closing cost responsibilities

Property Tours	Form of PSA	Title & Escrow
By Appointment Only	TBD	TBD

Thank you.

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