



# SOUTH MAIN STREET

Fort Worth, Texas 76104



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# Property Overview



# Property Overview

## Property Summary

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**Total Land Size:**

9.75 acres  
424,528 square feet

**Zoning:**

NS-T5 - Near Southside Urban Center

**Total Building Size:**

200,119 square feet

**Land Pricing:**

\$23.00 per square foot

**Development Site:**

424,528 SF (9.75 acres) located on five blocks south of I-30 and downtown Main Street.

Completed a VCP (Voluntary Clean-up Program through TCEQ (Texas Commission on Environmental Quality) and received a Certificate of Completion to residential closure standards for the entire site.

The master plan has been entitled under the Near Southside Development Code to T-5, the highest density permitted. It is in a NEZ (Neighborhood Empowerment Zone) allowing fee waivers for city permit and impact fees.

The nearly 10-acre site is the largest single land assembly currently owned by a private fund.

The land area in Block 2 (400'x400') is one of the only sites within the entire district large enough to accommodate high density residential of 300 dwelling units and encapsulated structured parking.

The five-block development area is located within the City of Fort Worth TIF No.4 and is eligible for funding opportunities under a public/private partnership. The established allowable TIF reimbursement usually awarded equals a ratio of 10:1. (Private to Public Investment).

**Additional Enhancements:**

The City of Fort Worth was awarded through the NCTCOG (North Central Texas Council of Governments) a \$3,750,000 Sustainable Development Grant. The funds are for streetscape improvements and was the highest ranked award made. The HighPoint block frontages will be the recipient of approximately 30% (\$1,125,000) of the allocated grant funds.

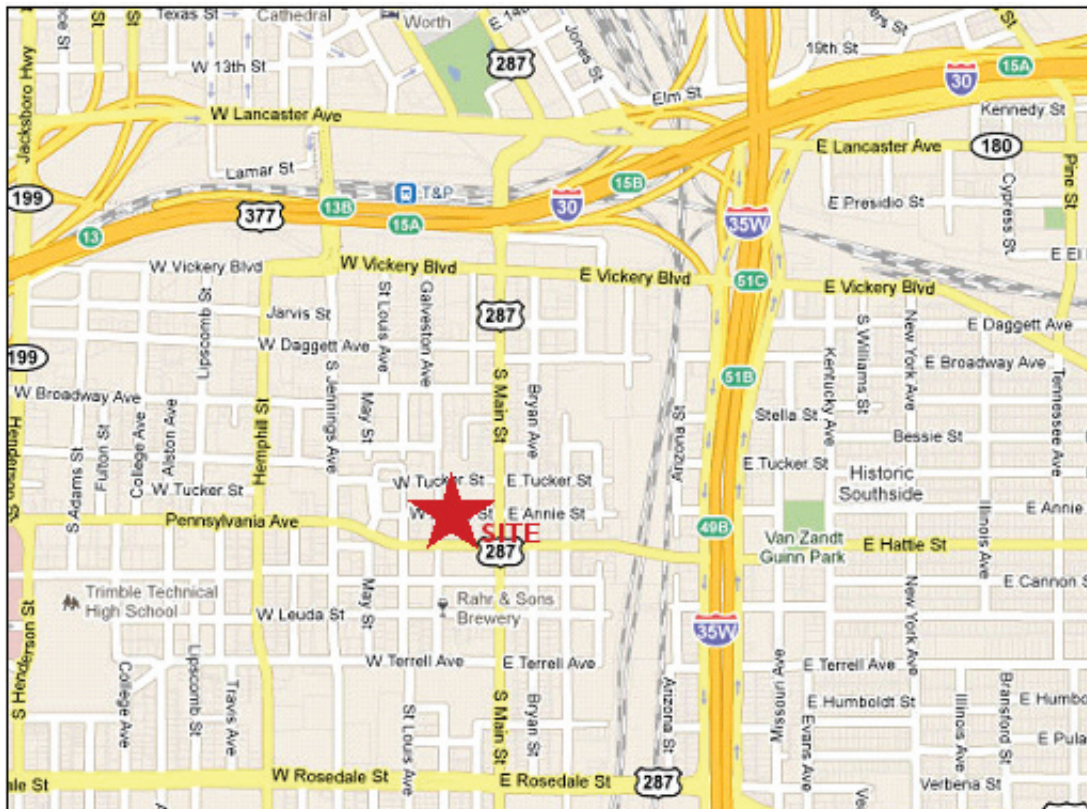
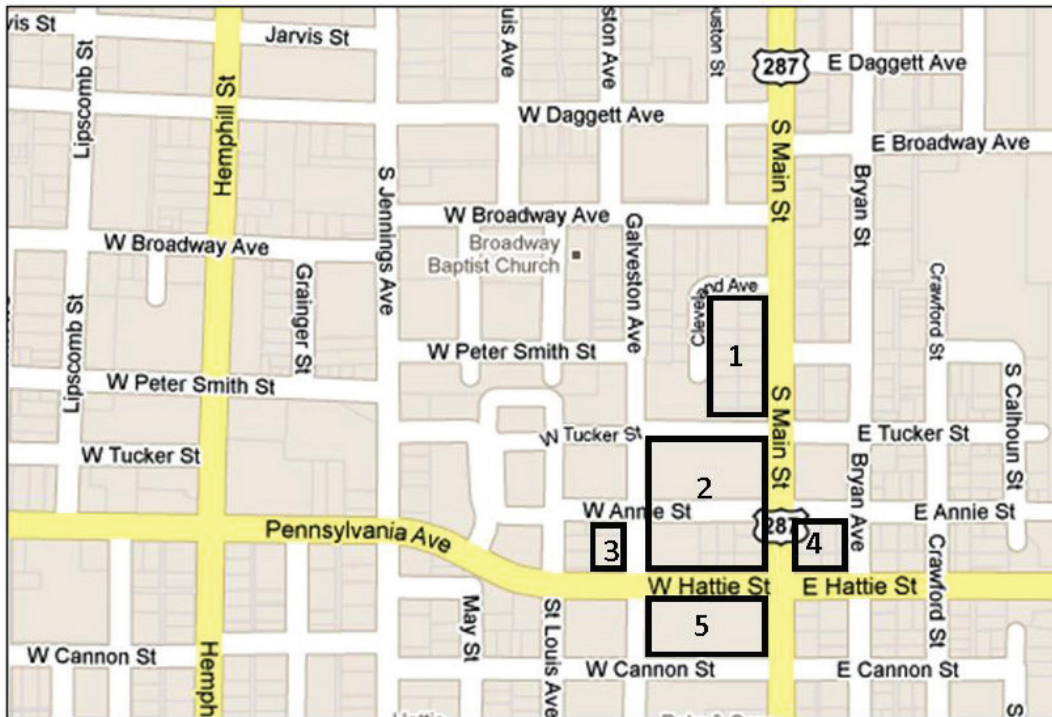
An additional \$773,000 Urban Village Grant was awarded to the South Main Street Village. Use of those funds is slated for the design and engineering of the streetscape environments.





# Property Overview

## Area Maps





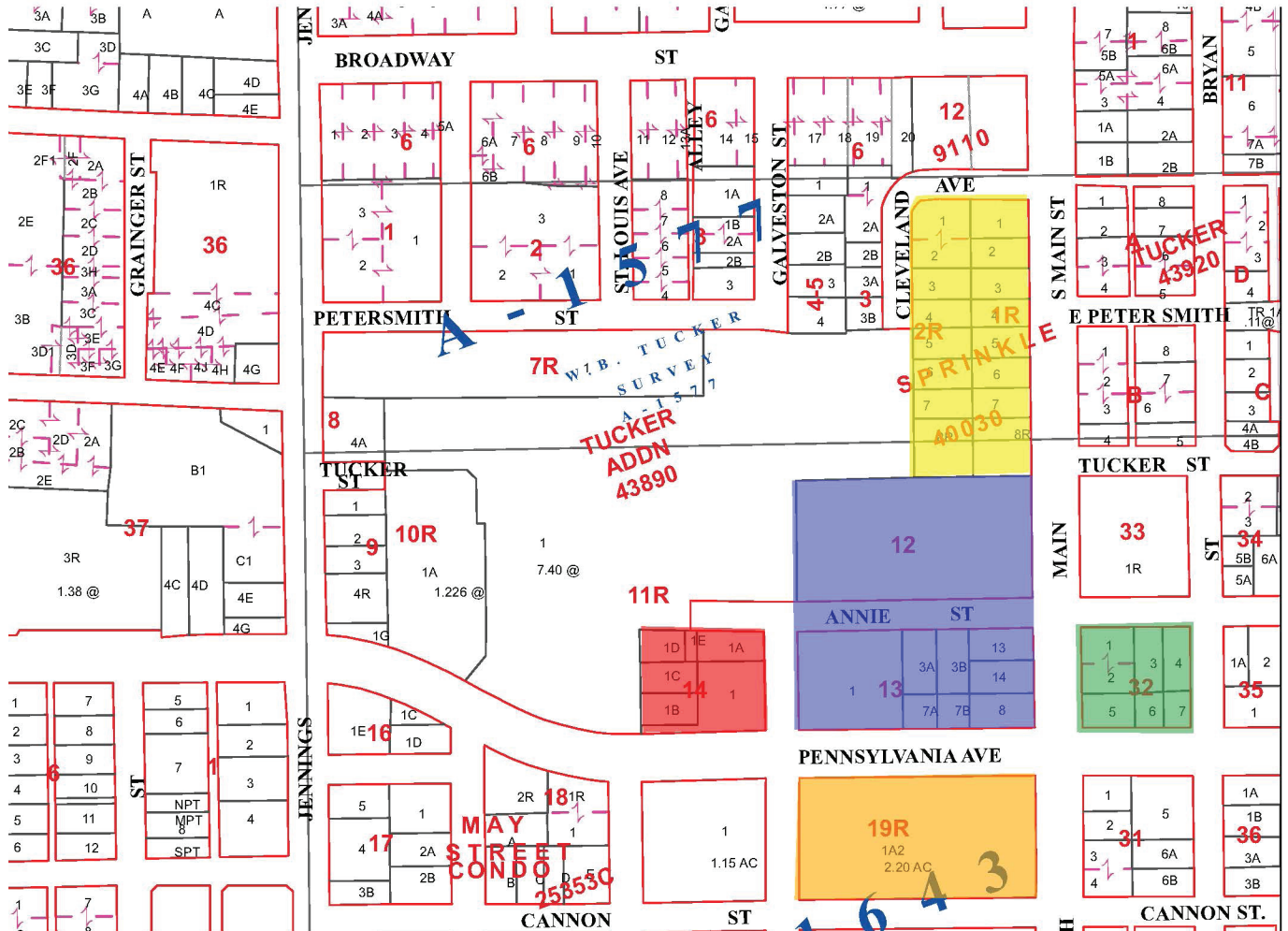
# Property Overview

## Aerials



# Property Overview

TAD Information



Block 1: 1.92 acres (83,570 SF) **SOLD**



Block 2: 3.86 acres (167,980 SF) **SOLD**



Block 3: 0.80 acres (34,700 SF) **SOLD**



Block 4: 0.73 acres (31,950 SF)



Block 5: 2.189 acres (95,000 SF)





# Property Overview

## Schematic





# Block Information

# Block Information

## Block 1



**Land Size:** 1.92 acres  
83, 570 SF

**Legal Description:** Sprinkle Subdivision, Block 1R, Lots 1-7R and Block 2R, Lots 1-8R, to the City of Fort Worth, Tarrant County, Texas

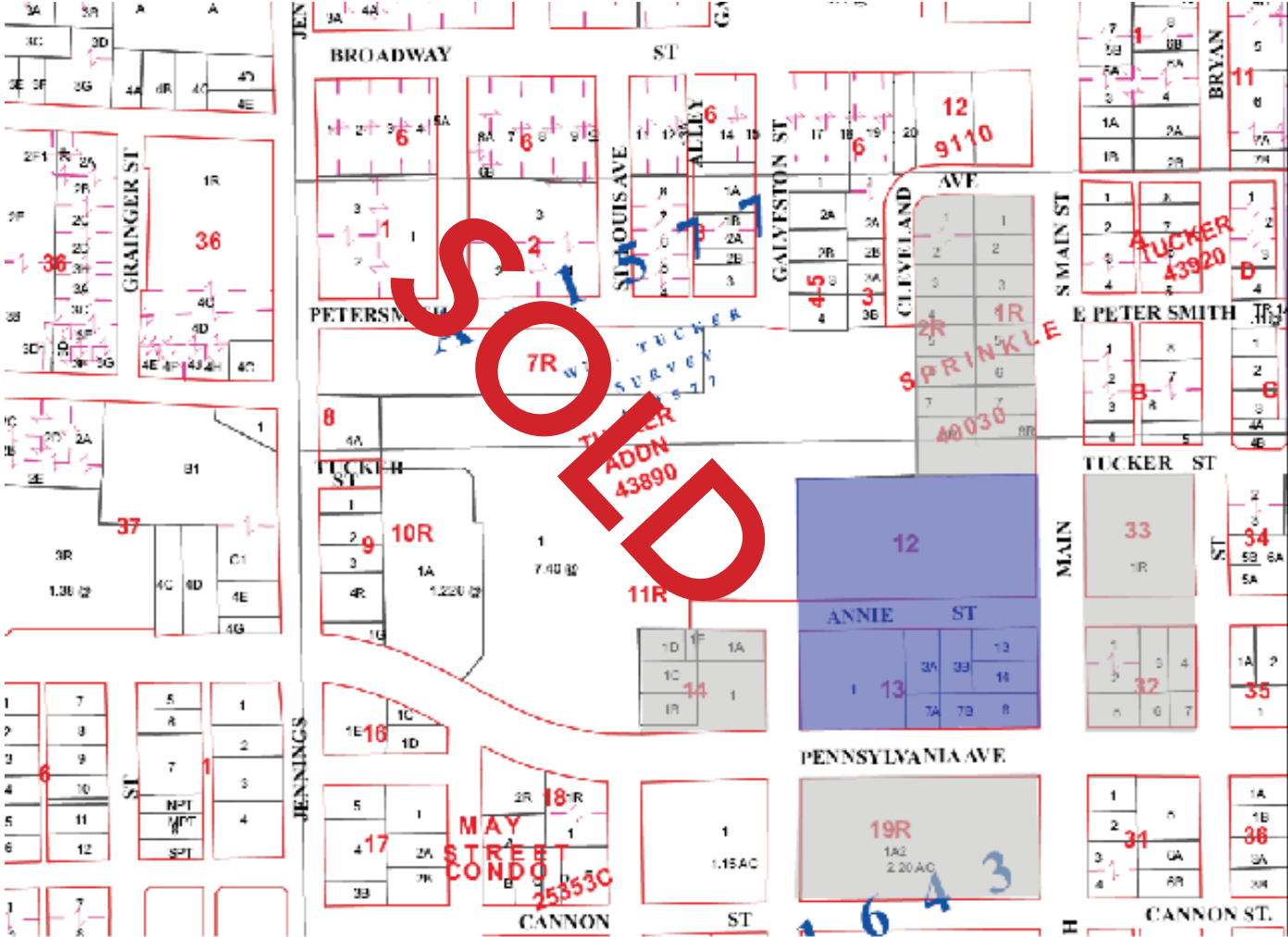
**Zoning:** NS-T5 - Near Southside Urban Center

**Building Size:** 7,460 square feet



# Block Information

## Block 2



**Land Size:** 3.86 acres  
167,980 square feet

**Legal Description:** Tucker Addition-Ft. Worth, Block 12, Block 13, Lots 1, 3A&3B, 7A & 7B, 8, 13 & 14, to the City of Fort Worth, Tarrant County, Texas

**Zoning:** NS-T5 - Near Southside Urban Center

**Building Size:** 82,972

# Block Information

## Block 3



**Land Size:** .80 acres  
34,700 square feet

**Legal Description:** Tucker Addition-Ft. Worth, Block 14, Lots 1, 1A, 1B, 1C & 1D, to the City of Fort Worth, Tarrant County, Texas

**Zoning:** NS-T5 - Near Southside Urban Center

**Building Size:** N/A

# Block Information

## Block 4



**Land Size:** .73 acres  
31,950 square feet

**Legal Description:** Tucker Addition-Ft. Worth, Block 32, Lots 1&2, 1R, 3-7, to the City of Fort Worth, Texas

**Zoning:** NS-T5 - Near Southside Urban Center

**Building Size:** 19,436 square feet



# Block Information

## Block 5



**Land Size:** 2.18 acres  
95,000 square feet

**Legal Description:** Tucker Addition-Ft. Worth, Block 19R, Lot 1A2, to the City of Fort Worth, Tarrant County, Texas

**Zoning:** NS-T5 - Near Southside Urban Center

**Building Size:** 90,251 square feet



# Fort Worth Information

# Demographics



## Market Profile

S Main St and Pennsylvania Ave, Fort Worth, TX, 76104  
 S Main St & Pennsylvania Ave, Fort Worth, TX, 76104  
 Ring: 1 mile radius

Latitude: 32.73793  
 Longitude: -97.32588

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	7,362	82,535	257,865
2010 Total Population	7,463	81,341	258,155
2012 Total Population	7,511	82,979	263,068
2012 Group Quarters	1,040	6,543	10,431
2017 Total Population	7,810	88,066	279,640
2012-2017 Annual Rate	0.78%	1.20%	1.23%
<b>Household Summary</b>			
2000 Households	2,201	27,193	85,661
2000 Average Household Size	2.82	2.75	2.87
2010 Households	2,680	28,250	85,689
2010 Average Household Size	2.40	2.65	2.89
2012 Households	2,714	29,166	87,839
2012 Average Household Size	2.38	2.62	2.88
2017 Households	2,823	31,055	92,991
2017 Average Household Size	2.40	2.63	2.90
2012-2017 Annual Rate	0.79%	1.26%	1.15%
2010 Families	1,269	16,011	55,379
2010 Average Family Size	3.57	3.55	3.64
2012 Families	1,252	16,103	55,667
2012 Average Family Size	3.54	3.52	3.62
2017 Families	1,328	17,288	59,481
2017 Average Family Size	3.55	3.55	3.65
2012-2017 Annual Rate	1.18%	1.43%	1.33%
<b>Housing Unit Summary</b>			
2000 Housing Units	2,767	30,719	93,350
Owner Occupied Housing Units	28.2%	44.0%	53.1%
Renter Occupied Housing Units	51.4%	44.5%	38.7%
Vacant Housing Units	20.5%	11.5%	8.2%
2010 Housing Units	3,302	33,066	97,162
Owner Occupied Housing Units	25.1%	41.6%	49.0%
Renter Occupied Housing Units	56.0%	43.8%	39.2%
Vacant Housing Units	18.8%	14.6%	11.8%
2012 Housing Units	3,314	33,846	98,934
Owner Occupied Housing Units	24.2%	40.5%	47.9%
Renter Occupied Housing Units	57.7%	45.7%	40.9%
Vacant Housing Units	18.1%	13.8%	11.2%
2017 Housing Units	3,402	35,668	103,856
Owner Occupied Housing Units	25.2%	41.7%	49.2%
Renter Occupied Housing Units	57.8%	45.3%	40.3%
Vacant Housing Units	17.0%	12.9%	10.5%
<b>Median Household Income</b>			
2012	\$18,894	\$30,271	\$32,628
2017	\$22,528	\$36,277	\$38,392
<b>Median Home Value</b>			
2012	\$80,610	\$87,169	\$84,071
2017	\$86,224	\$93,621	\$88,922
<b>Per Capita Income</b>			
2012	\$18,253	\$20,322	\$18,479
2017	\$21,201	\$23,306	\$21,121
<b>Median Age</b>			
2010	34.1	30.3	30.4
2012	34.4	30.5	30.7

## Traffic Counts:

South Main between Vickery and Pennsylvania: 14,818 VPD



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