

Greetings from





2925





Exciting retail opportunity in historic Fort Worth community

Accessible pocket neighborhood just 2 miles East of downtown Fort Worth. 190-unit multi-family, mixed-use project completed in Spring 2019. Includes live/work spaces, co-working space, fitness center with spin/yoga studio, and a ground floor restaurant opportunity.

Future 400 unit multi-family development coming soon at Belknap and Oakhurst Scenic Dr.

PRESS »



“Can Race Street become Fort Worth’s next hot urban village? \$5.6 million project may help”

As Fort Worth continues to grow vigorously at its suburban edges, neighborhoods such as Race Street serve as reminders that forgotten enclaves in the aging city center can be renovated in ways that appeal to new residents.



FORT WORTH
Star-Telegram

March 20, 2018 by Gordon Dickson



“Work Underway On Fort Worth’s Next ‘Hot’ Neighborhood”

A multi-million dollar makeover has started on what could be Fort Worth’s next hot neighborhood. Just two miles east of downtown, two blocks from Airport Freeway, and right off the Trinity River, the Six Points urban village has been positioned as ripe for redevelopment.

CBSDFW June 14, 2018 by Jason Allen



PRESS »

“Construction Begins on Residential, Retail Project for Race Street”

...the project is part of “the rebirth of [Race Street].”

FortWorth
magazine

July 6, 2017 by Samantha Calimbahin



“Fort Worthology: Race Street Mixed Use”

It takes time for a street to gather enough momentum to start seeing significant new projects, and this seems to be Race Street’s time at last.

FORT WORTH
Weekly
fwweekly.com

January 5, 2018 by Kevin Buchanan



“Criterion breaks ground on The River East project”

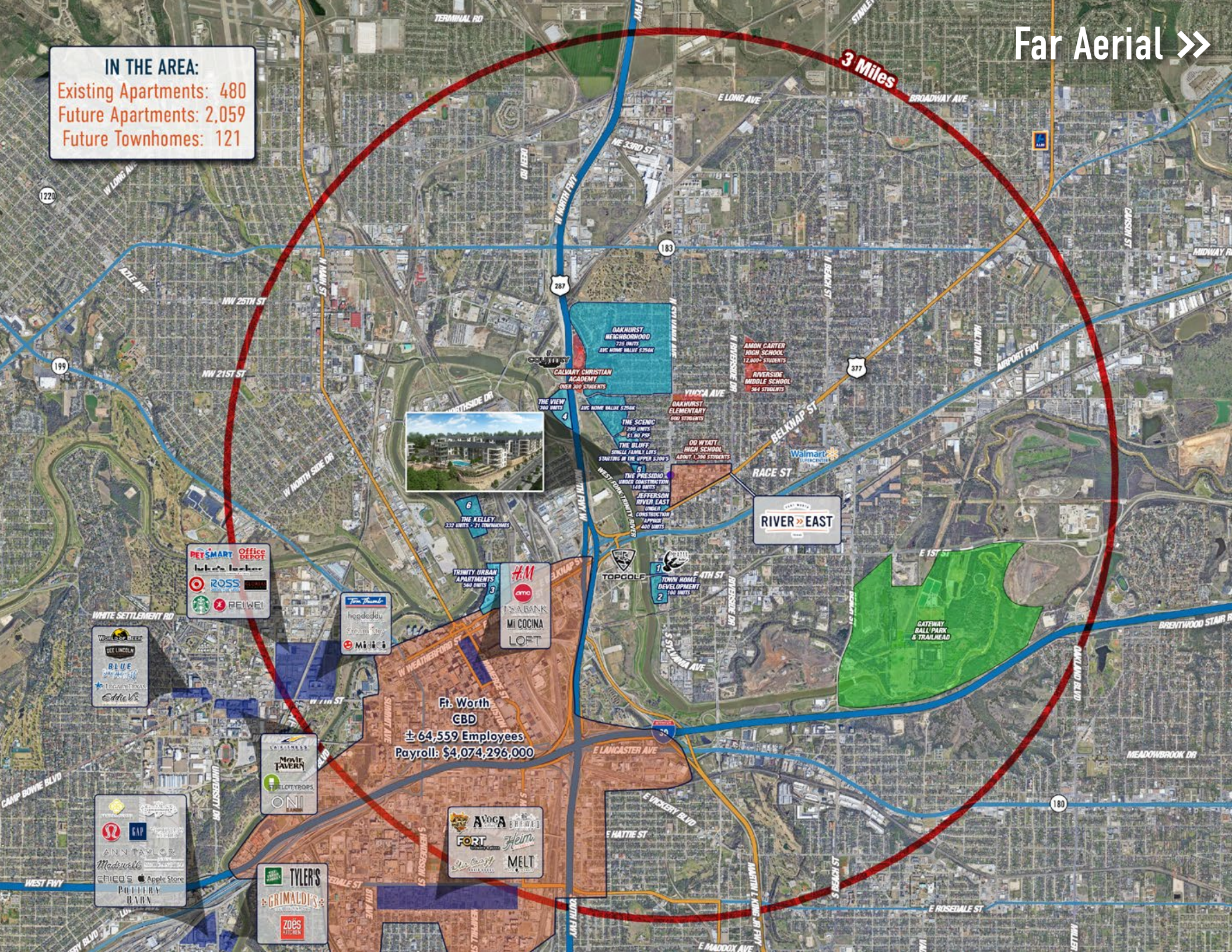
...Race Street area is really a diamond in the rough that just needs a little TLC to really showcase the hidden characteristics it has to offer such as scenic views, proximity to downtown and employment opportunities, mature trees and more.

FORT WORTH BUSINESS PRESS

JuAly 5, 2017 by Linda Kessler



IN THE AREA:
Existing Apartments: 480
Future Apartments: 2,059
Future Townhomes: 121



3 Miles

**Ft. Worth
CBD**
± 64,559 Employees
Payroll: \$4,074,296,000

**OAKHURST
NEIGHBORHOOD**
725 UNITS
AVG HOME VALUE \$290K

**CALVARY
CHRISTIAN
ACADEMY**
OVER 300 STUDENTS

THE VIEW
300 UNITS

THE SCENIC
1,200 UNITS
\$1.80 POP

THE BLUFF
SINGLE FAMILY LOTS
STARTING IN THE UPPER 300'S

THE PRESIDIO
UNDER CONSTRUCTION
148 UNITS

**JEFFERSON
RIVER EAST**
UNDER
CONSTRUCTION
APPROX
400 UNITS

**OAKHURST
ELEMENTARY**
600 STUDENTS

**ARMY CARTER
HIGH SCHOOL**
12,000+ STUDENTS

**RIVERSIDE
MIDDLE SCHOOL**
564 STUDENTS

**OAKHURST
HIGH SCHOOL**
ADULT 1,300 STUDENTS

**OD WYATT
HIGH SCHOOL**
ADULT 1,300 STUDENTS

RIVER > EAST

**TRINITY URBAN
APARTMENTS**
500 UNITS

H&M

AMC

TS BANK

**MI COCINA
LOFT**

TOPGOLF

**TOWY HOME
DEVELOPMENT**
100 UNITS

**GATEWAY
BALL PARK
& TRAILHEAD**

PETSMART
Office DEPOT
hugoboss
ROSS
STARBUCKS
PEIWEI

hopeddu
Strom's
MELISSA

WINE & BEER
GET LINDEN
BLUE
Edie's

MOVIE TAVERN
TRAVELTIPS
ON1

ANN TAYLOR
Madisonville
CHICO'S
Apple Store
POLYNY BABY

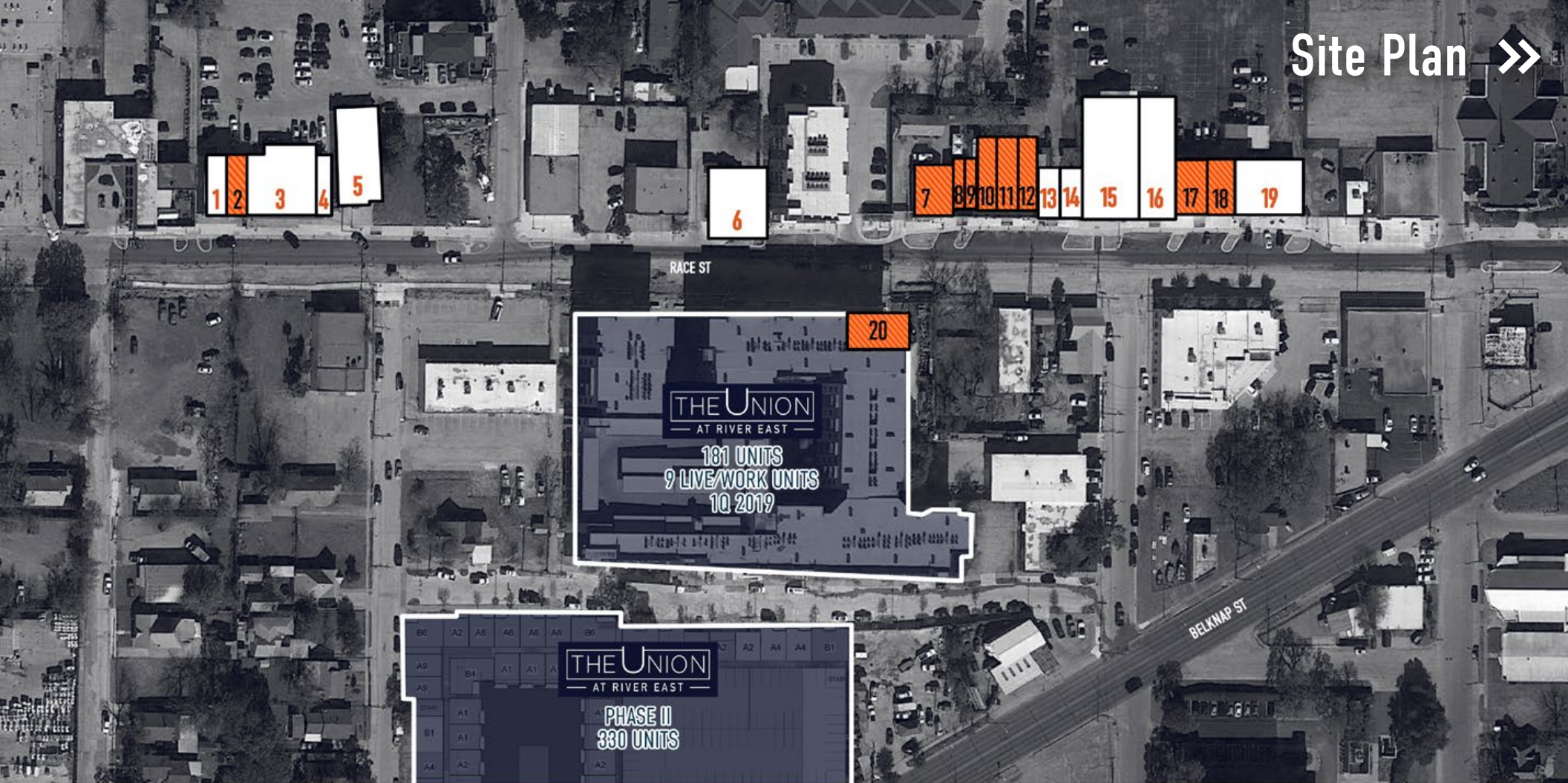
TYLER'S
GRIMALDI'S
ZOE'S

AVOCA
FORT
HEIM
MELT

Close Aerial >>



#	Property	Tenant	Approx. SF
1	2707 #101 Race St	Rawsome	940
2	2707 #105 Race St	AVAILABLE	1,400
3	2707 #117 Race St	Dino's Live	4,890
4	2707 #121 Race St	NY Pizza	1,000
5	2719 Race St	Fuzzy's Taco Shop	3,754
6	2813 Race St	Tributary Café	1,500
7	2905 Race St	AVAILABLE 4/1/20	1,307
8,9	2907 Race St	AVAILABLE	1,448
10	2909 Race St	AVAILABLE	1,200
11	2911 Race St	AVAILABLE 2/28/20	1,620
12	2913 Race St	AVAILABLE	1,437
13	2919 Race St	Zonk Burger	714
14	2921 Race St	Race Street Barbershop	713
15	2925 Race St	The Post	4,500
16	2929 Race St	Neutral Ground Brewing Co.	4,500
17	3001 Race St	AVAILABLE	3,500
18	3007 Race St	Live/Work/Offices	1,670
19	3009 Race St	ASAP Consultants	4,690
20	2900 Race St	AVAILABLE	2,200
21	522 N Sylvania Ave	Portable Events	1,682
22	412 N Sylvania Ave	AVAILABLE	10,000
23	2525 E Belknap	AVAILABLE	1,300



□ LEASED ■ AVAILABLE ▨ AT LEASE □ AT LOI

1. RAWSOME

2. AVAILABLE

3. 

4. 

5. 

6. 

7. AVAILABLE
4.1.2020

8. AVAILABLE

9. AVAILABLE

10. AVAILABLE

11. AVAILABLE
2.28.20

12. AVAILABLE

13. 

14. RACE STREET BARBER SHOP

15. 

16. 

17,18 AVAILABLE

19. 

20. AVAILABLE



412 N Sylvania

Building SF: 10,300

Land Size: 63,632 SF

Located extremely close to the Trinity River at the Northeast gateway to Downtown, this old bingo hall has the potential to be a regional draw as an entertainment concept, grocer or something of the like. It possesses an excellent parking field and 1.44 acres for Tenants to utilize their creativity.



2905 Race Street

Building SF: 1,307

As a converted house, this space is undoubtedly one of the most character-filled restaurant vacancies in DFW. There is a large patio opportunity behind the space and an existing grease trap. There is potential for a creative restaurant operator to lease the space in conjunction with 2907 Race for a single concept or multiple.



3001 Race Street

Building SF: 3,500 +/-
Frontage: 59'
Clear Heights: 9'

This building is the most versatile space in the project, as it possesses about 60' of frontage and can be split for smaller uses. There is an opportunity for a unique storefront upgrade and opens directly to a parking field in the rear of the building. The space possesses a vintage Otis scissor gate elevator that could be creatively utilized as a decoration by the right user.



2900 Race Street

Building SF: 2,200 +/-
Frontage: 65'

Located on the base floor of The Union at River East Apartments and opening directly to the very walkable Race Street, this space directly benefits from the residents of the project and passersby. It can be split or it can be utilized by a single Tenant.



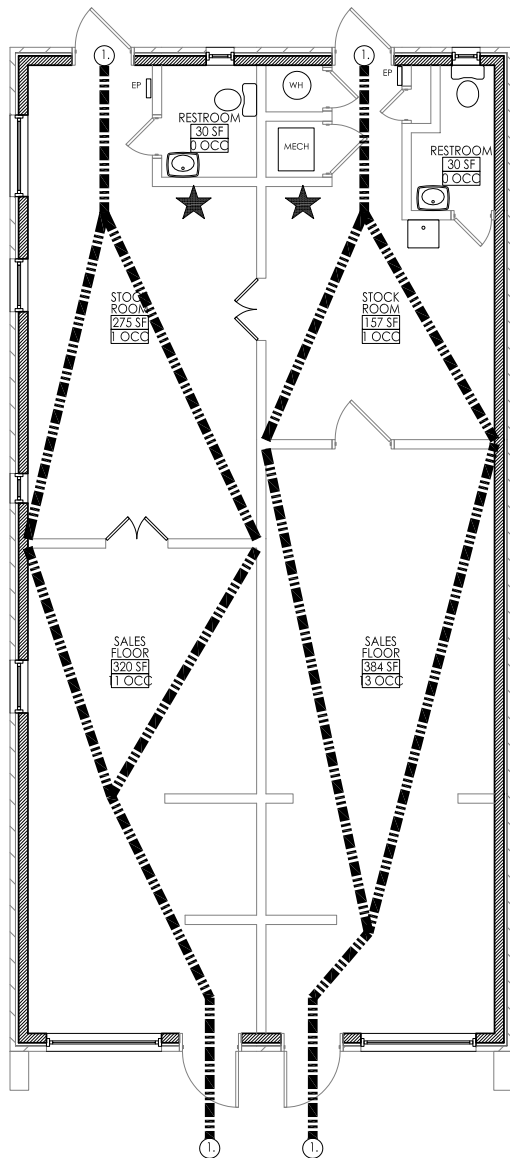
2707 #105 Race Street

Building SF: 1,400

Adjacent to Rawsome and Dino's, this space provides an easy move in and a blank slate for Tenants looking to personalize their new home.

2907 Race Street

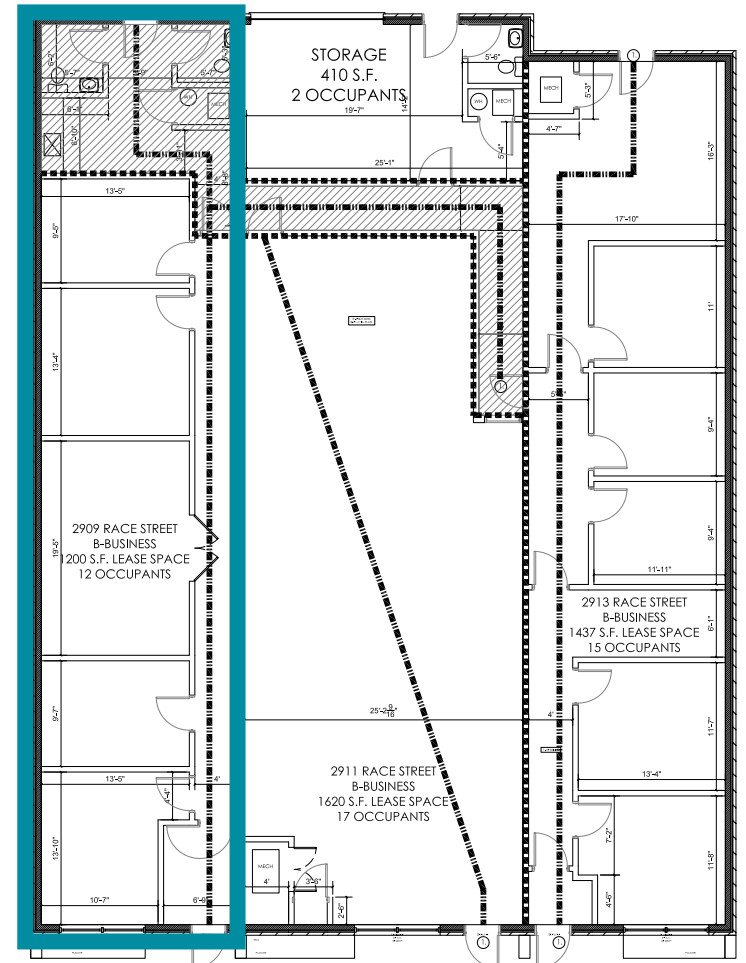
Building SF: 1,448





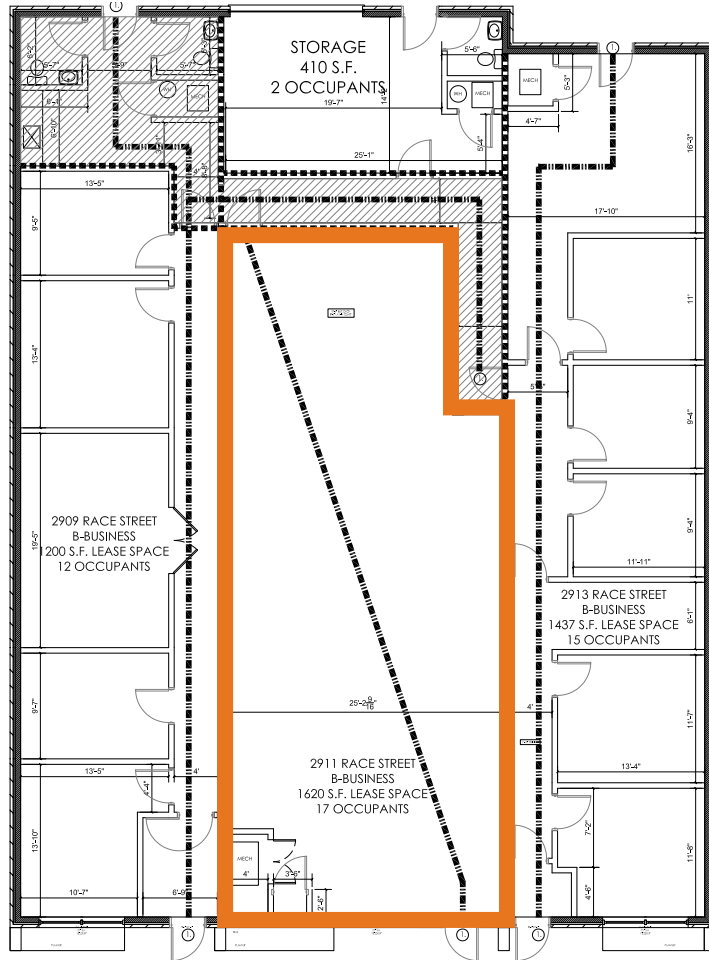
2909 Race Street

Building SF: 1,200



2911 Race Street

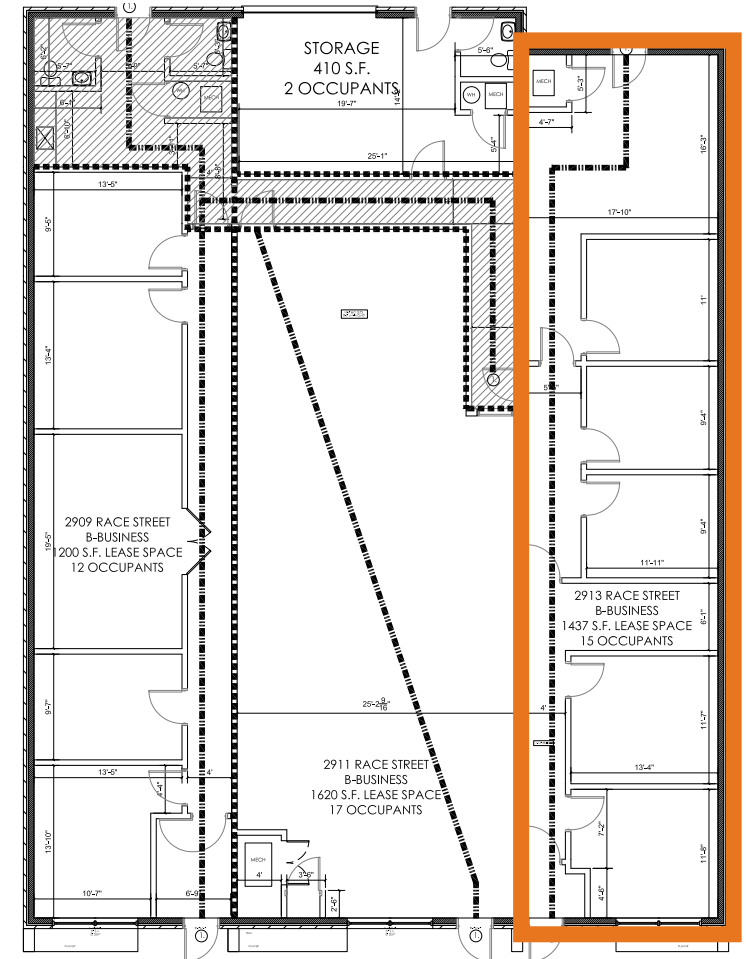
Building SF: 1,620 +/-





2913 Race Street

Building SF: 1,437 +/-

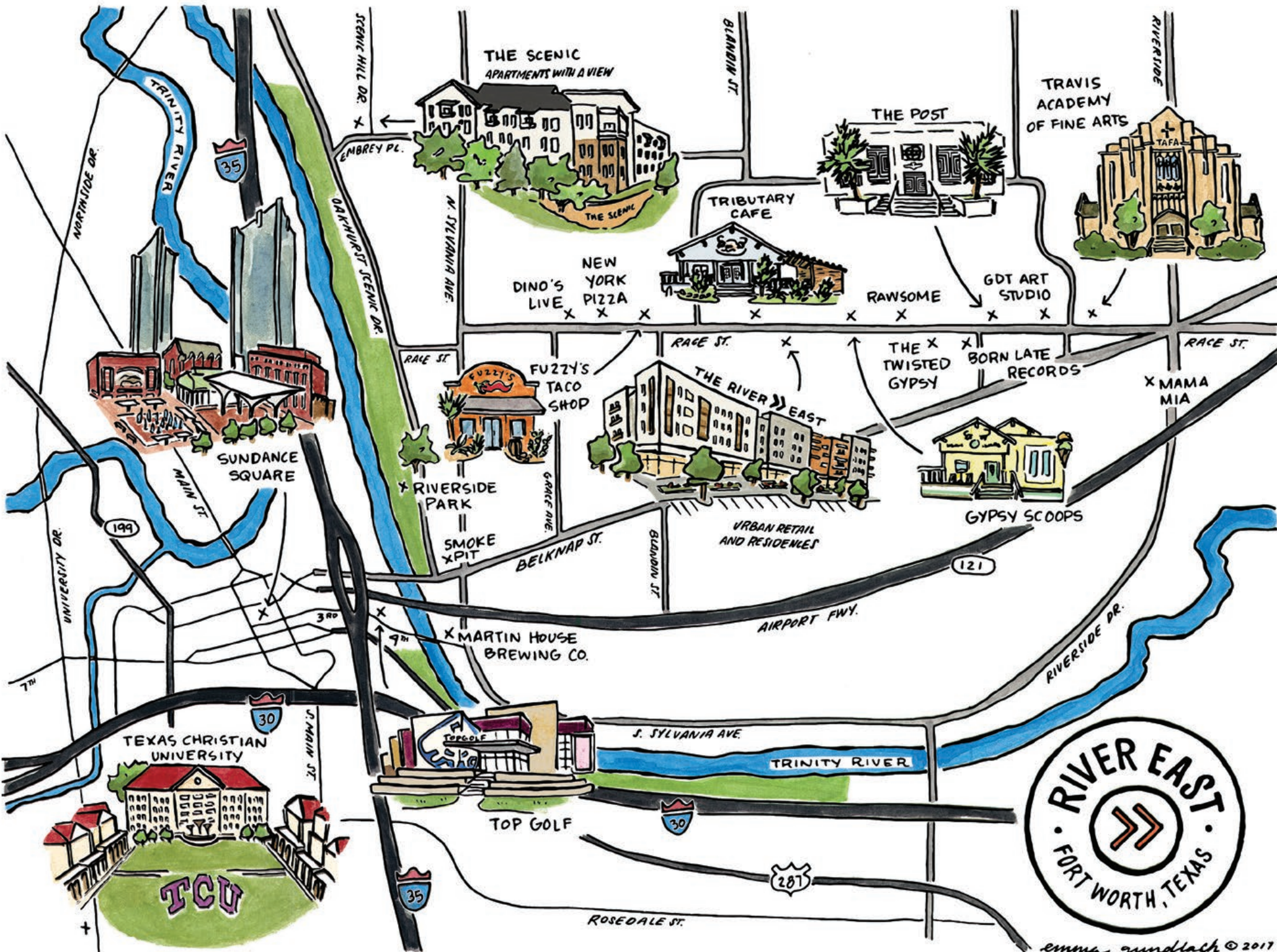




2525 E Belknap Street

Lot size: 11,112 SF
Building SF: 1,300 +/-

With great visibility to the highly traveled Belknap Street, this site is an excellent location for a tenant to join the rapidly evolving River East District.



emma gundlach © 2017

DEMOGRAPHICS >>

ATTRIBUTE	1 MILE	3 MILE	5 MILE
Population 2018	13,270	70,957	242,903
Median Age	31.4	32.4	32.9
Households	4,070	22,635	82,625
Daytime Population	5,736	76,628	194,683

	VPD (TxDOT)
Belknap St	5,212 (2017)
N Sylvania Ave	14,580 (2014)
Riverside Dr	14,042 (2014)

Other Area Tenants >>



TENANTS »



RAWSOME



An eclectic group of existing retailers and restaurants

Brewery and Taproom with a New Orleans style flair opening on Race Street in 2020. With eight years of brewing experience, Stan and Sean have created a decidedly unique and well rounded selection of beer.

Family owned eclectic retailer that adds quirkiness to the community. Rawsome recently opened a second location in Austin, TX after the success in River East.

Regional taco shop favored by DFW locals. Fuzzy's has earned a cult-like following and now has over 100 locations in the country. The original Fuzzy's resides in Fort Worth.

HOMEMADE



ICE CREAM

2905



817-357-6730

TENANTS »»



A local favorite serving Southern Creole cuisine. The restaurant dotes a rustic vibe and includes a large outdoor patio. Tributary café is a must and is the recipient of multiple accolades and press.

FORT WORTH
Weekly
fwweekly.com

Readers' choice winner 2018

Best Restaurant Category

Readers' choice winner 2018

Critic's choice winner 2018

Best Cajun Restaurant Category



TENANTS >>



The
Twisted
Gypsy

Oak Cliff Coffee Roasters have turned a tired freestanding building on the east side of Race Street into a one-of-a-kind coffee experience. The retro-themed build out with thoughtful modern elements creates an inviting atmosphere that will keep patrons drinking their locally roasted coffee from open to close. Race Street Coffee is planned to open 4Q 2019.

Voted one of the best record stores in Fort Worth by Dallas Observer. A local go-to for the best record, apparel, and vintage memorabilia.

The Post has become the quintessential neighborhood hangout spot. It brings live music to the River East District along with specialty cocktails and food. True to its name, The Post resides in the old post office, which partially burnt down. What is left is one of the most charming buildings in all of Fort Worth.

The Twisted Gypsy started out doing local pop-up shows using a vintage 1959 camper. In October 2017, they opened their first brick and mortar on Race Street in River East. The Twisted Gypsy is a trendy boutique with a selection of jewelry, handbags and gifts.

No Soliciting

WARNING
NIGHT OWL

7-8

STOP ENY



BORN
LATE

KISS

RECORDS

IF WE ARE HERE
-We're-
OPEN





The Union at River East >>

The Union at River East features 181 innovatively designed multi-family units and 9 live/work units in Phase I with distinctive amenities such as a resort style pool, fenced pet park, fitness center, sky lounge with downtown views, and more. Phase II will have approximately 330 units.

The mixed-use building includes new retail, residential, and office spaces. 4,400 SF of co-working space, 2,500 SF of retail space, 2,200 SF for a fitness studio, and 13,500 of live/work space. The property also features a public paseo that connects Race Street to Plumwood Street to encourage pedestrian connections and to plan for future development on Belknap Street.





Race Street Improvement Completed >>

About \$6.4 Million has been spent on improving traffic flow, sidewalks, landscaping, lighting, and other outdoor furnishing.

- Phase I completed Spring 2019 - Race St
 - 80-90 on-street parking spaces added
- Phase II commenced July 2019 for Sylvania and Race St west to Oakhurst Scenic Dr



FORT WORTH

RIVER >> EAST

TEXAS

CONTACT US

Austin MacDougall >> amacdougall@venturedfw.com

Amy Pjetrovic >> apjetrovic@venturedfw.com

Gabi Shaff >> gshaff@venturedfw.com

www.venturedfw.com



VENTURE

8235 Douglas Ave Ste 720
Dallas, Texas 72552
T 214.378.1212



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.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
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Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Austin MacDougall	714195	amacdougall@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

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Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
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Gabrielle Shaff	662554	gshaff@venturedfw.com	214-378-1212
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