



CROCKETT ROW

AT WEST 7TH

CULTURAL DISTRICT | FORT WORTH, TEXAS



CROCKETT		ROW
AT	WEST	7TH

WOVEN TOGETHER by a walkable streetscape, Crockett Row is an urban six city block mixed use destination for dining, entertainment, shopping, creative workspace and luxury loft living. Crockett Row is located in the heart of Fort Worth's thriving Cultural District - the city's most vibrant neighborhood.



CROCKETT ROW AT WEST 7TH



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**REBRANDED,
REMERCHANDISED
AND
RE-IMAGINED**

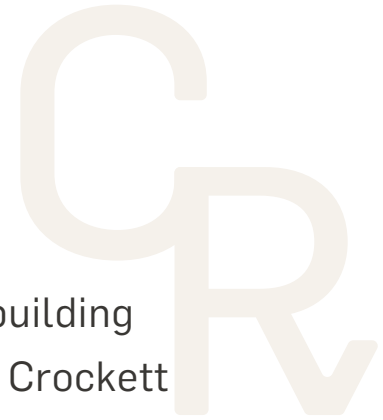
CROCKETT ROW IS COMMITTED to the Fort Worth community and all stakeholders to steward the evolution of the property and offer unparalleled experiences.



CROCKETT ROW AT WEST 7TH



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A NEW, INSPIRED EXPERIENCE, including refashioned building architecture, storefronts and project identity signage. Further, Crockett Street will be softened with pavers and blended with the sidewalks, landscape and shaded outdoor spaces, creating an ideal place for a rotating public art program and community events.

We are collecting and unique mix of food, retail, office, art and entertainment uses in an unmatched urban setting.

	CROCKETT ROW	CULTURAL DISTRICT
APARTMENT RESIDENCES	550+	6,000
SHOPS + SERVICES	35	100
RESTAURANTS + EATERIES	15	75
OFFICE SPACE	140,000 SF	2,000,000





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AESTHETIC SHADE STRUCTURES with common area seating below create a special outdoor living environment for the community to enjoy year-round.



CROCKETT ROW AT WEST 7TH



HIGH PROFILE CORNERS fronting the energy and traffic along West 7th Street create landmark opportunities for merchants to showcase their brands to the market place.



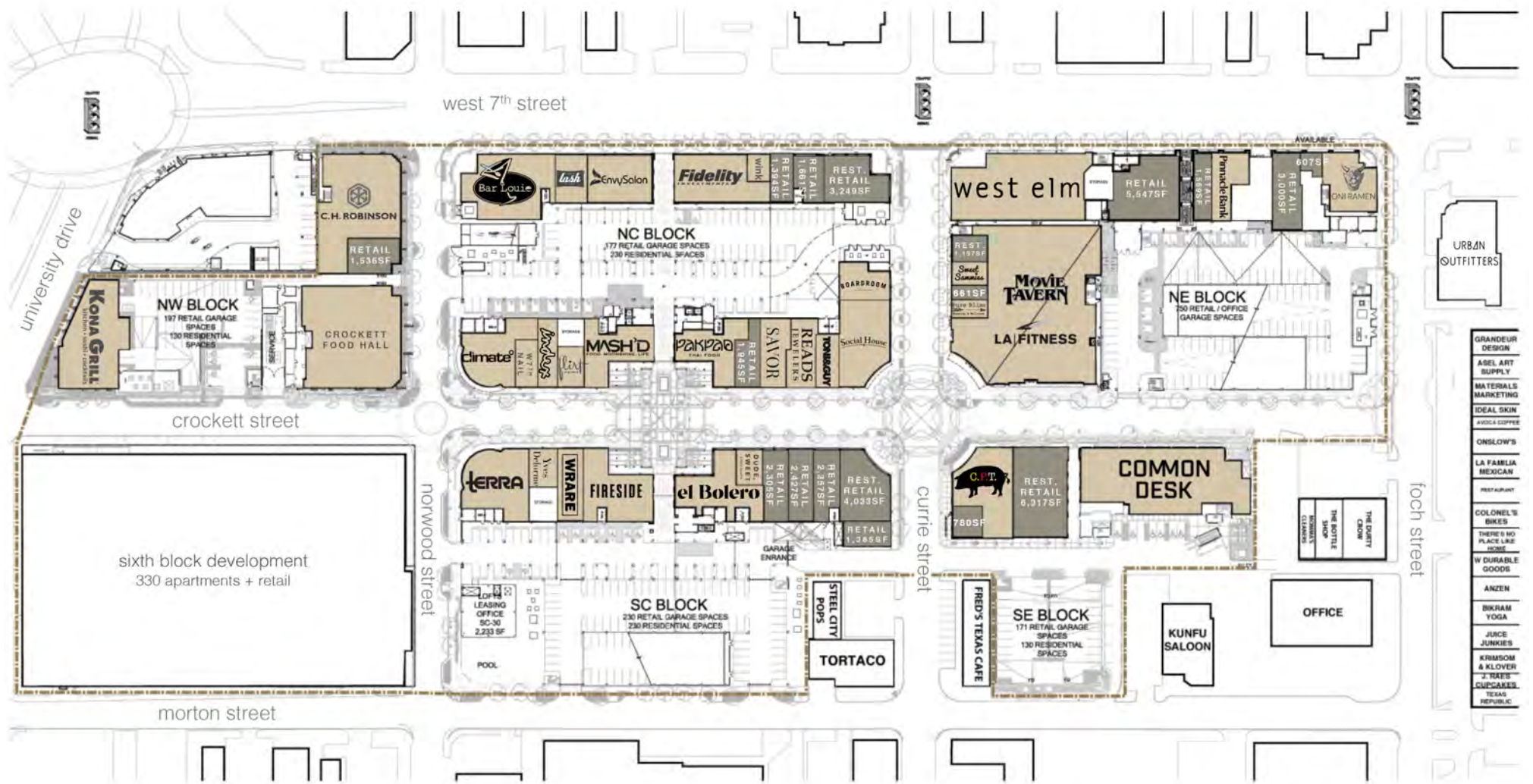
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TAILORED STOREFRONT DESIGN and lively patio dining fill Crockett Street with a unique local collection of shops, restaurants and eateries.



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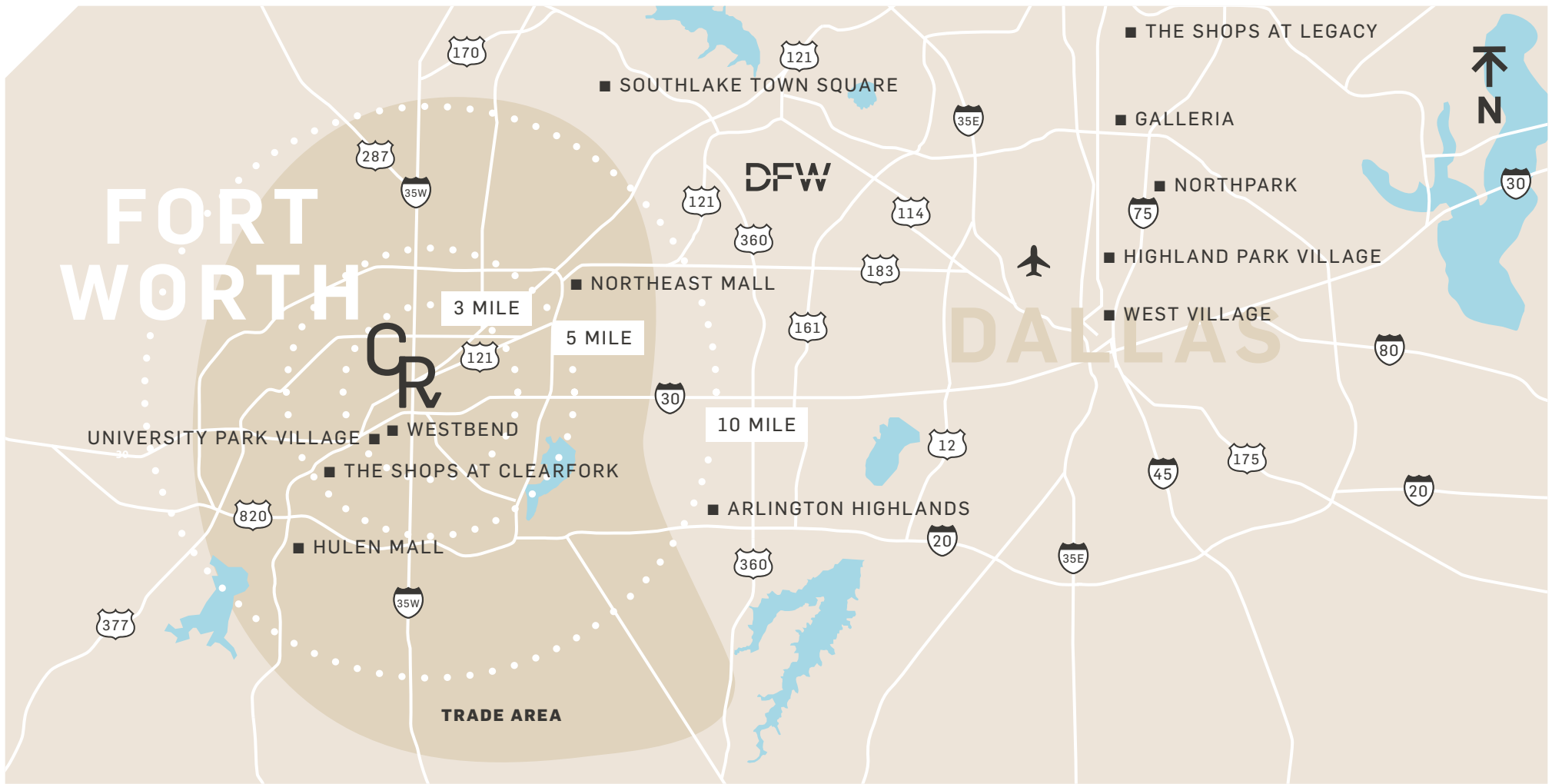


- GRANDEUR DESIGN
- ASIEL ART SUPPLY
- MATERIALS MARKETING
- IDEAL SKIN
- AVOCA COFFEE
- ONSLOW'S
- LA FAMILIA MEXICAN
- RESTAURANT
- COLOREL'S BIKES
- THERE'S NO PLACE LIKE HOME
- W DURABLE GOODS
- ANZEN
- BIKRAM YOGA
- JURCE JUNKIES
- KRISDOM & KLOVER
- J. NAKES CUPCAKES
- TEXAS REPUBLIC

MERCHANDISING PLAN



CROCKETT ROW AT WEST 7TH

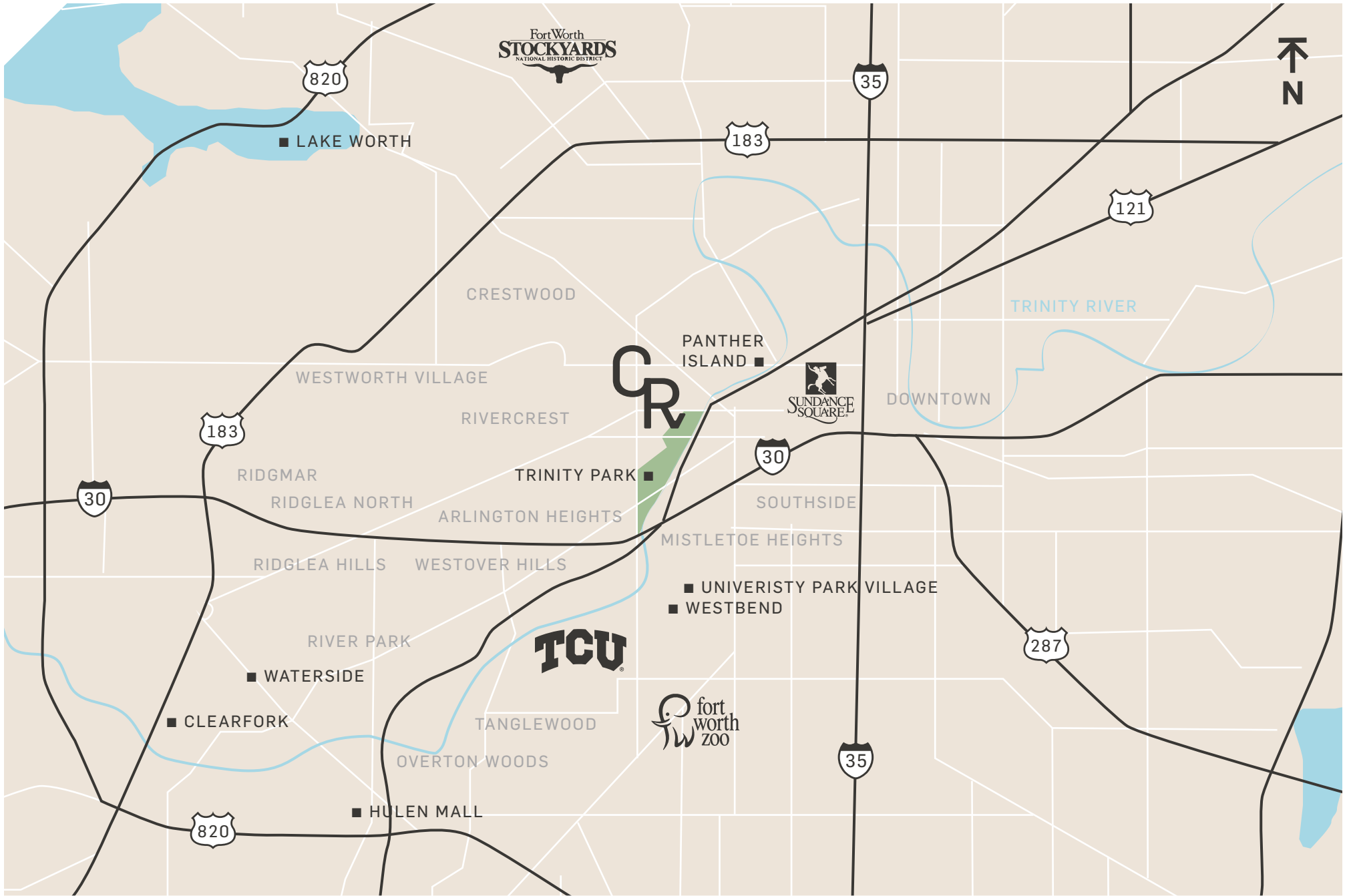


DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	HH INCOME	MED. AGE	DAYTIME POP.
3 MILE RADIUS	90,282	35,900	\$78,003	35	160,768
5 MILE RADIUS	266,673	94,334	\$67,876	33	294,993
10 MILE RADIUS	868,756	315,875	\$67,503	34	664,014
5 MINUTE DRIVE	68,777	28,100	\$84,629	35	109,894
10 MINUE DRIVE	351,801	125,116	\$67,874	33	214,958
TRADE AREA	1,546,891	566,777	\$75,440	35	1,073,642



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WHERE THE WEST BEGINS

Fort Worth is rich in history and often called the city of “Cowboys and Culture.” Over the last few decades, the city has developed with a flourishing economy and growing population.



#1 fastest growing big city in the U.S. 15 years in a row

45%+ population growth since 2000

17TH largest and **9TH** safest city in the U.S.

#1 “Top U.S. Downtowns” and **#1** “Best Places to Land Work” in 2014

800 acres of development at Panther Island adjacent to Downtown

7 colleges & universities, including Texas Christian University



CROCKETT ROW AT WEST 7TH



MONTICELLO
AVG HOME PRICE \$565K

LINWOOD
AVG HOME PRICE \$450K

- TARGET
- Michaels
- Floral Super
- Marshalls
- TJ-MAXX
- ROSS DRESS FOR LESS
- PETSMART
- Office DEPOT
- PEI WEI
- STARBUCKS

MONTGOMERY PLAZA
LEFT BANK DEVELOPMENT
Tom Thumb
1,500 NEW APTS, HOTEL, & OFFICE

CULTURAL DISTRICT

Eddie V's
DOMAIN
BLUE

MUSEUM PLACE

RIVERCREST
AVG HOME PRICE \$669K

UNT
HEALTH
SCIENCE CENTER

CAMP BOWIE BLVD

The Modern

CROCKETT ROW
AT WEST 7TH

FOCH STREET WAREHOUSES

3/7

TO DOWNTOWN & SUNDANCE SQUARE

AMON CARTER MUSEUM

Kimbell Art Museum

LANCASTER AVE

WAGA
RESERVOIR
iProspect

CASA MANANA THEATER

FARRINGTON FIELD

TRINITY PARK

CLEAR FORK TRINITY RIVER

WILL ROGERS MEMORIAL CENTER

UNIVERSITY DR


ARLINGTON HEIGHTS
AVG HOME PRICE \$354K



CROCKETT ROW AT WEST 7TH



LOCATED AT UNIVERSITY DRIVE AND WEST 7TH STREET —
the epicenter of Fort Worth's acclaimed Cultural District — Crockett Row is surrounded by world class museums, the famed Will Rogers Memorial Center, shopping, restaurants, mid-rise office buildings, luxury apartment residences and the city's best established residential neighborhoods.

-  **2ND** largest number of accredited museums within walking distance
- 6.5 MILLION** tourists annually
- 2.18 MILLION** square feet of office space in the immediate area
- 30%** of the city's food & beverage sales are in the 76107 and 76102 zip codes
- 3x** the city's average residential density with 4,312 multifamily units within 1 mile



CROCKETT ROW AT WEST 7TH



TCU

**WILL ROGERS
MEMORIAL CENTER**

**Kimbell
Art Museum**

**AMON
CARTER
MUSEUM OF
AMERICAN ART**

**casa
mañana**

The Modern

TRINITY PARK

BONTANICAL GARDENS

ARLINGTON HEIGHTS

MONTICELLO

RIVERCREST

FARRINGTON FIELD

MUSEUM PLACE

west elm

UNIVERSITY DR

CURRIE ST

W 7TH ST

URBAN OUTFITTERS

FOCH STREET WAREHOUSES



FOCH ST

LINWOOD

MONTGOMERY PLAZA



CROCKETT ROW AT WEST 7TH




LA | FITNESS.


Yves Delorme
PARIS


READS
JEWELERS

DUDE, SWEET
CHOCOLATE

URBAN OUTFITTERS



CROCKETT ROW AT WEST 7TH



ONI
RAMEN

MASH'D
FOOD. MOONSHINE. LIFE

TERRA
MEDITERRANEAN



CROCKETT ROW AT WEST 7TH

URBAN OUTFITTERS

FIREBIRD'S
EST 1976 TEXAS ELEV 610

WILL ROGERS
MEMORIAL CENTER

RODEO
GOAT

BACKWOODS

GUNN
& HOOK

The Modern

AVOCA
coffee

BLUE
Sushi Sake Grill

iProspect. ^{ip}

pmg

VELVET
TACO

Colonel's
BICYCLES • EST. 1994

j. rae's

RESERVOIR
BAR | PATIO | KITCHEN

TORTACO
• MESCŪ • MEZCAL •

Eddie V's
PRIME SEAFOOD

Kimbell
Art Museum

NEIGHBORS
WITHIN WALKING DISTANCE



CROCKETT ROW AT WEST 7TH

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