

# 1.541 ACRES (67,142 SF) FOR SALE PRIME DEVELOPMENT SITE

DOWNTOWN FORT WORTH @ HENDERSON & BELKNAP



## CONTACT

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 **TRANSWESTERN**®

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# PRIME REDEVELOPMENT SITE

DOWNTOWN FORT WORTH @ HENDERSON & BELKNAP, TX 76102

## ABOUT THE PROPERTY

An incredible development opportunity for a multi-family or mixed-use development, this 1.541 Acre site is not only located in downtown Fort Worth, but it's also a part of the Trinity River Vision project next to Panther Island.

## DETAILS

- ± 67,142 SF Total
  - Northern Tract: 37,896 SF
  - Southern Tract: 29,246 SF
  - (Up to 77,412 SF w/partial closure of W Bluff St)
- ± 465' SF Frontage on N. Henderson
- Zoned "H" - Business District & "J" - Medium Industrial
- Platted, entitled and ready for development
- Replat and zoning completed in 2018
- Located in Downtown Fort Worth Inc's Downtown TIF District
- Directly Across from Tarrant County College's Downtown Campus



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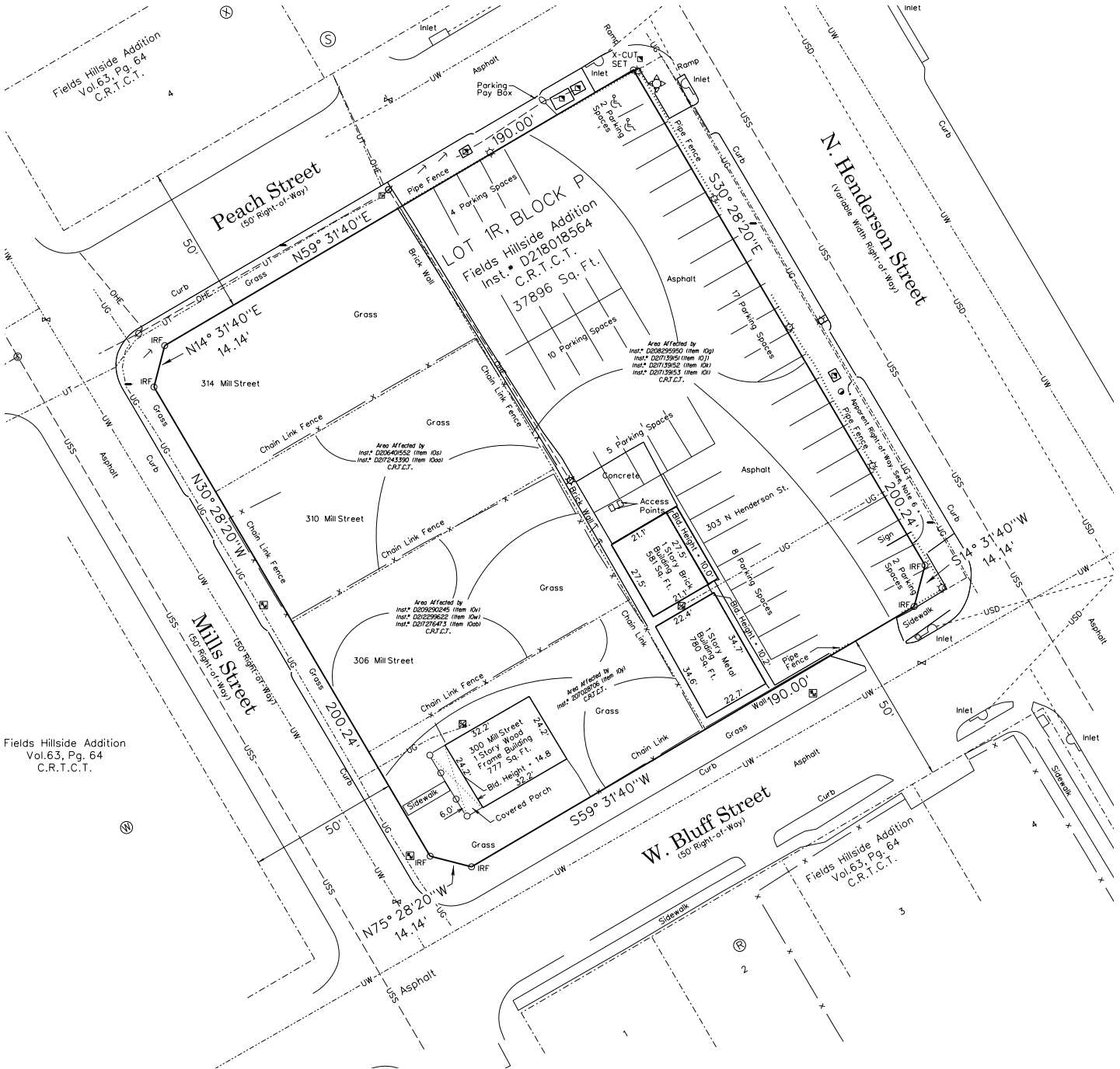
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Fields Hillside Addition  
Vol. 63, Pg. 64  
C.R.T.C.T.

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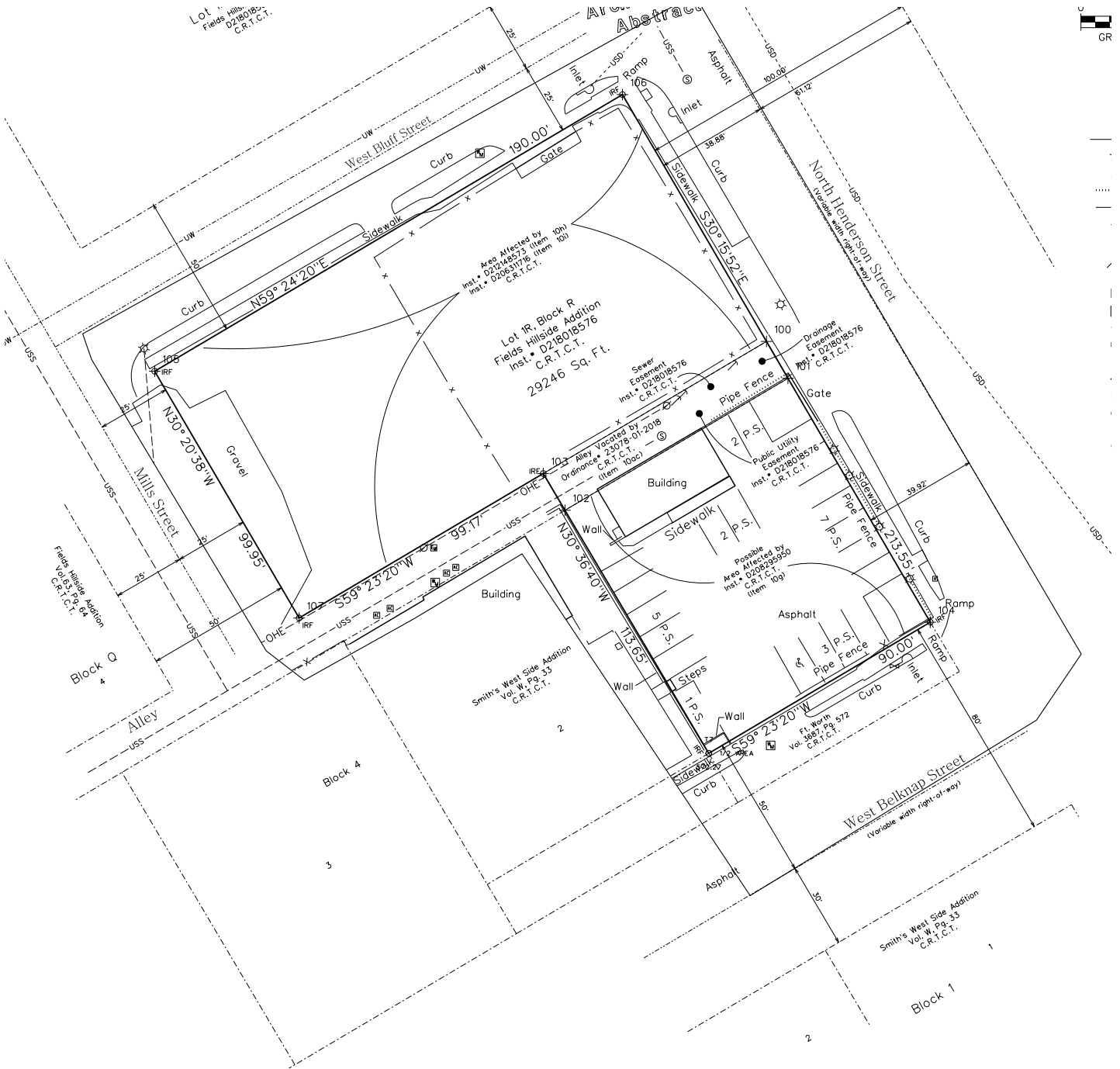
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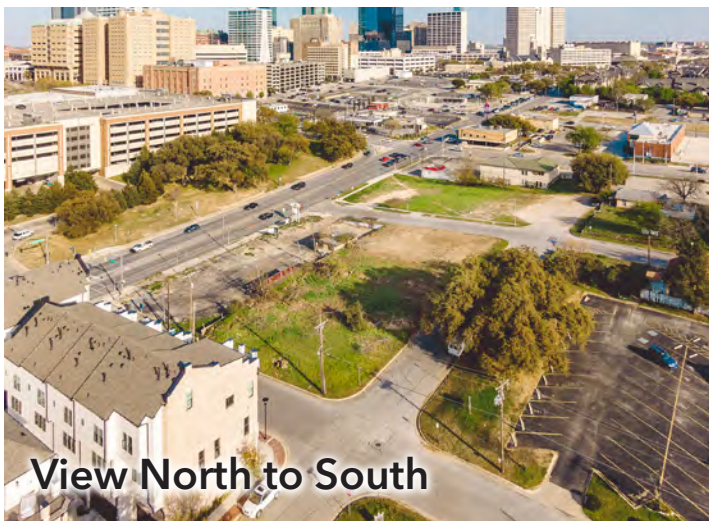
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View East to West



View West to East



View North to South



View South to North



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## AMENITIES & LANDMARK MAP



### EDUCATION

- 1 Tarrant County College - River
- 2 Texas A&M School of Law
- 3 Tarrant County College - River East
- 4 Bright Horizons Montessori
- 5 Young Women's Leadership Academy
- 6 University of Texas at Arlington

### LODGING

- 7 Aloft Hotel
- 8 Ashton Hotel
- 9 Blackstone Courtyard by Marriot
- 10 Embassy Suites

### LODGING

- 11 Fairfield Inn & Suites
- 12 Hampton Inn & Suites
- 13 Hilton Fort Worth
- 14 Holiday Inn Express
- 15 Omni Fort Worth Hotel
- 16 Sheraton Fort Worth Hotel
- 17 TownePlace Suites by Marriot
- 18 Worthington Renaissance FW

### GROCERY & PHARMACY

- 19 CVS
- 20 Walgreen's

### BANKING

- 21 America National Bank & Trust
- 22 Bank of America
- 23 Bank of Texas
- 24 BB & T
- 25 Chase Bank
- 26 Frost Bank
- 27 Guaranty Bank & Trust
- 28 PlainsCapital
- 29 UMB Bank
- 30 Wells Fargo
- 31 Worthington National Bank

### ENTERTAINMENT, DINING & SHOPPING

- 32 Sundance Square (Spans 5 Blocks)
- 33 City Center

### POINTS OF INTEREST

- 34 Convention Center
- 35 Water Gardens
- 36 T&P Station - TRE Rail and TEXRail
- 37 Trinity Metro Intermodal Transportation Center
- 38 Panther Island Pavillion
- 39 Near Southside District

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## 2017 END OF YEAR FORT WORTH MARKET

**Fort Worth Multi-Family** 96% Occupancy  
5,093 Under Construction

**Central FW Retail** 5.0% Vacancy  
355,224 SF Absorption  
294,278 SF Deliveries

**Fort Worth CBD Office** 16.2% Vacancy Class A  
8% Vacancy Class B  
\$27.83 psf Avg. Rent

## FORT WORTH - NATION'S 15TH LARGEST CITY

Fort Worth long ago designated "Where the West Begins", has developed into the thriving, modern 15th largest and one of the fastest growing cities in the country, adding 40,000 new residents in 2016-2017. Cowtown has maintained its small-town charm and folks are beginning to take notice. The live/work/play model has been adopted whole heartedly by the Fort Worth development community as several entertainment hubs have risen to prominence in recent years to keep pace with the city's growth demand. The recent opening of the TexRail commuter line that connects downtown Fort Worth directly into DFW airport is a sign of that progress toward the live/work/play environment.

Fort Worth's diversification has been a strength for the market as the city is less dependent on the oil and gas industry to be the main economic driver. The City does not need high oil prices for sustained growth (although it does help and Permian Basin drilling continues to ramp up). Many companies have shifted operations to Houston with the most prominent case being Exxon Mobile/XTO. However, the large vacancies being left by XTO in the CBD has been viewed as opportunities for Fort Worth to continue to diversify 6 of their 7 buildings have already sold to 2 office users, 2 hotel developers, 2 multi-tenant office investors, and one will be kept for a small presence to remain in Fort Worth.

## Fort Worth Employment Growth by Sector Y-O-Y Change Through Nov. 2018

Employment Sectors	Absolute Change	% Change
Trade, Transport & Utilities	9,000	3.5%
Financial Activities	3,400	5.4%
Natural Resources, Mining, & Const.	3,000	5.0%
Manufacturing	2,200	1.5%
Education and Health Services	2,100	2.2%
Leisure & Hospitality	2,100	1.6%
Other Services	1,000	2.4%
Prof. & Business Services	900	0.7%
<b>Total Gain</b>	<b>23,700</b>	
Information	-300	-2.6%
Government	-800	-0.6%
<b>Total Loss</b>	<b>-1,100</b>	
<b>Net Change</b>	<b>22,600</b>	

## WORKFORCE & EDUCATION

A prime attraction for businesses relocating to Fort Worth is the high-quality and ever-growing pool of employees. The area's diverse and talented workforce has been a key focal point for many recently relocated companies. In addition, the area provides outstanding opportunities for education on all levels. Seven universities and colleges are in the immediate area. More than 140 K-12 schools in the Fort Worth Independent School District have received recognitions, and additionally, Tarrant County supports over 200 respected private schools.

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