

2707 DECATUR AVE
FORT WORTH, TX 76106
OFFERING MEMORANDUM

**TRANSIT ORIENTED
DEVELOPMENT
OPPORTUNITY**

+/-1.53 ACRES

TABLE OF CONTENTS

SECTION I	PROPERTY DETAILS
SECTION II	LOCATION MAPS
SECTION III	MARKET HIGHLIGHTS
SECTION IV	FORT WORTH, TX CITY STATISTICS
SECTION V	SURVEY

CONTACT

TODD HAWPE, PRINCIPAL
817.259.3523
todd.hawpe@transwestern.com

JEFF GIVENS, PRINCIPAL
817.259.3536
jeff.givens@transwestern.com



SECTION I



PROPERTY DETAILS

EXECUTIVE SUMMARY



OVERVIEW

Transwestern is pleased to present this transit oriented development opportunity in Fort Worth, TX. The site is across from the new TEXRail Northside station, a new 27-mile commuter rail line that extends from downtown Fort Worth, across northeast Tarrant County, through North Richland Hills and Grapevine, and into DFW International Airport's Terminal B. The property is zoned "K" - heavy industrial, is located in an Opportunity Zone, and in the Stockyards/Northside TIF district. The City of Fort Worth Economic Development Department also recently released new incentives for transit oriented development projects near each of its TEXRail stations.

This 1.53 acre tract near the Stockyards and across from the Northside TEXRail station is an incredible opportunity for a developer to make their mark!

PROPERTY SUMMARY

Sale Price:	See Broker
Lot Size:	+/-1.53 Acres (66,647 SF)
Market:	Northwest Fort Worth/Stockyards
Cross Streets:	NE 28th St & Decatur Ave

OPPORTUNITY

Transit-Oriented Development (TOD) is a style of planning and development that encourages pedestrian activity with a mix of higher density employment, housing, and commercial land uses within a half-mile walking distance of a passenger rail station. TOD encourages the choice to bike or walk in combination with transit use through a well-designed, accessible built environment and connected network of bike and pedestrian facilities that reduces automobile dependence.

In downtown Fort Worth, TEXRail has already spurred redevelopment of the area around the Intermodal Transportation Center (ITC). Projects like the \$94.2 million Katy Station Lofts development, which incorporates market-rate and affordable housing, retail, and a child care facility, represent the wave of the future.

NORTH VIEW WITH TEXRAIL STATION



SOUTH VIEW SHOWING DOWNTOWN



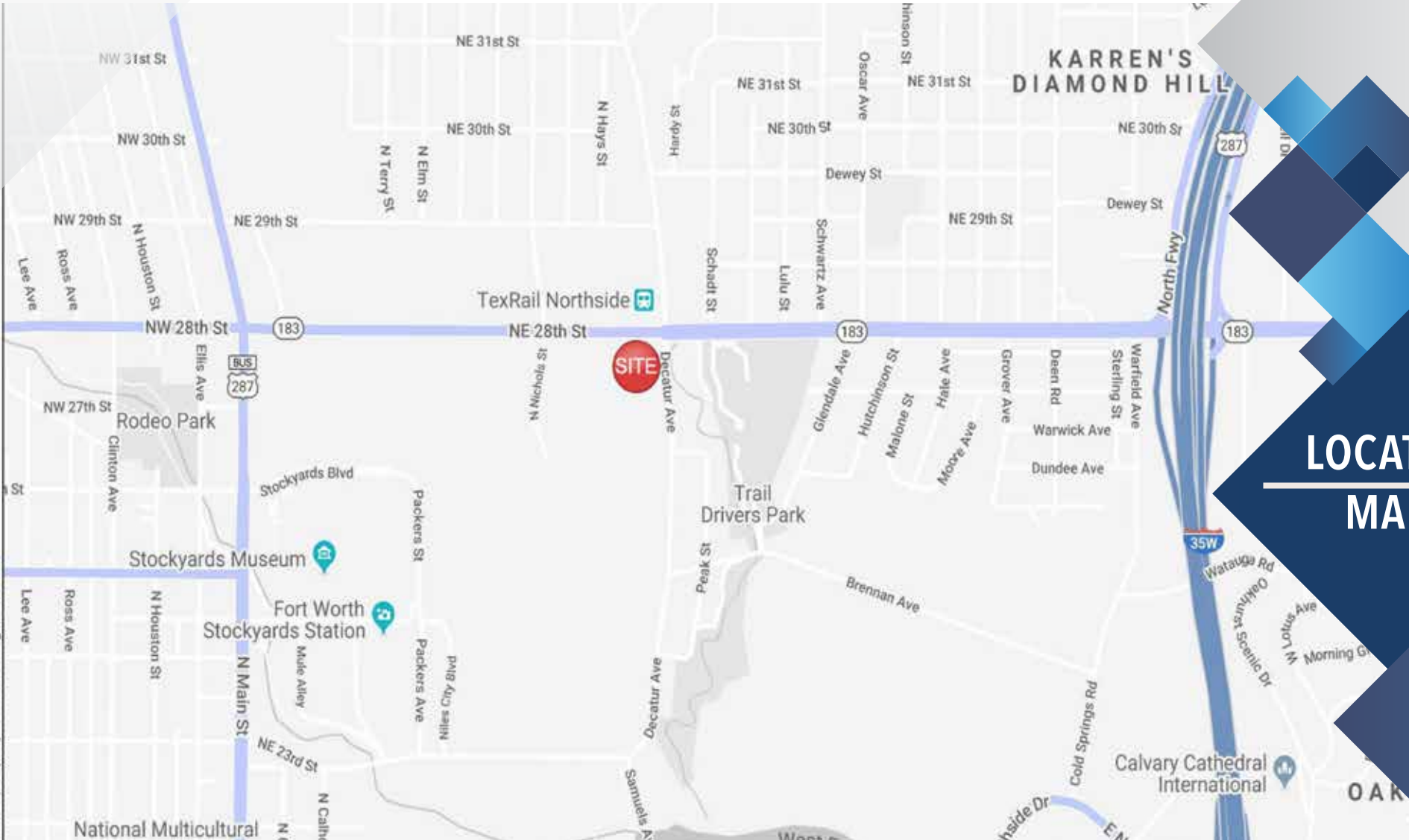
WEST VIEW SHOWING STOCKYARDS



EAST VIEW TOWARD I-35 W

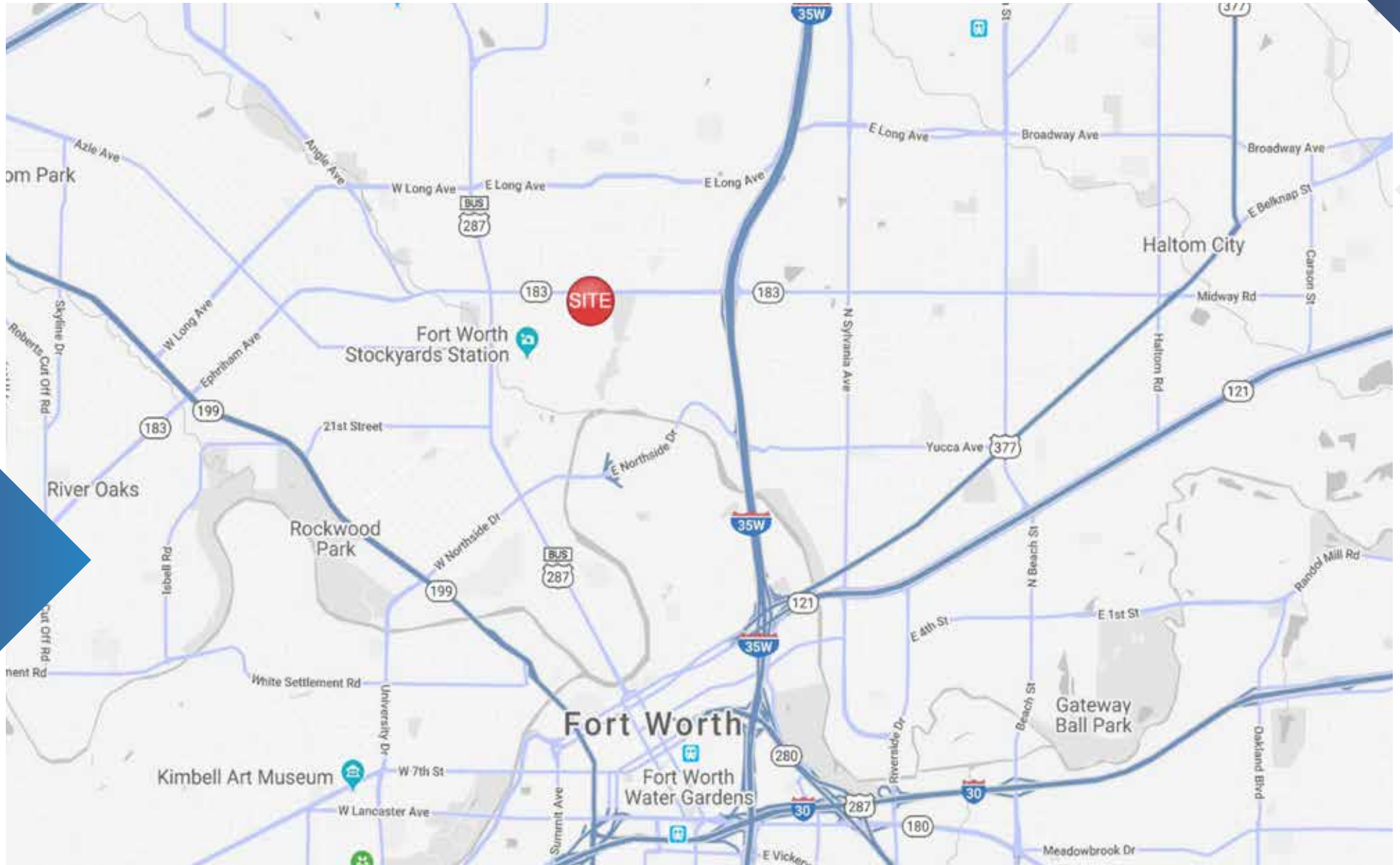


SECTION II

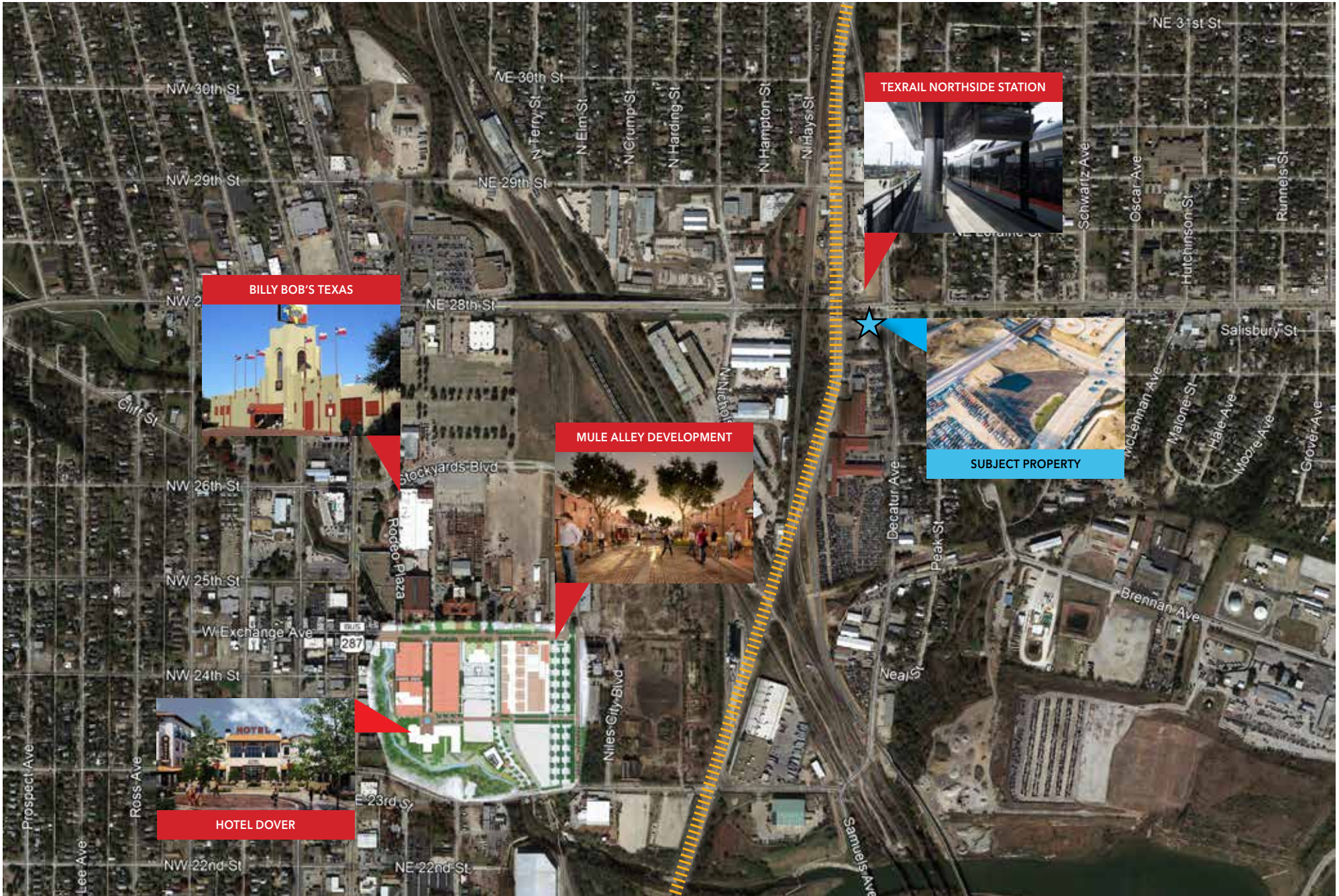


LOCATION
MAPS

MARKET MAP



AERIAL - NORTHSIDE | STOCKYARDS



FORT WORTH AREA CULTURE MAP



TEXRAIL MAP



SECTION III



MARKET HIGHLIGHTS

MARKET TRENDS



	1 MILE	3 MILE
Daytime Population	<ul style="list-style-type: none"> • 5,061 Workforce • 5,620 Residents 	<ul style="list-style-type: none"> • 71,724 Workforce • 49,163 Residents
Transportation	<ul style="list-style-type: none"> • TexRail direct access to DFW airport and downtown Fort Worth opened Jan. 2019 • Trinity Metro bus from TEXRail Station to Stockyards 	<ul style="list-style-type: none"> • Multiple Trinity Metro bus routes • Existing Sidewalks/Accessibility on the Northside of Decatur Ave
Development	<ul style="list-style-type: none"> • 7 hotels currently under construction or in planning stages. Projects will add over 952 new rooms. • Over 2,000 Multi-family units under construction or recently delivered • Stockyards Redevelopment - Mule Alley • Transit Oriented Development incentives spurring investment 	
Major Entertainment Attractions	<ul style="list-style-type: none"> • Billy Bob's - the world's largest honky-tonk • Stockyards Championship Rodeo • Mule Alley - 180,000 SF of carefully curated restaurants, eateries, entertainment venues, shops, heritage brands, creative workplaces opening this year • Hotel Dover - 200 Rooms & Suites with Meeting Space • Stockyards National Historic District - 98 Acres of Shopping, Entertainment, Offices, Hotels and more that draws over 3,000,000 visitors annually 	



SECTION IV



FORT WORTH, TX CITY STATISTICS & DEMOGRAPHICS

FORT WORTH, TEXAS

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.



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.

FORT WORTH MARKET TRENDS



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 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%
Total Gain	23,700	
Information	-300	-2.6%
Government	-800	-0.6%
Total Loss	-1,100	
Net Change	22,600	

DALLAS/FORT WORTH METROPLEX ~ GROWTH STATISTICS



DALLAS-FORT WORTH METROPLEX RANKINGS

#1	- Annual Jobs Growth	95,100
#1	- Annual Population Growth	144,700
#2	- Median Home Price Move	59.9%
#1	- 5-Year Job Growth Forecast	366,600
#1	- 5-Year Pop. Growth Forecast	716,700
#2	- 5-Year Young Pop. Forecast	145,400
#1	- Apartment Completions	31,800

National Employment Rank by Metro

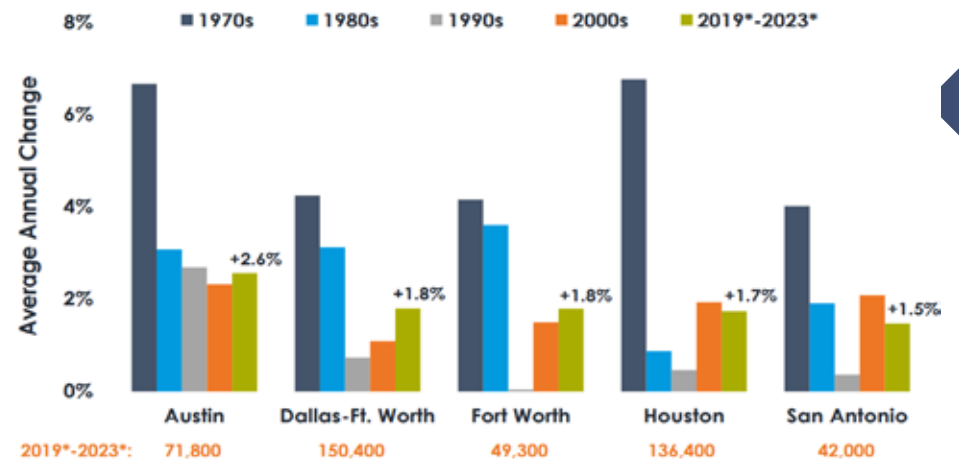
Trailing 12-Months Through Nov. 2018

Top 10 Metros	Absolute Change	Percent Change
Houston	114,700	3.8%
Dallas-Fort Worth	96,900	2.7%
Phoenix	86,600	4.2%
Seattle-Tacoma	71,800	3.5%
New York	67,700	1.5%
Atlanta	60,200	2.2%
Orlando	59,700	4.7%
Los Angeles	57,500	1.3%
Washington, D.C.	55,100	1.7%
Chicago	45,200	1.0%
U.S. Average	2,500,000	1.7%

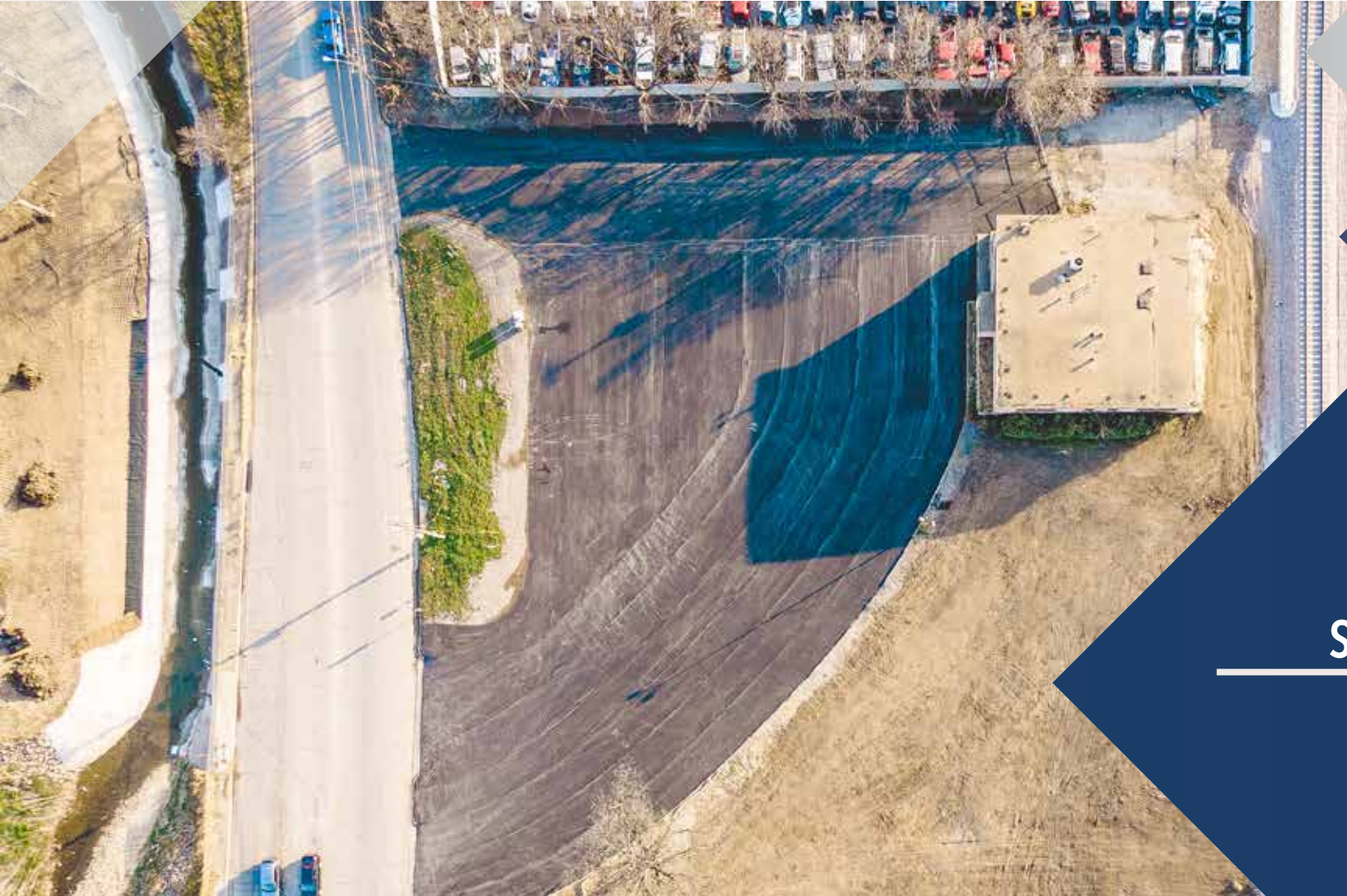
2019 Forecast

Top 10 Metros	Absolute Change	Percent Change
Houston	110,000	3.5%
Dallas-Fort Worth	105,000	2.8%
Phoenix	80,800	3.8%
Orlando	65,000	4.9%
Seattle-Tacoma	60,000	2.9%
New York	55,000	1.2%
Los Angeles	50,000	1.1%
Atlanta	49,000	1.7%
Washington, D.C.	42,000	1.3%
Salt Lake City	41,300	3.2%
U.S. Average	2,000,000	1.3%

20-34 Year-Old Population Growth



SECTION VI



SURVEY




JEFF GIVENS
Principal
jeff.givens@transwestern.com

TODD HAWPE
Principal
todd.hawpe@transwestern.com

TRANSWESTERN
777 Main Street, Suite 1100
Fort Worth, TX 76102
P 817.877.4433 F 817.870.2826
www.transwestern.com

 TRANSWESTERN®

 TRANSWESTERN®



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.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Transwestern Commercial Services Fort Worth, LLC	9000246		817-877-4433
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Eugene Paul Wittorf	479373	paul.wittorf@transwestern.com	972-774-2500
Designated Broker of Firm	License No.	Email	Phone
Leland Alvinus Prowse IV	450719	leland.prowse@transwestern.com	817-877-4433
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jeffrey Scott Givens	431457	jeff.givens@transwestern.com	817-877-4433
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date