

FOR SALE

1001 & 1003 E. Rosedale St • Fort Worth, TX 76104

Historic Southside | MU-1 Mixed-Use | 2 Lots — Buy One or Both

1001: \$255,000

1003: \$249,000

Both Lots: \$504,000



**National Juneteenth Museum
COMING SOON**

1003 E Rosedale St
1001 E Rosedale St

Positioned at Ground Zero of Fort Worth's Next Transformation

National Juneteenth Museum (\$70M) • Evans & Rosedale Urban Village (\$63M) • Downtown FW Views

ZONING MU-1 <small>Mixed Commercial & Residential</small>	LOT SIZE 4,182 SF <small>~60 x 70 Ft Est. Per Lot</small>	PRICING From \$249K <small>1001: \$255K 1003: \$249K</small>	BOTH LOTS \$504,000 <small>Buy One or Both</small>	TRAFFIC 17,000+ VPD <small>E. Rosedale Daily Court</small>	UTILITIES All Available <small>Water • Sewer • Electric</small>	TO DOWNTOWN 1.2 Miles <small>Fort Worth CBD</small>	JUNETEENTH Steps Away <small>\$70M Museum Coming Soon</small>
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AREA DEVELOPMENTS DRIVING VALUE

National Juneteenth Museum **\$70M**

The National Juneteenth Museum is a transformative \$70M cultural landmark rising on E. Rosedale — directly across from this lot. Honoring America's second Independence Day, it is projected to draw 200,000+ annual visitors, generating hospitality, retail, and service demand in the immediate area. Surrounding land values have already begun to reflect the coming impact.

Evans & Rosedale Urban Village **\$63M**

Evans & Rosedale Urban Village is a \$63M city-backed mixed-use redevelopment transforming Historic Southside into a vibrant urban district. Planned retail, dining, residential, and public plaza space will reconnect communities and drive sustained foot traffic. The City of Fort Worth has committed significant infrastructure investment along this corridor. MU-1 zoning on this lot aligns perfectly with the district's vision.

MU-1 MIXED-USE ZONING — WHAT YOU CAN BUILD

- Retail / Restaurant / Cafe
- Boutique Hotel / Short-Term Rental
- Multifamily Residential
- Office / Professional Services

PROPERTY PHOTOS



WHY ACT NOW

- Land near cultural landmarks appreciates rapidly post-groundbreaking
- MU-1 zoning offers maximum development flexibility
- City infrastructure upgrades already underway on corridor
- Rare corner-adjacent lot with high visibility & traffic
- Buy 1 or both lots for a larger development footprint

Many people see dirt land. Developers see opportunity.

Contact listing agent for due-diligence package, survey, and showing.

Yanira Posada | Rendon Realty LLC

DFW Metroplex | #SoldByYanira | #RendonRealty

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DISCLAIMER: Renderings and aerial composites shown are for illustrative purposes only and do not represent official project plans, approved designs, or guaranteed development. All information deemed reliable but not guaranteed. Verify all data independently prior to making investment decisions. Rendon Realty LLC is not affiliated with the Juneteenth Museum or Evans & Rosedale Urban Village projects.