

PRIME INVESTMENT OPPORTUNITY FOR SALE | 2.2 ACRES

301 East Rosedale Street | Fort Worth, TX
OFFERING MEMORANDUM

L=390ft

W=252ft

E Rosedale St

Monarch Hwy



PLEASE CONTACT BROKER FOR PRICING

Scott Lowe
League Commercial
Managing Director | Partner
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613739

LEAGUE Commercial

Prime Investment Opportunity For Sale | 2.2 Acres

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Exclusively Marketed by:



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LEAGUE Commercial

Brokerage License No.: 9005641
<https://leaguecommercial.com/>

01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS

301 East Rosedale Street
Fort Worth TX 76104

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	14,568	106,206	284,781
2026 Median HH Income	\$64,459	\$64,529	\$64,088
2026 Average HH Income	\$82,404	\$93,459	\$93,068

Prime Investment Opportunity Now for Sale

- In the Heart of the Medical District Rare Opportunity to Develop 2.2 acres of strategically located land off Rosedale in Fort Worth, Texas
- Located along Rosedale with approximately 26,000 vehicles in Annual Average Daily Traffic (AADT), the property has high visibility and consistent exposure.

Mixed-Use Zoning with Exceptional Flexibility

- Ideal for medical offices, hospitality ventures or multi-family development, the property offers investors the opportunity to maximize value in a high-demand location.
- T5 Zoning Mixed Use allows up to 10 Stories High Development.

Strong Demographic Growth & Rising Household Income

- The surrounding 1-mile trade area is projected to experience 8.0% population growth between 2026 and 2031, supported by an average household income exceeding \$80,000 and an anticipated 11.45% increase in household income during the same period, reinforcing long-term consumer demand and spending power.



02

Location

Local Business Map



DOWNTOWN FORT WORTH

FORT WORTH

UPPER WEST SIDE

SUNSET TERRACE

MISTLETOE HEIGHTS

FAIRMOUNT

SOUTHSIDE

NORTH EAST SIDE

HISTORIC SOUTHSIDE



IM Terrell Academy for STEM and VPA

Fort Worth Texas and Pacific Station

Harris Methodist Hospital

John Peter Smith Hospital

Peak Element School

Baylor All Saints Medical Center at Fort Worth

E Presidio St

E Daggett Ave

E Stella St

E Tennessee Ave

E Terrell Ave

E Humbolt St

E Pulaski St

E Magnolia Ave

E Morphy St

E Maddox Ave

E Allen Ave

Elmwood Ave

E Richmond Ave

E Baltimore Ave

W Daggett Ave

W Jarvis St

W Peter Smith St

Pennsylvania Ave

W Carr St

College Ave

W Magnolia Ave

W Magnolia Ave

W Morphy St

W Myrtle St

W Allen Ave

Park Place Ave

Hurley Ave

Windsor Pl

E Vickery Blvd

S Jones St

E Hattie St

Missouri Ave

Arizona Ave

Evans Ave

Missouri Ave

Arizona Ave

E Allen Ave

Elmwood Ave

York Ave

York Ave

York Ave

W 7th St

W 10th St

W Lancaster Ave

W Daggett Ave

15th Ave

W Peter Smith St

Pennsylvania Ave

Cooper St

W Rosedale St

W Rosedale St

W Magnolia Ave

W Morphy St

W Myrtle St

W Allen Ave

Park Place Ave

Hurley Ave

Windsor Pl

Cherry St

W Lancaster Ave

Summit Ave

Ballinger St

W Jarvis St

S Adams St

College Ave

W Carr St

W Magnolia Ave

W Magnolia Ave

W Morphy St

W Myrtle St

W Allen Ave

Park Place Ave

Hurley Ave

Windsor Pl

Monroe St

W Lancaster Ave

Cherry St

W Jarvis St

S Adams St

College Ave

W Carr St

W Magnolia Ave

W Magnolia Ave

W Morphy St

W Myrtle St

W Allen Ave

Park Place Ave

Hurley Ave

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Commerce St

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College Ave

W Carr St

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W Magnolia Ave

W Morphy St

W Myrtle St

W Allen Ave

Park Place Ave

Hurley Ave

Windsor Pl

Union Pacific Railroad

Union Pacific Railroad

E Vickery Blvd

S Jones St

E Hattie St

Missouri Ave

Arizona Ave

Evans Ave

Missouri Ave

Arizona Ave

E Allen Ave

Elmwood Ave

York Ave

York Ave

York Ave

NORTH EAST SIDE

HISTORIC SOUTHSIDE

E Magnolia Ave

E Morphy St

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W Morphy St

W Myrtle St

W Allen Ave

Park Place Ave

Hurley Ave

Windsor Pl

Union Pacific Railroad

Union Pacific Railroad

E Vickery Blvd

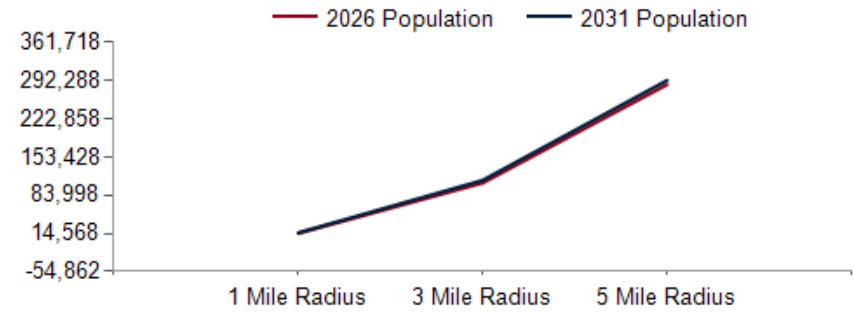
03

Demographics

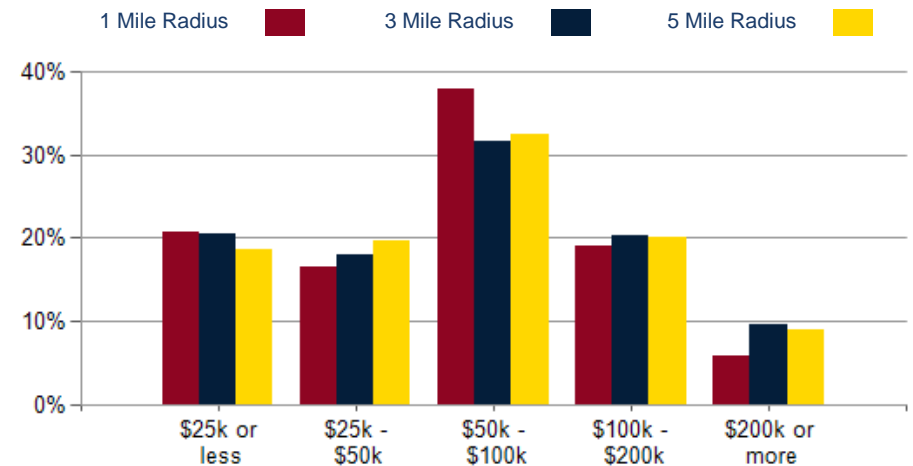
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,843	84,756	252,533
2010 Population	9,928	84,435	252,724
2026 Population	14,568	106,206	284,781
2031 Population	15,775	111,005	292,288
2026 African American	3,708	20,501	48,006
2026 American Indian	145	1,009	2,816
2026 Asian	498	3,176	8,676
2026 Hispanic	5,732	47,944	149,008
2026 Other Race	2,325	21,231	67,018
2026 White	5,484	43,081	107,189
2026 Multiracial	2,398	17,135	50,913

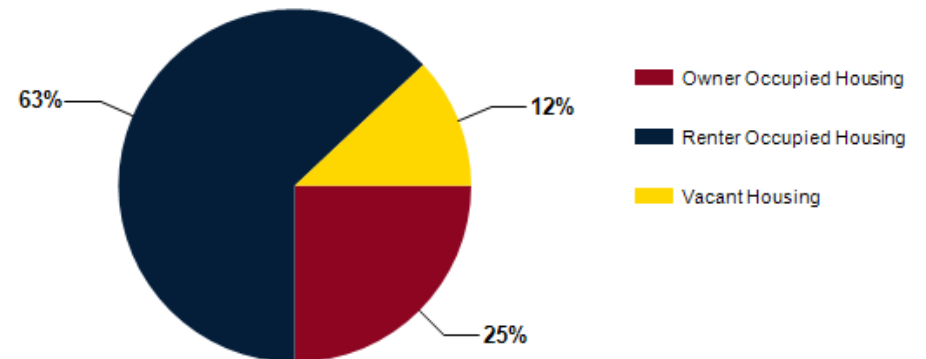
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	850	5,303	11,643
\$15,000-\$24,999	425	2,970	7,268
\$25,000-\$34,999	451	2,999	7,730
\$35,000-\$49,999	570	4,294	12,245
\$50,000-\$74,999	1,450	7,802	20,144
\$75,000-\$99,999	885	5,015	12,724
\$100,000-\$149,999	838	5,972	14,733
\$150,000-\$199,999	337	2,240	5,661
\$200,000 or greater	353	3,865	9,090
Median HH Income	\$64,459	\$64,529	\$64,088
Average HH Income	\$82,404	\$93,459	\$93,068



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

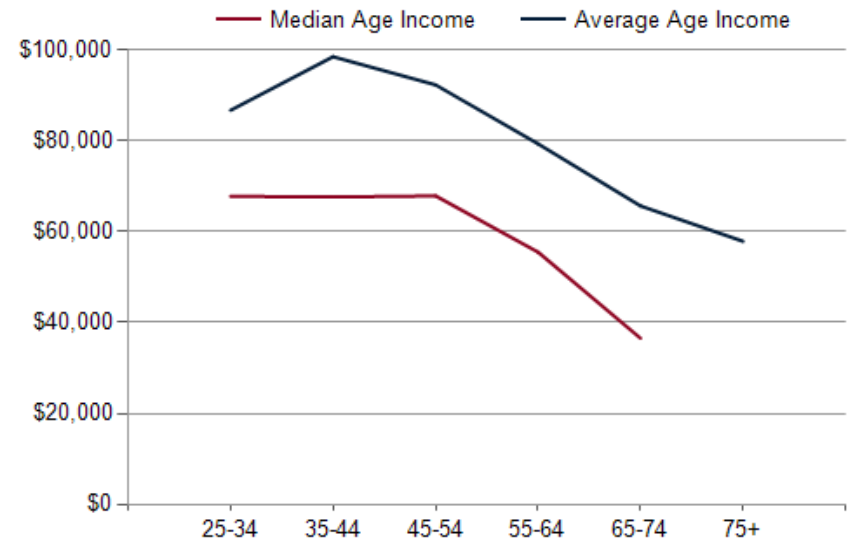
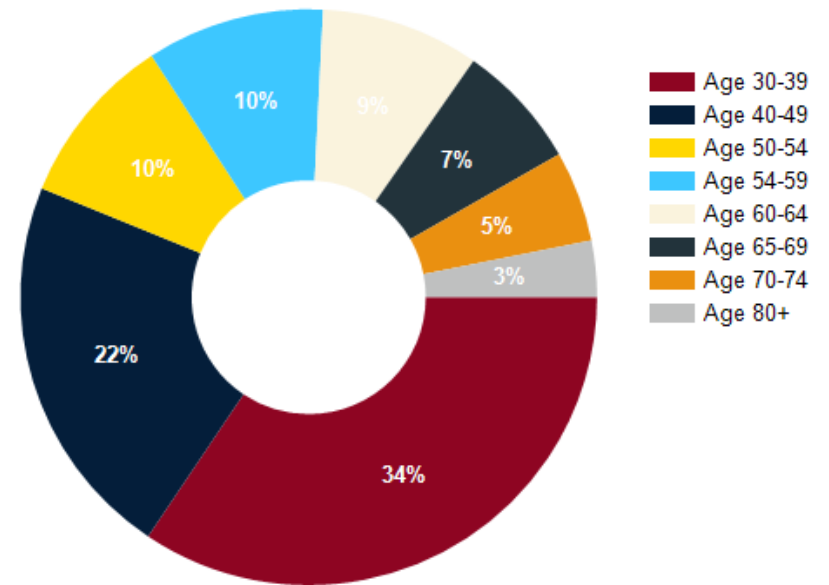


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,524	9,485	22,931
2026 Population Age 35-39	1,290	7,864	20,103
2026 Population Age 40-44	981	6,751	18,205
2026 Population Age 45-49	799	5,568	15,702
2026 Population Age 50-54	790	5,546	15,266
2026 Population Age 55-59	815	5,381	14,686
2026 Population Age 60-64	727	5,091	14,123
2026 Population Age 65-69	577	4,226	12,243
2026 Population Age 70-74	417	3,229	9,822
2026 Population Age 75-79	259	2,216	6,618
2026 Population Age 80-84	153	1,464	4,144
2026 Population Age 85+	151	1,416	3,603
2026 Population Age 18+	11,639	84,653	218,309
2026 Median Age	34	33	33
2031 Median Age	35	34	34

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,807	\$73,857	\$73,586
Average Household Income 25-34	\$86,751	\$96,606	\$96,143
Median Household Income 35-44	\$67,658	\$70,684	\$70,042
Average Household Income 35-44	\$98,551	\$108,988	\$108,516
Median Household Income 45-54	\$67,912	\$72,418	\$69,670
Average Household Income 45-54	\$92,355	\$110,346	\$104,901
Median Household Income 55-64	\$55,519	\$59,533	\$59,756
Average Household Income 55-64	\$79,371	\$97,205	\$96,288
Median Household Income 65-74	\$36,546	\$48,545	\$50,674
Average Household Income 65-74	\$65,687	\$79,464	\$80,344
Average Household Income 75+	\$57,899	\$73,184	\$72,427

Population By Age



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

League Real Estate	9005641	hello@leaguere.com	817-523-9113
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Matt Lewis	0502746	matt@leguere.com	9728499889
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Scott Lowe	613739	scott@leaguecre.com	469-682-8661
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Scott Lowe	613739	scott@leaguecre.com	4696828661
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date