

# FOR SALE | HIGH VISIBILITY REDEVELOPMENT OPPORTUNITY

Near Southside/Medical District

5 Lots in Fort Worth, Texas

Located between

E Pennsylvania Ave & Rosedale St ±

57,295 sf total (±1.32 Acres)

± 14,720 sf (office + industrial bldgs)

Contact Broker For Price



## SALES TEAM

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# REDEVELOPMENT LAND I-35W & E PENNSYLVANIA AVE

5 Tracts | Fort Worth, TX 76104

Downtown  
Fort Worth



Contact Broker For Price

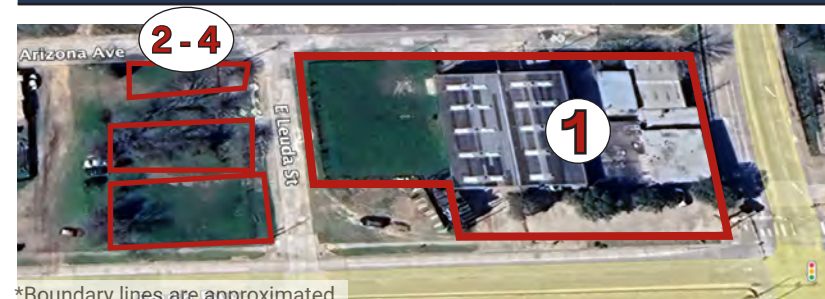
## Property Description:

This extraordinary assemblage of **5 prime lots** with existing office and industrial buildings offer an exceptional redevelopment opportunity in Near Southside and Fort Worth's Medical District. One of the few **contiguous development tracts** near the Fairmont Historical District, this opportunity is poised to become a premier commercial development in one of Fort Worth's most dynamic locations. Strategically positioned near the bustling intersection of I-35W and E Pennsylvania Ave, this site offers unparalleled visibility and convenient access, ensuring maximum exposure for future tenants and customers.

Whether you envision a vibrant retail center, a cutting-edge office complex, or a versatile mixed-use development, this site provides the flexibility to bring your vision to life. Fort Worth's expanding population and rising consumer demand create a fertile environment for innovative projects.

### Description

Lot	Address	Building (SF)	Land (SF)
1	701 Arizona Ave	14,720 sf	40,602 sf
2	600 E Leuda St		2,993 sf
3	604 E Leuda St		4,700 sf
4	610 E Leuda St		4,000 sf
5	921 Arizona Ave		5,000 sf
TOTAL		19,368 sf	57,295 sf



\*Boundary lines are approximated



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## A Hub of Growth and Opportunity

Fort Worth boasts a robust economy and a thriving business climate. This strategic location allows you to tap into the city's growing demographics and consumer base, positioning your development for long-term success. Benefit from the economic vitality of Fort Worth and make a lasting impact on the community by creating a destination that meets the needs of a diverse and dynamic population.

## Property Highlights

- **Prime Location:** One of a few contiguous tracts near Near Southside/Medical District, the high-traffic intersection of I-35W and E Pennsylvania Ave ensures excellent visibility and accessibility.
- **Versatile Site:** Suitable for a variety of commercial projects, including retail, office, and mixed-use development.
- **Central Location:** Enjoy easy access to major highways, public transport, and proximity to local amenities & restaurants.
- **Diverse Community - High Income Levels:** A blend of young professionals, families, and established residents creates a rich demographic mix. The area features strong median household incomes, supporting consumer spending and business viability.
- **Existing Buildings & Secure Yard:** Leverage the existing office & industrial buildings, plus a secure fenced yard for immediate storage and operations. Ideal for electrical or plumbing supply, and easily adaptable to your needs.

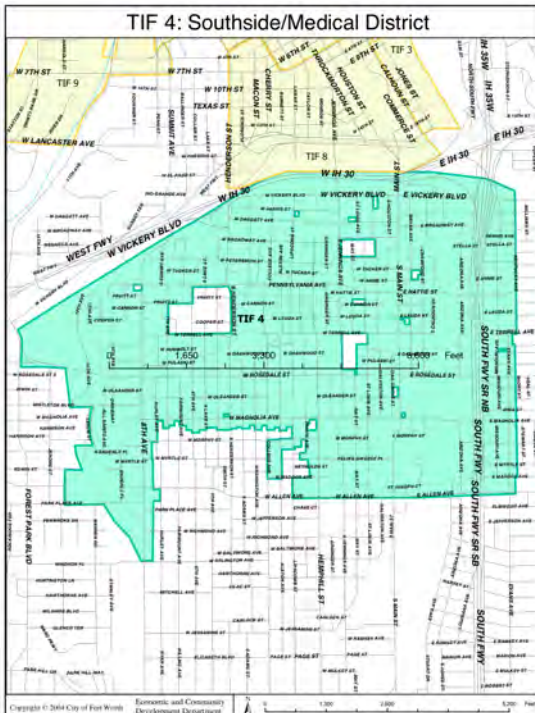
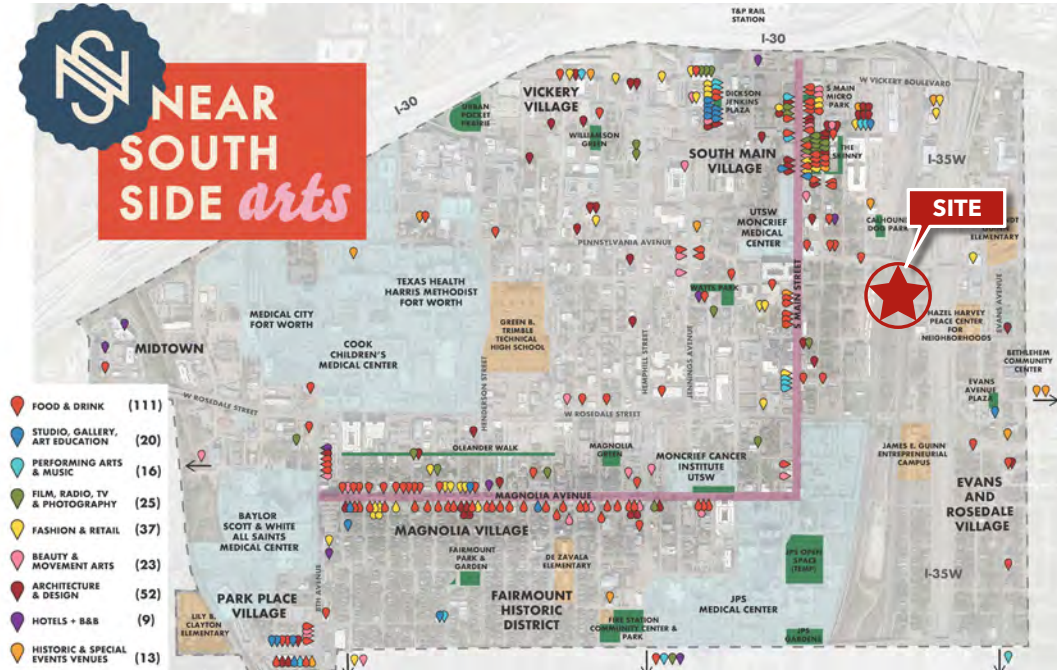
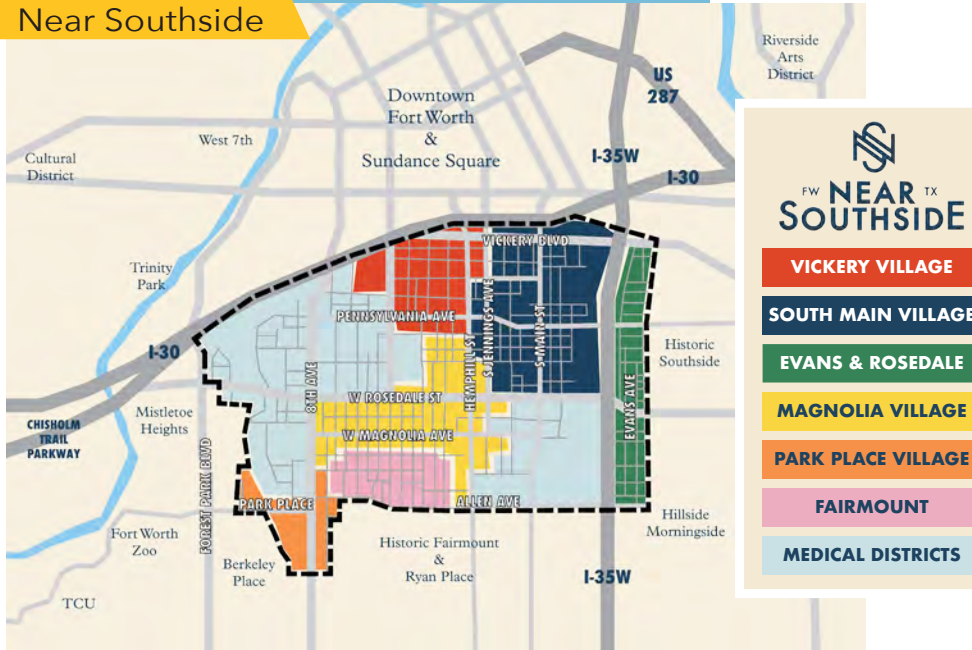


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Near Southside



Visit Near Southside, Inc.  
for more information

"The transformation of the village has come in stages, and **today, the rate of growth is head-spinning.** Spurred on by the South Main complete street project that was completed in 2017, South Main Village is changing before our eyes. **Multiple adaptive reuse projects are currently underway alongside new construction of mixed-use and residential projects.** An eclectic mix of locally-owned and operated entertainment venues and neighborhood staples line the streets, all of which are turning this formerly sleepy corner of the Near Southside into a destination all its own."

© Near Southside, Inc.



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## Fort Worth Overview

### 4th largest Metropolitan Area in the U.S.

972,228 population

5.8% population growth since 2020










345.6 square mile land area

### 12th largest city

Median household incomes and average education rank very high with unemployment lower than the national average.

Fort Worth has a **12 percent lower cost of doing business** than the national average, a **low cost of real estate**, **pro-business government** ready to partner and provide incentives, and an abundance of quality land to develop.

## DEMOGRAPHICS

	3-Mile	5-Mile
 Population	114,298	305,900
 Population Growth ('10-'23)	3.2%	1.6%
 Households	42,570	105,243
 Household Growth ('10-'23)	3.6%	1.8%
 Median Age	35.3 years	34.4 years
 Average HH Income	\$74,580	\$74,055
 Total Consumer Spending	\$1.2 Billion	\$3 Billion
 <30 Minutes 3 mile radius	71.6%	35,932
 30-60 Minutes 3 mile	22.5%	11,300

Demographics data ©CoStar 2024 & worldpopulationreview.com 2023





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