

901-919 Summit Avenue

FORT WORTH | TEXAS 76102

±1.38 ACRES

FULL 60,112 SF CITY BLOCK
DEVELOPMENT OPPORTUNITY

CBRE



A CBRE INVESTMENT OPPORTUNITY

The Offering

CBRE, Inc. is exclusively offering the property described in the property summary. 901, 915 & 919 Summit Avenue, and 900, 906 & 914 Ballinger Street and 1400 Texas Street. The Property consists of seven (7) parcels which are comprised as a city block owned by three (3) separate ownership groups. The Property is located in the Upper West Side neighborhood of Fort Worth and provides walkable access to both Sundance Square, West 7th Neighborhood and Trinity River parks system.

Significant investment has taken place in downtown Fort Worth as evident by the construction of 969 Commerce by Southern Land Company, the proposed multifamily development at 1075 Calhoun Street by AHS Residential, and the development of the Texas A&M Law School. Downtown Fort Worth was recently named the #1 Downtown in America, and continues to attract businesses, students, and residences, given the walkable and clean environment.

Property Summary

**901, 915 & 919 Summit Avenue
900, 906 & 914 Ballinger Street
1400 Texas Street**

FORT WORTH, TX 76102

±20,335 SF
OFFICE BUILDINGS

±1.38
ACREAGE

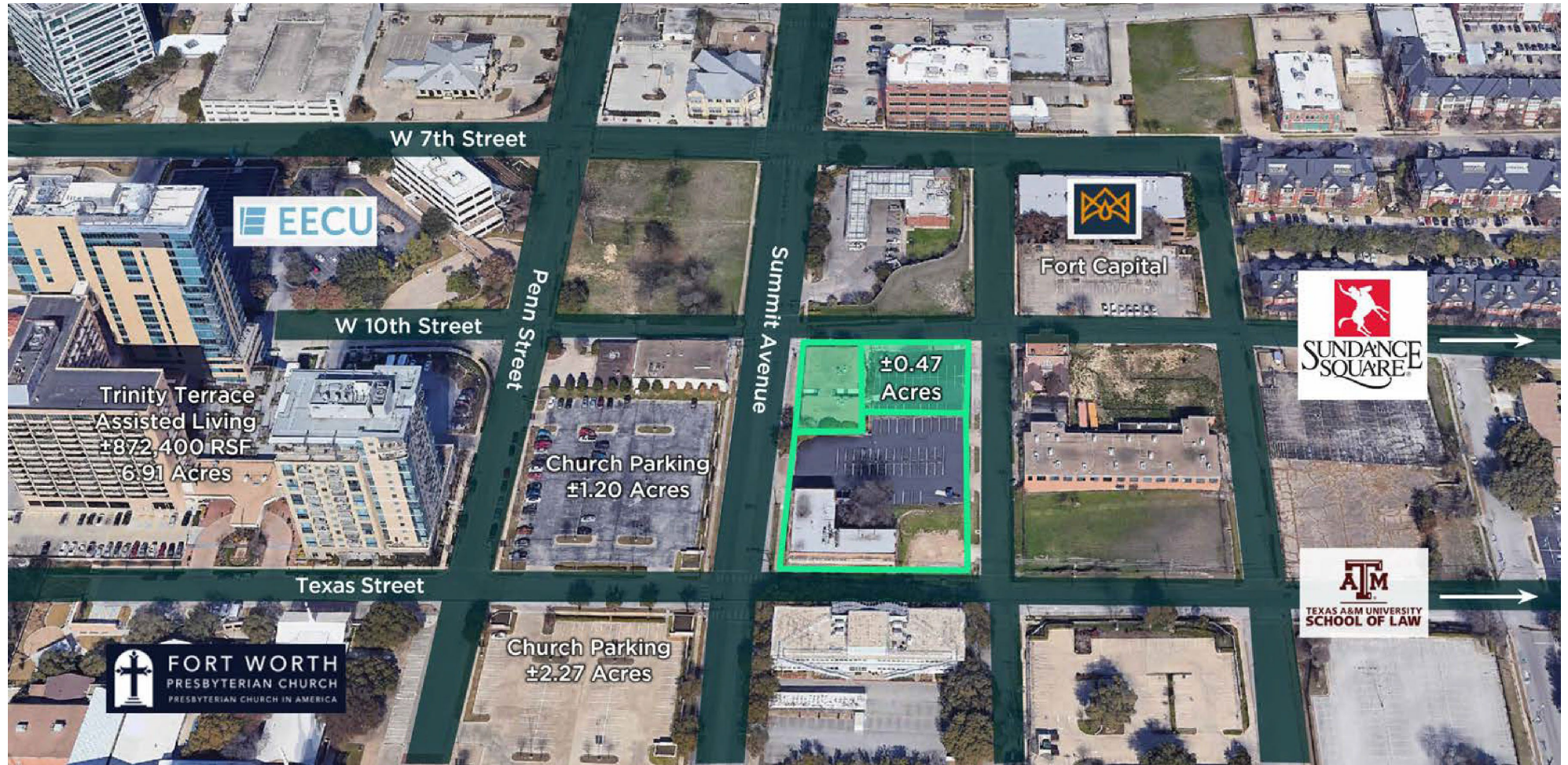
69
WALK SCORE

Zoned “H”
HIGH INTENSITY CENTRAL BUSINESS

DUDD
WITHIN THE DOWNTOWN URBAN DESIGN
DISTRICT



Property Overview



To Downtown Dallas
(70 minutes)



Convention Center
4 minutes



7 Minute Drive



To DFW Airport
(51 minutes)



7 Minute Drive



27 Minute Drive

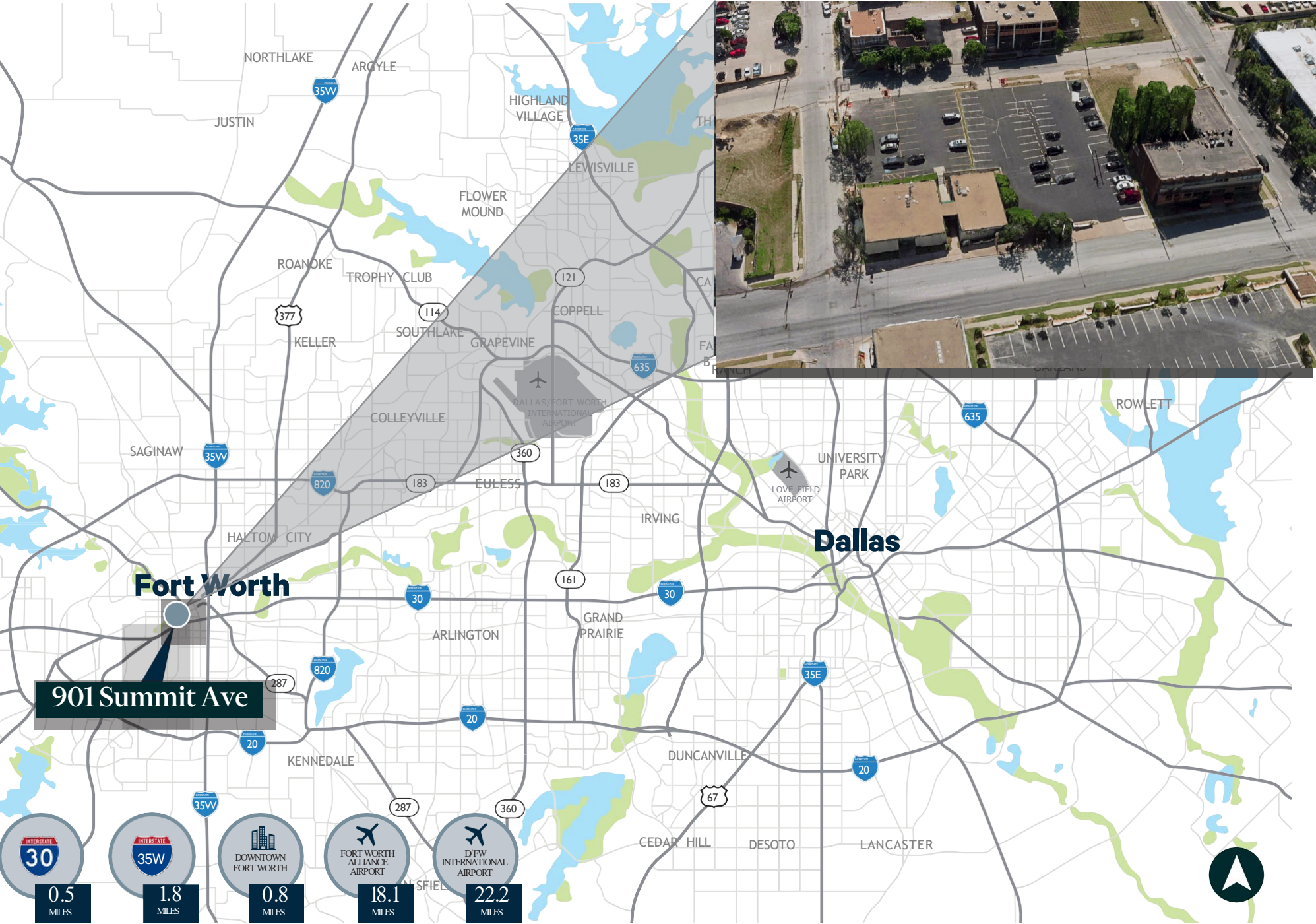
MONTGOMERY
PLAZA

4 Minute Drive

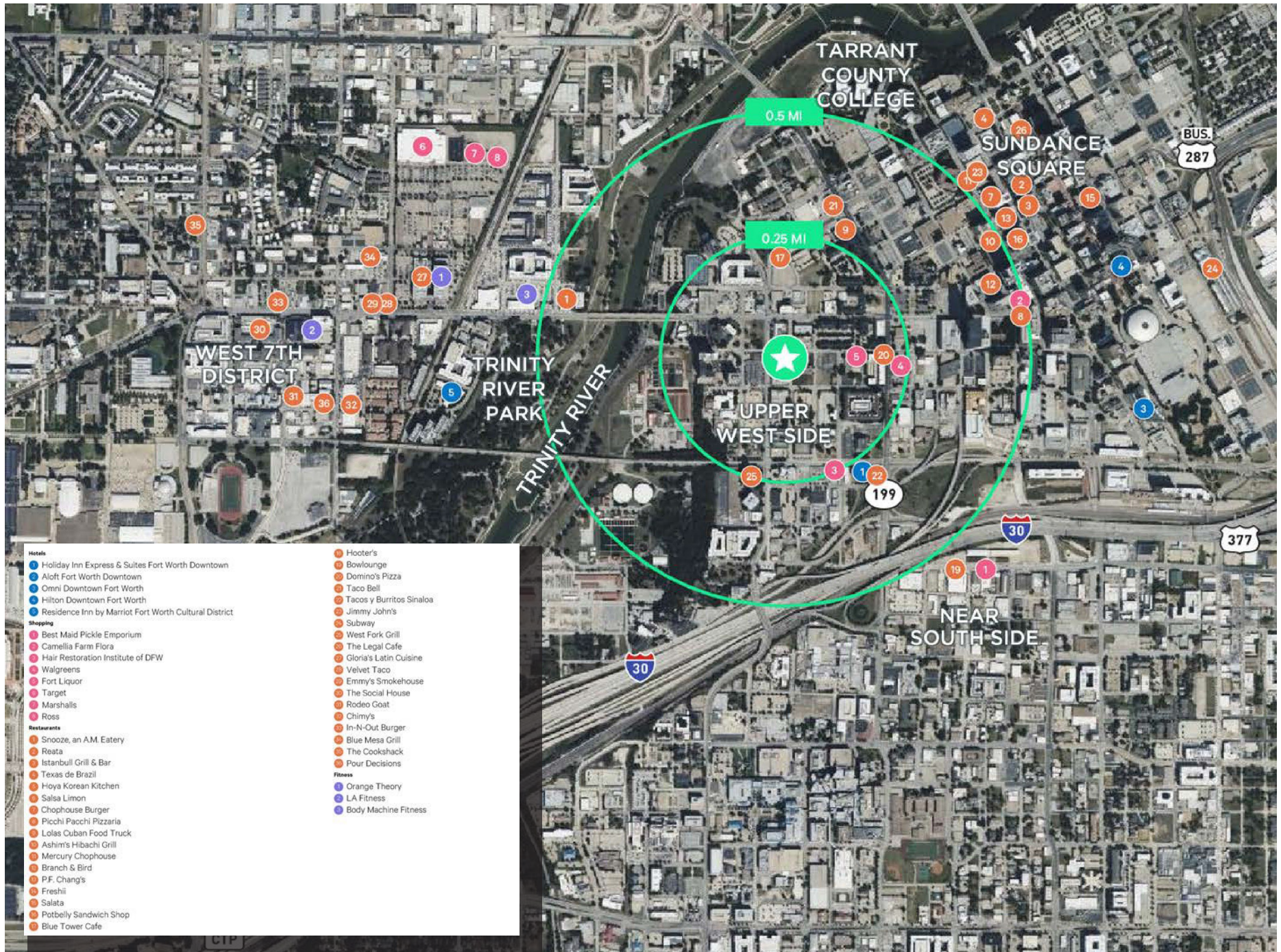


4 Minute Drive

Property Location



West 7th/Downtown Amenities



5 Mile Radius Demographics

281K

Population

98K

Households

\$87K

Average Household Income

45.6%

Home Ownership

119K

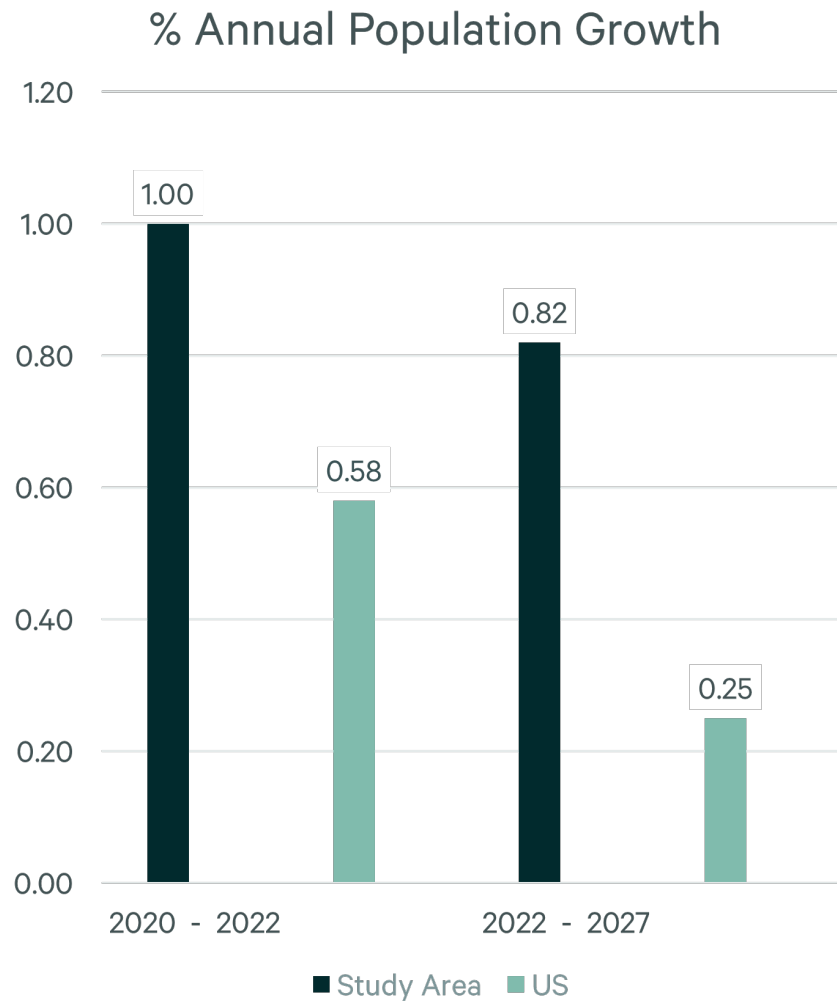
Employees

14K

Businesses

5.1%

Unemployment Rate



Dallas/Fort Worth Market

OVERVIEW

The Dallas/Fort Worth (D/FW) Metroplex is a dynamic 13-county region in North Texas that is comprised of Dallas and Fort Worth. D/FW is the fourth-largest metropolitan area in the United States encompassing 9,286 square miles and a population of more than 7.6 million people.

EXPLOSIVE POPULATION GROWTH

According to the U.S. Census Bureau, the D/FW metro has had the largest U.S. numeric population gain between 2010 and 2020 with its population increasing by more than 1.2 million people (20%) to a total of 7,637,387, positioning it as the 4th most populous metro in the country. The population in Texas continues to explode as people move to the state in multitude. Texas added the most residents of any state this year, according to the U.S. Census Bureau's 2020 population estimates.



Where Business Goes Big!

Texas is the home of 50 Fortune 500 headquarters, 90+ Fortune 1,000 headquarters, more than 1,600 foreign-owned companies and 2.7 million small businesses.

Source: Business in Texas

Awards & Accolades

#1

**FASTEST-GROWING
STATE ECONOMY IN 2020**

Source: U.S. Bureau of Economic Analysis

**TEXAS ENTERS 2021 AS WORLD'S
9TH LARGEST
ECONOMY BY GDP**

Source: Texas EDC

#1

**TEXAS ADDED MORE RESIDENTS
THAN ANY STATE IN 2020**

Source: U.S. Census Bureau

TEXAS LEADS THE NATION AS

#1

STATE IN EXPORTS FOR 19TH CONSECUTIVE YEAR

Source: Office of the Texas Governor

TEXAS WINS GOVERNOR'S CUP FOR

9TH

CONSECUTIVE YEAR

Source: Site Selection Magazine

Texas Gains 2 U.S. House Seats, Grows By 4 Million Residents In 2020 Census

Source: Dallas Morning News

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