

Redevelopment/ Office Use ★ SALE

LanCarte.com

401 W 13TH ST FORT WORTH, TX 76102



Sarah LanCarte
CCIM, SIOR
817-228-4247
sarah@lancarte.com

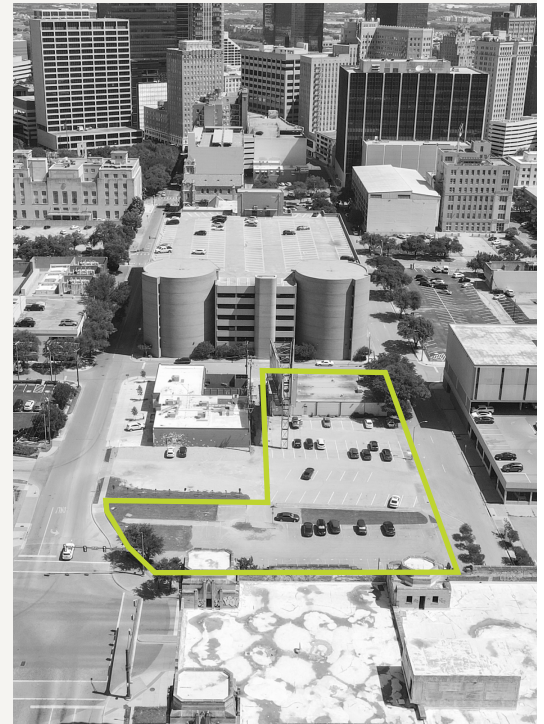
Finn Wilson
817-713-8771
fwilson@lancarte.com

Riley Dean
817-992-2362
rdean@lancarte.com

Redevelopment/ Office Use ★ SALE

401 W 13TH ST

LanCarte.com



PROPERTY FEATURES

- Built: 1965, Last remodel/renovation 2007
- The parcel is in the southwestern portion of the Central Business District, approximately one block north of interstate highway 30
- Base Zoning- H with PD592 overlay
- Land: 0.873 Acres/ 38,017 SF
- Building: 6,000 SF

DOWNTOWN FORT WORTH

- \$2.9 billion total planned in development
- 20 million annual visitors to Downtown Fort Worth
- 7.7 million employee visits annually
- 90% total office occupancy rate

LOCATION OVERVIEW

Situated at 401 W 13th St in Fort Worth's central business district, this property offers a prime location for redevelopment. With immediate access to I-30 and I-35W, it provides excellent connectivity to the broader Dallas-Fort Worth metroplex. The site is within walking distance of Sundance Square, Fort Worth Convention Center, and major transit hubs, making it ideal for mixed-use, hospitality, or office redevelopment projects.

SALE PRICE

CONTACT BROKER

Redevelopment/ Office Use ★ SALE

401 W 13TH ST

LanCarte.com

EXTERIOR



Redevelopment/ Office Use ★ SALE

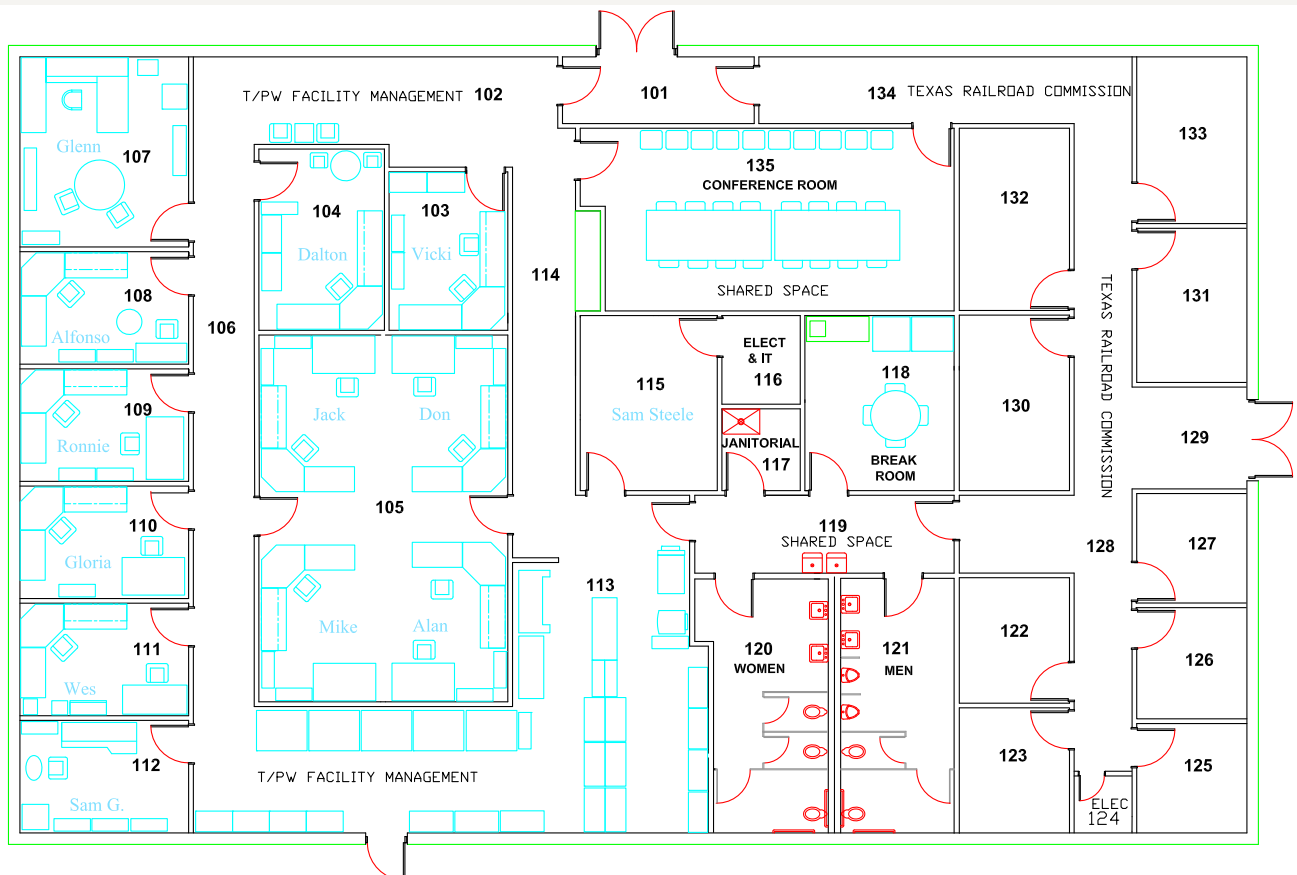
401 W 13TH ST

LanCarte.com

EXTERIOR



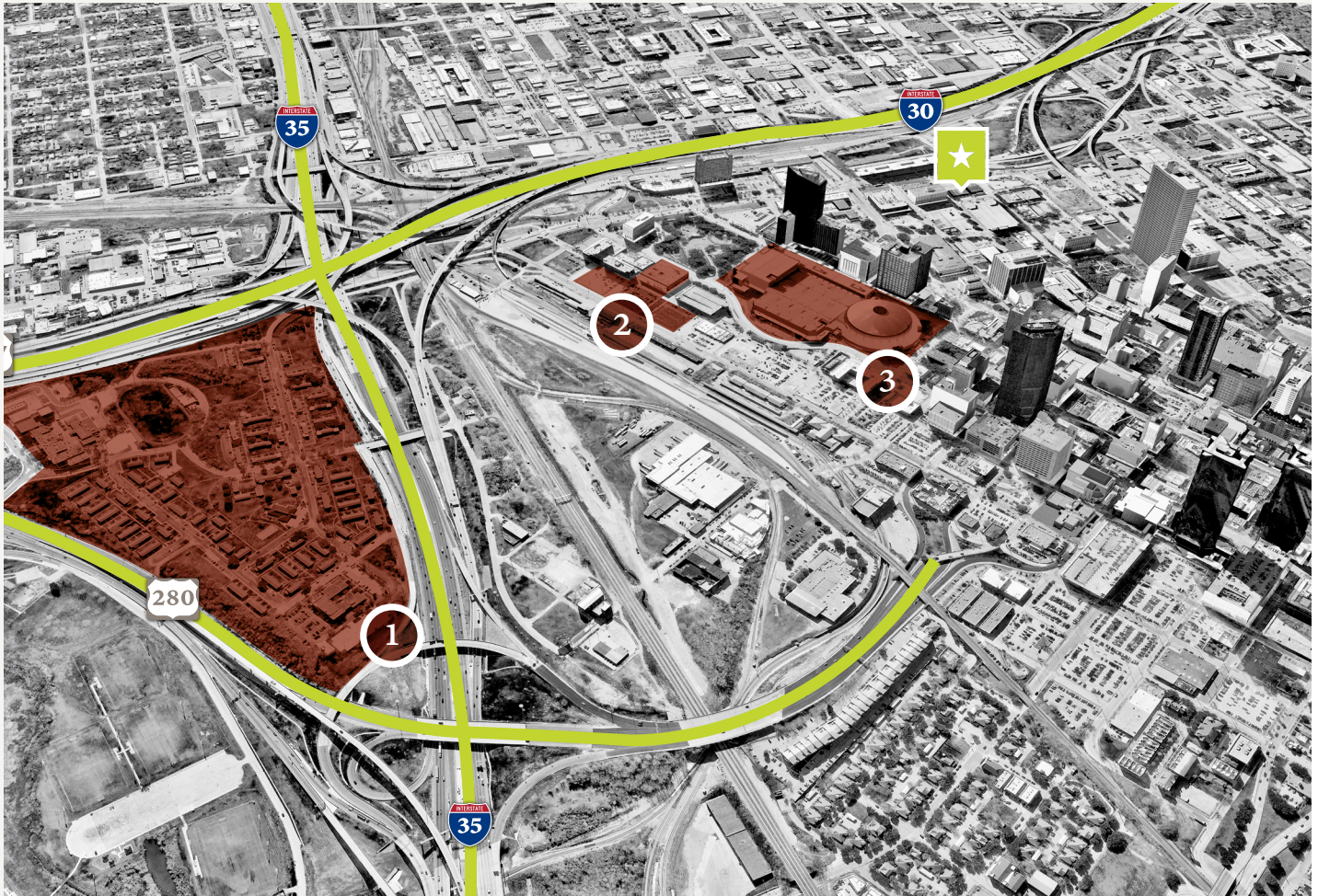
FLOOR PLAN



Redevelopment/ Office Use ★ SALE

401 W 13TH ST

LanCarte.com



DOWNTOWN FORT WORTH DEVELOPMENT

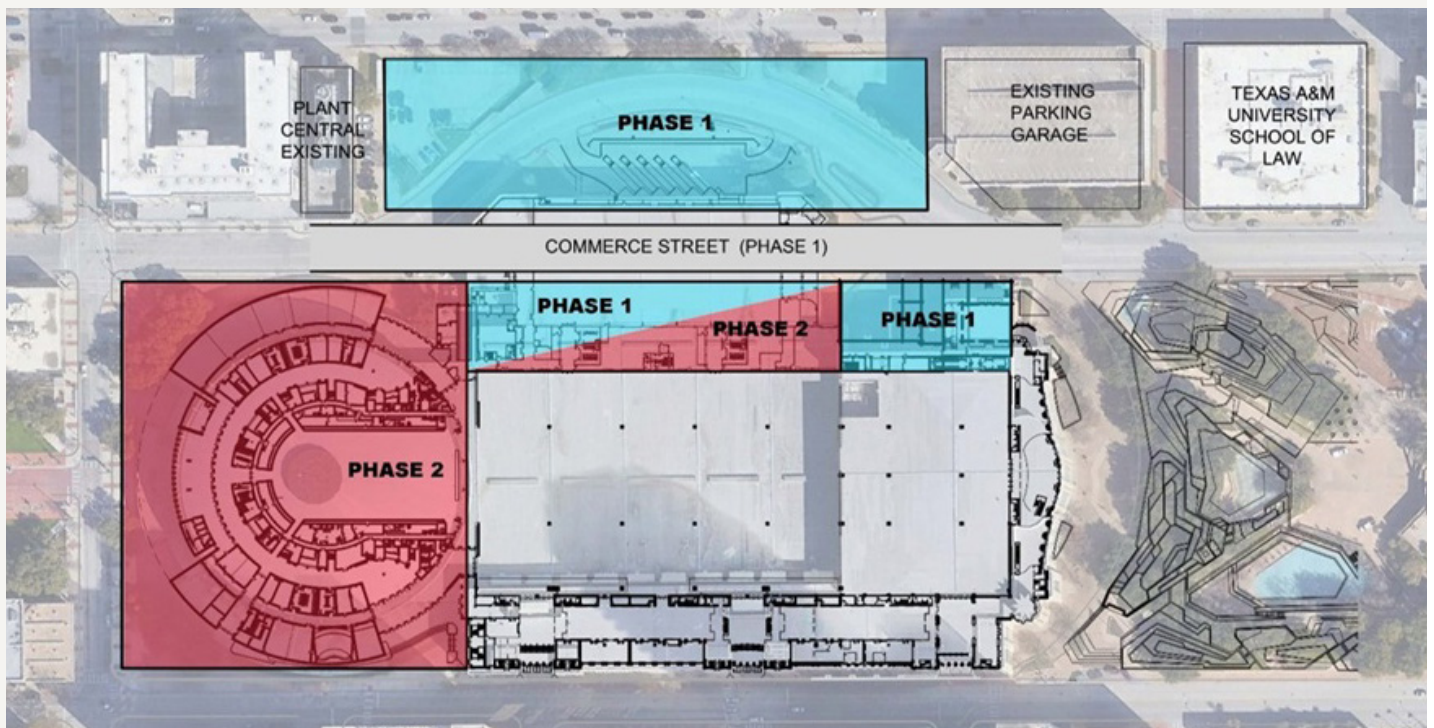
Planned development projects in and around the Central Business District of Fort Worth, TX, which includes over 2,900 residential units, is anchored by the new Texas A&M Fort Worth campus directly to the west, the expansion of the Fort Worth convention center, and the planned redevelopment of Butler Place.

- 1 BUTLER PLACE REDEVELOPMENT
- 2 TEXAS A&M FORT WORTH CAMPUS PROJECT
- 3 FORT WORTH CONVENTION CENTER EXPANSION

Redevelopment/ Office Use ★ SALE

401 W 13TH ST

LanCarte.com



FORT WORTH CONVENTION CENTER

The project's second phase will include the demolition of the FWCC Arena, built in 1968, and will create more than 97,000 square feet of exhibition space, additional flexible meeting rooms, a new 60,000-sq.-ft. ballroom and renovation of the current facility.

Redevelopment/ Office Use ★ SALE

401 W 13TH ST

LanCarte.com



TEXAS A&M - FORT WORTH CAMPUS

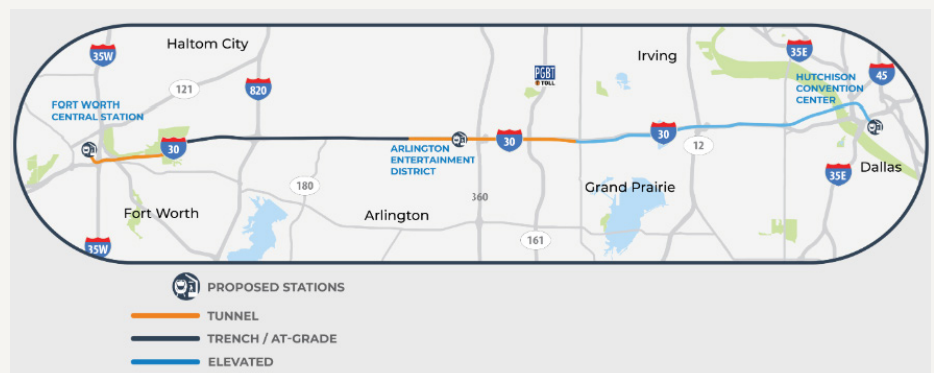
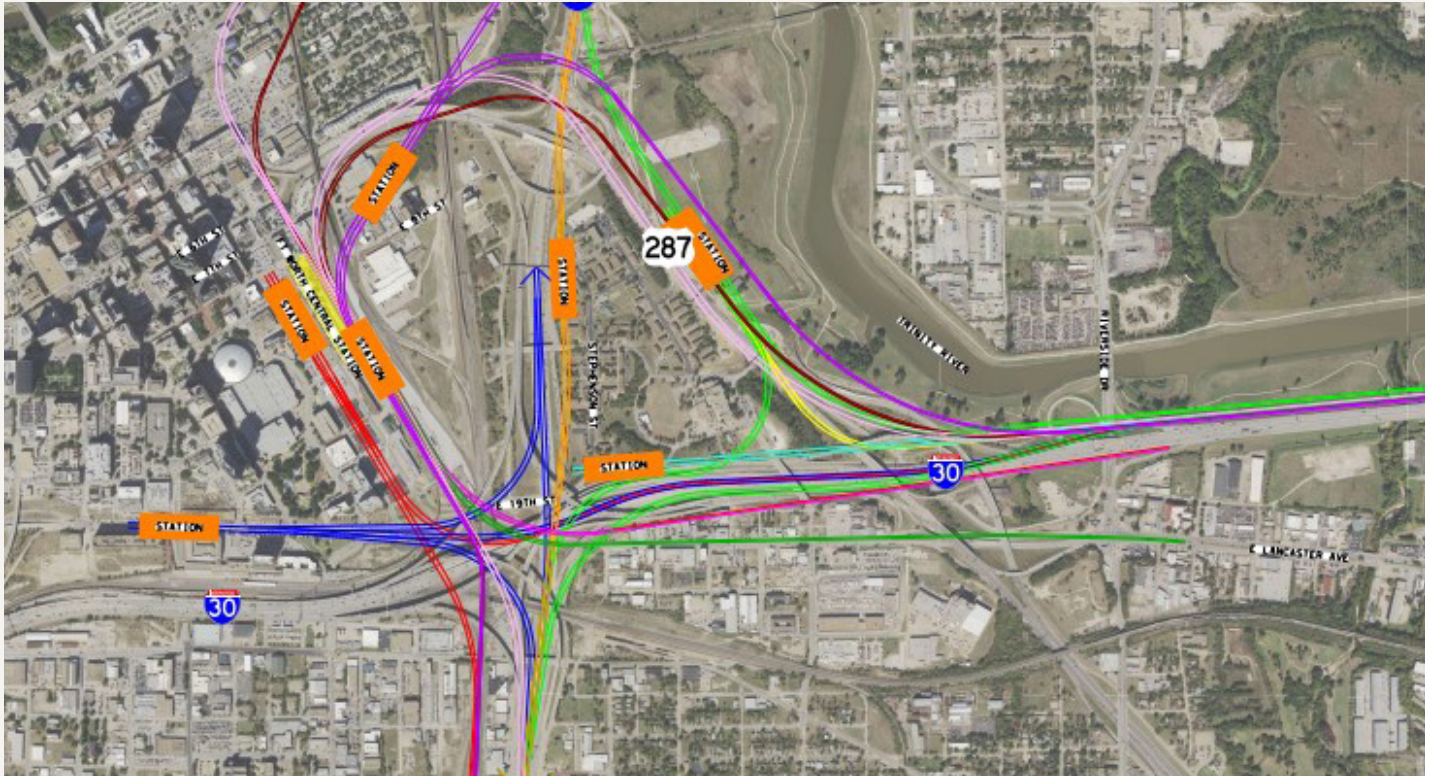
“The A&M Campus will serve as an anchor that will inspire commitment to the more residential properties in the area.” Andy Taft, President of Downtown Fort Worth.

- The 3.54-acre campus will be comprised of three buildings on four blocks at the site of the Texas A&M School of Law at the south end of downtown.
- The Texas A&M System is building a nine-story, \$150 million Law & Education Building on the campus to be completed in 2025

Redevelopment/ Office Use ★ SALE

401 W 13TH ST

LanCarte.com



DFW HIGH SPEED RAIL

The DFW High-Speed Transportation Connections Study, launched in 2020 by the North Central Texas Council of Governments, is now in Phase 2. This phase began in July 2021 and includes a two-year federal environmental review focused on route alignment and six potential station locations near 1000 Harding. Phase 1 established the corridor alignment, including a stop at Globe Life Field, and confirmed the Dallas station's tie-in to the planned Texas Central station. In Fort Worth, Trinity Metro's Central Station is the leading candidate for the downtown stop.



LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

Finn Wilson
817-713-8771
fwilson@lancarte.com

Sarah LanCarte CCIM, SIOR
817-228-4247 | sarah@lancarte.com

Riley Dean
817-992-2362
rdean@lancarte.com

The information provided herein was obtained from sources believed to be reliable. However, LanCarte Commercial makes no guaranties, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright 2026 LanCarte Commercial Real Estate, LLC.