



1100 Macon St. Downtown Fort Worth, TX

1100 Macon Street
Fort Worth TX 76102

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01 Executive Summary
Location Summary

Location Summary

- Convenient Amenities: Downtown conveniences are just steps away. Enjoy easy access to a diverse array of dining options, shopping centers, fitness centers, and public transportation, making it convenient for employees and clients alike. Texas A&M, Fort Worth Convention Center, and Water Gardens Fort Worth are all walking distance.

- Ideal for:

Startups and Tech Firms: Foster innovation and collaboration in a modern, dynamic space.

Legal and Financial Services: Impress clients and maintain confidentiality in private offices.

Creative Agencies: Draw inspiration from the downtown energy to fuel your creative projects.

Consulting Firms: Convenient location for clients and collaborators.

- City of Fort Worth

DFW is the 4th largest Metropolitan Statistical Area in the U.S. with Fort Worth as the 12th largest city. Median household incomes and average education rank very high with unemployment lower than the national average.

Fort Worth is within four hours flight of all major U.S. destinations with direct service to hundreds of domestic and international cities. Additionally, a strong system of highways, rail and bus make commuting throughout the Metroplex easy.

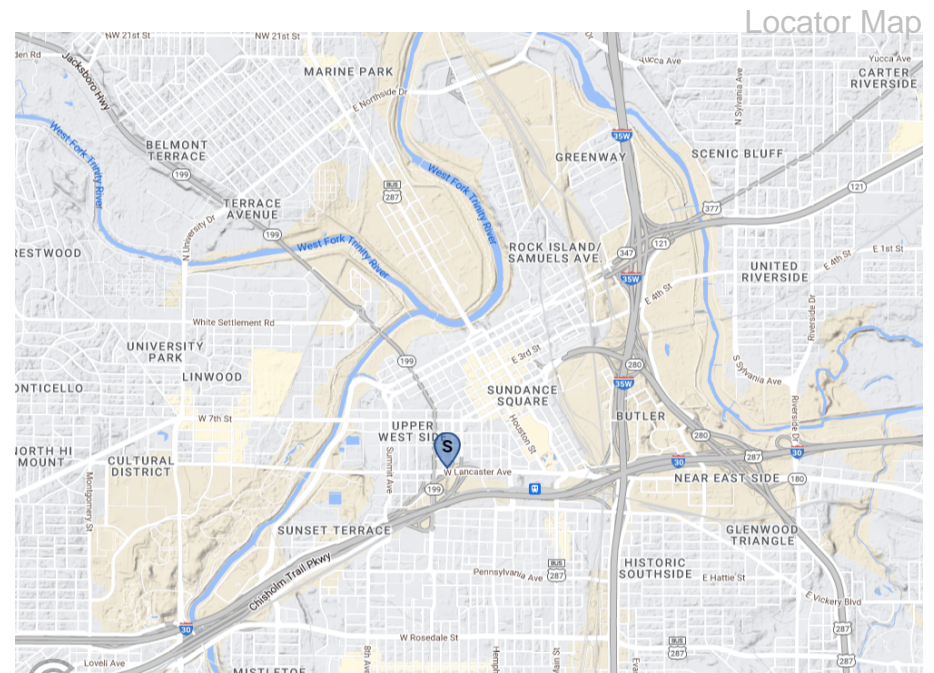
- Fort Worth Economic Development

Fort Worth added 19,000 residents between July 2021 and July 2022, more than any other single U.S. city.

The city's population hovered just below 957,000 last year, and it drew more than 40 business relocations and expansions.

Late last year, Fort Worth-based Bell Textron was awarded a U.S. Army contract worth up to \$1.3 billion to build new long-range assault aircraft.

- Axios News



02

Property Description

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PROPERTY FEATURES

NET RENTABLE AREA (SF)	30,699
LAND SF	51,000
LAND ACRES	1.172
YEAR BUILT	1965
SALES PRICE	\$4,000,000
PRICE PSF	\$130.30
ZONING TYPE	Central Business District
LOCATION	Downtown Fort Worth
PARKING RATIO	3/1000





Florence St

W 13th St

W 13th St

W 13th St

W 13th St

W 13th St

Florence St

Florence St

South Estates Realty

Manuel Diaz
Law Firm, PC

Credit Repair

711

1105

1100

1116

801

1109

1149



03

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,975	78,615	255,062
2010 Population	7,373	74,765	256,240
2022 Population	14,101	92,955	285,048
2027 Population	15,519	97,017	291,646
2022 African American	3,283	13,605	35,775
2022 American Indian	60	846	2,946
2022 Asian	336	2,205	7,727
2022 Hispanic	2,455	37,517	155,404
2022 Other Race	499	15,417	68,752
2022 White	8,844	46,007	116,080
2022 Multiracial	1,070	14,818	53,584
2022-2027: Population: Growth Rate	9.65 %	4.30 %	2.30 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	714	4,502	11,766
\$15,000-\$24,999	475	2,856	8,973
\$25,000-\$34,999	317	2,938	9,665
\$35,000-\$49,999	457	4,053	13,252
\$50,000-\$74,999	1,002	6,252	19,154
\$75,000-\$99,999	753	4,591	12,409
\$100,000-\$149,999	1,100	5,313	11,066
\$150,000-\$199,999	524	2,867	5,477
\$200,000 or greater	675	3,553	7,129
Median HH Income	\$76,101	\$64,299	\$55,559
Average HH Income	\$108,426	\$99,023	\$85,967

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,725	30,975	92,410
2010 Total Households	3,321	28,112	85,615
2022 Total Households	6,019	36,931	98,895
2027 Total Households	6,929	38,983	101,884
2022 Average Household Size	1.52	2.33	2.76
2000 Owner Occupied Housing	277	13,974	49,590
2000 Renter Occupied Housing	1,991	13,730	35,411
2022 Owner Occupied Housing	1,443	16,383	50,815
2022 Renter Occupied Housing	4,576	20,548	48,080
2022 Vacant Housing	1,208	6,228	11,684
2022 Total Housing	7,227	43,159	110,579
2027 Owner Occupied Housing	1,472	16,970	52,377
2027 Renter Occupied Housing	5,457	22,014	49,508
2027 Vacant Housing	1,235	6,477	12,620
2027 Total Housing	8,164	45,460	114,504
2022-2027: Households: Growth Rate	14.30 %	5.45 %	3.00 %

Source: esri

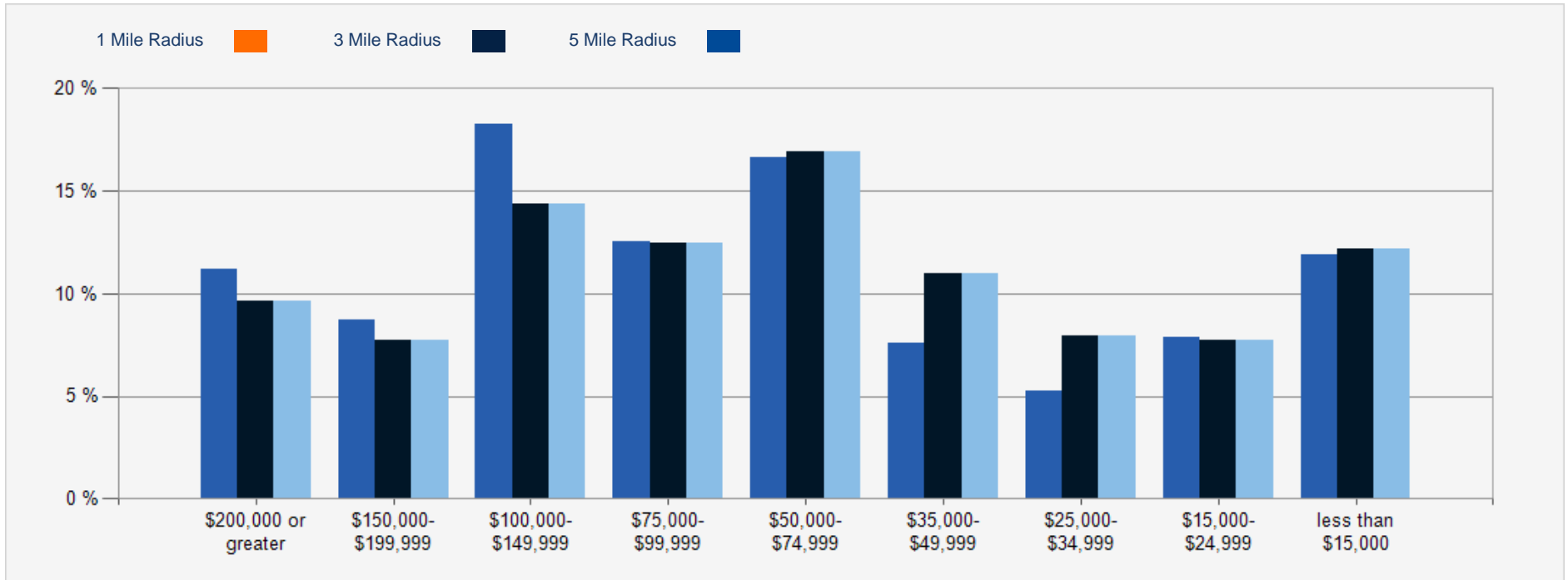
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,753	7,635	22,325
2022 Population Age 35-39	1,369	7,103	19,712
2022 Population Age 40-44	1,055	5,887	16,910
2022 Population Age 45-49	949	5,577	15,676
2022 Population Age 50-54	861	5,301	15,044
2022 Population Age 55-59	744	5,216	14,785
2022 Population Age 60-64	671	5,015	14,145
2022 Population Age 65-69	534	4,329	11,857
2022 Population Age 70-74	408	3,219	9,193
2022 Population Age 75-79	350	2,214	6,296
2022 Population Age 80-84	279	1,361	3,854
2022 Population Age 85+	518	1,620	4,154
2022 Population Age 18+	12,828	71,726	209,229
2022 Median Age	38	35	33

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,952	\$73,074	\$61,201
Average Household Income 25-34	\$113,932	\$97,754	\$84,670
Median Household Income 35-44	\$91,995	\$77,960	\$62,422
Average Household Income 35-44	\$128,193	\$115,704	\$96,324
Median Household Income 45-54	\$82,534	\$73,514	\$61,781
Average Household Income 45-54	\$118,083	\$113,706	\$96,491
Median Household Income 55-64	\$67,417	\$65,418	\$57,082
Average Household Income 55-64	\$107,439	\$104,924	\$91,993
Median Household Income 65-74	\$58,015	\$54,359	\$46,707
Average Household Income 65-74	\$101,113	\$91,041	\$80,639
Average Household Income 75+	\$88,357	\$72,504	\$67,517

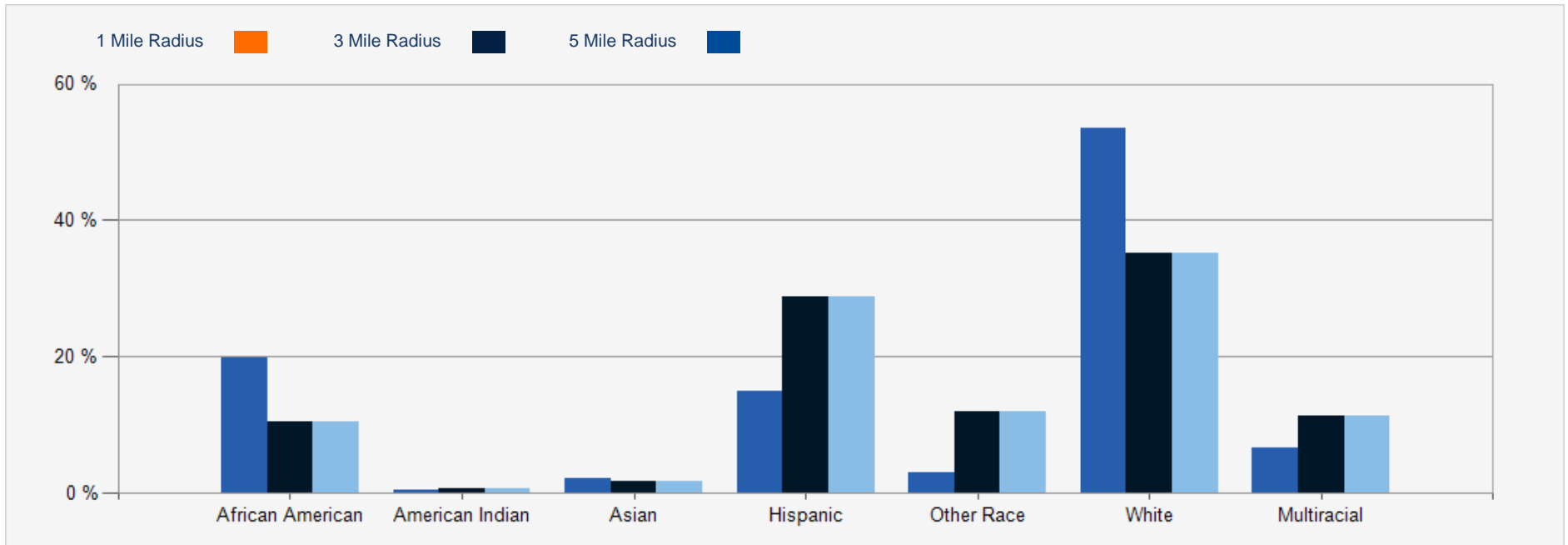
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	1,755	7,518	21,039
2027 Population Age 35-39	1,506	7,112	20,916
2027 Population Age 40-44	1,245	6,890	18,955
2027 Population Age 45-49	1,058	5,957	16,564
2027 Population Age 50-54	896	5,425	14,864
2027 Population Age 55-59	725	5,011	14,094
2027 Population Age 60-64	701	4,845	13,475
2027 Population Age 65-69	576	4,558	12,543
2027 Population Age 70-74	496	3,801	10,230
2027 Population Age 75-79	426	2,773	7,540
2027 Population Age 80-84	376	1,815	4,879
2027 Population Age 85+	573	1,755	4,381
2027 Population Age 18+	14,081	75,131	213,914
2027 Median Age	38	36	33

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$96,013	\$81,494	\$70,632
Average Household Income 25-34	\$124,963	\$110,123	\$96,477
Median Household Income 35-44	\$102,480	\$86,642	\$71,405
Average Household Income 35-44	\$141,092	\$128,612	\$108,652
Median Household Income 45-54	\$95,541	\$83,922	\$70,415
Average Household Income 45-54	\$130,984	\$127,455	\$109,696
Median Household Income 55-64	\$78,101	\$76,239	\$64,414
Average Household Income 55-64	\$116,337	\$116,209	\$101,954
Median Household Income 65-74	\$67,201	\$63,988	\$55,279
Average Household Income 65-74	\$110,916	\$103,610	\$93,191
Average Household Income 75+	\$105,256	\$88,451	\$82,808

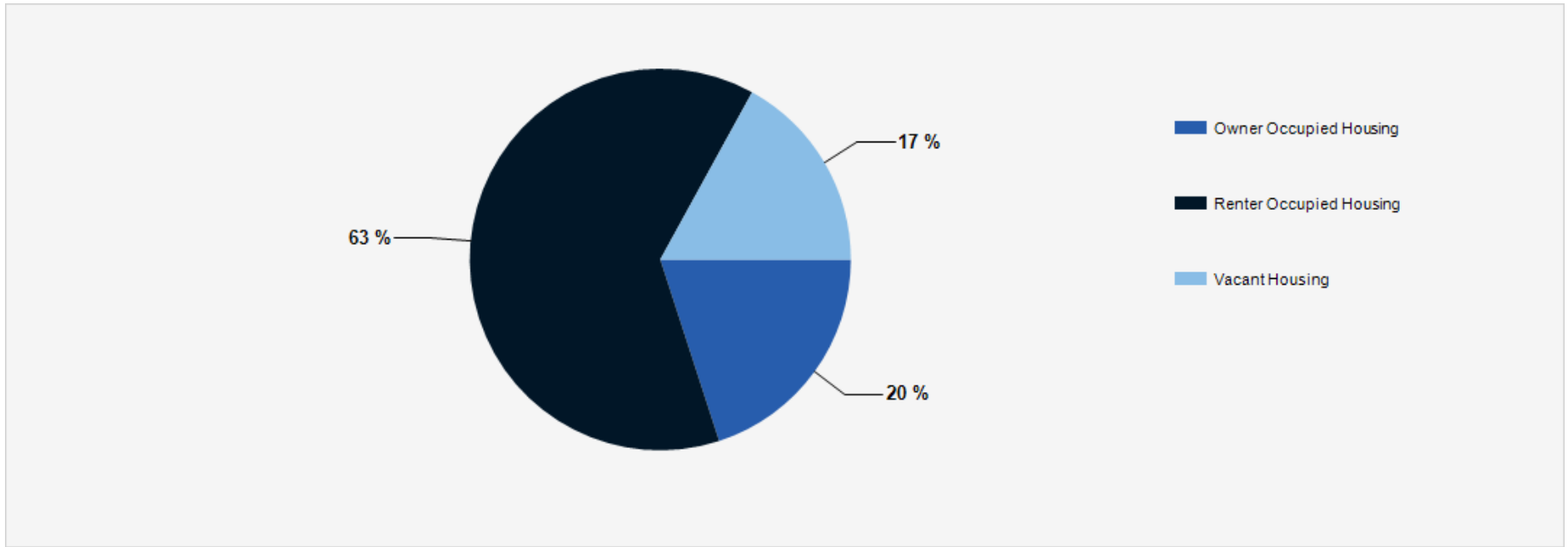
2022 Household Income



2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median

