

OFFERING MEMORANDUM

200 GREENLEAF ST

Fort Worth, TX



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EXECUTIVE SUMMARY

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This unique property has a front row view of downtown, the future Trinity River front and Panther Island development. The building is ready to use for a potential owner with a good mix of office and open space currently used for manufacturing. It has been well maintained and has lots of potential for a new business or even a developer with its prime location.



PROPERTY DESCRIPTION

The property is a mix of office space with some closed private offices and also cubicles. There is open space used as warehouse and manufacturing. The property has several outside multi purpose buildings, one of which is heated and cooled. There are both interior and exterior dock doors for deliveries and also moving around the warehouse and manufacturing areas.



HIGHLIGHTS

- Great location close to shopping, restaurants and downtown
- Future river front property in the Panther Island project
- Space includes offices, cubicles, flex spaces and warehouse
- Well Maintained building

Location	200 Greenleaf St, Fort Worth, TX
Pricing	Contact Agent
Year Built	1951
Zoning	PI-N-2

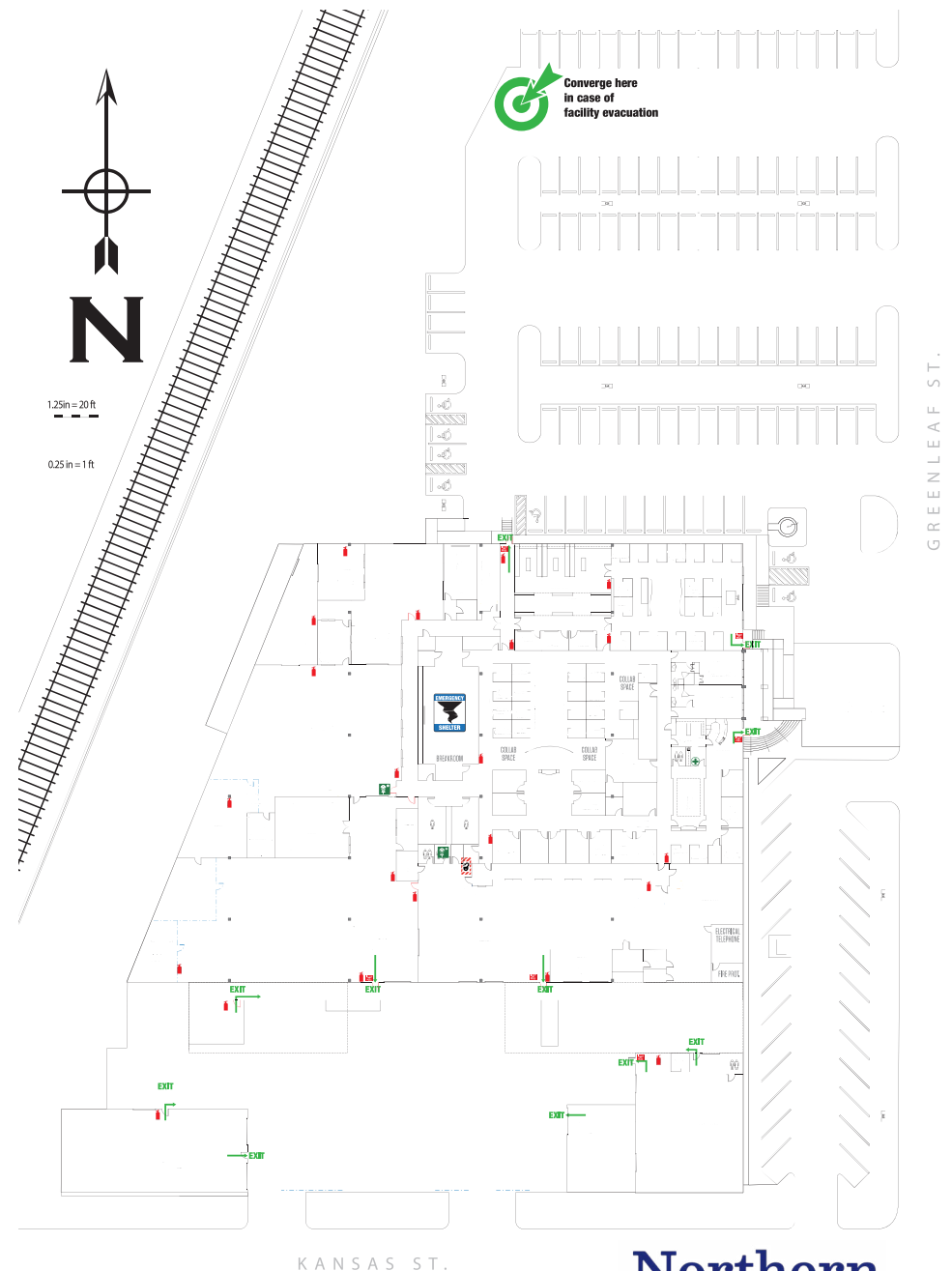


[CLICK HERE FOR VIDEO](#)



FLOOR PLAN

- Regular Parking Spaces - **126**
- Handicap Parking Spaces - **7**
- Cubicles - **41**
- Offices - **13**
- Executive Offices - **2**
- Automatic dock doors
 - » Panel Style - **4**
 - » Roll up Style - **1**
- Exterior Bay Doors (Roll up style) - **7**
- Interior Bay Doors (Roll up style) - **3**



PHOTOS



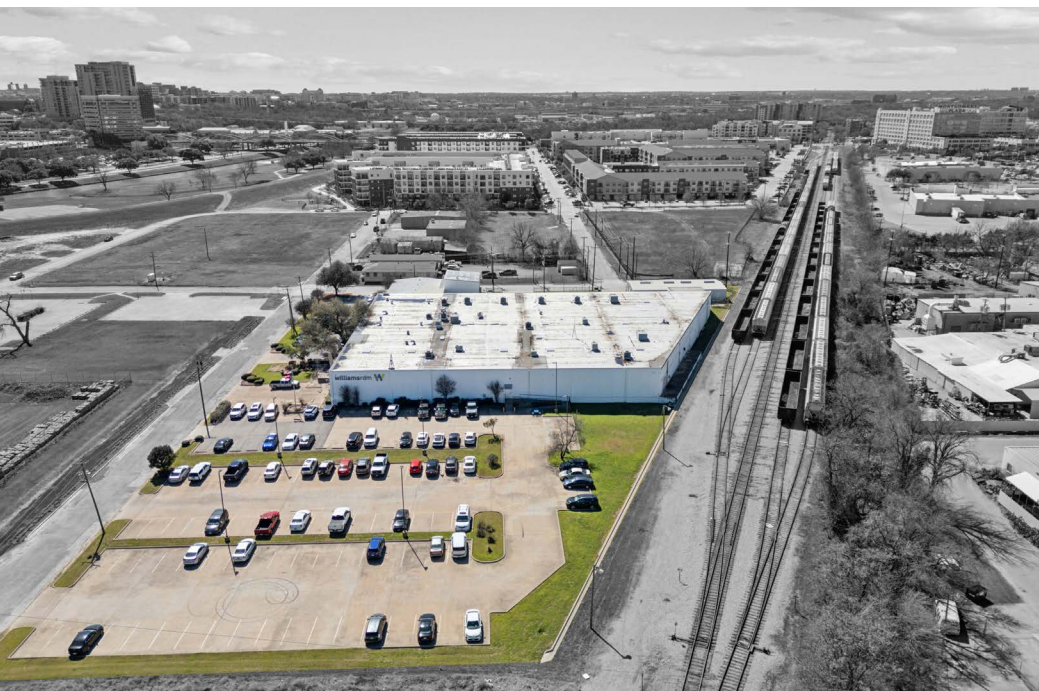
PROPERTY PHOTOS

GROSS BUILDING SIZE
55,277 SQFT

PROPERTY SIZE
151,393 SQFT



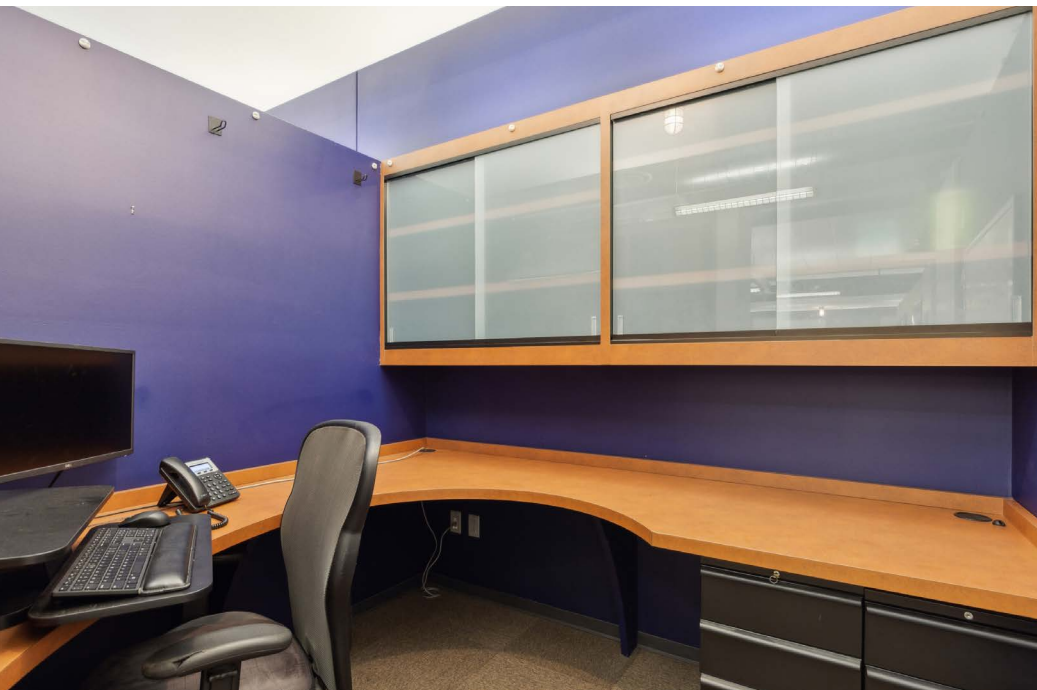
PROPERTY PHOTOS



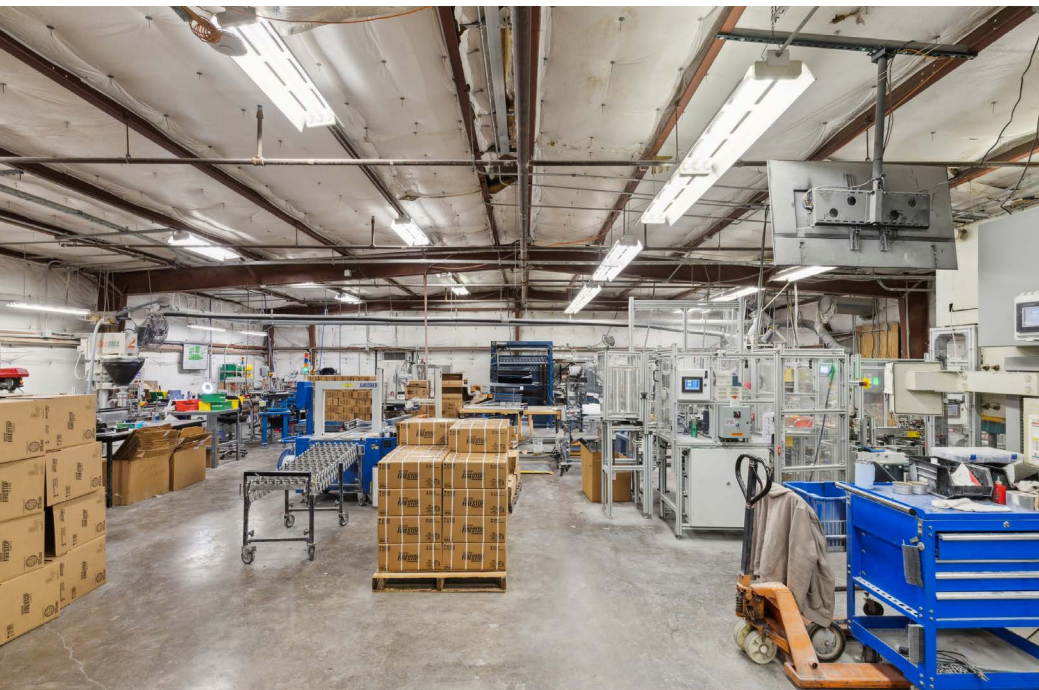
PROPERTY PHOTOS



PROPERTY PHOTOS

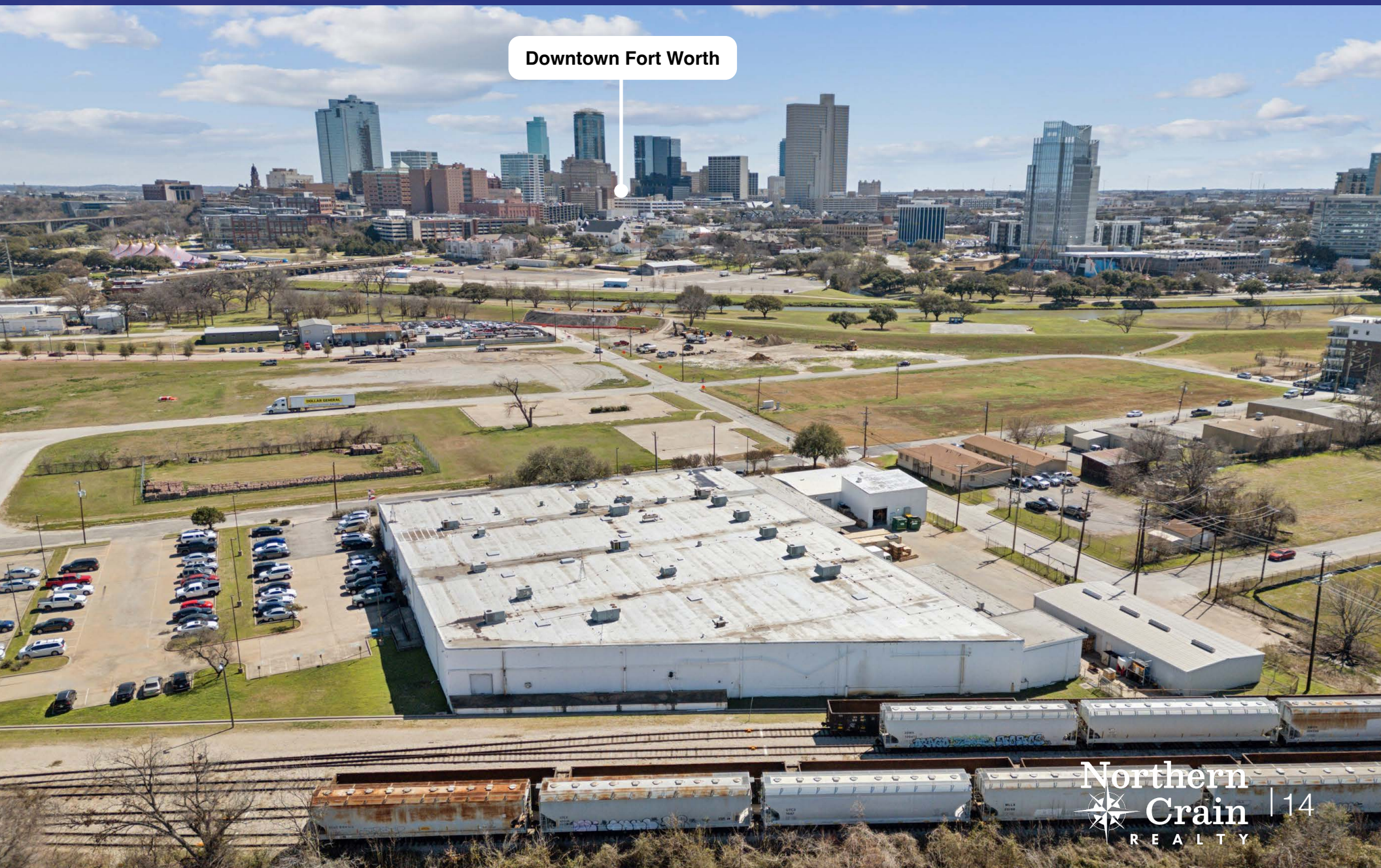


PROPERTY PHOTOS



LOCATION

Downtown Fort Worth



TARRANT AREA FOOD BANK
EECU

SHERWIN WILLIAMS

PANTHER ISLAND
BREWING
FORT WORTH TEXAS

Coyote
DRIVE-IN

SONIC

SUBJECT
PROPERTY

DOLLAR TREE
Target
Michaels
Flynn O'Hara
HomeGoods

Starbucks
The Cheesecake Factory
Razzo's
Vaquero
SUNDANCE SQUARE
HIBACHI GRILL
Yolk
JIMMY JOHN'S
FedEx
CORNER BAKERY

7
ELEVEN

Walgreens

Downtown
Fort Worth

Office DEPOT
at&t
PET SMART
GOAT & VINE
five BELOW
Starbucks
Orangetheory
Yogurtland
POP CORN CREAM

The UPS Store
Tom Thumb

Dominos
Pizza

Holiday Inn

FORT WORTH
CONVENTION CENTER
Hampton Inn
FAIRFIELD INN
Hilton
EMBASSY SUITES
AC HOTELS
MARriott

Dickies

CookChildren's

Jack
in the box

Northern
Crain
REALTY

MONARCH HWY

INTERSTATE
35W

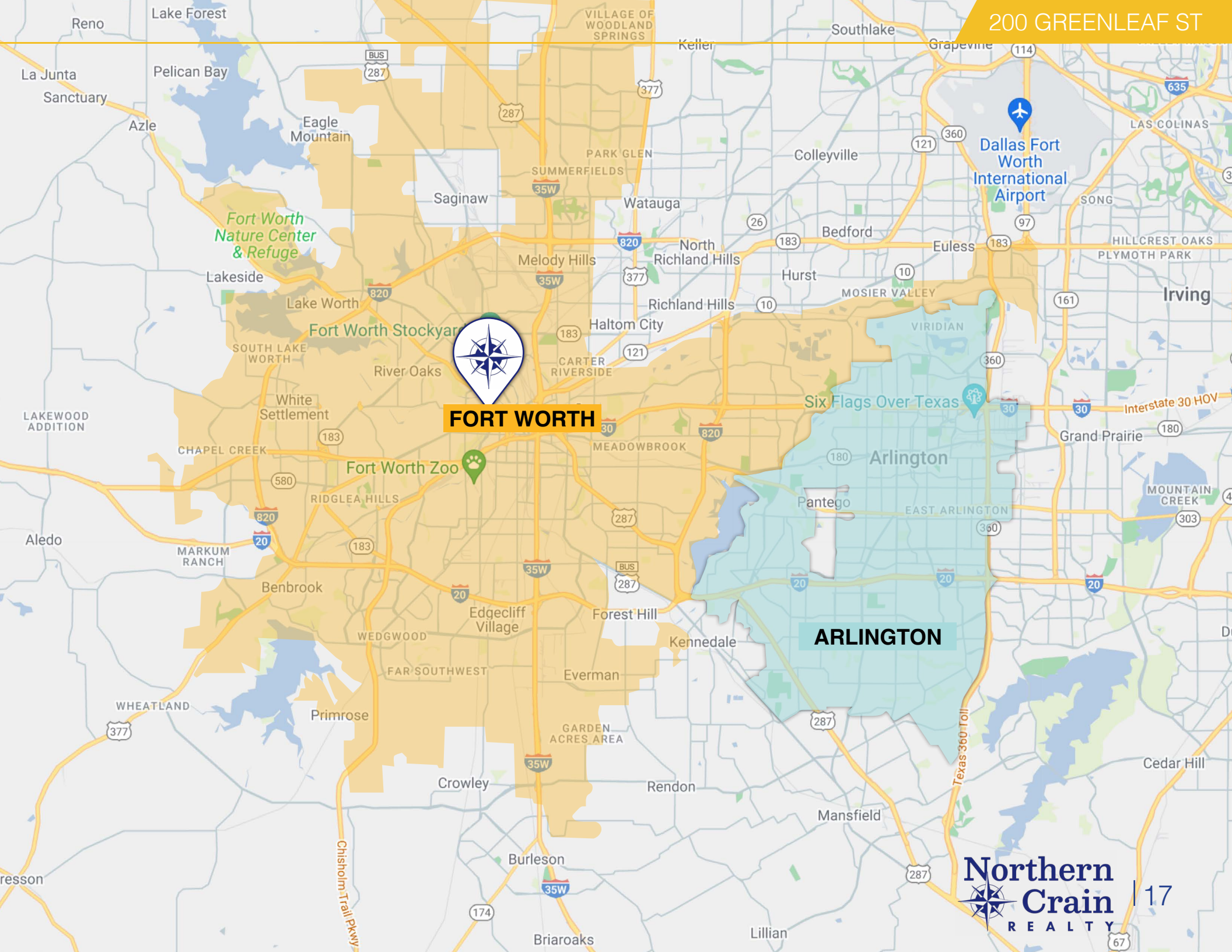
INTERSTATE
30

15

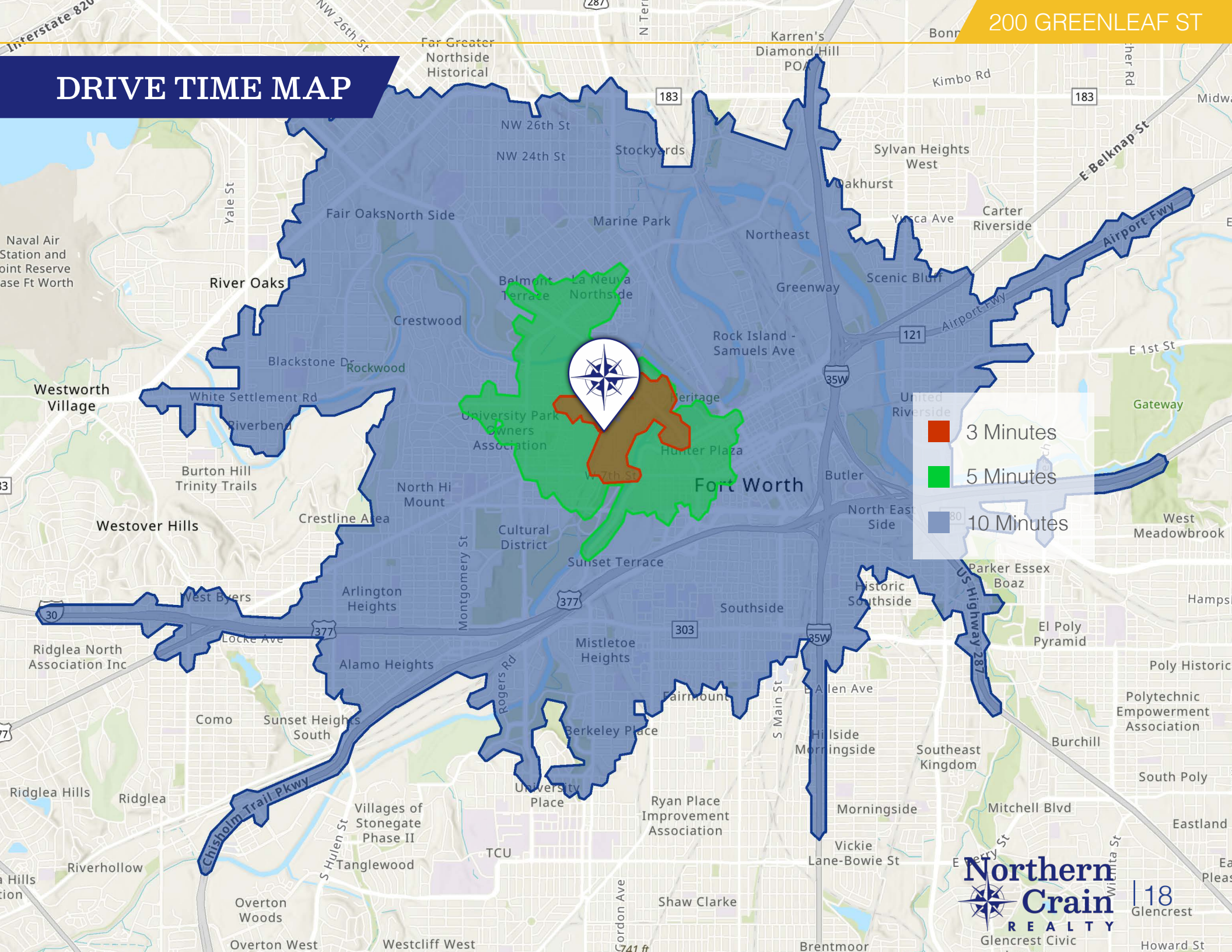


FUTURE PANTHER ISLAND LOCATION

Panther Island's revitalized vision centers on crafting a dynamic, sustainable urban space, prioritizing interconnected green spaces, accessible waterfronts, and a walkable "15-minute city" design. This ambitious project aims to seamlessly blend nature, community, and modern infrastructure, creating a welcoming and inclusive environment through strategic development and a focus on diverse amenities. Key elements include a distributed open space network, continuous public waterfront access along canals and the lake, and robust public transportation to facilitate multi-modal access. The development emphasizes a mix of uses, iconic architecture, and phased implementation, ensuring Panther Island integrates seamlessly with surrounding areas while fostering a strong sense of community and diversity.



DRIVE TIME MAP

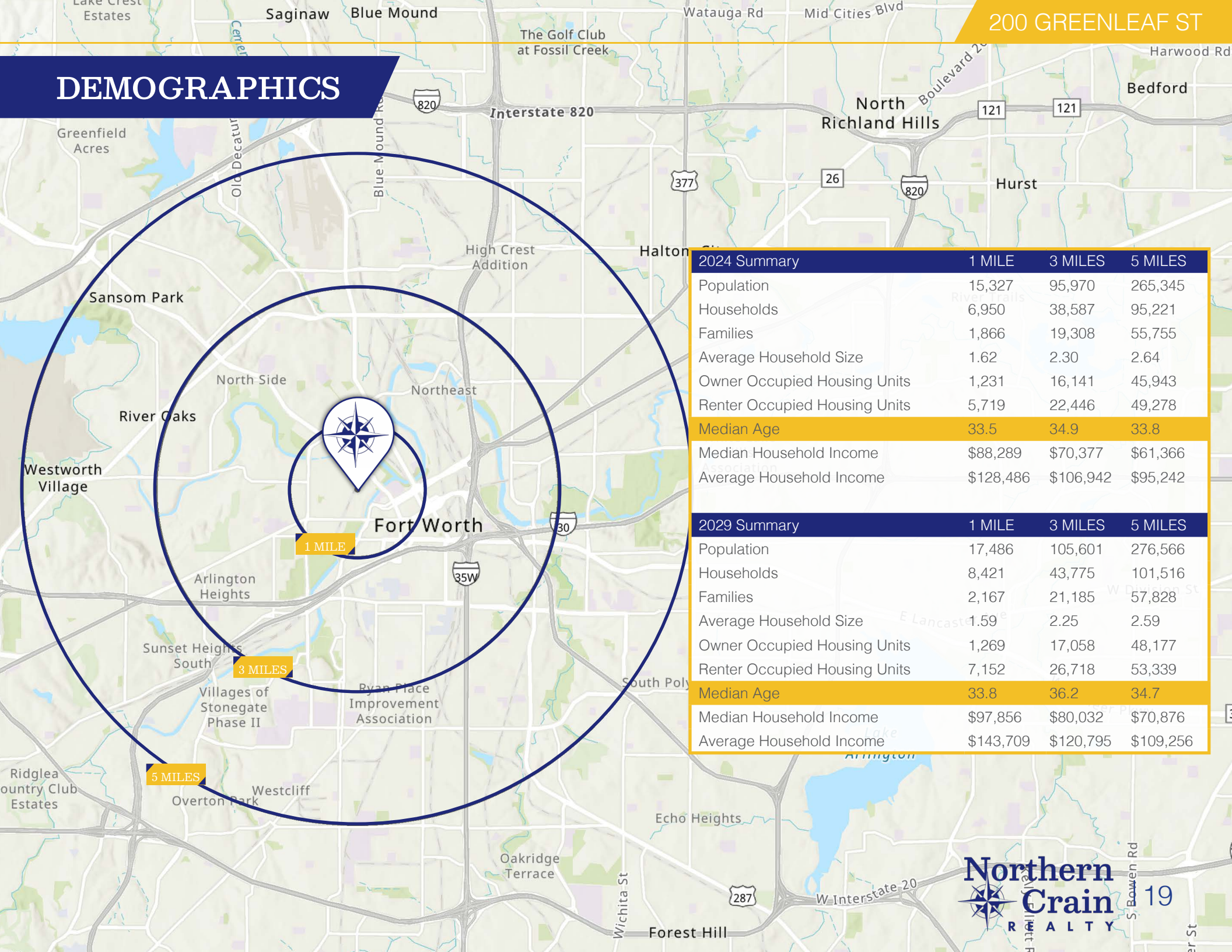


3 Minutes

5 Minutes

10 Minutes

DEMOGRAPHICS



2024 Summary	1 MILE	3 MILES	5 MILES
Population	15,327	95,970	265,345
Households	6,950	38,587	95,221
Families	1,866	19,308	55,755
Average Household Size	1.62	2.30	2.64
Owner Occupied Housing Units	1,231	16,141	45,943
Renter Occupied Housing Units	5,719	22,446	49,278
Median Age	33.5	34.9	33.8
Median Household Income	\$88,289	\$70,377	\$61,366
Average Household Income	\$128,486	\$106,942	\$95,242
2029 Summary	1 MILE	3 MILES	5 MILES
Population	17,486	105,601	276,566
Households	8,421	43,775	101,516
Families	2,167	21,185	57,828
Average Household Size	1.59	2.25	2.59
Owner Occupied Housing Units	1,269	17,058	48,177
Renter Occupied Housing Units	7,152	26,718	53,339
Median Age	33.8	36.2	34.7
Median Household Income	\$97,856	\$80,032	\$70,876
Average Household Income	\$143,709	\$120,795	\$109,256

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DISCLAIMERS



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.



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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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Date

ABOUT

Northern Crain Realty's mission is to serve individuals and businesses by facilitating their real estate transactions with competent professional service that exceeds expectations.

The Northern Crain Realty team consists of forward-thinking Realtors who utilize modern technology and strong sense of character to provide a superior experience to clients. With extensive knowledge of the real estate market, your REALTOR will serve as an advisor to share pertinent resources, provide an unbiased opinion and facilitate the buying, selling, leasing or management process with open lines of communication.

Northern  Crain



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