



# For Sale / Lease

907 Houston St, Fort Worth, TX 76102

Contact Broker for Details



HISTORIC GEM IN DOWNTOWN FORT WORTH

7,131 SF AVAILABLE

## LISTING AGENTS:

Casey Borgers, Vice President

817.813.5637

Jim Nowell, Vice President

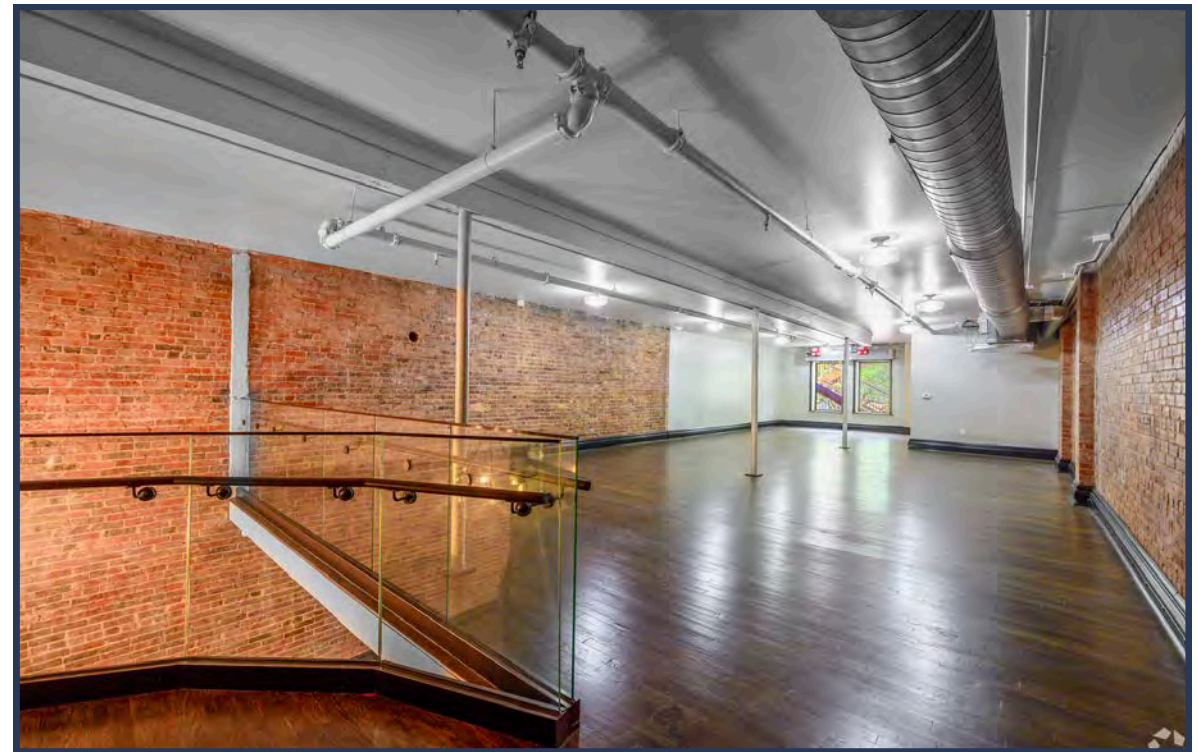
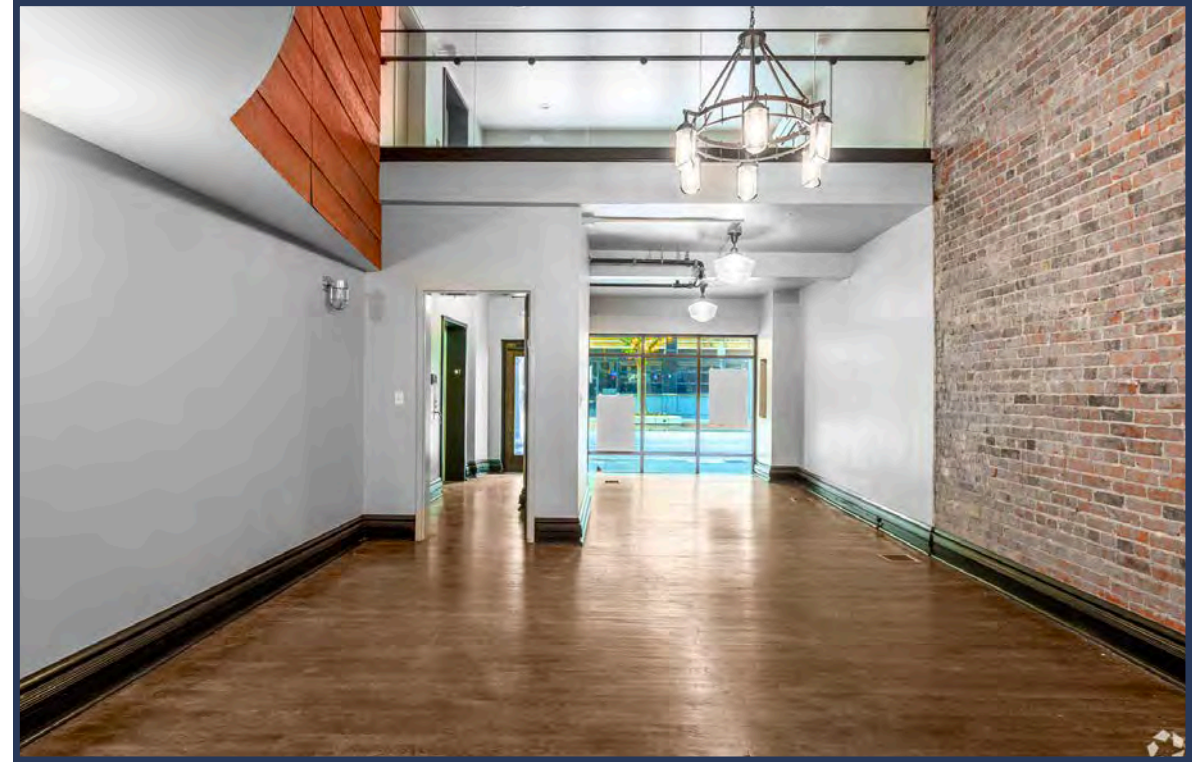
817.813.5635

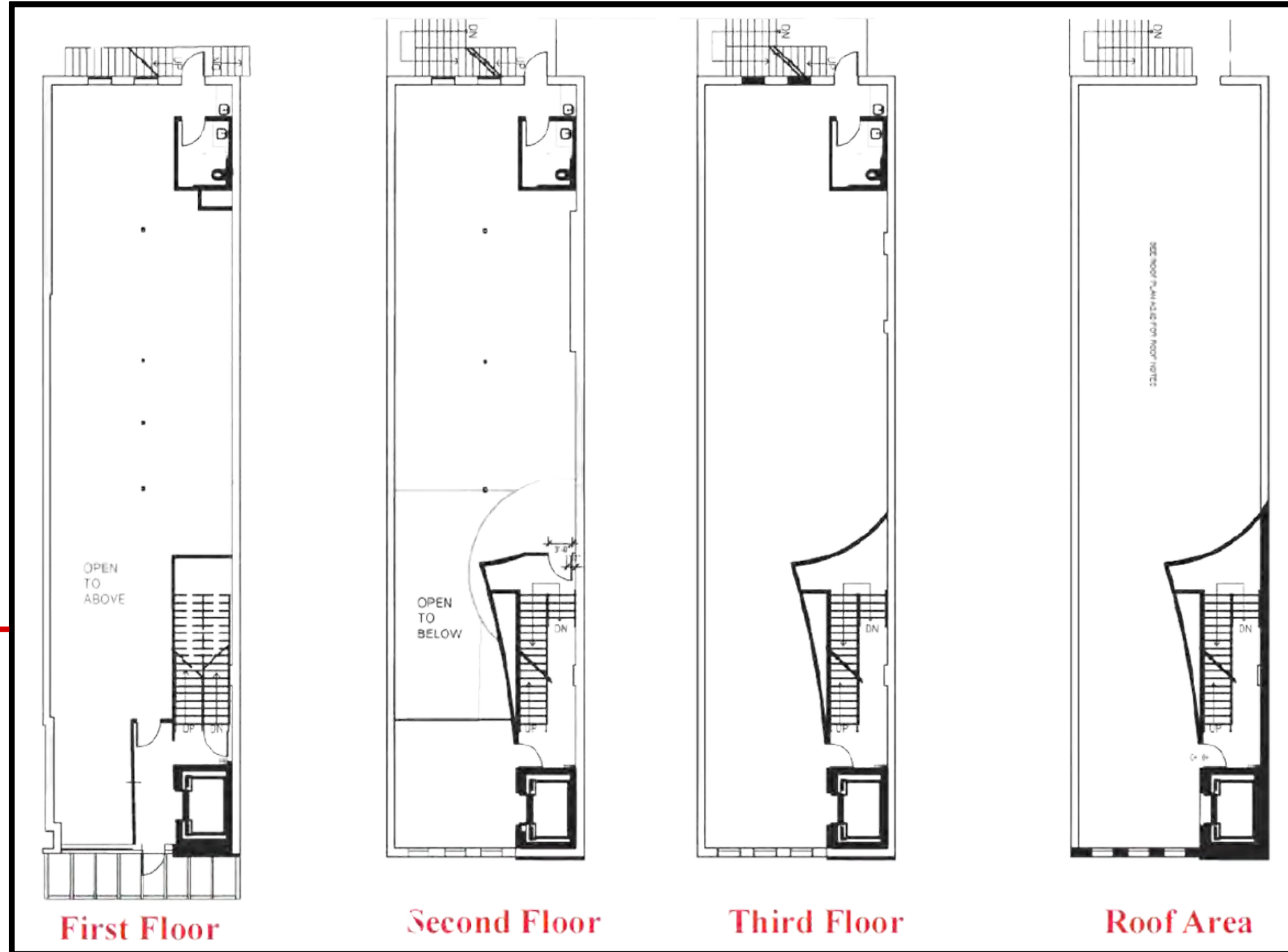
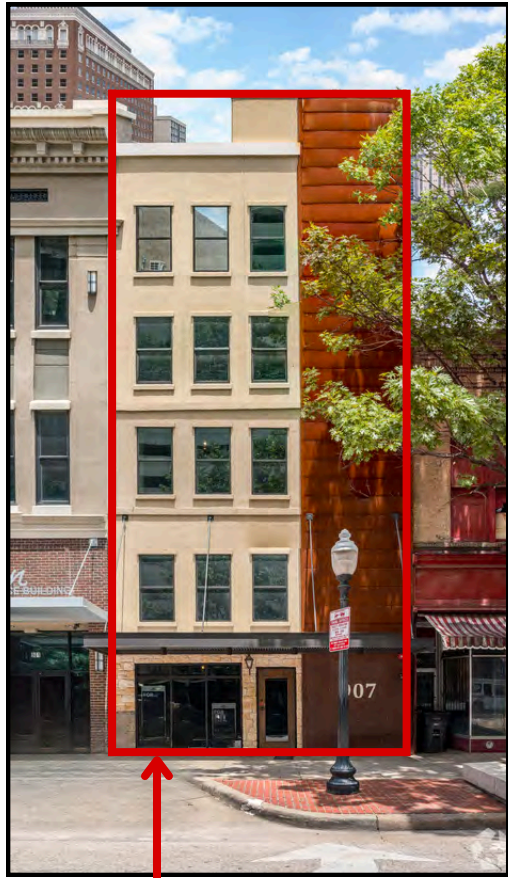


# PROPERTY OVERVIEW:

## HIGHLIGHTS:

- **Three Stories Plus Basement:** Versatile spaces suitable for various business needs.
- **Exposed Plumbing and Ductwork:** Adds to the industrial aesthetic and character.
- **Extensive Renovation :** Enhances natural light and energy efficiency.
- **Potential Rooftop Use:** Opportunity to create an exclusive rooftop space.
- **Zoned "H" Business District:** Flexible usage options for various business types. Ideal for Office, Restaurant, Bar & More.
- **Separate Metering:** Each floor is separately metered for utilities.
- **Parking:** On-street parking with two parking garages one block west at West 8th and Throckmorton.



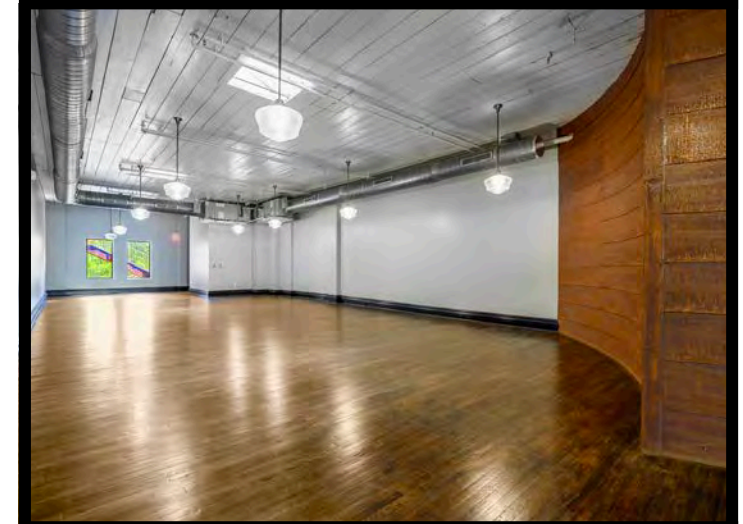




## PRIME DOWNTOWN LOCATION:

907 Houston St, Fort Worth, TX 76102

Located in the heart of Downtown Fort Worth, 907 Houston Street offers **unmatched proximity to the Fort Worth Convention Center**—just one block north—bringing steady foot traffic and high visibility. **Surrounded by some of the city's top dining, retail, and entertainment options**, the property sits at the center of it all. With **easy access to major highways** and **public transit**, this location combines convenience with vibrant, walkable energy.





# Historic Gem in Downtown Fort Worth

Contact Broker For Price

## DFW ACCOLADES:

### Accolades

Dallas-Fort Worth is one of the top regions in the nation for business, thanks to a low cost of living, business-friendly environment, strong base of well-educated and skilled employees, and robust access to both U.S. and international markets through its transportation network.

Year after year, the region's selling points are lauded by business experts at respected publications, including Bloomberg Businessweek, Forbes, Fortune, and Site Selection Magazine.

Key metrics tracked by the Federal Reserve Bank of Dallas, which covers an area that includes Texas, northern Louisiana, and southern New Mexico, show the region to be among the strongest in the country.

Additionally, the communities comprising the Dallas-Fort Worth region are consistently ranked among the top places to work, the best places to live, and the best places for investment.



In 2024, Texas ranked as the state with the Best Business Climate

**U-HAUL**

Texas ranked as a leading Growth State in America for 2024

**#1** in the country for **5-year job growth** (593,700 jobs)  
**#1** among largest U.S. metros for year-over-year **job growth** (3.3%)  
BLS, Dec. 2023



Dallas-Fort Worth was first among large metros to recover pandemic job losses, adding more jobs in the past 5 years than the next two metros combined.



**8** **Global 500 Companies**  
Fortune, 2023

**8** **World's Most Admired Companies**  
Fortune, 2022

**24** **Fortune 500 Companies**  
Fortune, 2023

"Dallas is just such a **great place** for travel, for the resources in the community, **the talent you can draw on**...[prior to relocating we] offered every single person in our company a weekend trip, and we flew them [to Dallas] with their families...That was probably part of our success."

**MCKESSON**  
**Brian S. Tyler**  
Chief Executive Officer



Texas named the nation's 'Best State for Business' for the 20th consecutive year



**WalletHub**  
Texas ranked as one of the most diverse states in the U.S.

**2** **FORTUNE 10 COMPANIES** Tied with San Jose. NYC, L.A., and Chicago have none.  
**2** **GLOBAL 50 COMPANIES** Only Beijing and Seattle are home to more.

"IN TEXAS, WE WANT BUSINESSES TO SUCCEED. WHEN BUSINESSES SUCCEED, TEXANS SUCCEED."  
- GOVERNOR GREG ABBOTT

"In addition to the **logistical advantages** Dallas offers...this relocation is beneficial from a number of standpoints, including a **lower cost of living** and access to a **highly educated workforce**..."

John Ho, CEO

**#22 of 500** Most Innovative Cities in the World  
2023 2thinknow



**Best Performing Cities—Dallas**  
**#6**  
2023 Milken Institute

**Airport Satisfaction**

**DFW**

**#4** Mega Airport



**#4** Large Airport

J.D. Power, 2023

**DRC**  
DALLAS REGIONAL CHAMBER  
**NATIONAL CHAMBER OF THE YEAR**  
2023



**#11**

**Best cities in North America for startups**

StartupBlink, Global Startup Ecosystem Index, 2023

**#1**

**Best cities for conducting sports business**

Sports Business Journal, 2023

**Top 100**

List of the largest **green** power users within EPA's Green Power Partnership

**Participant Rank**

- 5. AT&T (Dallas)
- 14. Kimberly-Clark (Irving)
- 29. 7-Eleven (Irving)
- 33. City of Dallas (#2 city)
- 42. DFW International Airport (#1 airport)
- 74. Aligned Data Centers (Plano)
- 75. DataBank (Dallas)
- 83. American Airlines Group (Fort Worth)



**The Dallas Region added 467 New Residents each day**

**25%** Natural Increase | **75%** Net Migration

U.S. Census, 2021-2022

**Three R1: Doctoral Universities**



Carnegie Classification of Institutions of Higher Education: Very High Research Activity

"We believe it's in the **best strategic interest** of the company to make this move [to DFW], which supports Caterpillar's strategy for **profitable growth** as we help our customers build a **better, more sustainable world**."

**CATERPILLAR**

**Jim Umpleby**  
Chairman and CEO  
Caterpillar

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