

FOR LEASE

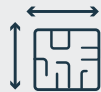
FREE STANDING BUILDING NEAR HISTORICAL STOCKYARD DISTRICT

Oldham
Goodwin **OG**

2225 NORTH MAIN STREET
FORT WORTH, TX 76164



GLA
4,250 SF



SITE SIZE
6,500 SF



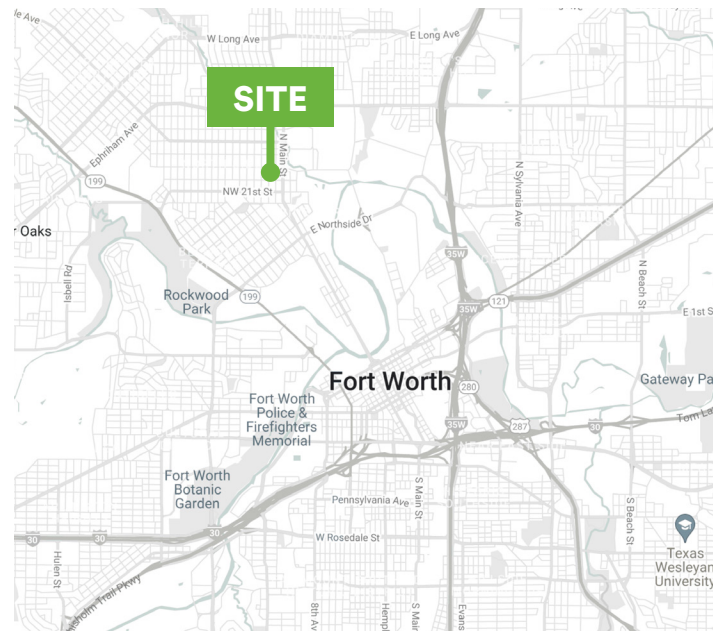
YEAR BUILT
1910



ZONING
SY-TNX-55 STOCKYARDS
TRANSITION DISTRICT

PROPERTY HIGHLIGHTS

- 4,250 SF free standing retail building located at the entrance to the historic Fort Worth Stockyards with an estimated total of 9 million plus visitors per year ensuring a steady stream of potential customers.
- Excellent visibility and exposure to over 17,414 vehicles per day.
- Street and dedicated parking in the rear provide ample parking for visitors and employees. The property is positioned directly across Main Street from Joe T Garcia's.
- This property is located at the entrance of the stockyards, that has a rental rate that is over 50% below the market rates being charged in the Stockyards entertainment district.
- Close proximity to hotels, dining options, retail and neighborhoods.
- The Historical charm of the building embraces the rich history and culture of the Fort Worth Stockyards, attracting visitors from around the world.



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DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

2023 Total Population	12,718	105,393	236,901
2028 Total Population	12,730	108,375	243,082
2023-2028 Growth Rate	0.09%	2.83%	2.61%
2023 Households	3,511	35,646	83,449
2028 Households	3,515	37,009	86,039
2023 Median Home Value	\$94,753	\$165,362	\$184,473
2023 Average Household Income	\$51,469	\$73,212	\$78,617
2023 Total Consumer Spending	\$93,651,120	\$1,008,046,000	\$2,428,670,000
2028 Total Consumer Spending	\$102,846,147	\$1,144,452,000	\$2,734,921,000



17,414 VPD
North Main Street



7,641
Employees

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PROPERTY OVERVIEW

- **Location:** Situated at the entrance to the historic Fort Worth Stockyards, this free-standing retail building boasts a premier location surrounded by the vibrant atmosphere of one of Fort Worth's most iconic districts. With an estimated total of over 9 million visitors annually, the area offers unparalleled exposure and foot traffic.
- **Visibility and Access:** Enjoying exceptional visibility, the property benefits from its strategic position directly across from Joe T Garcias. With exposure to over 17,414 vehicles per day, this location ensures maximum visibility for any retail endeavor.
- **Market Advantage:** This opportunity presents a rare chance to secure prime real estate in the Stockyards at below market rates. With neighboring national and local retail establishments, the area is established as a thriving hub of commerce and culture.
- **Surrounding Amenities:** Conveniently located near a variety of hotels, dining options, and residential neighborhoods, this property offers unparalleled access to both locals and tourists alike. Whether patrons are seeking entertainment, shopping, or dining experiences, they'll find themselves within walking distance of everything the Stockyards has to offer.



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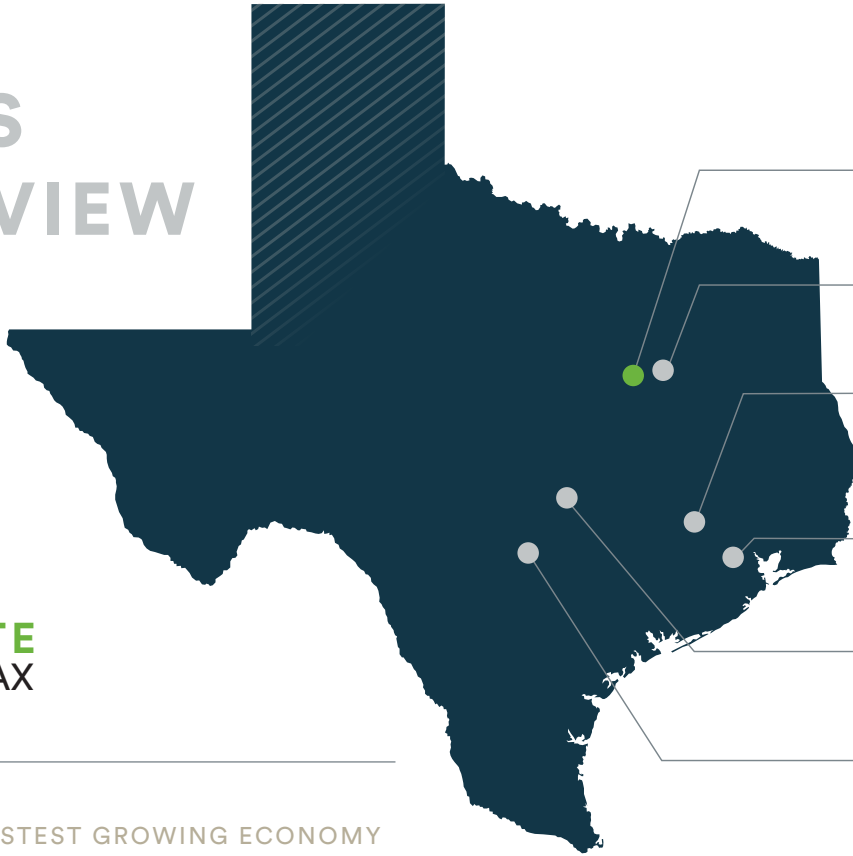


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TEXAS OVERVIEW



Fort Worth
TOP CITY FOR SALES GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION GROWTH IN 2020

Bryan/College Station
#1 BEST SMALL PLACES FOR BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION IN THE U.S.

Austin
NAMED BEST CITY TO START A BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY IN THE NATION



NO STATE INCOME TAX

2ND FASTEST GROWING ECONOMY IN THE UNITED STATES

#1 STATE IN AMERICA TO START A BUSINESS



POPULATION
28,995,881

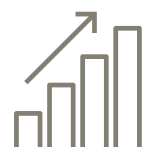
2ND LARGEST LABOR WORKFORCE: 14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



BEST STATE FOR BUSINESS



TOP STATE FOR JOB GROWTH



LARGEST MEDICAL CENTER

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2225 NORTH MAIN STREET
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FORT WORTH, TEXAS



POPULATION
935,508

7TH

BEST IN RESIDENTIAL
REAL ESTATE FOR NEW
HOMES

4TH

IN THE COUNTRY
MOST PROSPEROUS
CITY



INDUSTRIES & TALENT

FORT WORTH IS THE PERFECT LOCATION THAT GIVES COMPANIES A REAL COMPETITIVE ADVANTAGE



TRANSPORTATION HUB FOUR AIRPORTS

OVER 9.4 MILLION ANNUAL VISITORS TO THE CITY OF FORT WORTH RESULTING IN 2.4 BILLION IN ANNUAL ECONOMIC IMPACT



4 MAJOR COLLEGES WITHIN THE SURROUNDING AREA

INCLUDING TEXAS CHRISTIAN UNIVERSITY, TEXAS A&M - LAW, UNIVERSITY OF NORTH TEXAS, AND TEXAS WOMAN'S UNIVERSITY

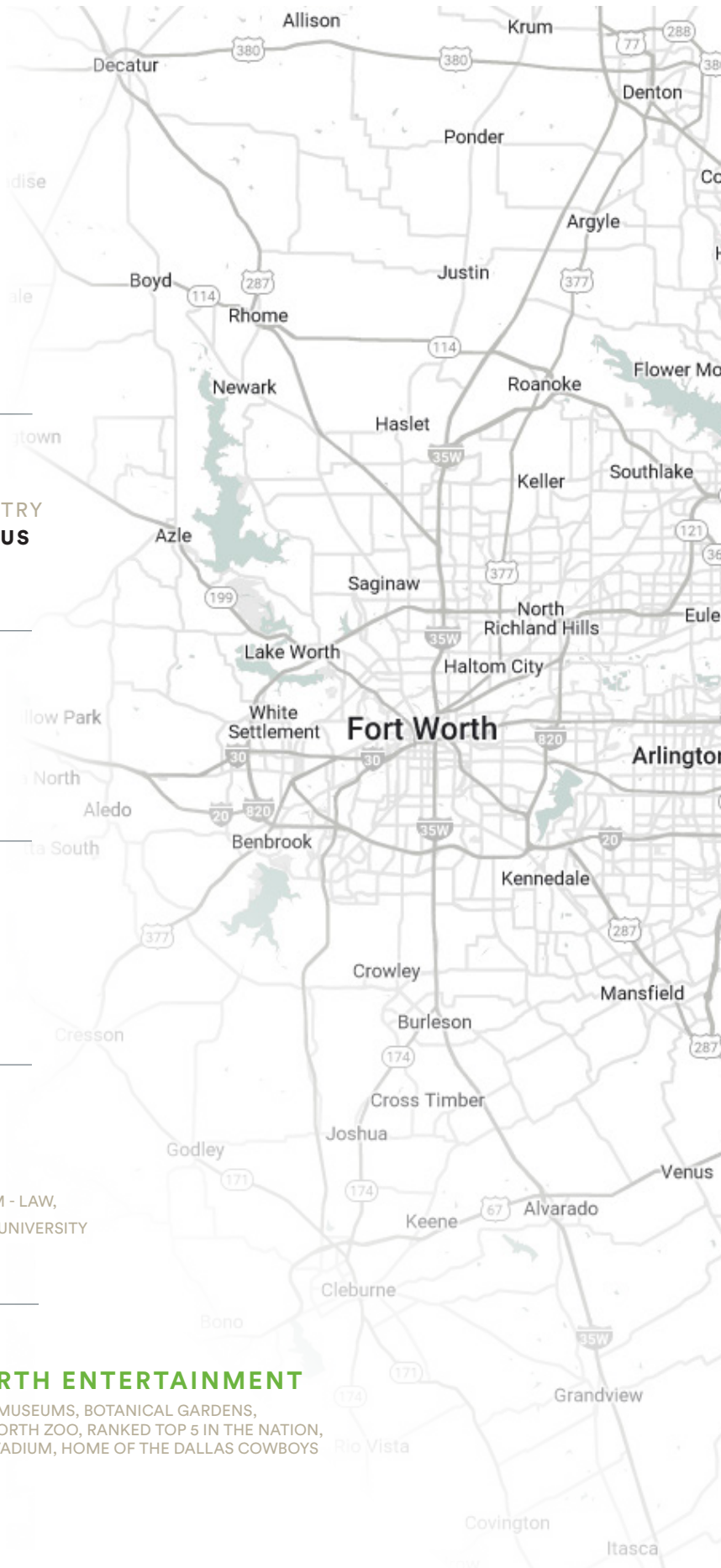
2ND

FASTEST GROWING CITY
IN THE UNITED STATES



FORT WORTH ENTERTAINMENT

INCLUDES 5 MUSEUMS, BOTANICAL GARDENS, THE FORT WORTH ZOO, RANKED TOP 5 IN THE NATION, AND AT&T STADIUM, HOME OF THE DALLAS COWBOYS



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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.

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.

Oldham Goodwin Group, LLC
Licensed Broker/Broker Firm Name or Primary Assumed Business Name

532457
Licensed No.

Casey.Oldham@OldhamGoodwin.com
Email

(979) 268-2000
Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Brett Boatner

Senior Associate | Retail Services

D: 817.512.2000 **C:** 903.573.4165

Brett.Boatner@OldhamGoodwin.com

Fort Worth

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HOUSTON | SAN ANTONIO | WACO/TEMPLE | BRYAN



OLDHAMGOODWIN.COM