



2629 N. Main St. ✤ Fort Worth, TX

**HISTORIC FLAGSHIP OPPORTUNITY
IN THE STOCKYARDS FOR SALE**

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Los Vaqueros

STOCKYARDS - FORT WORTH



Site Criteria Sheet

ADDRESS 2629 N Main St
Fort Worth, TX 76164

YEAR BUILT Existing Los Vaqueros Restaurant 1906

SIZE OF LAND 2.236 Acres

BUILDING SIZE AND DETAILS
Indoor: Roughly 33,000 SF
Roughly 13,000 SF (ground floor)
• Multi-Storied
• Basement
• Outdoor Venue: Roughly 8,300 SF



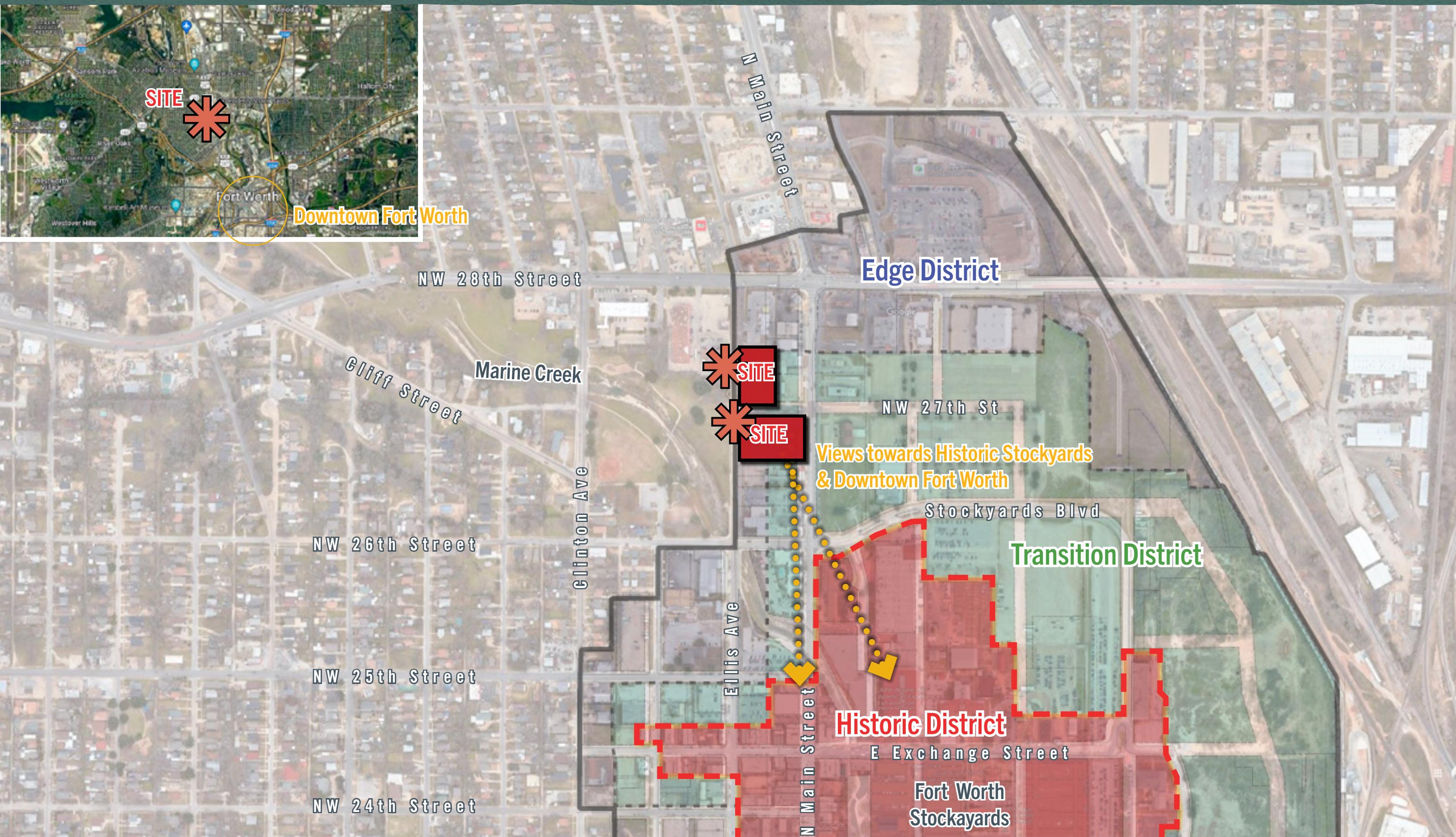
2629 N Main St.

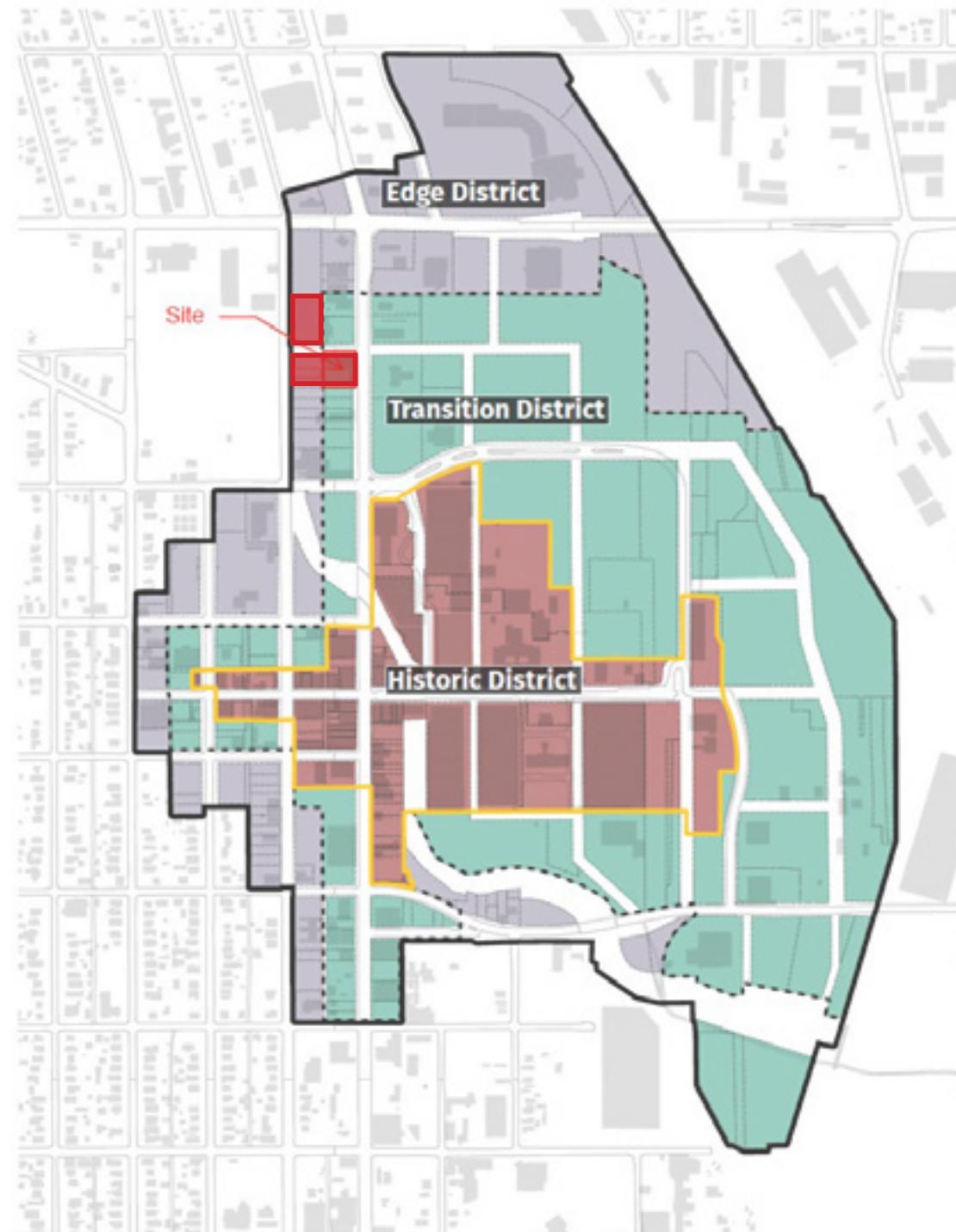
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The following sub-districts are established and are shown on the map in Div. 1.4.

A. Historic District

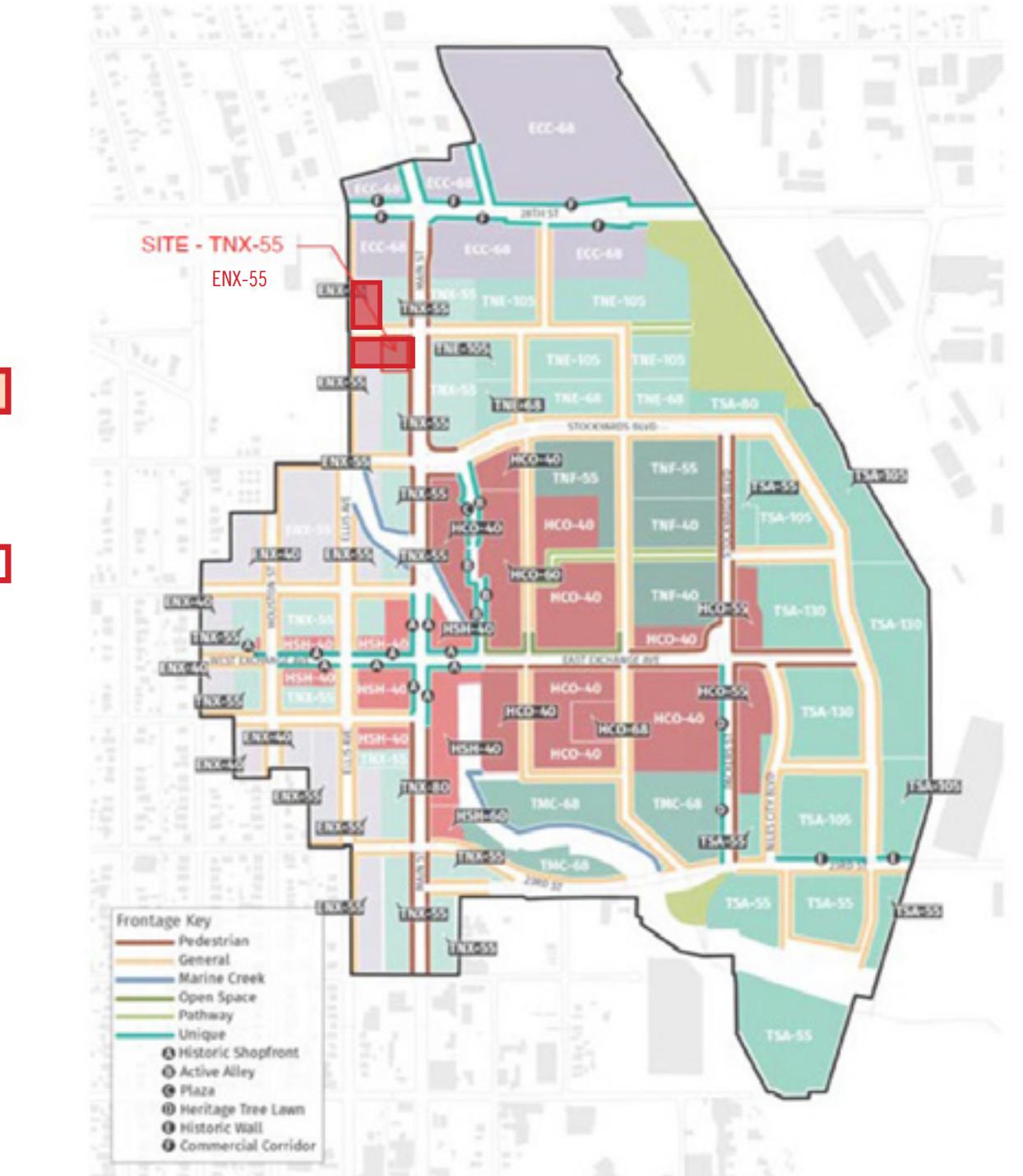
1. SY-HSH: Shopfront-40, -68
2. SY-HCO: Core-40, -55, -60, -

B. Transition District

1. SY-TMC: Marine Creek-68
2. SY-TNF: North Forty-40, -51
3. SY-TNX: Neighborhood M
4. SY-TNE: Northern Edge-68
5. SY-TNA: 2, 15, 16

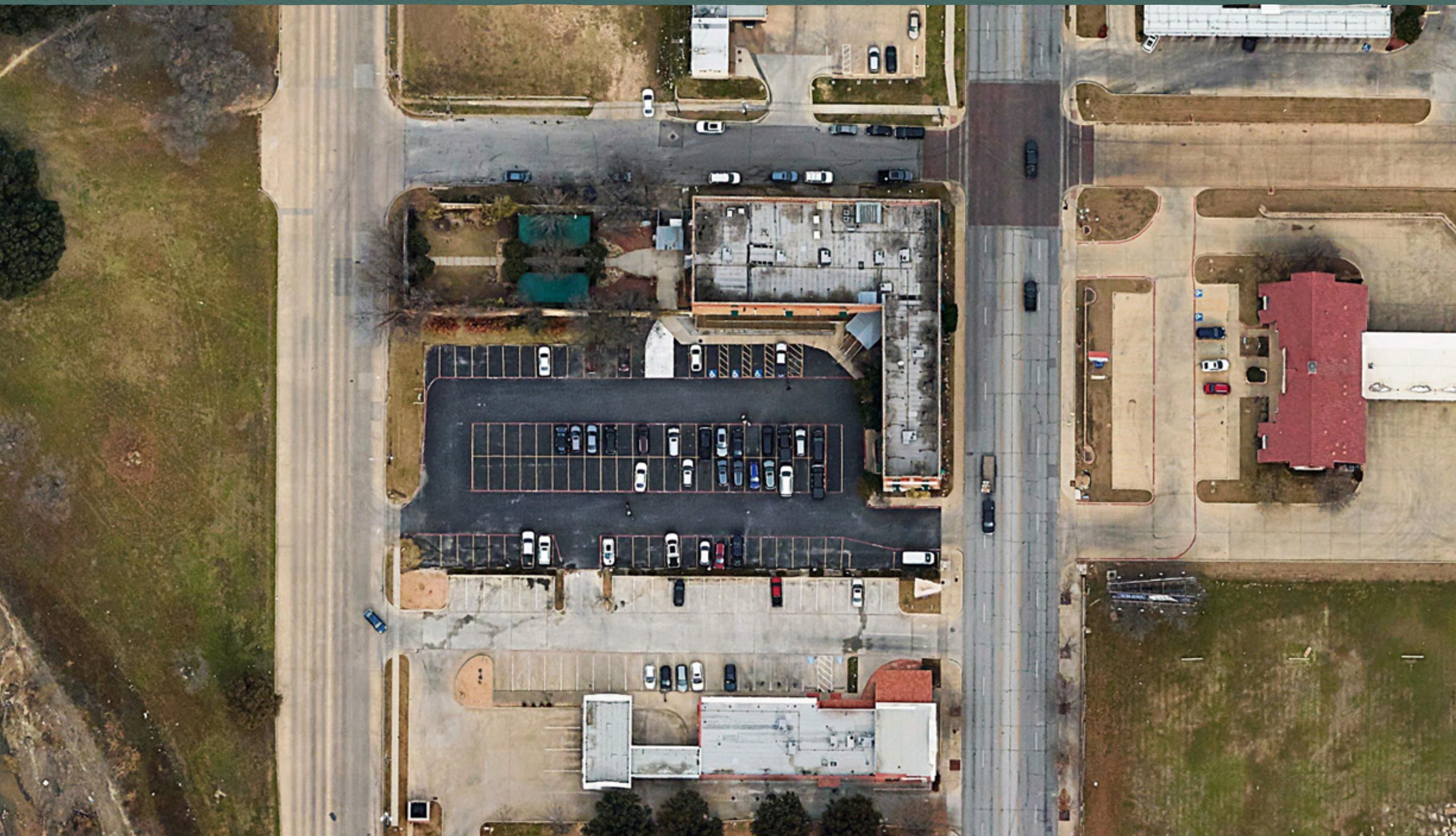
C. Edge District

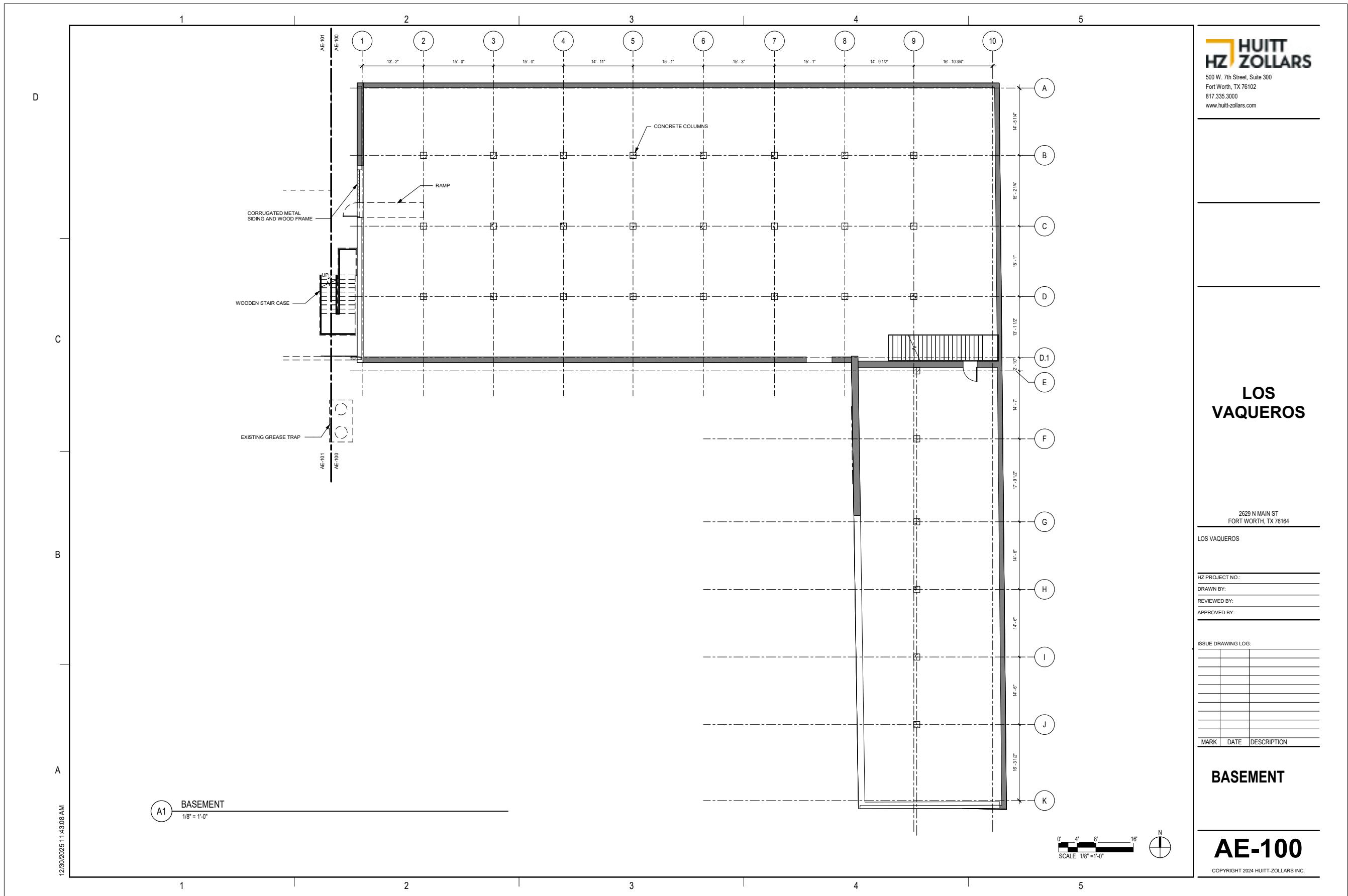
1. SY-ENX: Neighborhood Mixed Use-40, -5
2. SY-ECC: Commercial Corridor-68

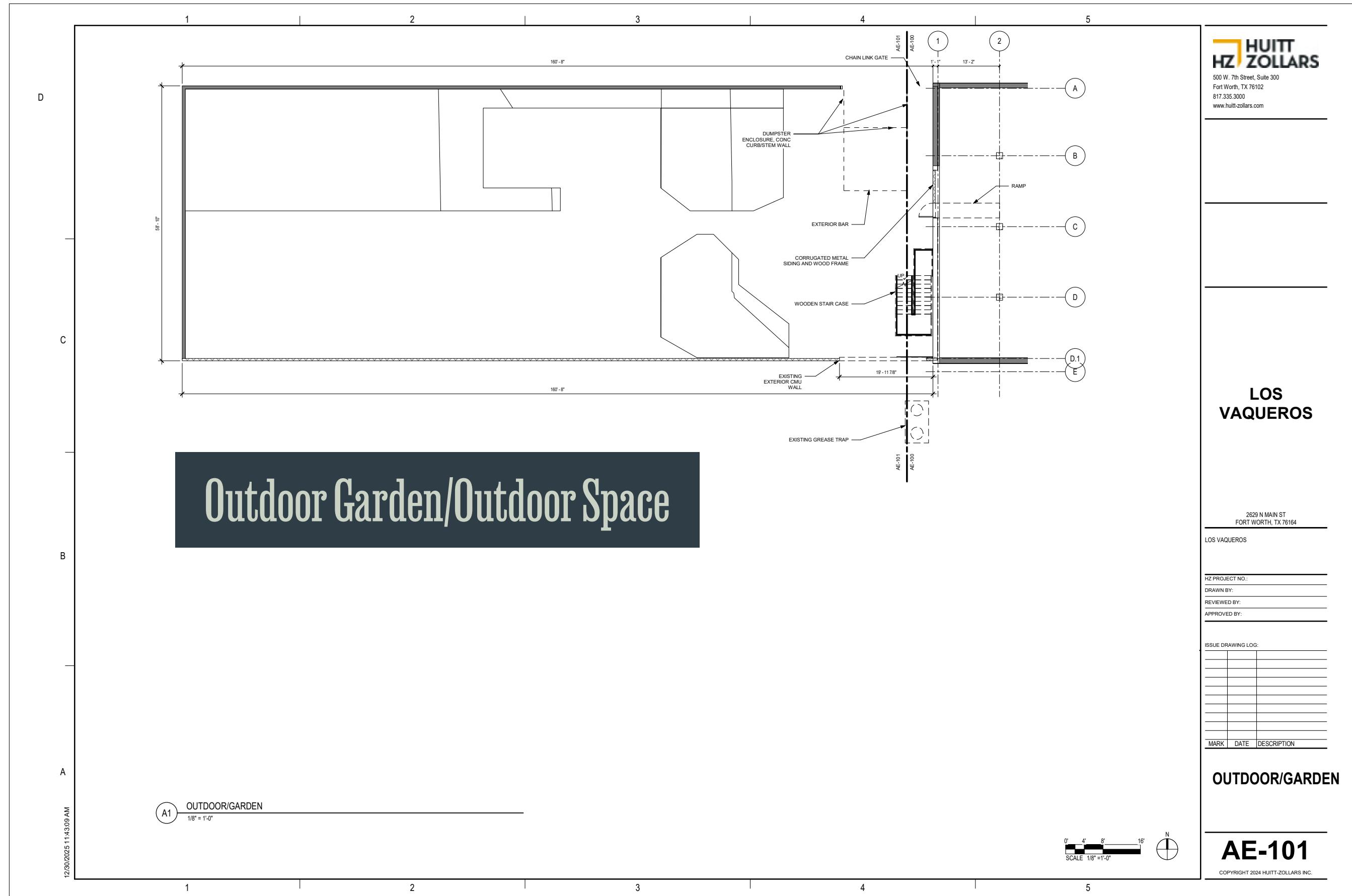


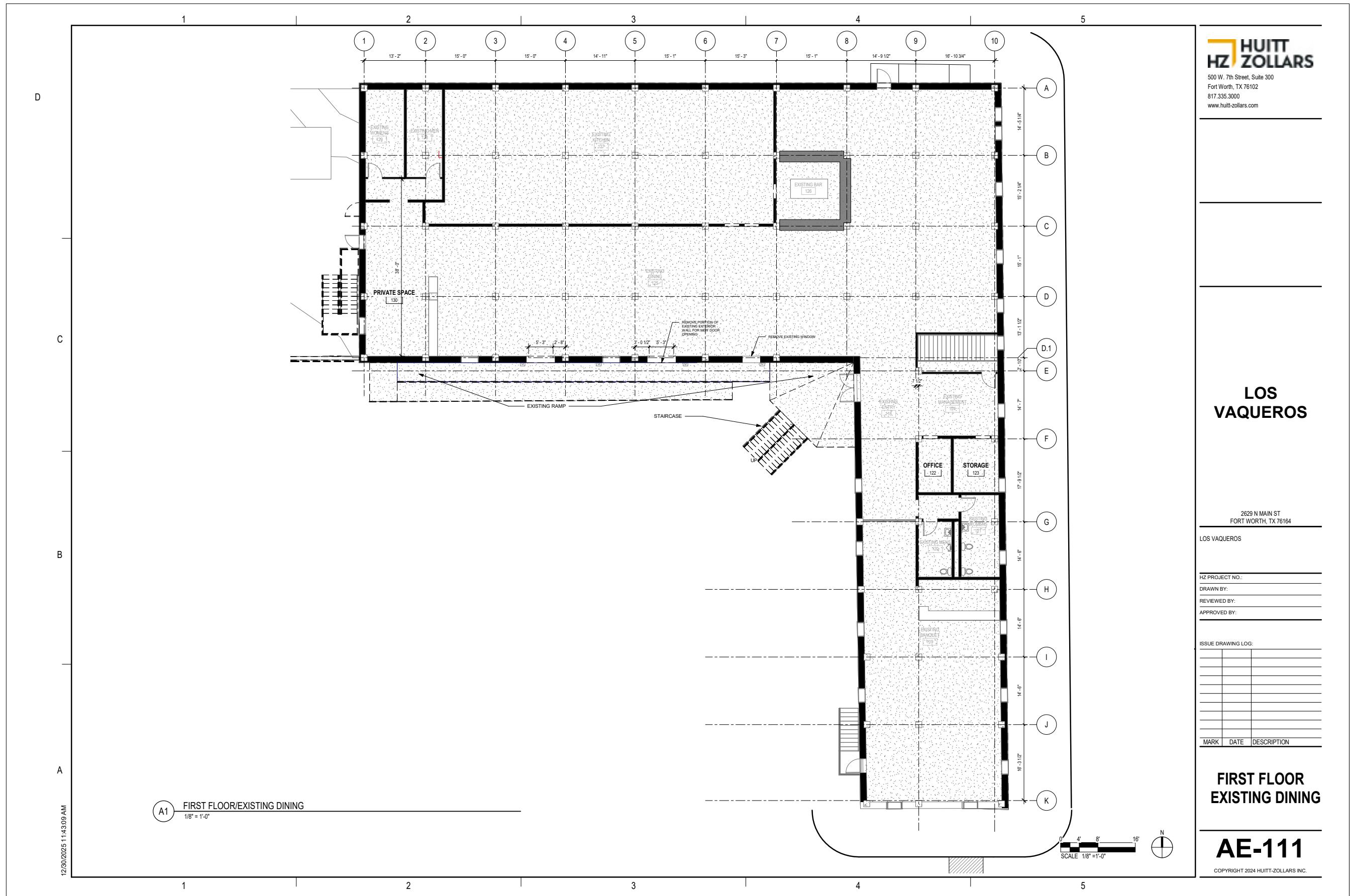
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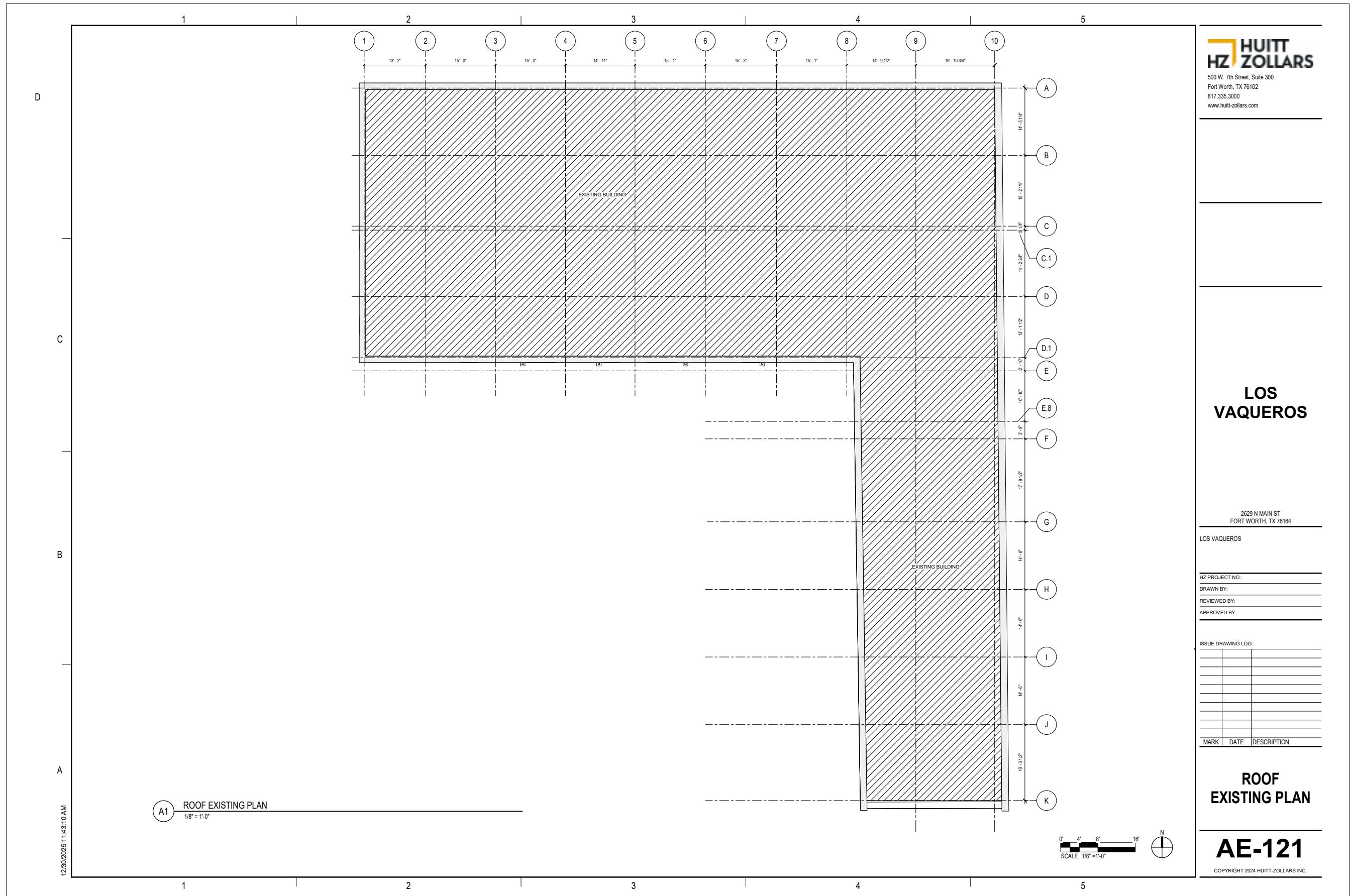
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Zoning Information:

SY-TNX-55: Neighborhood Mixed Use
SY-ENX-55: Neighborhood Mixed Use

Maximum Height = 55ft.

Minimum Height = 2 Stories of Occupiable Space TNX

= N/A ENX

F.A.R. = N/A

Setbacks

Front = see Pedestrian Frontages 15' Max. TNX

= see Pedestrian Frontages 20' Max. ENX

Common Lot Line = 0ft. Min.

Alley = 5ft. Min.

Parking Setback = 30' Min.

I.S.R.

= N/A

Parking Requirements

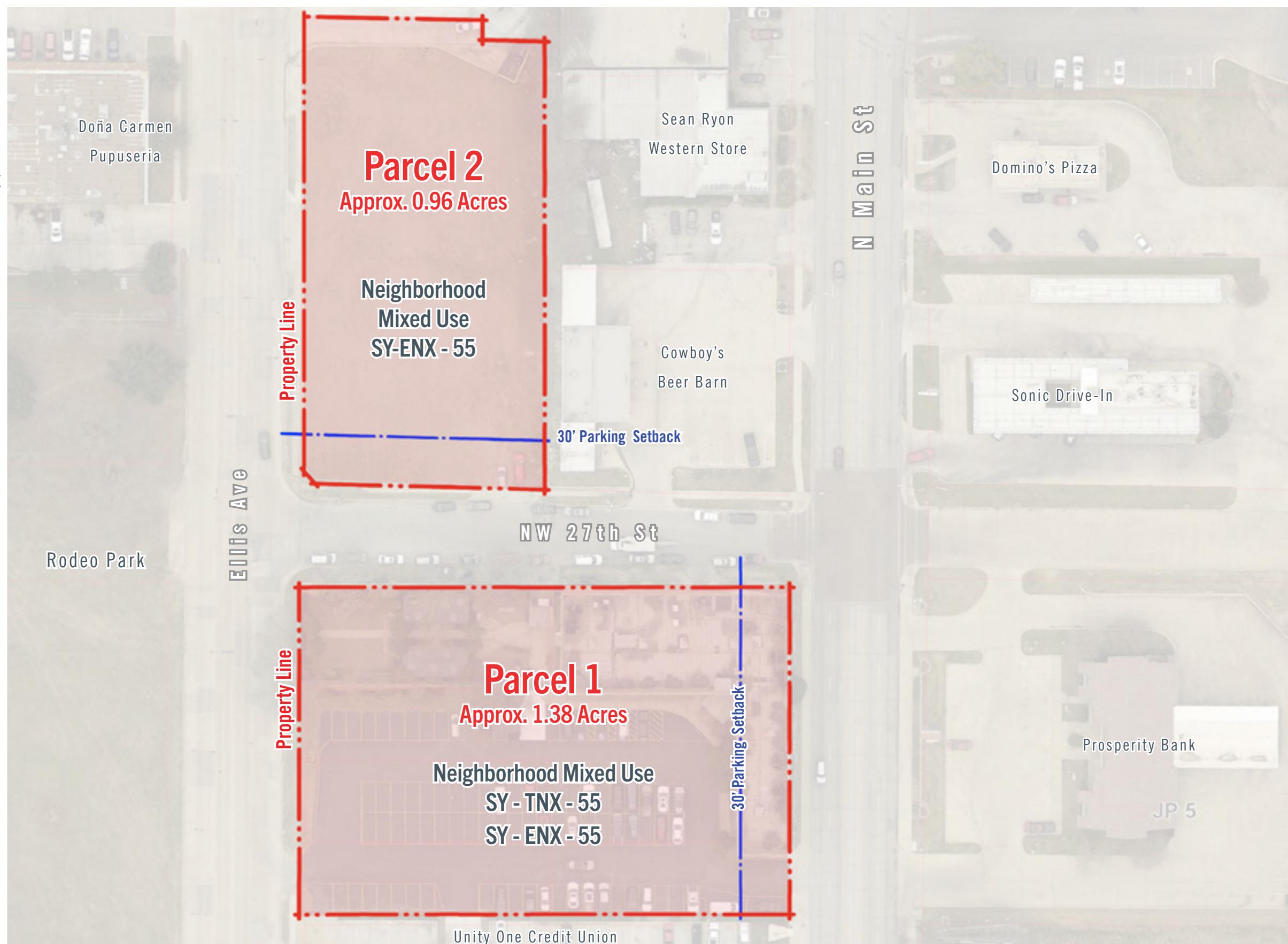
6.201 Off-street parking

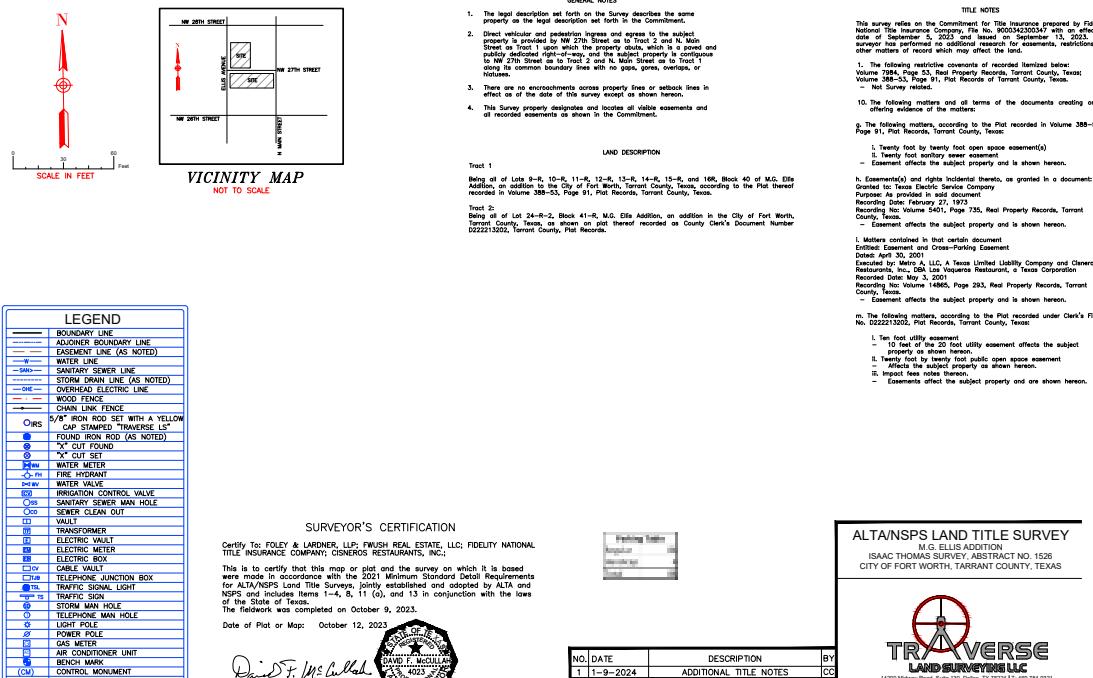
Hotel:

1 Space per Bedroom Unit plus 1 Space per 4 patron seats in rooms open to public plus 5 spaces per 1,000 square feet of display / ballroom area.

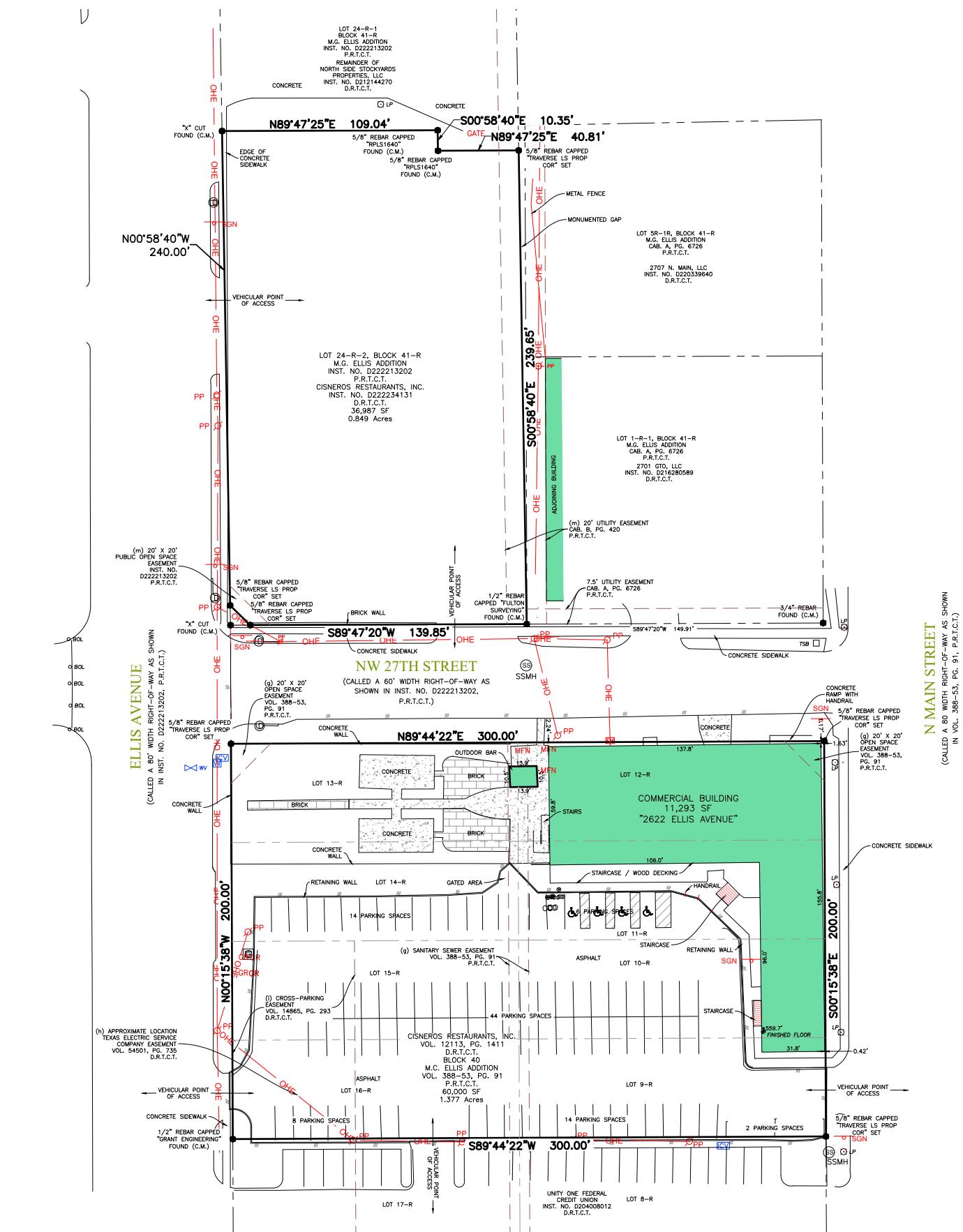
Restaurant:

1 Space per 100 Square feet (10:1000SF)





Block Description	Acreage
ELLIS, M G ADDITION Block 40 Lot 9R	0.166
ELLIS, M G ADDITION Block 40 Lot 10R 11R & 12R	0.52
ELLIS, M G ADDITION Block 40 Lot 13R	0.209
ELLIS, M G ADDITION Block 40 Lot 14R	0.149
ELLIS, M G ADDITION Block 40 Lot 15R	0.171
ELLIS, M G ADDITION Block 40 Lot 16R	0.171
ELLIS, M G ADDITION Block 41-R Lot 24-R-2	0.85
Total	2.236



2629 N Main St.

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View from Main St. Facing North

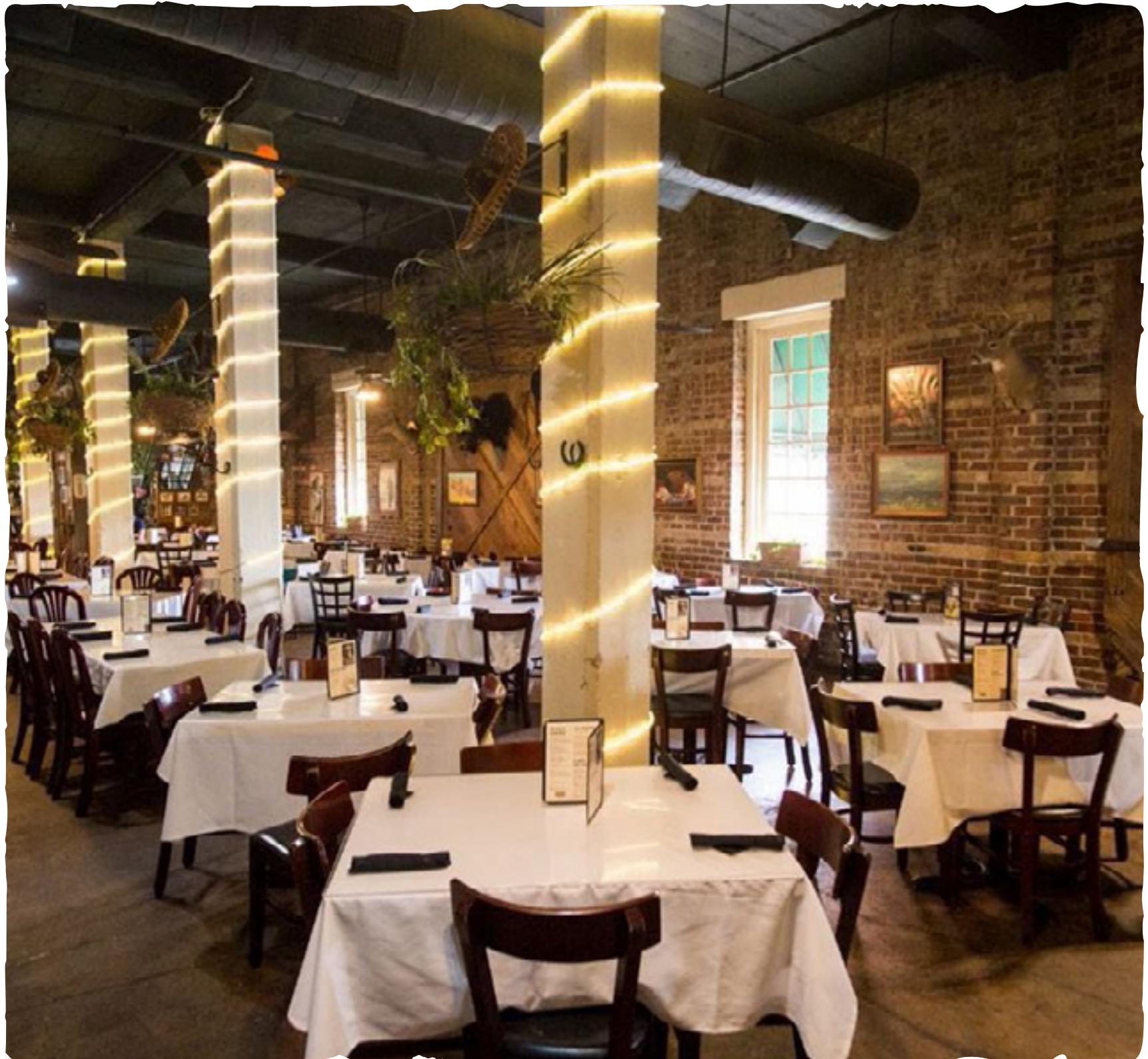


View from Parking Lot Facing North



View from Main St. Facing South

Interior Photos | Dining Room + Private Space

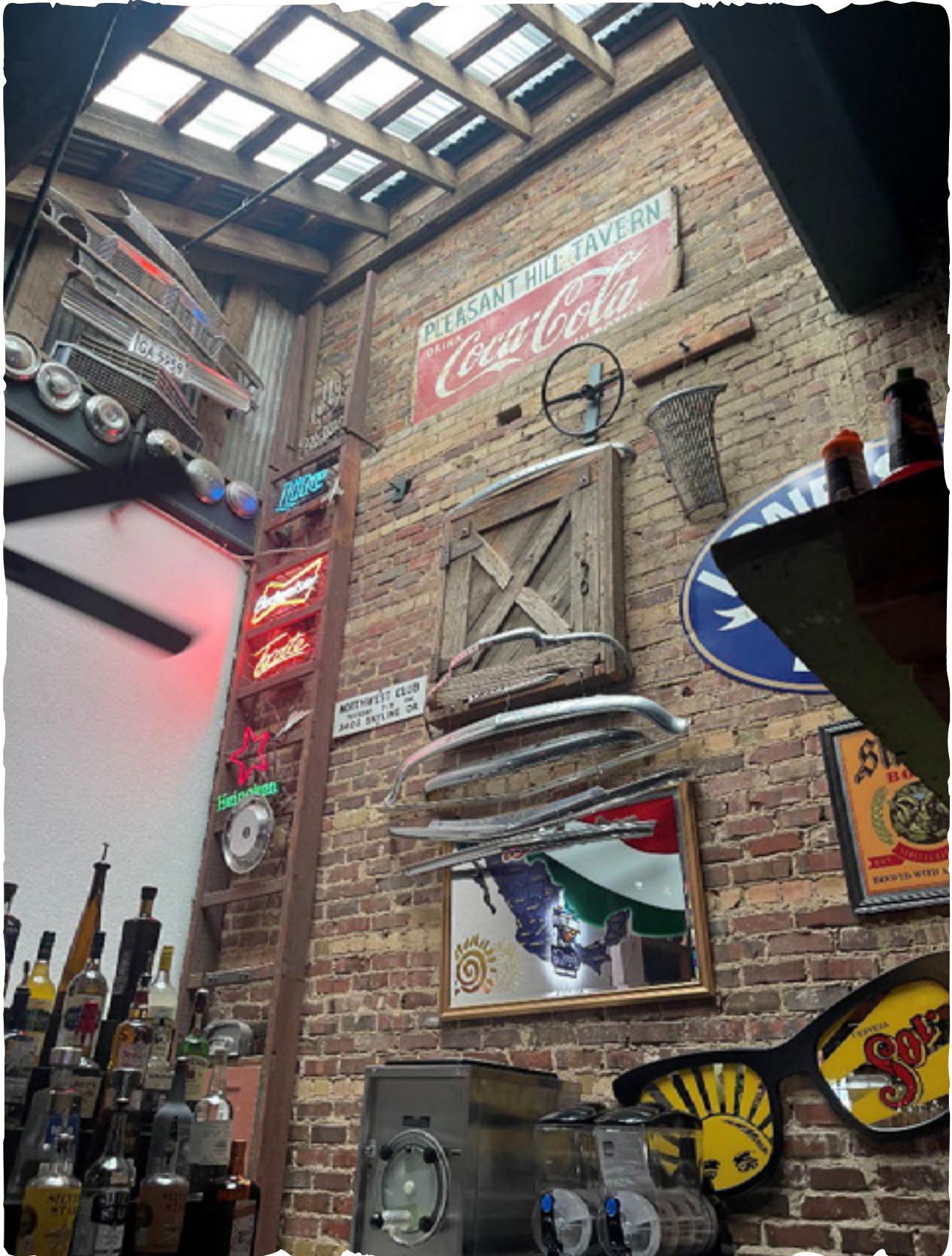


Photos | Outdoor Event Space



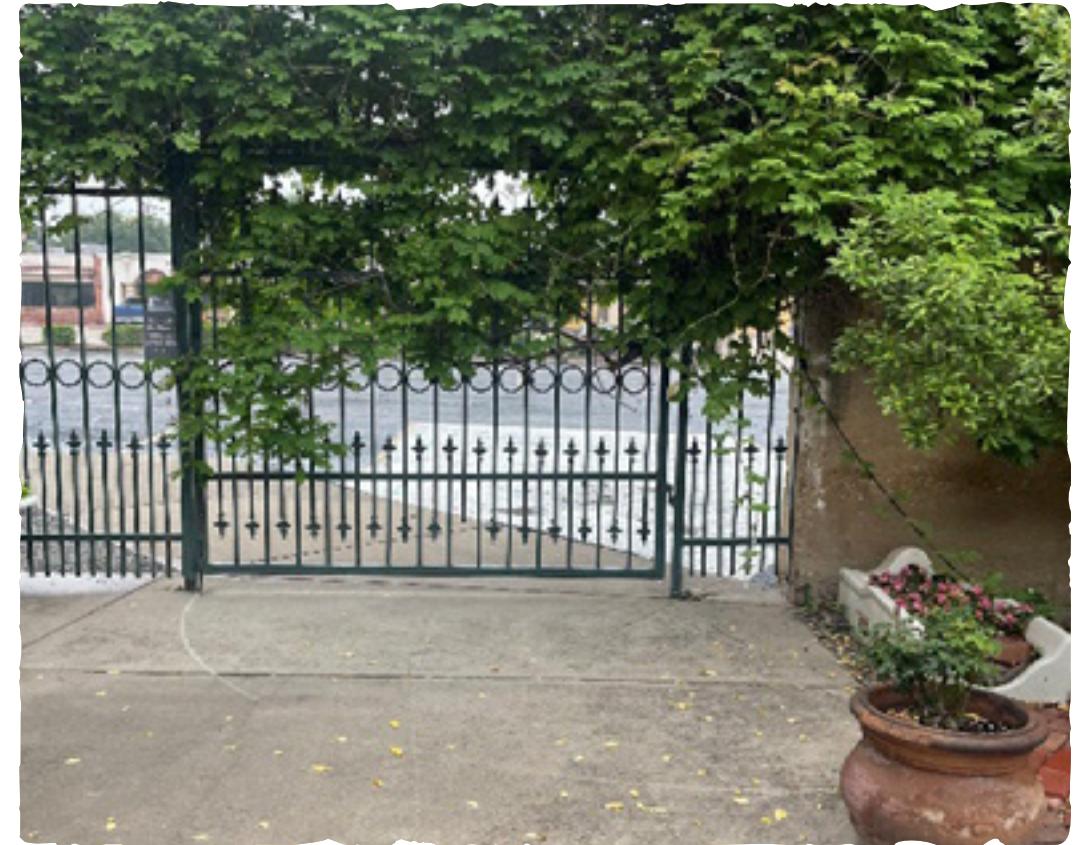
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The Dallas-Fort Worth Market

A hub in the North Texas region, the Dallas-Fort Worth (DFW) market is home to just under 7 million residents. It is comprised of a diverse economy and is home to many major employers across a variety of industries. Some of the largest employers in the DFW area include:

1. **AT&T:** AT&T is a telecommunications giant and one of the largest employers in the DFW area, with over 20,000 employees.
2. **JPMorgan Chase:** JPMorgan Chase is one of the largest banks in the world and has a significant presence in the DFW area, with over 11,000 employees.
3. **Baylor Scott & White Health:** Baylor Scott & White Health is one of the largest healthcare providers in the DFW area, with over 50 hospitals and clinics and over 40,000 employees.
4. **Texas Instruments:** Texas Instruments is a major semiconductor company with a significant presence in the DFW area, employing over 10,000 people in the region.

Overall, DFW consists of strong and diverse economies, with many major employers across a variety of industries. However, as with any investment decision, it's important to conduct thorough research and seek professional advice before making any investment decisions.





On the western side of the DFW metroplex is Fort Worth, home to almost 1 million of the metroplex's residents. An anchor in this town is the **Fort Worth Stockyards District**. This is a vibrant and unique area in Fort Worth, Texas that offers visitors a chance to experience the city's rich cowboy culture and heritage. Here are some of the highlights of the Fort Worth Stockyards District:

- **Authentic Western Atmosphere:** The Stockyards District is designed to resemble an authentic Western town with wooden sidewalks, historic buildings, and saloons that date back to the late 1800s. Visitors can immerse themselves in the Old West atmosphere and take a step back in time.
- **Rodeos and Live Entertainment:** The **Stockyards District** hosts live rodeo shows and concerts at the Cowtown Coliseum, as well as other events like gunfights, parades, and cattle drives. Visitors can watch bull riding, barrel racing, and other rodeo events, or enjoy live music and entertainment.
- **Shopping and Dining:** The Stockyards District has a variety of shops that sell Western wear, souvenirs, and other unique items. There are also many restaurants and bars that offer classic Texas cuisine, such as barbecue, steaks, and Tex-Mex dishes.
- **Texas Cowboy Hall of Fame:** The Texas Cowboy Hall of Fame honors the contributions and achievements of cowboys and cowgirls in Texas history. It features exhibits, artifacts, and memorabilia that highlight the cowboy lifestyle and the state's Western heritage.
- **Fort Worth Herd:** The Fort Worth Herd is a group of longhorn cattle that are driven through the streets of the Stockyards twice a day. Visitors can watch the cattle drive and learn about the history of the area's cattle industry.

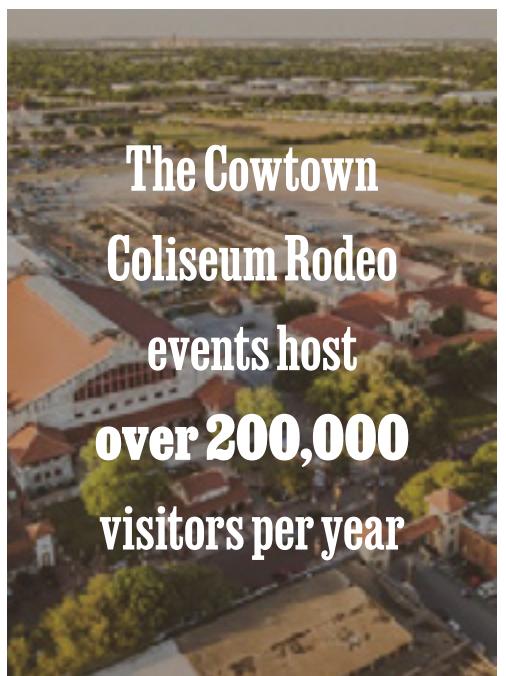


Fort Worth is the fastest growing city of its size in the U.S., with a **42% growth** from 2000 to 2013



The Stockyards see over 12 million visitors annually, making it a top attraction

18 annual events bring around 145,000 attendees, with the Red Steagall Cowboy Gathering drawing over 30,000



The Cowtown Coliseum Rodeo events host over 200,000 visitors per year



The Fort Worth Herd cattle drive draws more than 800,000 visitors annually



The Grapevine Vintage Railroad delivers over **100,000** visitors to the Stockyards each year



Combined annual restaurant and retail sales in the Stockyards exceed **\$134 million**. Achieve sales over \$825 per sq. ft.

Phase 1 of the Stockyards redevelopment is valued at over **\$160 million**, with further retail, dining, entertainment, and residential spaces planned



The project is part of a 70 acre, \$200 million masterplanned development in partnership with the City of Fort Worth and Tarrant County

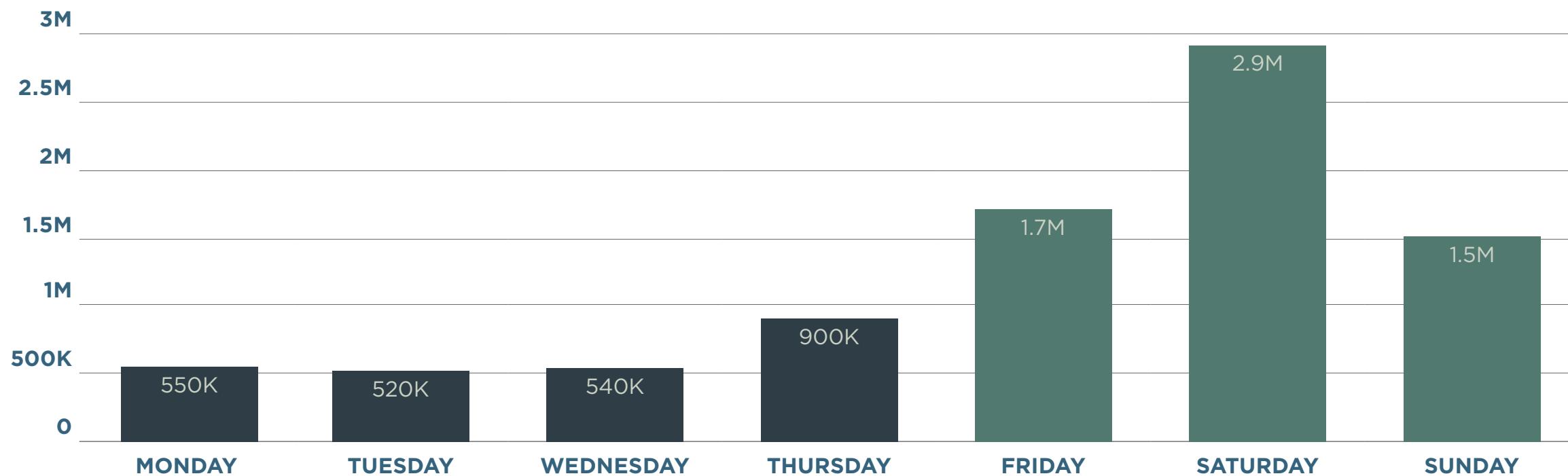
**The Stockyards is one of the top destinations in Fort Worth
It is one of the top destinations in the DFW Metro region in terms of visitor traffic.**

Metrics	Fort Worth Stockyards NHD 140 E Exchange Ave, Fort Worth, TX 76164	West 7th Corridor 816 Foch St, Fort Worth, TX 76107	NorthPark Center 8687 N Central Expy, Dallas, TX 75225	Sundance Square 420 Main St, Fort Worth, TX 76102
Visits	8.9M	3M	10.4M	3.4M
Visits / sq ft	1.41	2.21	5.37	4.41
Size - sq ft	6.3M	1.4M	1.9M (GLA)	774.6K
Visitors	3.8M	953.9K	3.1M	1.9M
Visit Frequency	2.37	3.15	3.4	1.82
Avg. Dwell Time	115 Min	62 Min	79 Min	130 Min
Panel Visits	796.2K	261K	698.6K	252.1K
Visits YoY	+5.90%	-8.20%	+1.00%	-4.30%
Visits Yo2Y	+14.10%	-13.20%	+3.70%	-9.60%
Visits Yo3Y	+22.20%	-15.20%	+5.50%	-7.20%

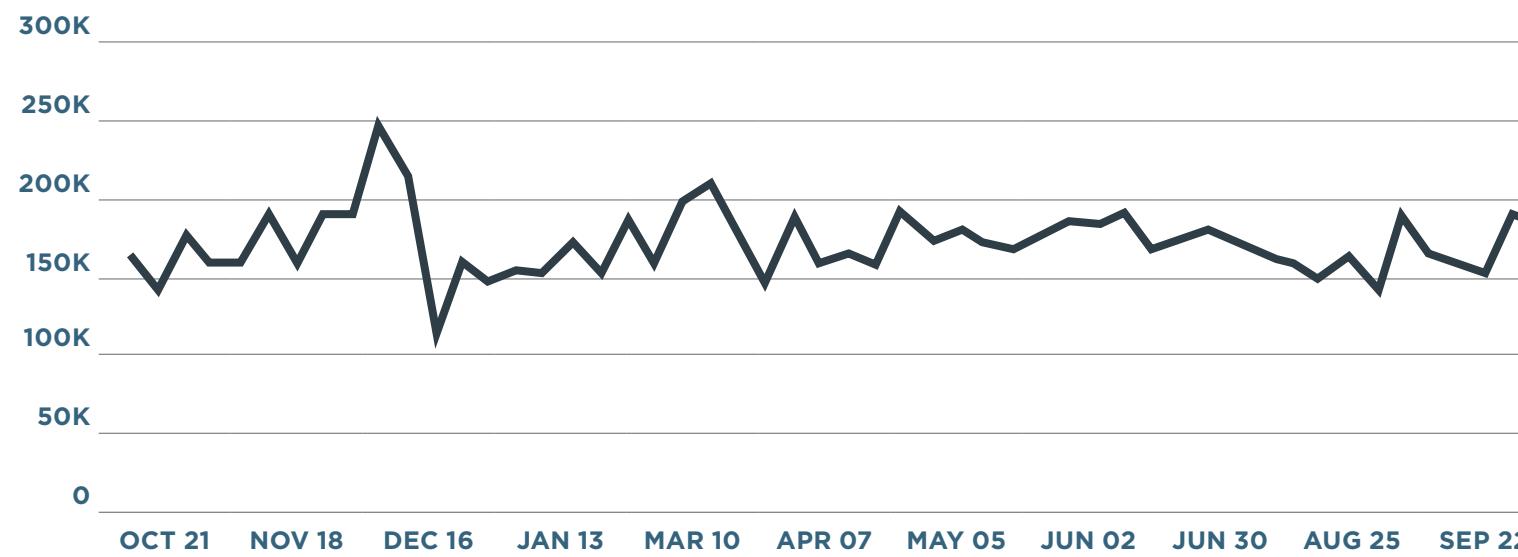


A district
that is a
weekend
destination

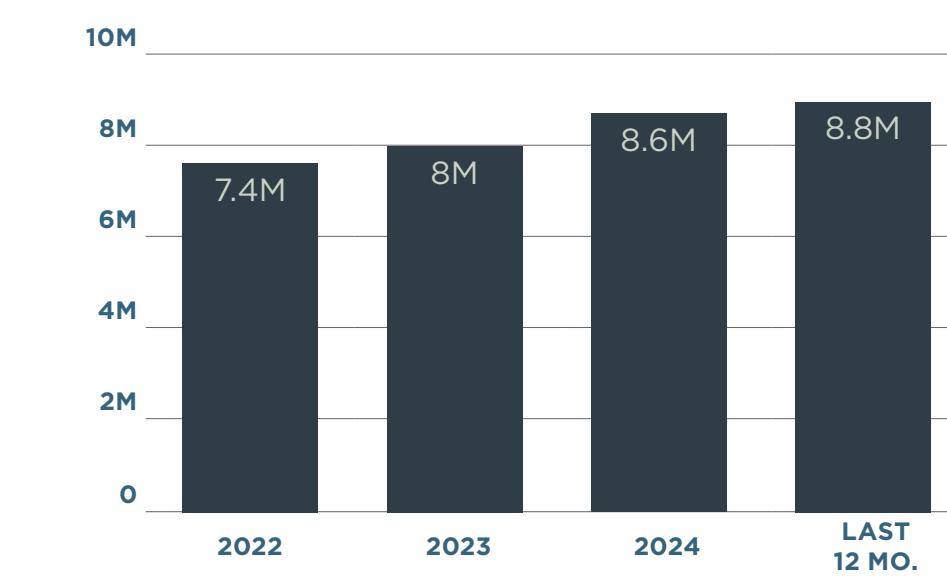
DAILY VISITS



MONTHLY VISITS



ANNUAL SUMMARY



Development Firm Plans \$630 Million Investment in the Stockyards

The Fort Worth Heritage Development, the firm behind Mule Alley, plans to add 300,000 square feet of commercial space and 500 hotel rooms over 17 acres just north of Cowtown Coliseum. The city is expected to vote on incentives later this month.

Fort Worth Magazine | June 12, 2024
By FWTX Staff

The development company that has remade the Fort Worth Stockyards intends to pour another \$630 million into development in the city's historic district.

City staff briefed the City Council during its meeting on Tuesday night on plans by the Fort Worth Heritage Development to add 300,000 square feet of commercial space and 500 hotel rooms over 17 acres just north of Cowtown Coliseum. The firm's plans also include a minimum of 295 apartments.

The city would provide incentives to the development company, including annual grants estimated at slightly more than \$71 million total, as well as the city's purchase of two underground parking garages with 1,300 spaces.

Scheduled date of completion is December 2032.

Said District 2 Councilman Carlos Flores, who represents the Stockyards area: "This proposal is based on a proven framework to the original 380 agreement, which gave us the successful phase one development through that public-private partnership and that has exceeded financial expectations, and that's to be commended."

Fort Worth Heritage Development is a collaboration between Majestic Realty Co. and Hickman Companies, and development partner M2G Ventures of Fort Worth.

The council is expected to be asked at its meeting on June 25 to update its economic development agreement with Fort Worth Heritage, which had originally planned a \$75 million investment and two above-ground parking garages in Phase 2 of a planned three-stage development program. Under the original deal, the city was to reimburse the developer \$20 million a year from the Stockyards tax district.



A replacement of the previously approved TIF agreement will have to be approved by the Stockyards tax district. That will likely go before its members in August.

Phase 1 — the acreage that includes Mule Alley and the Hotel Drover — has been an overwhelming success for the private and public stakeholders, dramatically increasing the value of the land and resulting in nine million visitors annually to the Stockyards.

Phase 2 will include property three times the size of Phase 1, according to Michael Hennig, the member of the city's economic development team who briefed the council on Tuesday.

Under the proposal, the developer would make about \$15 million in improvements to Cowtown Coliseum and facilities for the Fort Worth Herd, including a new barn structure, horse stalls and steer pens, and a covered arena for steers and horses to warm up. The arena would also support operations at the coliseum.

The city would pay back those investments through the creation of a new "Project Financing Zone," which allows cities to collect taxes for improvements to public arenas and convention centers. Fort Worth used them to construct Dickies Arena and make improvements to the Fort Worth Convention Center.

The city would be responsible for the maintenance costs at those facilities.

The city will also buy the planned underground parking garages at a cost not to exceed \$126 million and then enter into a 30-year lease agreement with the developer.

A District Garnering Even More Investment

The Stockyards Heritage Development, a joint venture between Majestic Realty and Fort Worth Based Hickman, have committed to investing \$500 million over the next 5 years to build out the 70 acres it owns in the 300 acre historic district. The partners have put more than \$200 million into the most recent development of Mule Alley which included the Hotel Drover and additional restaurants, retail, and entertainment destinations.

Events and Annual Programs

- 1. Fort Worth Stock Show & Rodeo:** Three-week annual event (Jan-Feb) drawing over 1 million visitors, one of Fort Worth's largest.
- 2. Red Steagall Cowboy Gathering:** October weekend event with 30,000+ attendees, featuring Western music, poetry, art, ranch rodeo, and chuckwagon cook-off.
- 3. National Day of the American Cowboy:** July celebration of cowboy heritage attracting thousands to the Stockyards.
- 4. Fort Worth Herd:** Over 800,000 visitors annually watch the twice-daily Texas Longhorn cattle drive.
- 5. Stockyards Station:** Hosts 250+ events each year across its meeting and event spaces.
- 6. Christmas in the Stockyards:** December event with a tree lighting, live music, and parade (attendance not available).
- 7. Billy Bob's Texas:** CMA award-winning venue hosting 100+ shows annually and drawing 350,000+ visitors.





A High Volume, Active District

Total restaurant and
retail sales exceed
\$134 Million
in the Stockyards

Total Annual retail sales
\$60 million

Stockyards Station, with
its 22 restaurant and
retail operators exceeds
\$15 million
in annual sales

The Food and Beverage Scene

The Stockyards District in Fort Worth, Texas, is known for its Western-themed shops, restaurants, and entertainment venues. The district is a popular destination for tourists and locals alike, and its food and beverage offerings are a key part of its appeal.

In terms of food and beverage performance, the Stockyards District has a strong reputation for its barbecue, Tex-Mex, and other Western-style cuisine. The district is home to several popular restaurants, including Joe T. Garcia's, which has been serving up Tex-Mex cuisine for over 80 years, and Cooper's Old Time Pit Bar-B-Que, which is known for its slowsmoked meats. The top restaurant sales in the district boast sales over \$825/PSF.

The district also has a vibrant nightlife scene, with numerous bars and saloons offering a variety of drinks and live music. Billy Bob's Texas, the world's largest honky-tonk, is located in the Stockyards District and features live music, dancing, and a variety of drinks and food options.

Overall, the Stockyards District has a strong food and beverage performance, with many popular restaurants and bars attracting both tourists and locals. The district's focus on Western-style cuisine and entertainment helps to create a unique and memorable experience for visitors.





Highlighting some of the most well-known restaurants:

- **Joe T. Garcia's** – A Fort Worth landmark serving Tex-Mex for over 80 years, famous for its lush courtyard and classics like enchiladas, fajitas, and margaritas.
Prices: Entrées \$12-\$23, appetizers \$4-\$13.
Top Dish: Plato Especial combo plate - \$23.
- **Lonesome Dove Western Bistro** – Upscale Western cuisine in a stylish, rustic-modern setting. Signature dishes include elk sliders, wild boar ribs, and rabbit-rattlesnake sausage.
Prices: Entrées \$22-\$54, appetizers \$14-\$22.
Top Dish: Wild Boar Ribeye (14 oz, coffee-chile rub) - \$54.
- **H3 Ranch** – Classic steakhouse known for premium cuts and hearty Western fare like smoked brisket nachos and jalapeño cornbread.
Prices: Entrées \$16-\$52, appetizers \$8-\$14.
Top Dish: Cowboy Cut Ribeye (22 oz bone-in) - \$52.



Highlighting some of the most well-known restaurants:

- **Cooper's Old Time Pit Bar-B-Que** – Serving slow-smoked meats for over 60 years, Cooper's offers brisket, sausage, and ribs with classic sides like mac and cheese and baked beans.
Prices: Entrées \$13-\$23, sides \$2-\$6.
- **Ricky's Barbecue** – Stockyards favorite featuring brisket, sausage, chicken, and hearty sides such as corn, coleslaw, and baked beans.
Prices: Entrées \$13-\$23, sides \$2-\$6.
Top Dish: Family Pack (brisket, sausage, chicken, ribs, sides, bread) – \$65.
- **Cattlemen's Steak House** – Historic steakhouse (since 1947) known for tender cuts and a cozy, Western vibe.
Prices: Entrées \$20-\$50, sides \$7-\$16.
Top Dish: 20 oz Bone-in Ribeye – \$52.

Brand New Restaurants:
Second Rodeo Brewing, Tannahill's Tavern and Music Hall,
Cowtown Winery, Provender Hall, Caterina's

Fort Worth, Texas - Area Overview

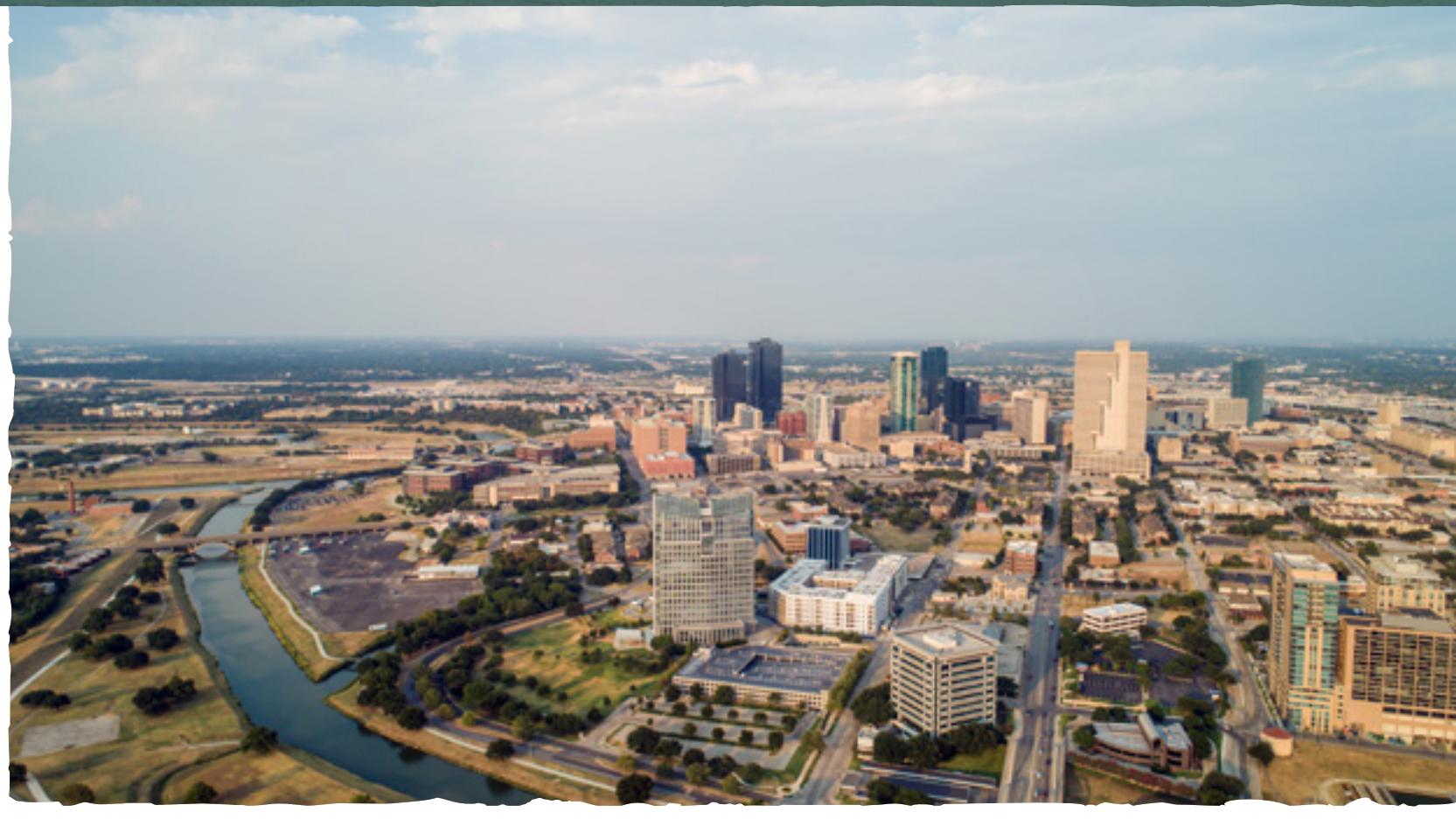
Fort Worth ranks as the 16th-largest city in the U.S. and the fifth-largest in Texas, home to nearly a million residents who proudly embrace its unique blend of rich history and forward momentum. Founded in 1873, Fort Worth stretches across five counties in North Texas, where the Cross Timbers region's forests meet wide-open prairies. With nearly 300 square miles to explore, it's the perfect mix of big-city excitement and small-town charm.

As part of the thriving Dallas-Fort Worth Metroplex, the city is a true Sunbelt success story—growing steadily thanks to its diverse economy and entrepreneurial spirit. Fort Worth is a hub for manufacturing, aviation, technology, and innovation, with industries producing everything from jet fighters and helicopters to pharmaceuticals and computers. Major corporations call it home, drawn by a business-friendly climate and a community that gets things done.

When it's time to unwind, Fort Worth shines outdoors. Locals and visitors alike love boating on the Trinity River, fishing at Lake Benbrook, or camping and hiking in scenic spots like Mustang and Holiday Parks. Golfers can tee off at top-rated courses, including the famous Cowboys Golf Club just a short drive away.

And with Dallas-Fort Worth International Airport—one of the world's busiest—and Alliance Cargo Airport nearby, getting anywhere is a breeze. It's no surprise that American Airlines proudly calls Fort Worth home.

Full of opportunity, culture, and unmistakable Texas charm, Fort Worth is where tradition meets tomorrow—a city that's as welcoming as it is ambitious.





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