

Redevelopment/ Office Use ★ SALE

LanCarteCRE.com

401 W 13TH ST FORT WORTH, TX 76102



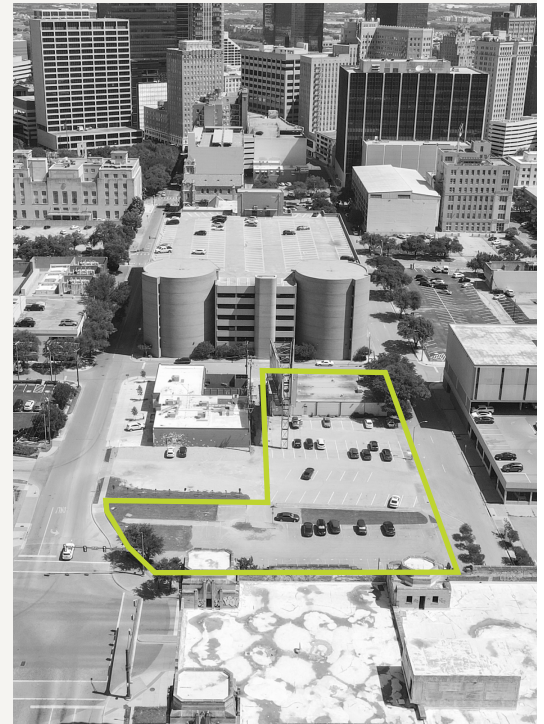
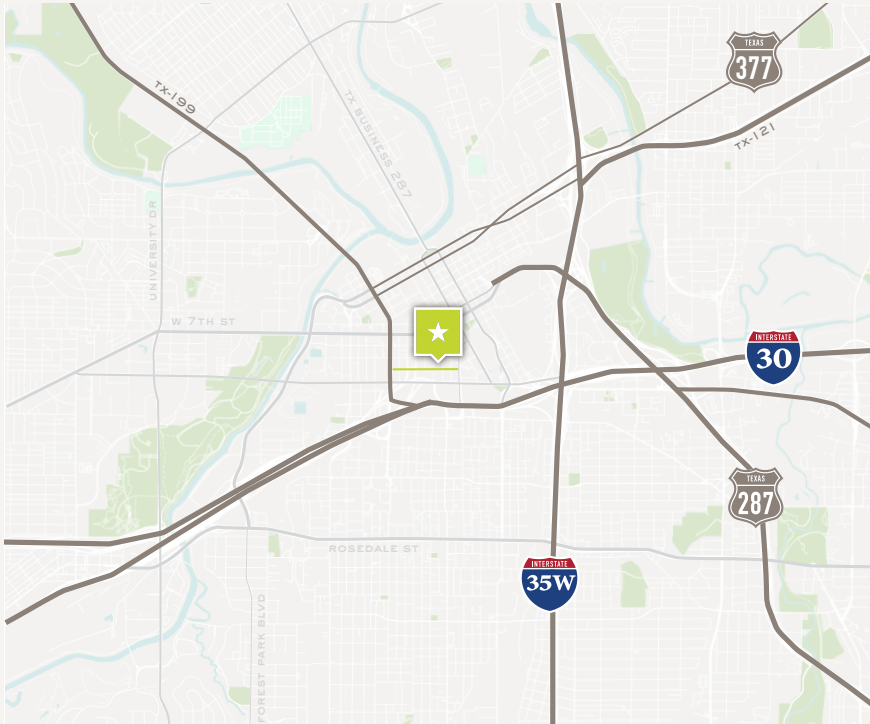
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PROPERTY FEATURES

- Built: 1965, Last remodel/renovation 2007
- The parcel is in the southwestern portion of the Central Business District, approximately one block north of interstate highway 30
- Base Zoning- H with PD592 overlay
- Land: 0.873 Acres/ 38,017 SF
- Building: 6,000 SF

DOWNTOWN FORT WORTH

- \$2.9 billion total planned in development
- 20 million annual visitors to Downtown Fort Worth
- 7.7 million employee visits annually
- 90% total office occupancy rate

LOCATION OVERVIEW

Situated at 401 W 13th St in Fort Worth's central business district, this property offers a prime location for redevelopment. With immediate access to I-30 and I-35W, it provides excellent connectivity to the broader Dallas-Fort Worth metroplex. The site is within walking distance of Sundance Square, Fort Worth Convention Center, and major transit hubs, making it ideal for mixed-use, hospitality, or office redevelopment projects.

SALE PRICE

CONTACT BROKER

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EXTERIOR



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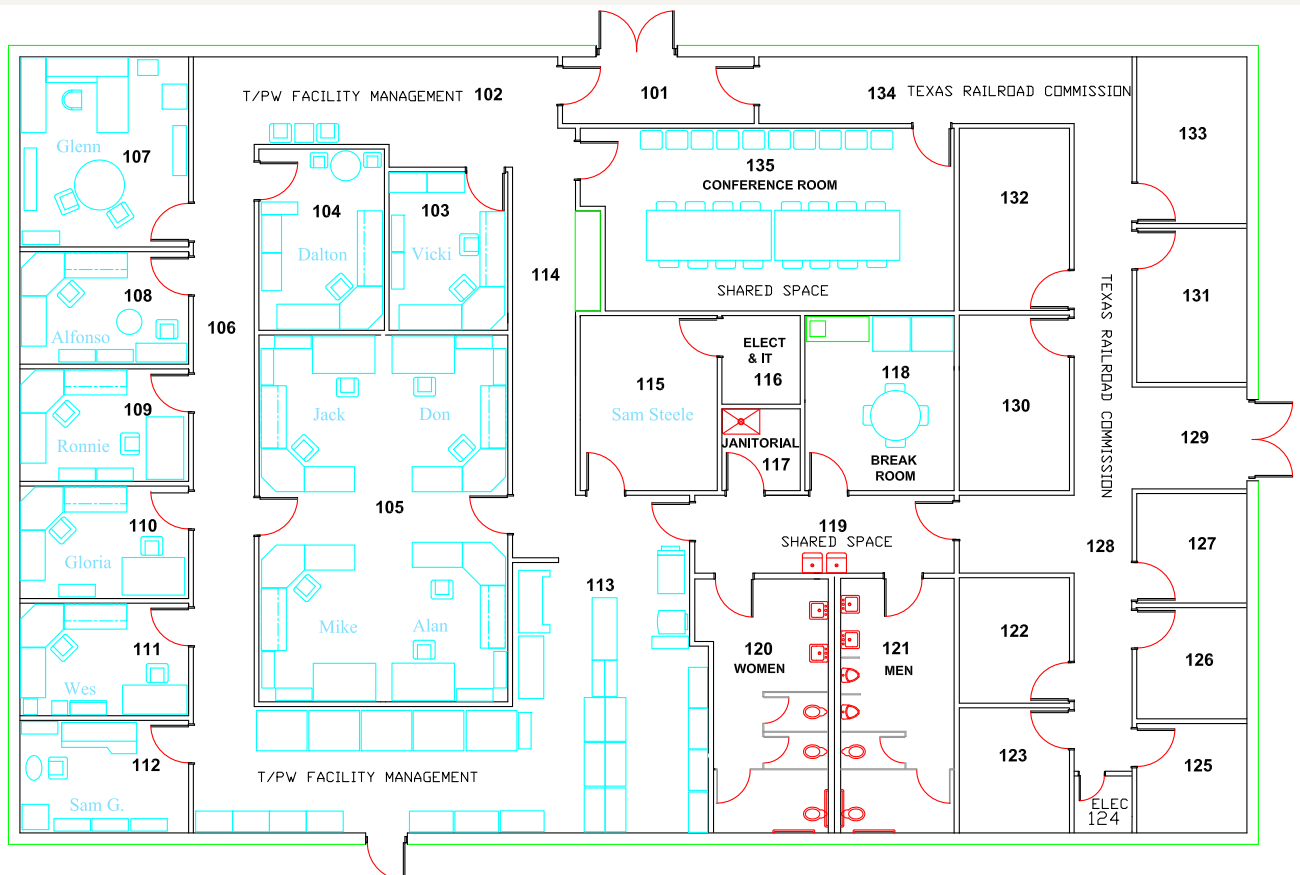
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EXTERIOR



FLOOR PLAN



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DOWNTOWN FORT WORTH DEVELOPMENT

Planned development projects in and around the Central Business District of Fort Worth, TX, which includes over 2,900 residential units, is anchored by the new Texas A&M Fort Worth campus directly to the west, the expansion of the Fort Worth convention center, and the planned redevelopment of Butler Place.

- 1 BUTLER PLACE REDEVELOPMENT
- 2 TEXAS A&M FORT WORTH CAMPUS PROJECT
- 3 FORT WORTH CONVENTION CENTER EXPANSION



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Relentlessly Pursuing What Matters

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