

GROUND LEASE OR BUILD TO SUIT OPPORTUNITY

Oldham
Goodwin **OG**

HISTORICAL STOCKYARDS DISTRICT
FORT WORTH, TX

PROPOSED SITE

JOE T.
GARCIA'S

North West 23rd Street

SPRINGHILL SUITES®
Marriott

HOTEL DROVER
FORT WORTH STOCKYARDS

CADENCE
Bank

TECOVAS
FINE BOOTMAKERS

Fort Worth
STOCKYARDS
NATIONAL HISTORIC DISTRICT

SECOND
RODEO
BREWING

LND
LONESOME DOVE
WESTERN BISTRO



AVAILABILITY
1.41 AC



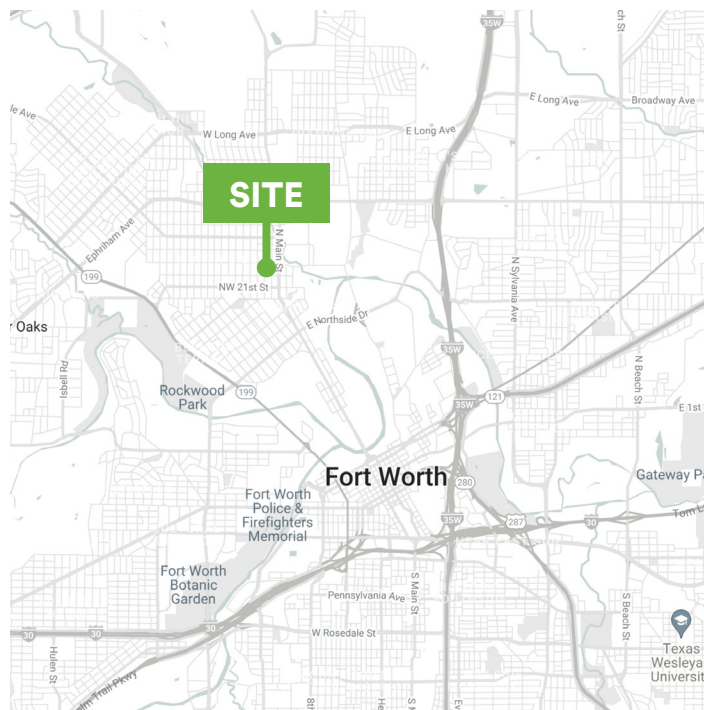
TRAFFIC
25,625 VPD



RENTAL RATE
CALL BROKER

PROPERTY HIGHLIGHTS

- Ground lease, build to suit opportunity located at the historic gates of the Fort Worth Stockyards National Historic District with an estimated total of 11 million plus visitors per year.
- The 1.41 AC site sits at the lighted intersection of N Main Street and 23rd Street that has an exposure to more than 25,625 vehicles per day.
- Zoning is SY-TNX-55 and SY-ENX-55 that will allow a multitude of uses such as multifamily, retail, medical, bar or restaurant, and hospitality.
- Multiple curb cuts allowing easy access from three different sides of the site, N. Main Street, 23rd Street, and Ellis Avenue.
- Located in the Historic Fort Worth Stockyards, this property is in close proximity to world class entertainment, great restaurants, hotels, and national retailers.
- 2 miles from Downtown Fort Worth; 2.5 miles from Fort Worth's Cultural District; 3.1 miles from Dickie's Arena; 5 miles from TCU



GROUND LEASE

GROUND LEASE OR BUILD TO SUIT OPPORTUNITY

HISTORICAL STOCKYARDS DISTRICT
FORT WORTH, TX



Fort Worth
STOCKYARDS

STOCKYARDS HOTEL

Lil' Red's
Longhorn
Saloon

White
Elephant
Saloon

TECOVAS

Taco Heads

**SECOND
RODEO
BREWING**

**HYATT
PLACE**
Fort Worth/
Historic Stockyards

STOCKYARDS STATION

HOTEL DROVER
FORT WORTH STOCKYARDS

SPRINGHILL SUITES
Marriott

PROPOSED SITE

Northeast 23rd Street

RIVER RANCH
STOCKYARDS

Fort Worth Fire
Station 12

**JOE T.
GARCIA'S**

**ESPERANZA'S
BAKERY**

Bud Murphy
Building

Murphy's Wall
Products

GROUND LEASE

GROUND LEASE OR BUILD TO SUIT OPPORTUNITY

Oldham
Goodwin **OG**

HISTORICAL STOCKYARDS DISTRICT
FORT WORTH, TX

SITE

Ellis Avenue

North West 25th Street

North Main Street



GROUND LEASE OR BUILD TO SUIT OPPORTUNITY

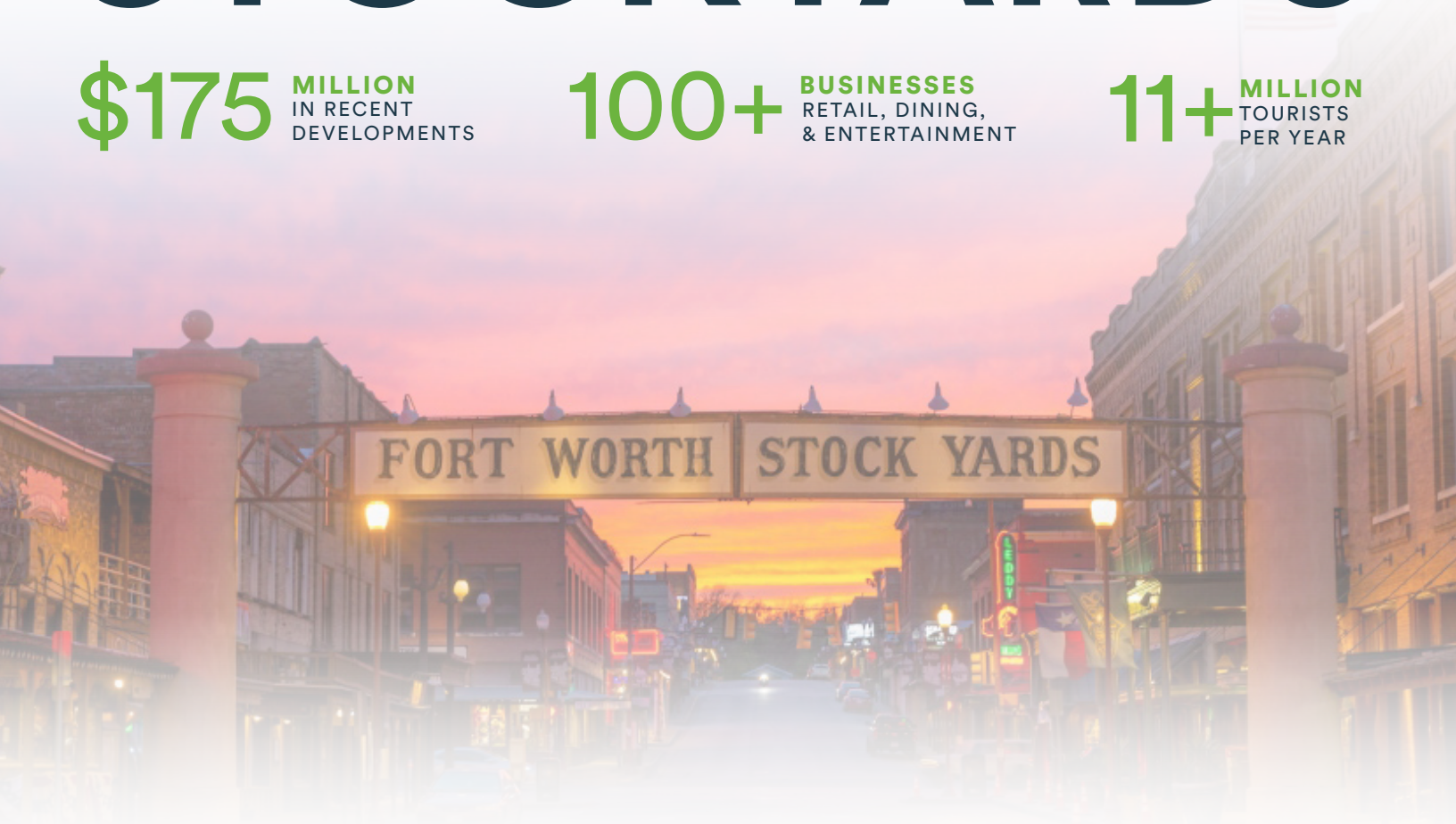
HISTORICAL STOCKYARDS DISTRICT
FORT WORTH, TX

FORT WORTH STOCKYARDS

\$175 MILLION
IN RECENT
DEVELOPMENTS

100+ BUSINESSES
RETAIL, DINING,
& ENTERTAINMENT

11+ MILLION
TOURISTS
PER YEAR



THE FORT WORTH STOCKYARDS is one of Texas' most iconic and visited destinations, attracting over 11 million visitors annually. This historic district blends Old West charm with modern development, thanks to a nearly \$1 billion revitalization effort in Fort Worth, TX that includes new hotels, commercial space, housing, and major improvements to landmarks like the Cowtown Coliseum. Anchored by attractions such as the daily cattle drive, the Texas Cowboy Hall of Fame, and boutique destinations like Hotel Drover and the nearby Hilton in downtown Fort Worth, the Stockyards has evolved into a powerhouse of tourism, culture, and commerce while staying true to its Western roots.

GROUND LEASE OR BUILD TO SUIT OPPORTUNITY

HISTORICAL STOCKYARDS DISTRICT
FORT WORTH, TX

FORT WORTH, TEXAS



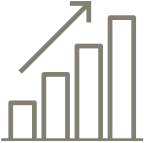
POPULATION
1,008,106

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

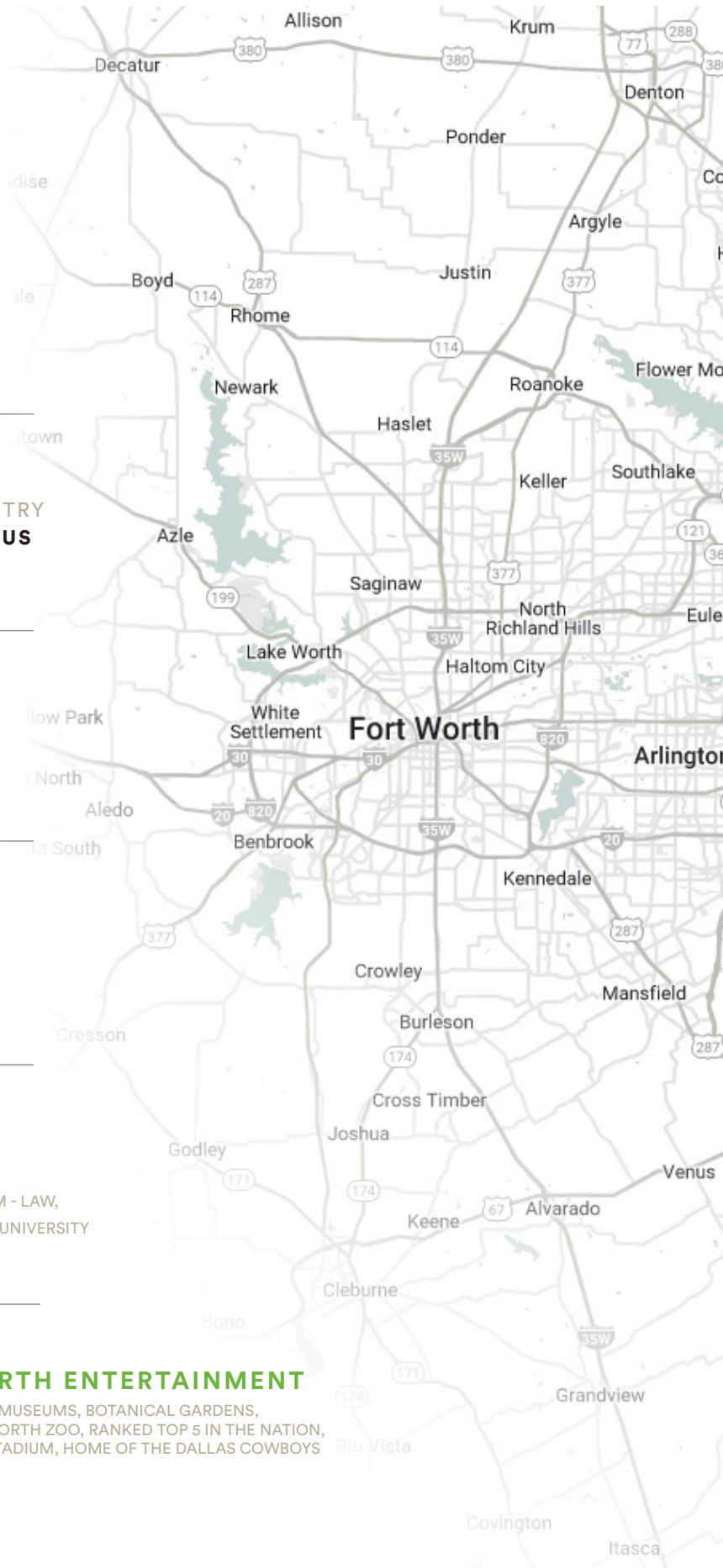
2ND

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



GROUND LEASE OR BUILD TO SUIT OPPORTUNITY

HISTORICAL STOCKYARDS DISTRICT
FORT WORTH, TX

TEXAS OVERVIEW



**NO STATE
INCOME TAX**

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS

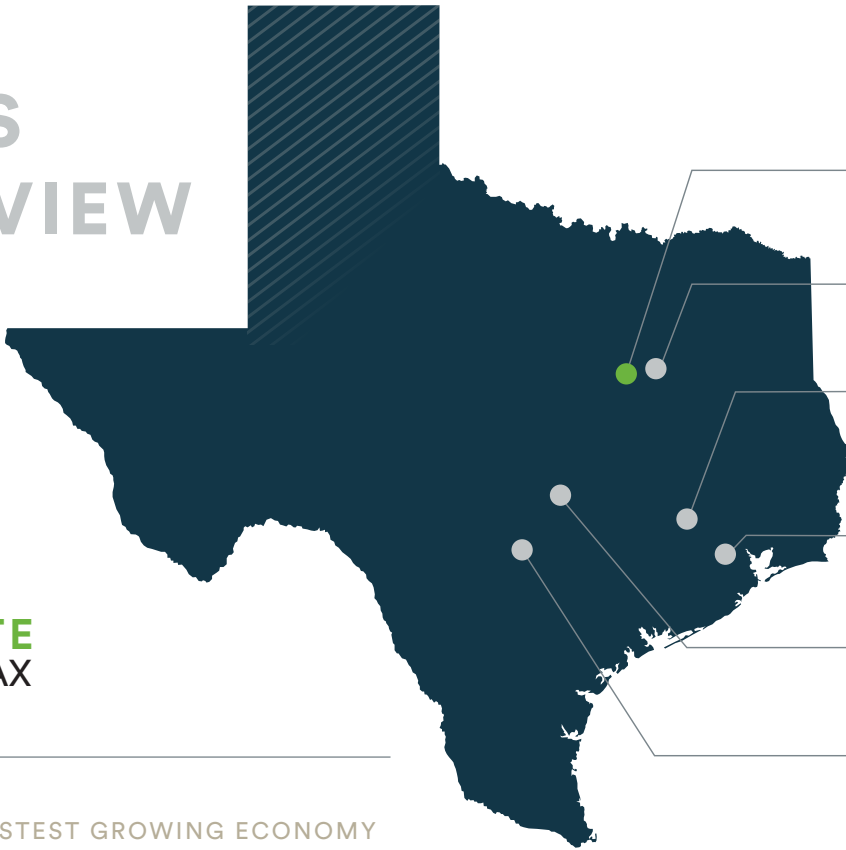


POPULATION
28,995,881

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



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



**BEST STATE
FOR BUSINESS**



**TOP STATE
FOR JOB GROWTH**



**LARGEST
MEDICAL CENTER**

GROUND LEASE OR BUILD TO SUIT OPPORTUNITY

HISTORICAL STOCKYARDS DISTRICT FORT WORTH, TX

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:



Casey Oldham

Chief Executive Officer
Chief Investment Officer

D: 979.268.2000

Casey.Oldham@OldhamGoodwin.com



Brett Boatner

Senior Associate | Retail Services

D: 817.512.2000 **C:** 903.573.4165

Brett.Boatner@OldhamGoodwin.com

Fort Worth

2220 Ellis Avenue | Fort Worth, Texas 76164

HOUSTON | SAN ANTONIO | WACO/TEMPLE | BRYAN



OLDHAMGOODWIN.COM