

The LIVESTOCK EXCHANGE Building



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131 E Exchange Avenue
Fort Worth, Texas, 76164

PROPERTY HIGHLIGHTS



Iconic landmark located in the heart of Fort Worth's Historic Stockyards

49,169 SF of office space with flexible suite sizes

Unmatched walkability to restaurants, retail, and Hotel Drover within Mule Alley

Surrounded by premier destinations such as Joe T. Garcia's, Lonesome Dove, and Billy Bob's Texas

Locally owned and professionally managed with an on-site property management team

Blend of historic character and modern functionality in one of Fort Worth's most visited districts

Convenient access to Main Street, Stockyards Blvd, and I-35W

Ideal setting for creative/boutique office and experiential tenants

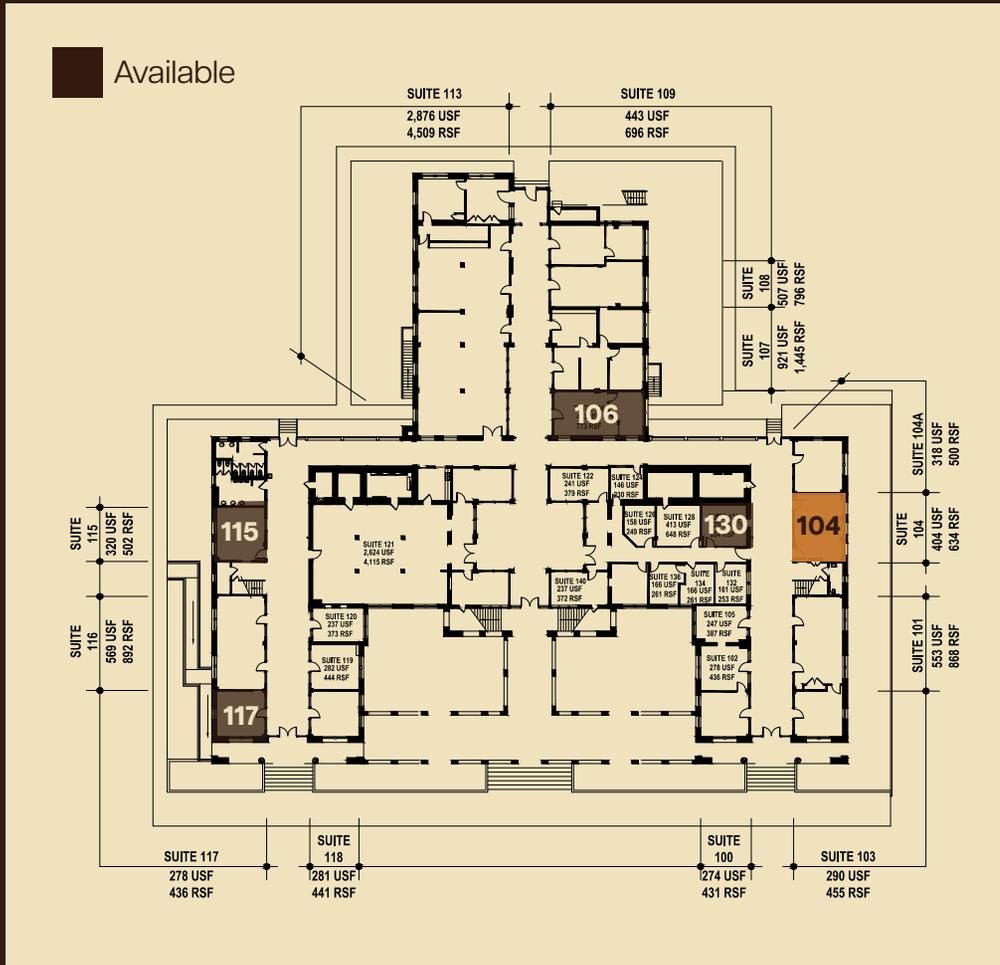


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AVAILABILITIES

First Floor

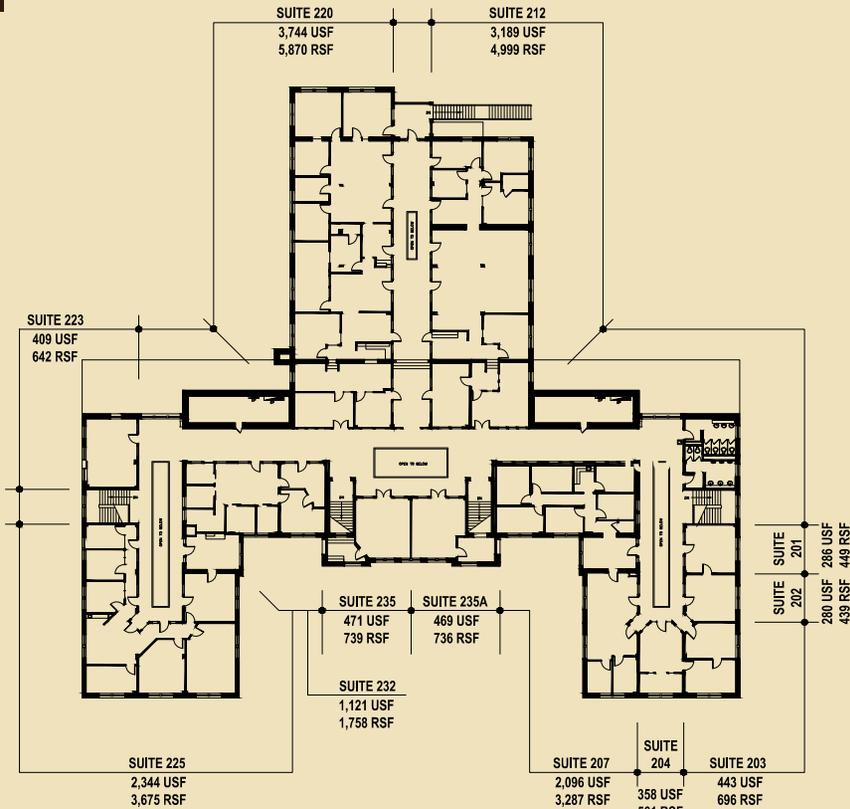


Suite 100	431 RSF	Suite 117	436 RSF
Suite 101	868 RSF	Suite 118	441 RSF
Suite 102	436 RSF	Suite 119	444 RSF
Suite 103	455 RSF	Suite 120	373 RSF
Suite 104A	500 RSF	Suite 121	4,115 RSF
Suite 104*	634 RSF	Suite 122	379 RSF
Suite 105	387 RSF	Suite 124	230 RSF
Suite 106	773 RSF	Suite 126	249 RSF
Suite 107	1,445 RSF	Suite 128	648 RSF
Suite 108	796 RSF	Suite 130	354 RSF
Suite 109	696 RSF	Suite 132	253 RSF
Suite 113	4,509 RSF	Suite 134	261 RSF
Suite 115	502 RSF	Suite 136	261 RSF
Suite 116	892 RSF	Suite 140	372 RSF

*Available Dec 2026

AVAILABILITES Second Floor

 Available



Suite 201	449 RSF
Suite 202	439 RSF
Suite 203	696 RSF
Suite 204	561 RSF
Suite 207	3,287 RSF
Suite 212	4,999 RSF
Suite 220	5,870 RSF
Suite 223	642 RSF
Suite 225	3,675 RSF
Suite 232	1,758 RSF
Suite 235	739 RSF
Suite 235A	736 RSF

THE HISTORIC STOCKYARDS

Hotel Drover and Mule Alley



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AMENITIES

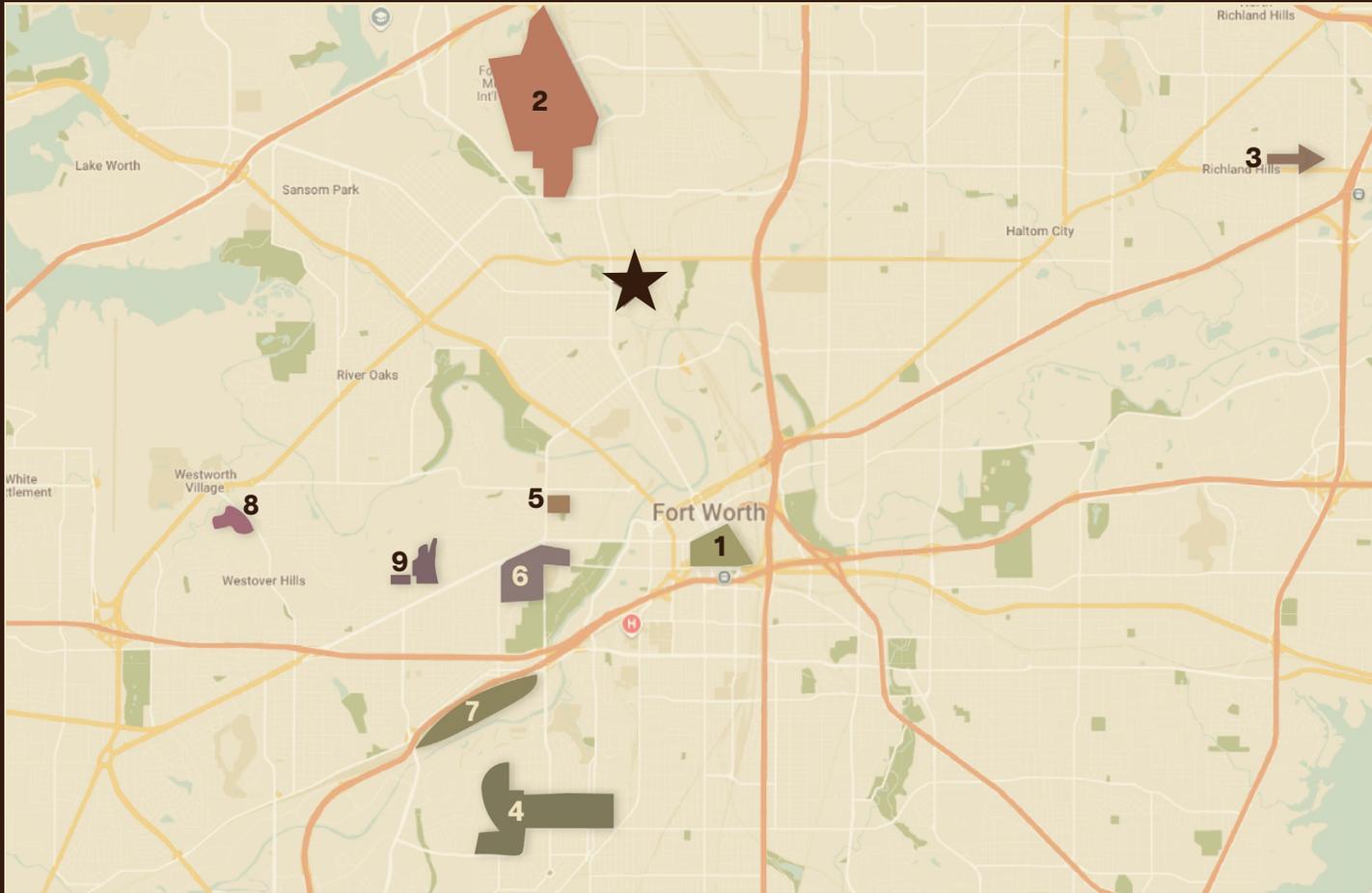


- 1 Joe T. Garcia's
- 2 Lonesome Dove Western Bistro
- 3 Maverick Fine Western Wear
- 4 M.L. Leddy's
- 5 H3 Ranch
- 6 Hyatt Place
- 7 Stockyards Station
- 8 Billy Bob's Texas
- 9 Cooper's BBQ
- 10 Hotel Drover
- 11 Mule Alley
- 12 Armour Building



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DRIVE TIMES



Livestock Exchange

1

Fort Worth CBD: 12 mins

2

Meacham Airport: 9 mins

3

DFW Airport: 35 mins

4

Texas Christian University:
20 mins

5

UNT Health Science
Center: 15 mins

6

Cultural District: 16 mins

7

Colonial Country Club:
20 mins

8

Shady Oaks Country Club:
19 mins

9

River Crest Country Club:
17 mins



HICKMAN INVESTMENTS

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