



# REINTRODUCING THE ARMOUR

Located in the historic Fort Worth Stockyards, the last remaining building from The Armour meat packing plants will be converted into the Stockyards' only modern office space. Featuring Class A amenities and a prime location near numerous restaurants, shops and entertainment, this boutique office will provide tenants with a luxury workday experience

THE ARMOUR

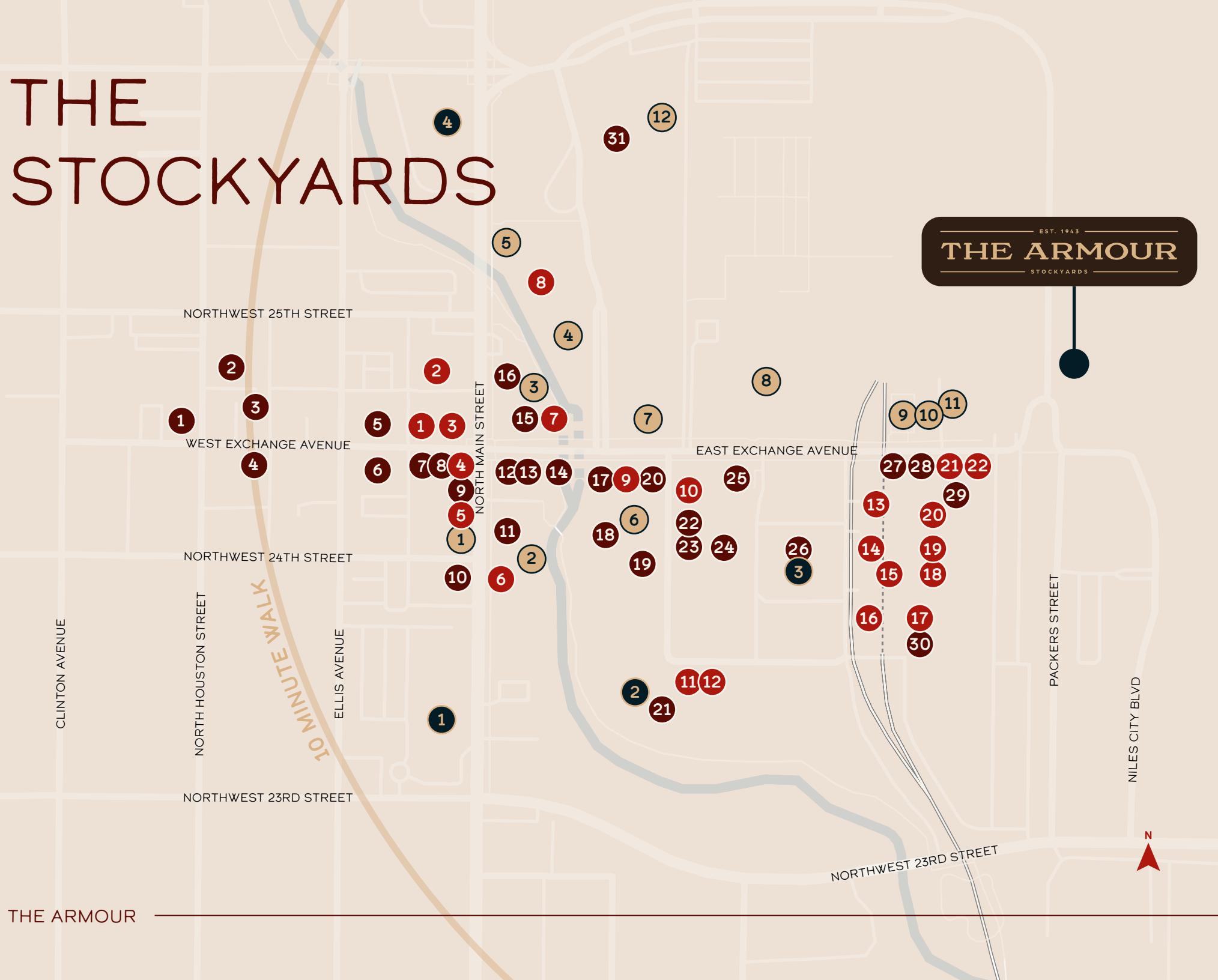




THE ARMOUR



# THE STOCKYARDS



## RESTAURANTS

- 1 Pearl's Saloon
- 2 Hell's Half Acre Saloon
- 3 The Brand Room
- 4 Hookers Grill
- 5 Thirsty Armadillo
- 6 Lil' Red's Longhorn Saloon
- 7 The Star Cafe
- 8 The Basement Bar
- 9 Stockyard Saloon
- 10 Taco Heads
- 11 Lonesome Dove Fort Worth
- 12 White Elephant Saloon
- 13 Love Shack
- 14 Risky's Steakhouse
- 15 H3 Ranch
- 16 Cattlemen's Steak House
- 17 Provender Hall
- 18 Paloma Suerte
- 19 Second Rodeo Brewing
- 20 Shake Shack Stockyards
- 21 97 West Kitchen and Bar
- 22 Caterina's
- 23 MELT Ice Creams
- 24 The Biscuit Bar
- 25 Avoca Coffee Roasters
- 26 The Pacer at Hyatt Place
- 27 Trailboss Burgers
- 28 Risky's BBQ
- 29 Fat Tuesday at Stockyards
- 30 Stockman's Club
- 31 Honky Tonk Kitchen

## RETAIL

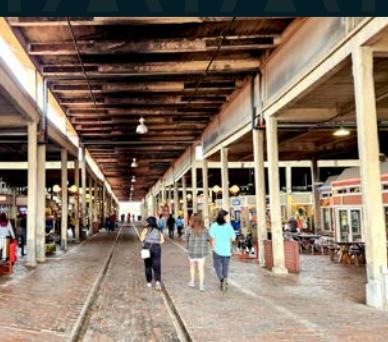
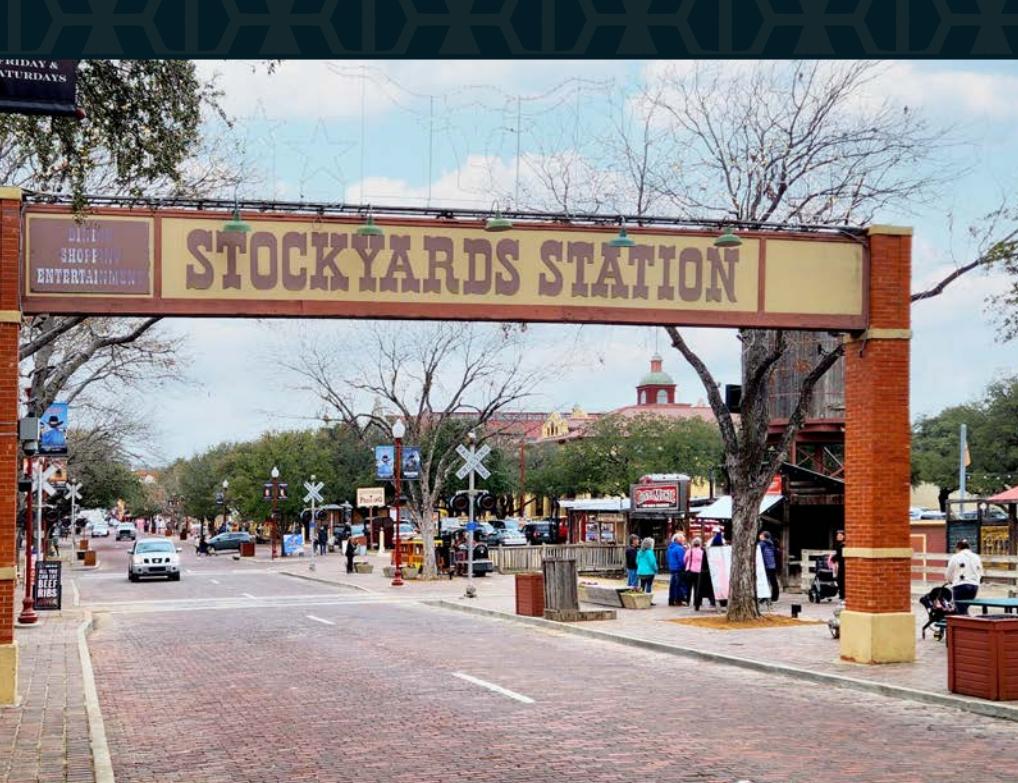
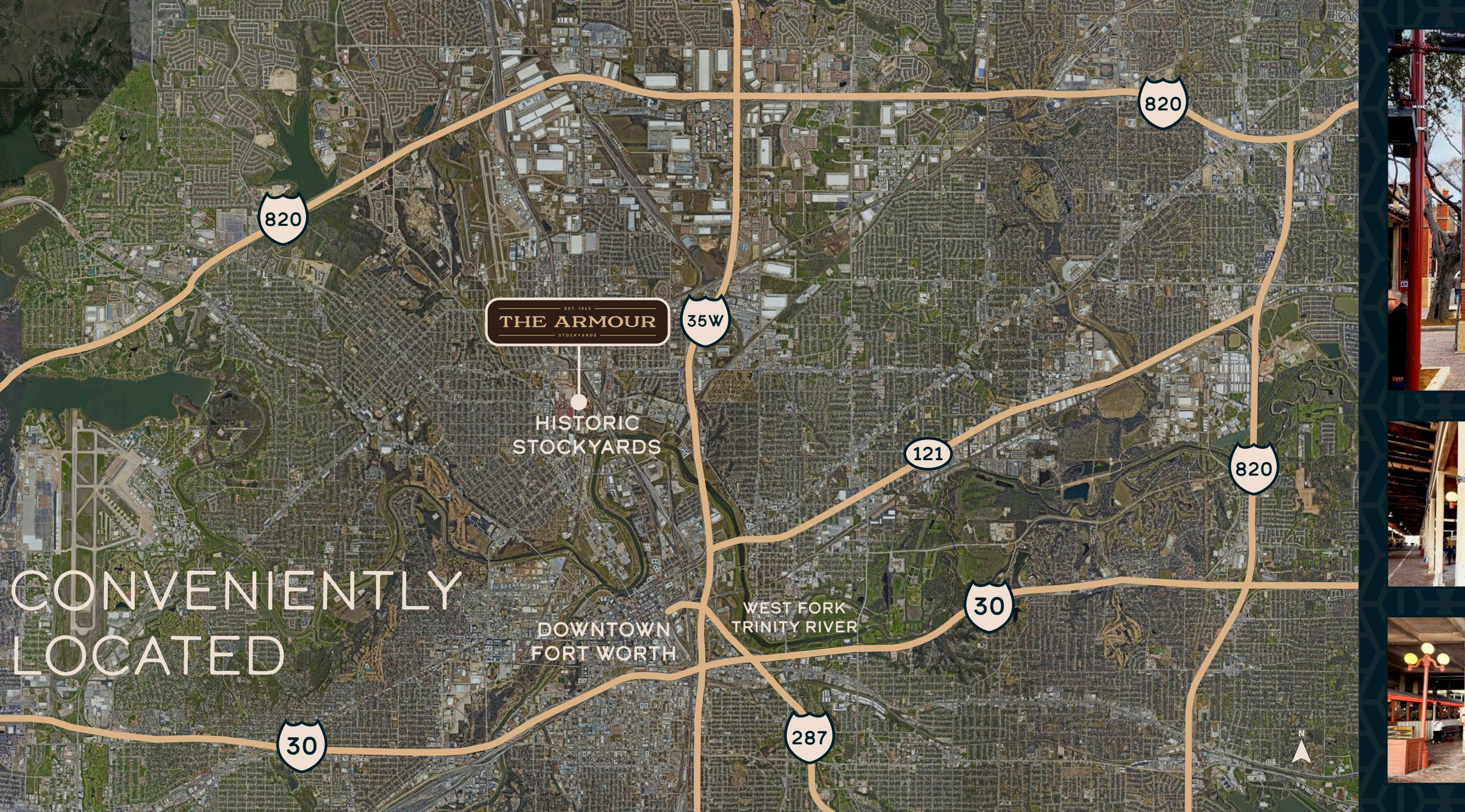
- 1 Schaefer Outfitter
- 2 Rios Interiors
- 3 M.L. Leddy's
- 4 The General Store
- 5 Shop Lazy J Ranch Wear
- 6 Ponder Boot Co.
- 7 Fincher's White Front
- 8 The Front Porch
- 9 Wrangler
- 10 Ariat Brand Shop
- 11 Lucchese Bootmaker
- 12 Wide Brim
- 13 Stockyard Sports
- 14 The Spice & Tea Exchange
- 15 Longhorn General Store
- 16 Stockyards Back Forty
- 17 KO Trading
- 18 Koko Pelli Jewelry
- 19 ChiefRecords
- 20 TexasGold Miners
- 21 TexasJake's Trading Company
- 22 Old Gingo Boot Store

## ENTERTAINMENT

- 1 Downtown Cowtown at the Isis Theatre
- 2 Saunders Park
- 3 Fort Worth Stockyards River Walk
- 4 John Wayne: An American Experience
- 5 Texas Cowboy Hall of Fame
- 6 Tannahill's Tavern and Music Hall
- 7 Stockyards Championship Rodeo
- 8 Stockyards Museum
- 9 Cowtown Cattlepen Maze
- 10 Fort Worth Stockyards Stables and Horseback Riding
- 11 Fort Worth Petting Zoo
- 12 Billy Bob's Texas

## HOTELS

- 1 SpringHill Suites by Marriott
- 2 Hotel Drover, Autograph Collection
- 3 Hyatt Place
- 4 Courtyard by Marriott

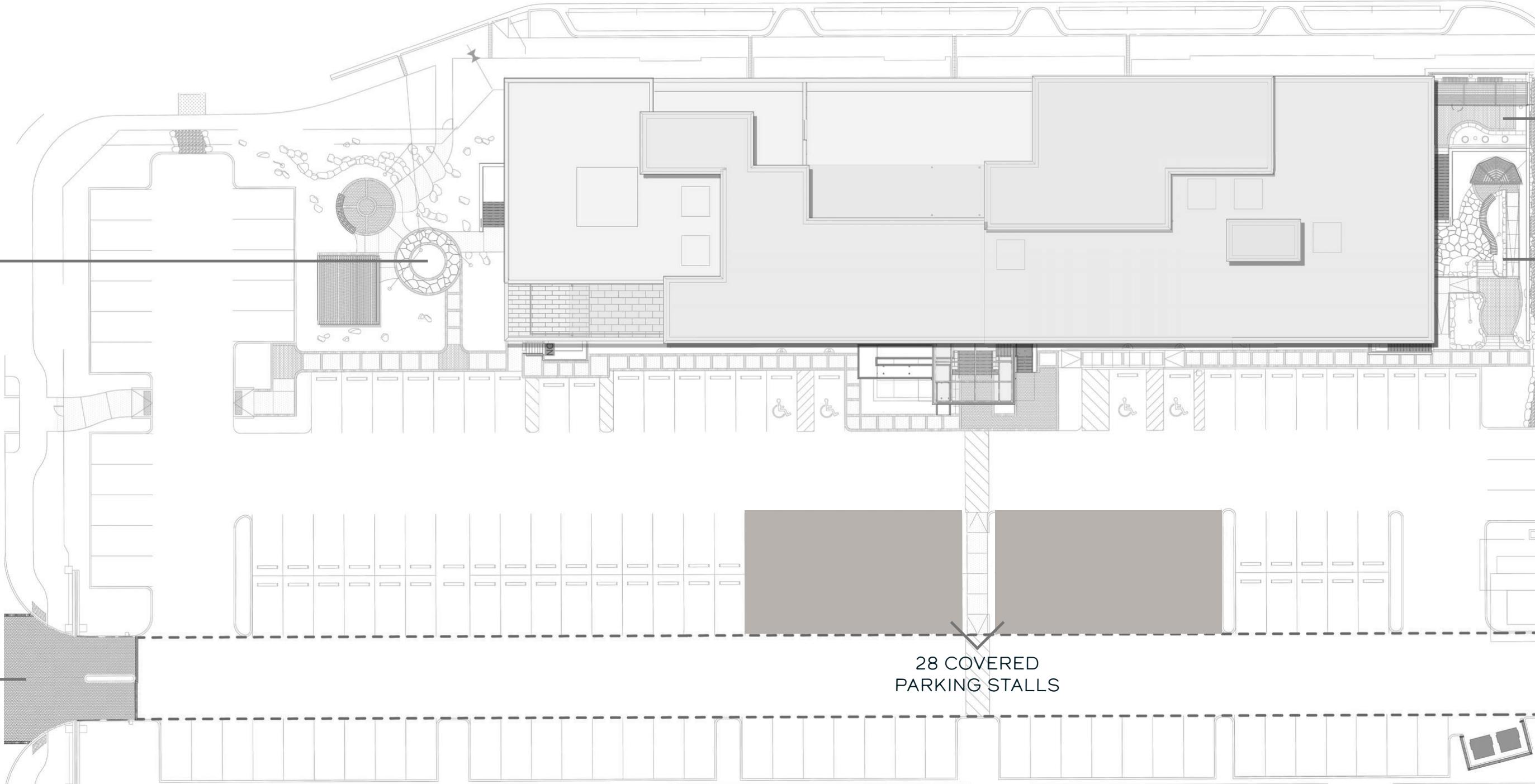


# SITEPLAN

SOUTH PATIO



MAIN ENTRY GATES

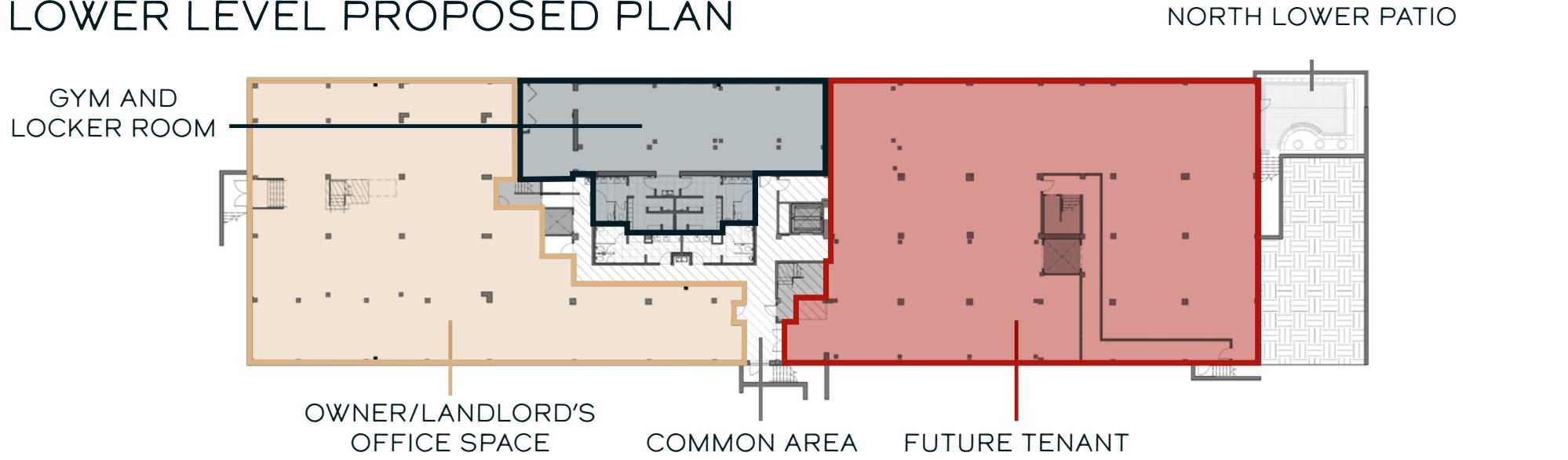


NORTH LOWER PATIO

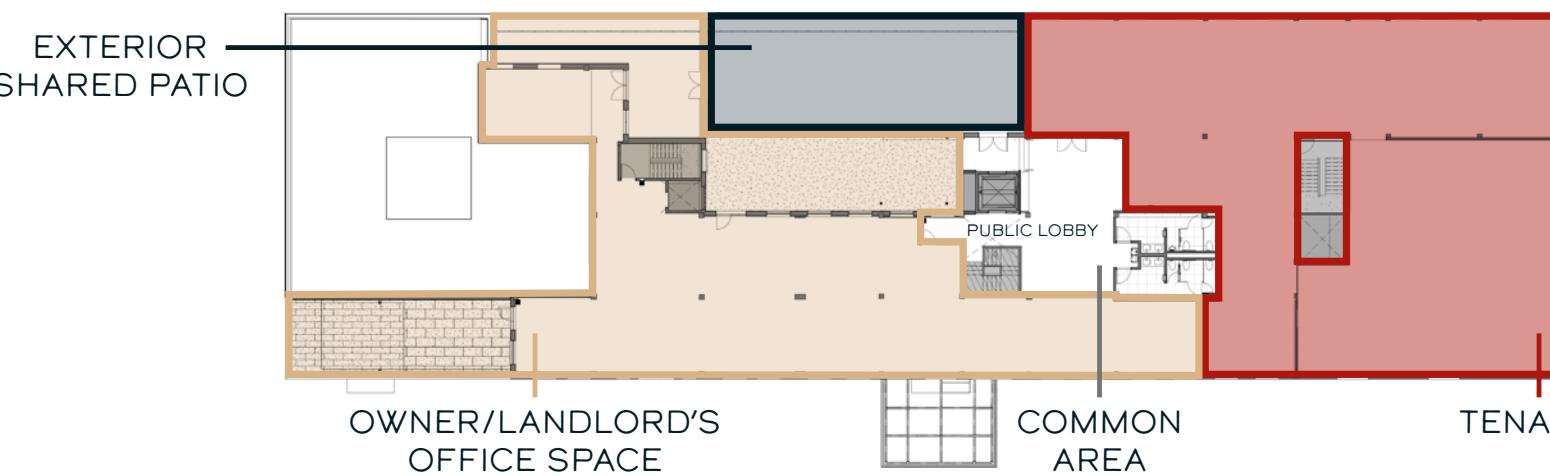


NORTH UPPER PATIO

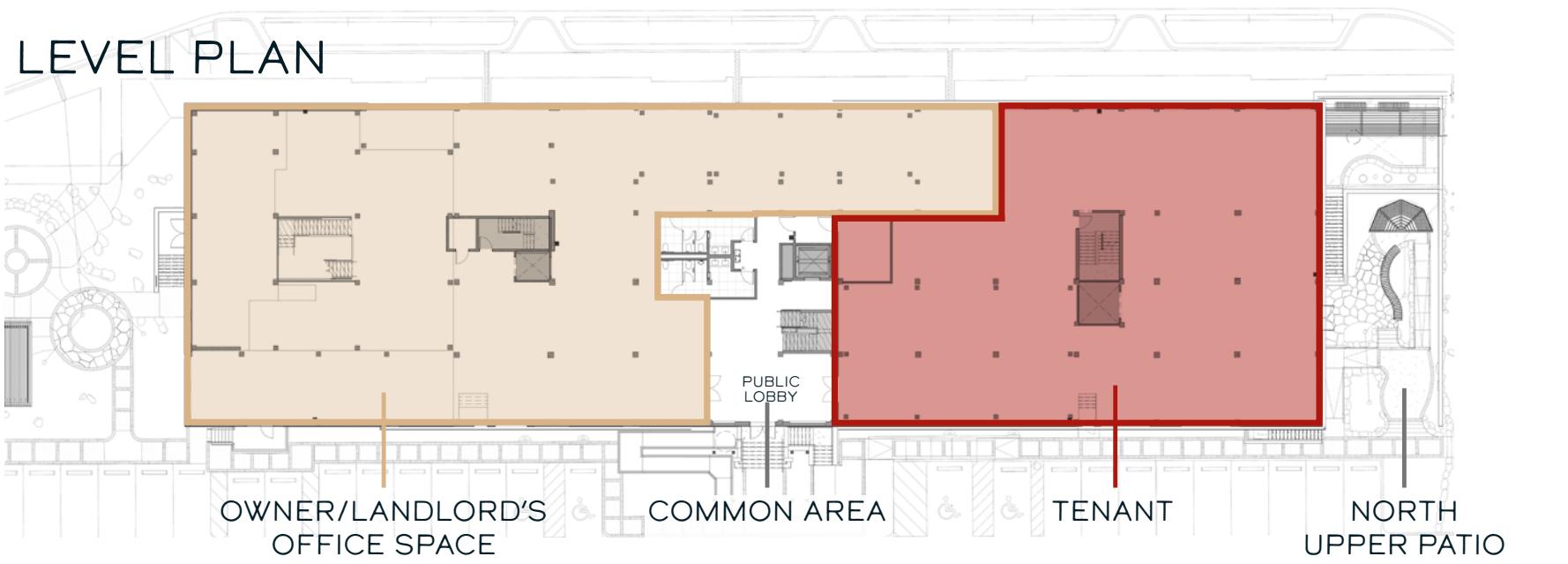
## LOWER LEVEL PROPOSED PLAN



## 2ND LEVEL PLAN



## 1ST LEVEL PLAN



### OPPORTUNITY ZONE

The Armour is located in a recognized Opportunity Zone (OZ FW-2) which provides a federal tax benefit on qualified capital investments made in businesses located in a federally recognized (OZ).

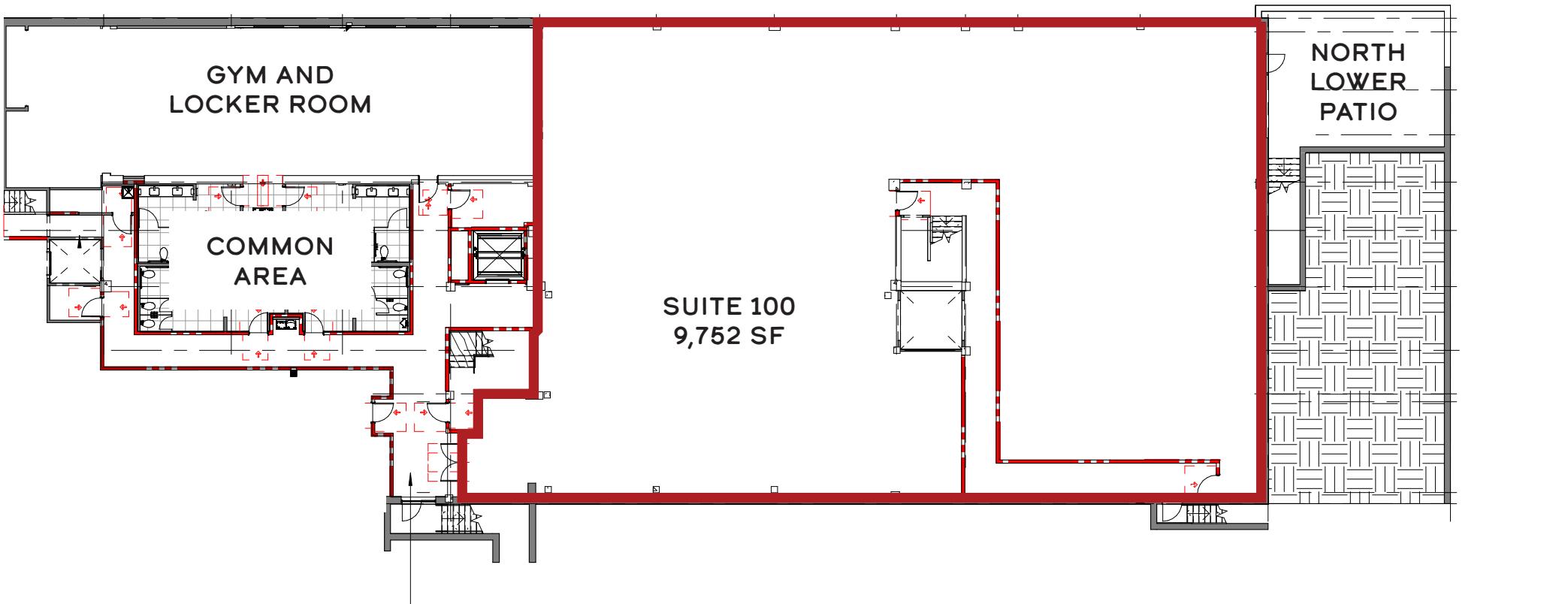
### NATIONAL REGISTER OF HISTORIC PLACES (SALES TAX / LABOR)

The Armour is on the National Register of Historic Places and exempt from state sales tax on labor under the Texas Administrative Code; labor costs on capital improvements within the building will be eligible for a state sales tax exemption.

### HISTORIC TAX EXEMPTION (REAL PROPERTY TAX / CTY)

The Armour has been approved for the City Historic Tax Exemption which freezes the assessed valuation of the land and improvements prior to the renovation project for the purpose of assessing city taxes; the lower property tax assessment provides OPEX savings for tenants in the building.

LOWER LEVEL - 9,752 SF



JLL



# STOCKYARDS HERITAGE

## FULL PRESS RELEASE

The Fort Worth City Council recently approved a \$630 million plan that will nearly double the size of the historic Stockyards. Stockyards Heritage Development, the firm behind the wildly successful Mule Alley development, plans to add:

- 300,000 square feet of new commercial development
- 500 hotel rooms in one or more properties
- A 295-unit multifamily property
- 1,300 parking spaces in two or more underground parking garages
- Expanded livestock buildings
- Cowtown Coliseum improvements

The Armour is situated just steps away from this approved development and is poised to benefit from the forthcoming massive growth.

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EST. 1943

# THE ARMOUR

STOCKYARDS



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