

UP TO 9,752 SF AVAILABLE

CLASS A OFFICE SPACE

EST. 1943

THE ARMOUR

STOCKYARDS

601 E EXCHANGE AVENUE

FORT WORTH, TX 76164



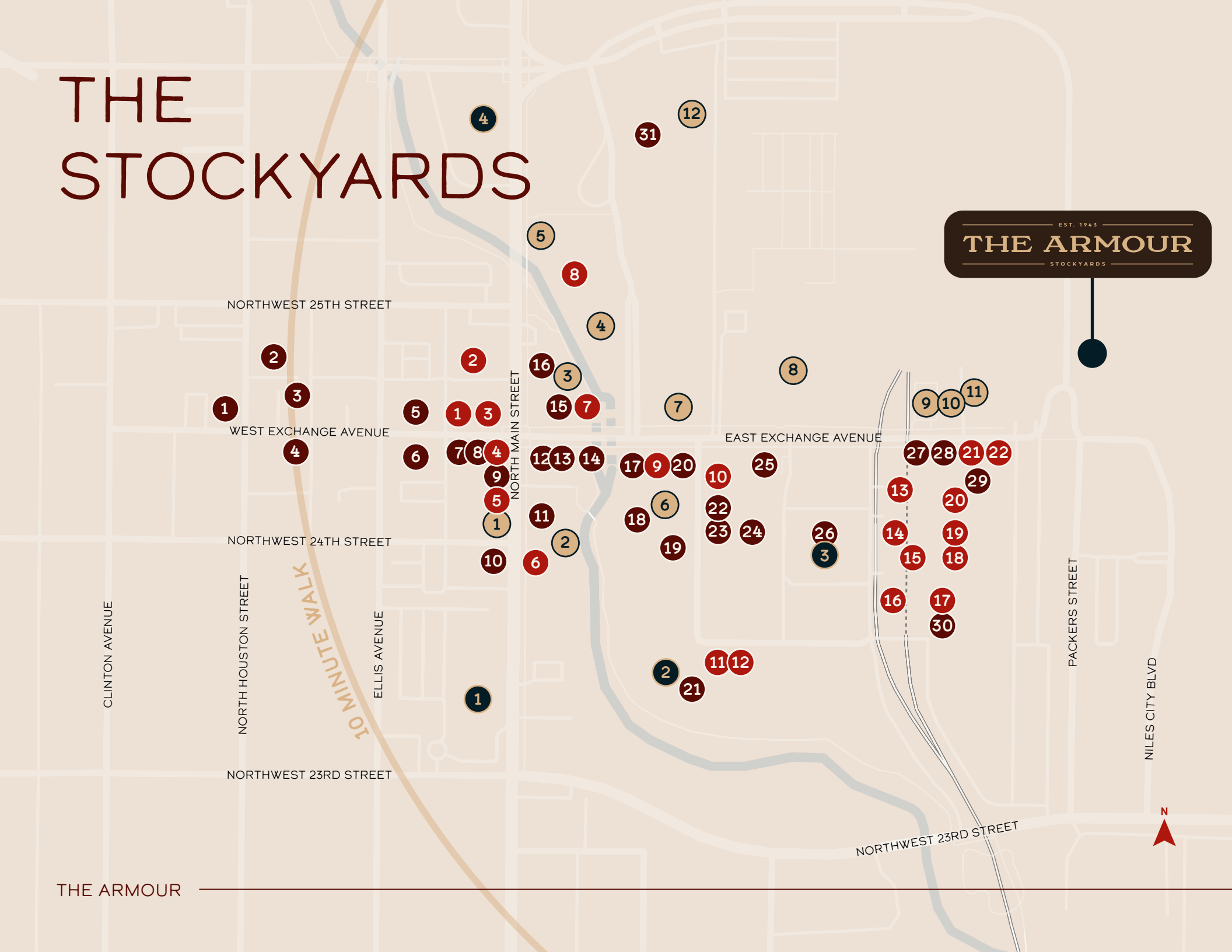
REINTRODUCING THE ARMOUR

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 STOCKYARDS



RESTAURANTS

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

RETAIL

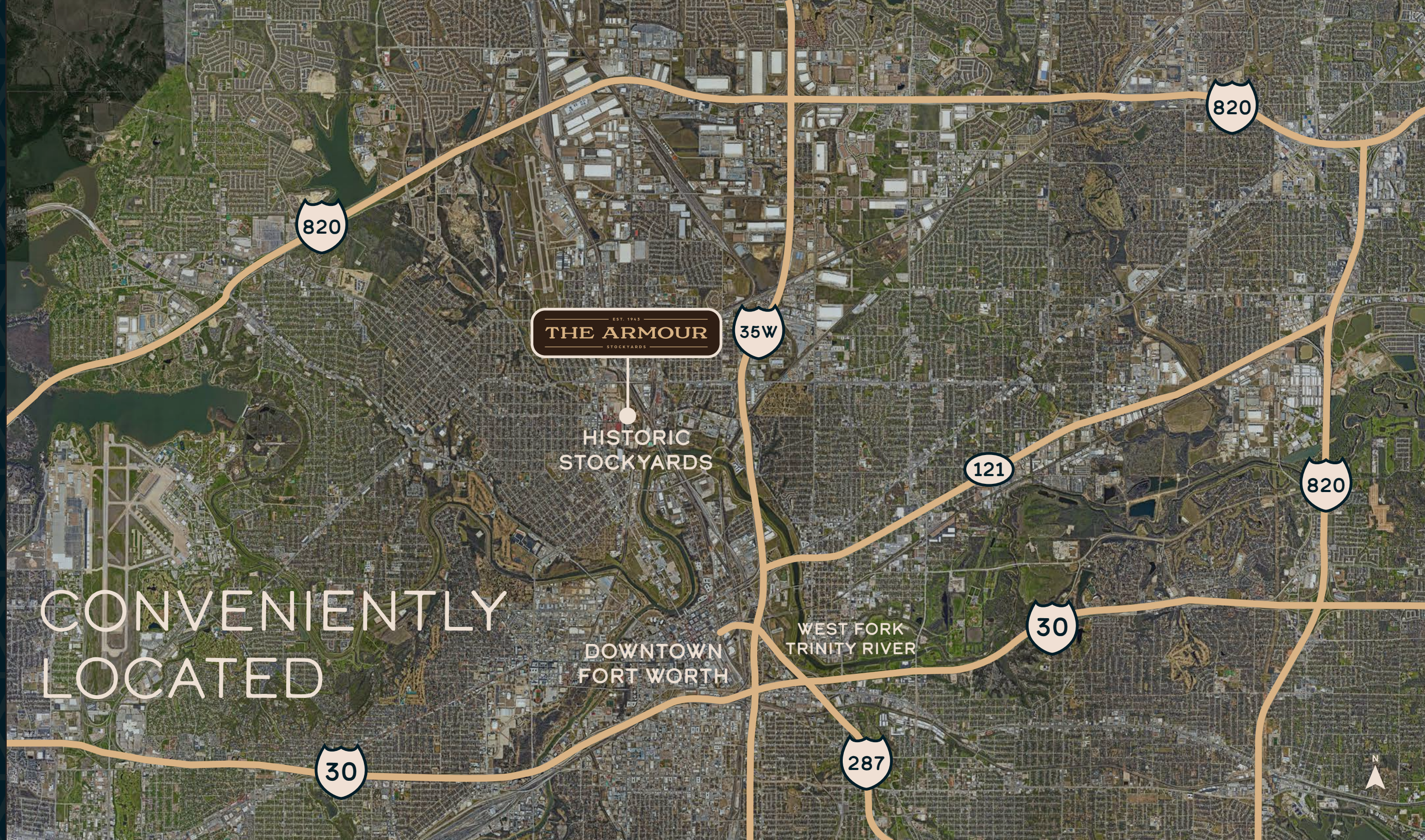
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| 1 Schaefer Outfitter | 7 Fincher's White Front | 13 Stockyard Sports | 19 Chief Records |
| 2 Rios Interiors | 8 The Front Porch | 14 The Spice & Tea Exchange | 20 Texas Gold Minors |
| 3 M.L. Leddy's | 9 Wrangler | 15 Longhorn General Store | 21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

ENTERTAINMENT

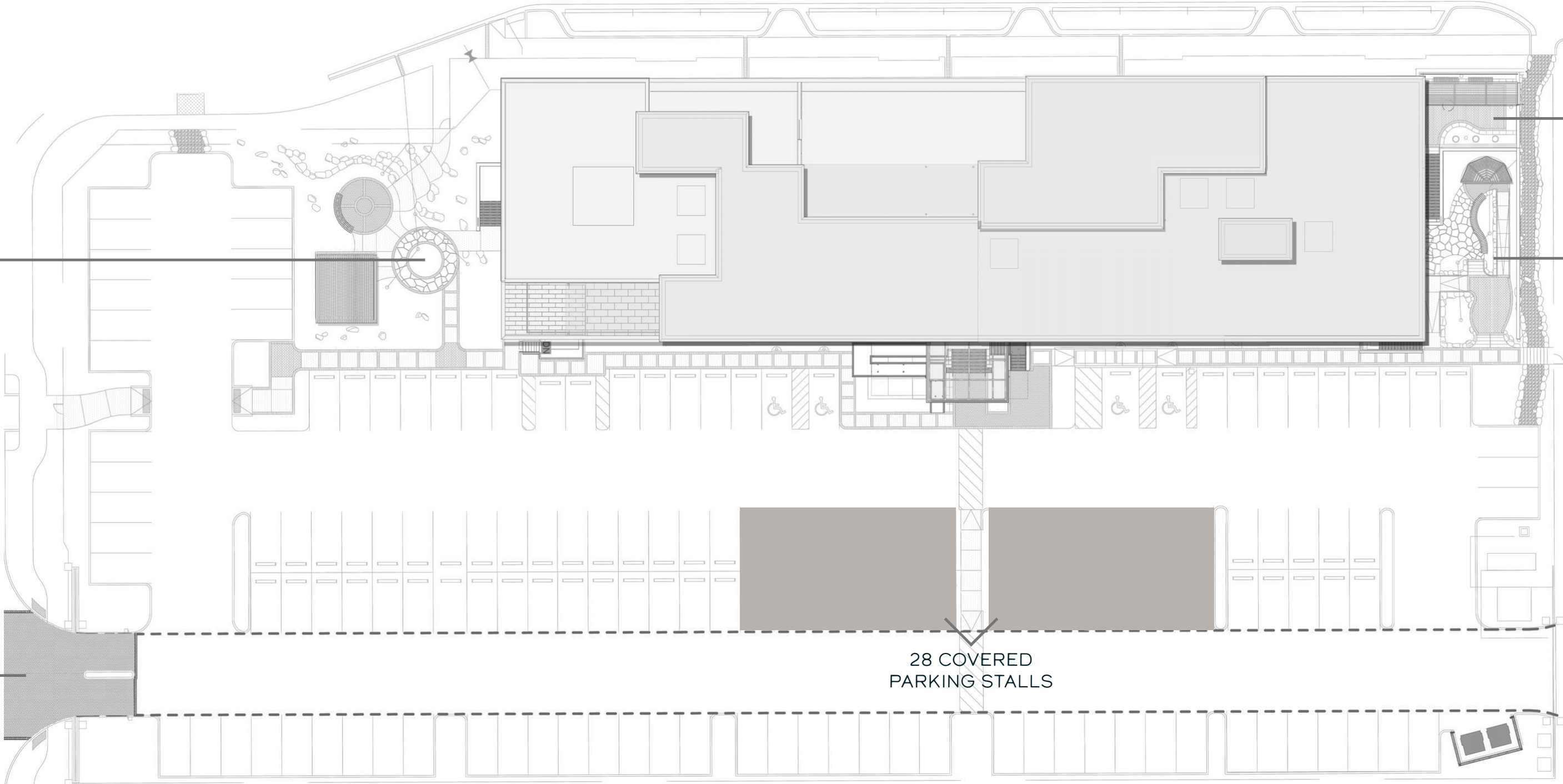
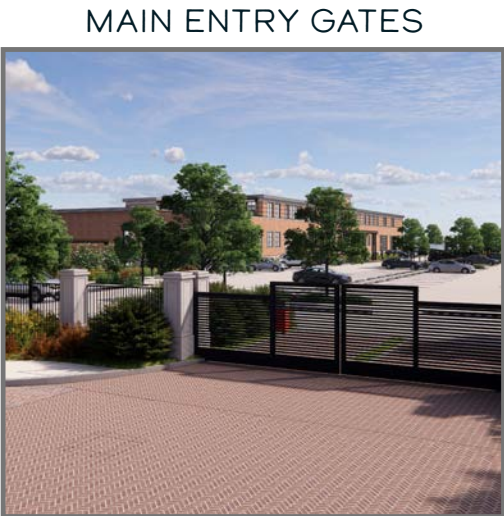
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|--|-------------------------------------|---|
| 1 Downtown Cowtown at the Isis Theatre | 5 Texas Cowboy Hall of Fame | 9 Cowtown Cattlepen Maze |
| 2 Saunders Park | 6 Tannahill's Tavern and Music Hall | 10 Fort Worth Stockyards Stables and Horseback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

HOTELS

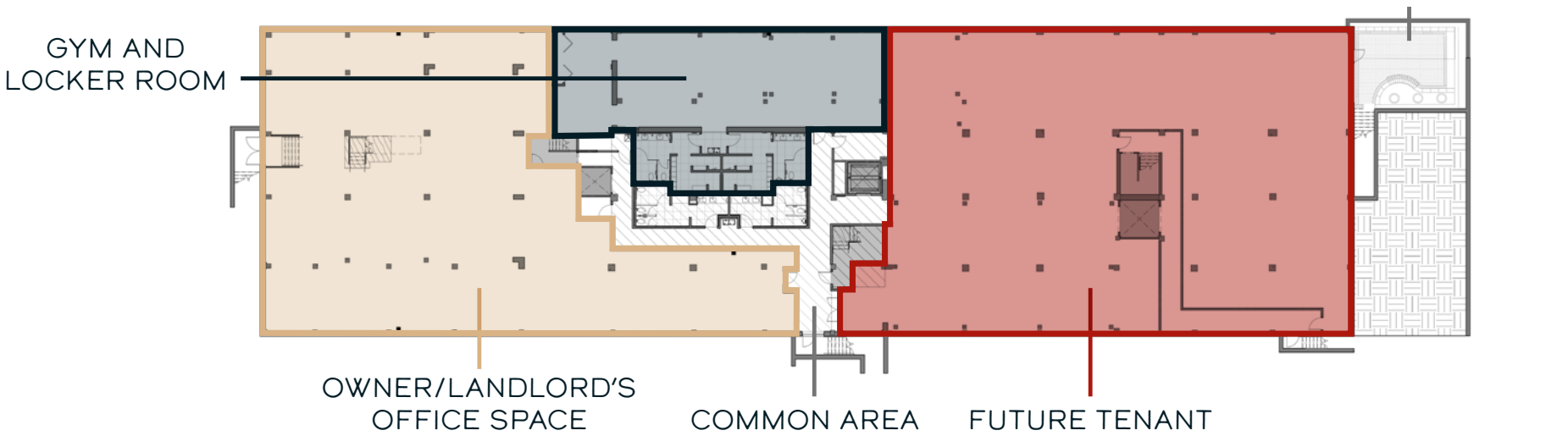
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| 1 SpringHill Suites by Marriott | 2 Hotel Drover, Autograph Collection | 3 Hyatt Place | 4 Courtyard by Marriott |
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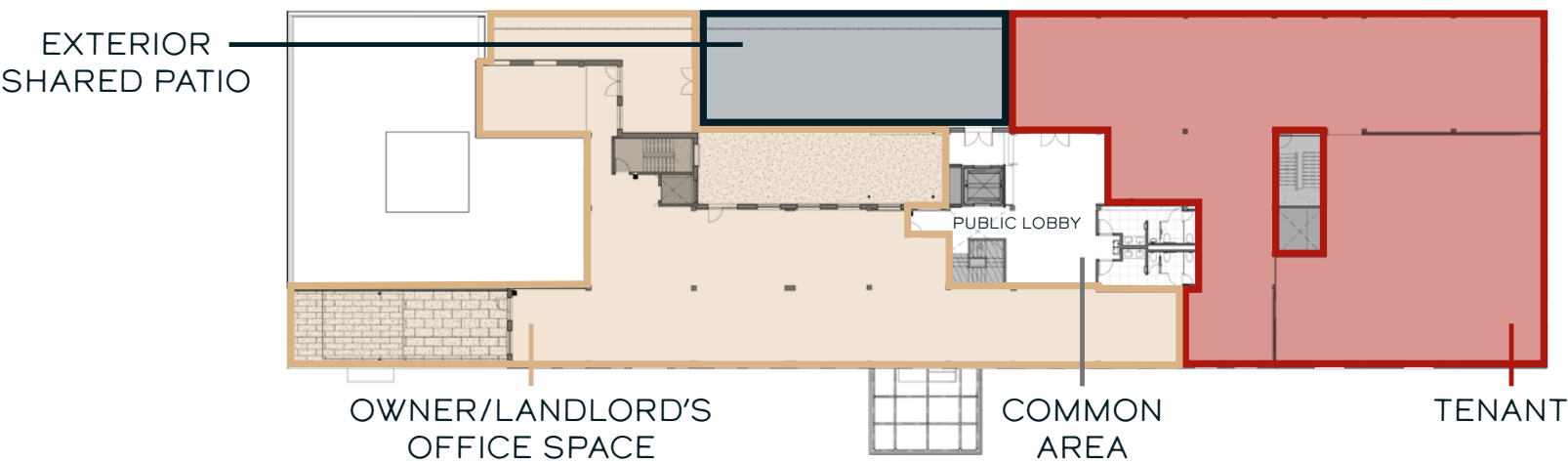
SITEPLAN



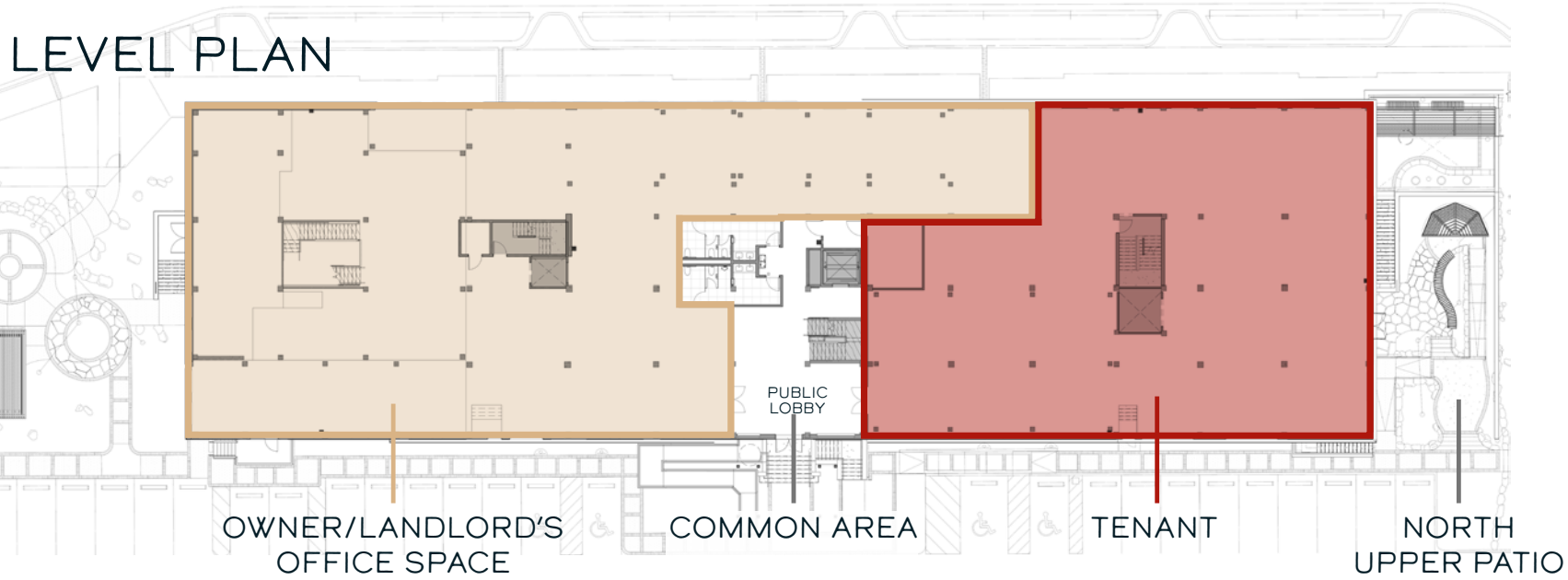
LOWER LEVEL PROPOSED PLAN



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).

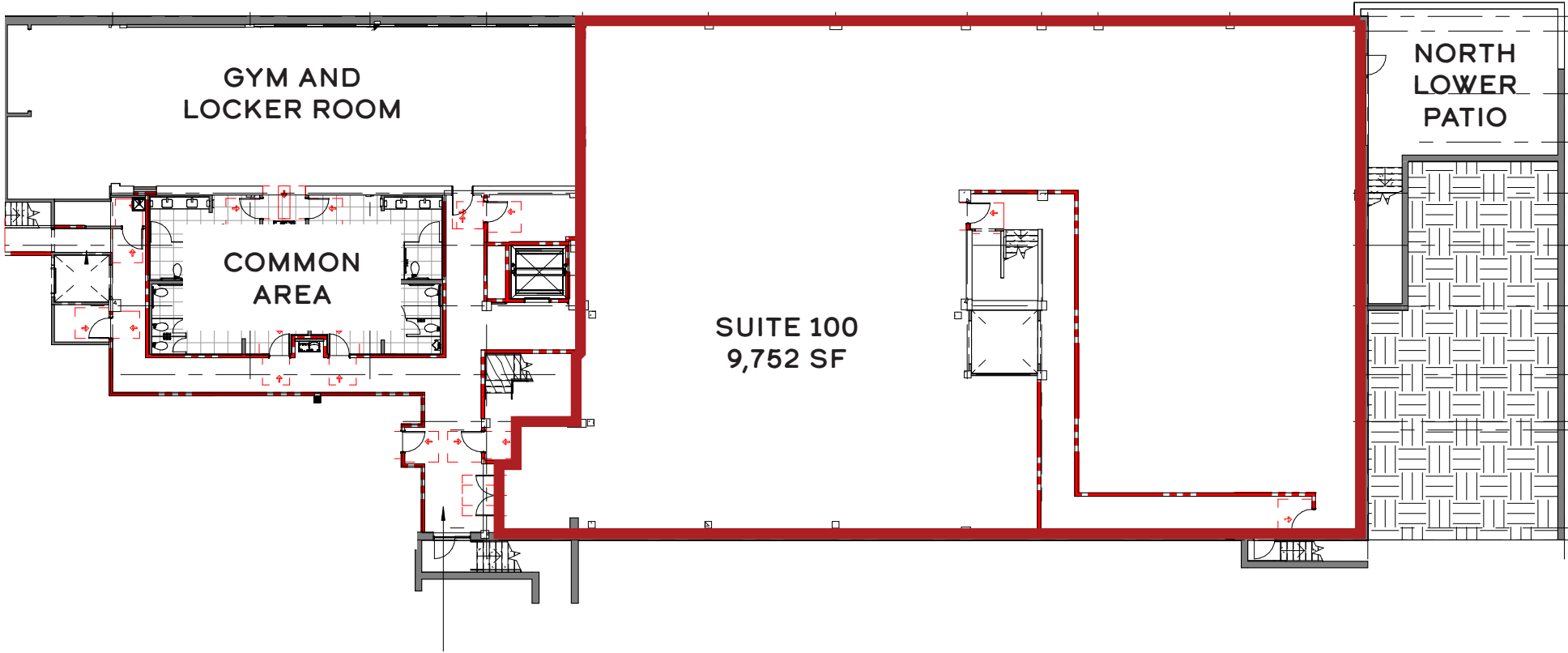
NATIONAL REGISTER OF HISTORIC PLACES (SALES TAX / LABOR)

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 / CITY)

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



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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