



## Retail ★ SALE

611 HOUSTON ST  
FORT WORTH, TX 76102

 **LANCARTE**  
COMMERCIAL  
BROKERAGE ★ PROPERTY MANAGEMENT

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# Property Details

## ASSET SUMMARY

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SQUARE FOOTAGE

23,639 SF

UTILITIES

Water  
Sewer  
Storm Water  
Natural Gas

ZONING

“H” Central Business  
(NO HEIGHT RESTRICTIONS)

PRICE

\$5,750,000

PRO FORMA NOI

\$457,529

PRO FORMA CAP RATE

7.96%

TENANTS

Pete's Piano Bar  
Library Bar  
Basement Space

# Property Details

## PRO FORMA

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2026

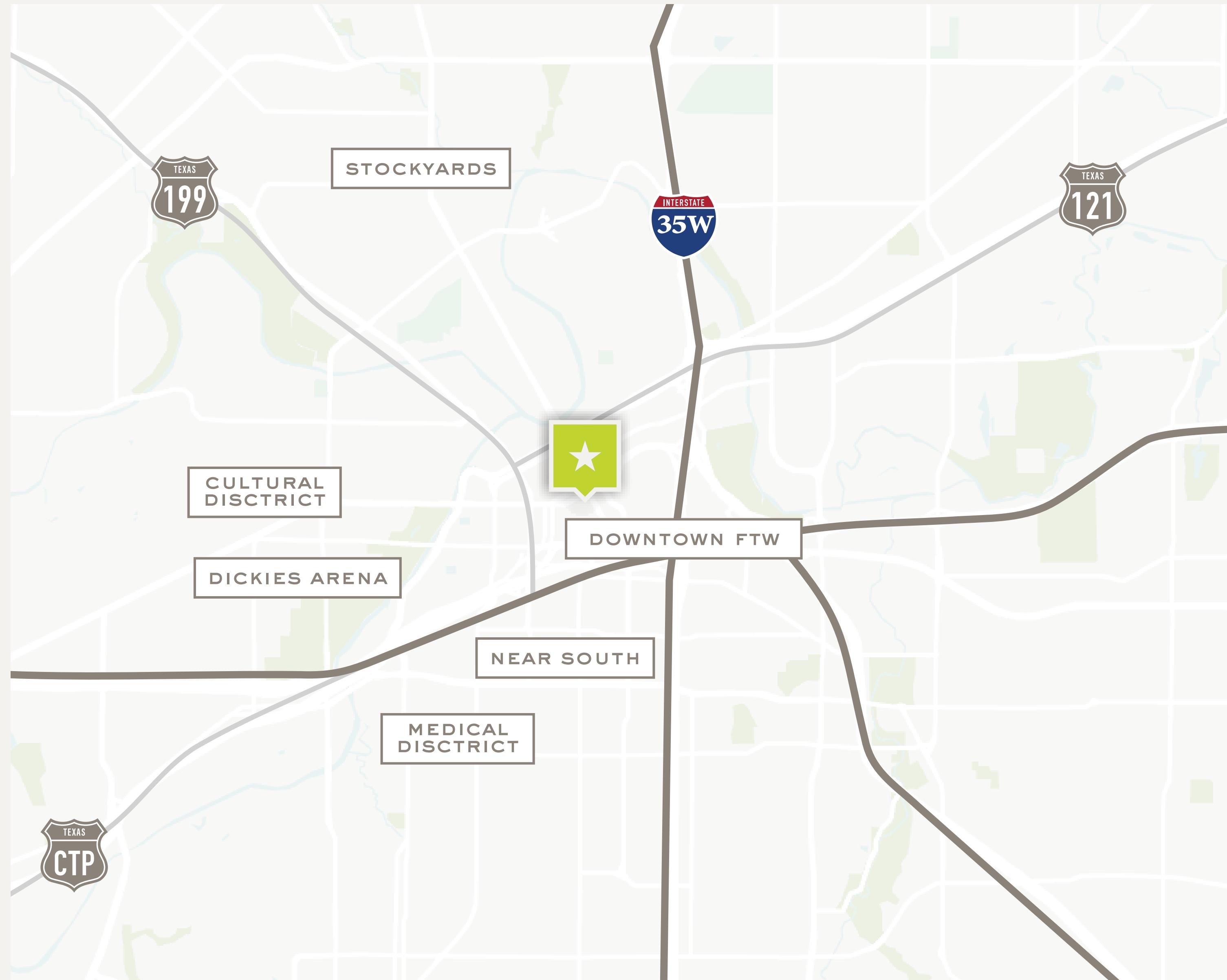
	JAN-26	FEB-26	MAR-26	APR-26	MAY-26	JUN-26	JUL-26	AUG-26	SEP-26	OCT-26	NOV-26	DEC-26
<b>Current Tenant Base + NNN Rent</b>	\$42,384	\$42,384	\$42,384	\$42,384	\$42,384	\$42,384	\$42,384	\$42,384	\$42,384	\$42,384	\$42,384	\$42,384
<b>Normalized OpEx</b>	(17,943)	(17,943)	(17,943)	(17,943)	(17,943)	(17,943)	(17,943)	(17,943)	(17,943)	(17,943)	(17,943)	(17,943)
<b>Existing NOI</b>	\$24,441	\$24,441	\$24,441	\$24,441	\$24,441	\$24,441	\$24,441	\$24,441	\$24,441	\$24,441	\$24,441	\$24,441
<b>Pro Forma Base + NNN</b>	0	0	0	0	0	0	0	13,686	13,686	13,686	13,686	13,686
<b>Pro Forma NOI</b>	\$24,441	\$24,441	\$24,441	\$24,441	\$24,441	\$24,441	\$24,441	\$38,127	\$38,127	\$38,127	\$38,127	\$38,127

2027

# Location Details

## LOCATION HIGHLIGHTS

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## LOCATION HIGHLIGHTS

### PRIME REDEVELOPMENT OPPORTUNITY

- Located in Fort Worth's Historic Core
- Downtown Fort Worth Bursting with Major Developments & Projects
- Excellent Street Visibility

### CLOSE PROXIMITY TO MAJOR THOROUGHFARES

- Convenient Access I-35 W, I-30 & Airport Freeway

### STRONG LOCAL & REGIONAL EMPLOYERS

- 168,366 Employees Within 5 Miles
- 16,588 Businesses Within 5 Miles

## TRAFFIC COUNTS

I-35W SOUTH - **165,889 VPD**

I-35W NORTH - **190,432 VPD**

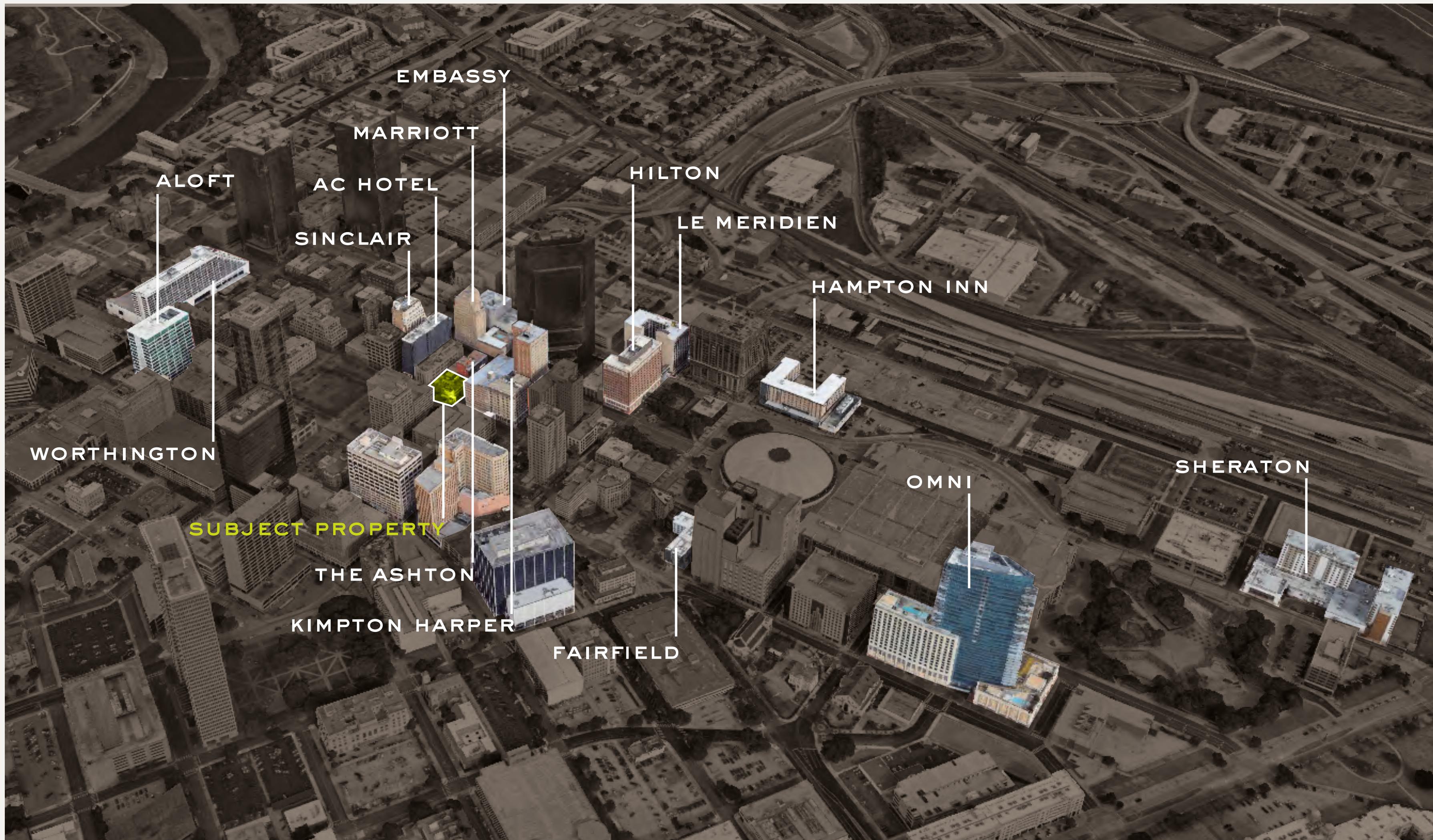
HWY 287 - **76,677 VPD**

I-30W - **206,754 VPD**

# Location Details

## DOWNTOWN FORT WORTH HOTELS

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## DOWNTOWN FORT WORTH HOTELS

Downtown Fort Worth offers a diverse selection of hotels, from luxury high-rises to boutique accommodations, catering to both business and leisure travelers. With consistently strong occupancy rates driven by corporate activity, cultural attractions, and major events, the area's hospitality market reflects the city's vibrant and growing demand. Guests are drawn to the convenience of walkable dining, entertainment, and convention venues, making downtown a premier lodging destination.

**17 Existing Hotels**

**3,999 Current Hotel Rooms**

**20 Million downtown Visits in 2024**

# Location Details

DOWNTOWN FORT WORTH DEVELOPMENT ACTIVITY

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## DOWNTOWN FORT WORTH DEVELOPMENT

611 Houston Street is located in the heart of over \$2.3B in planned development projects in and around the Central Business District of Fort Worth, TX. The development activity, 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 – all within walking distance. The property also benefits from the DFW High-Speed rail line that is planned for Downtown Fort Worth. This prime urban infill site is perfectly positioned for redevelopment within the shadows of one of the fastest growing metro areas in the country. 611 Houston Street is truly at the center of it all!

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

# Location Details

DOWNTOWN FORT WORTH DEVELOPMENT ACTIVITY

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## TEXAS A&M - FORT WORTH CAMPUS

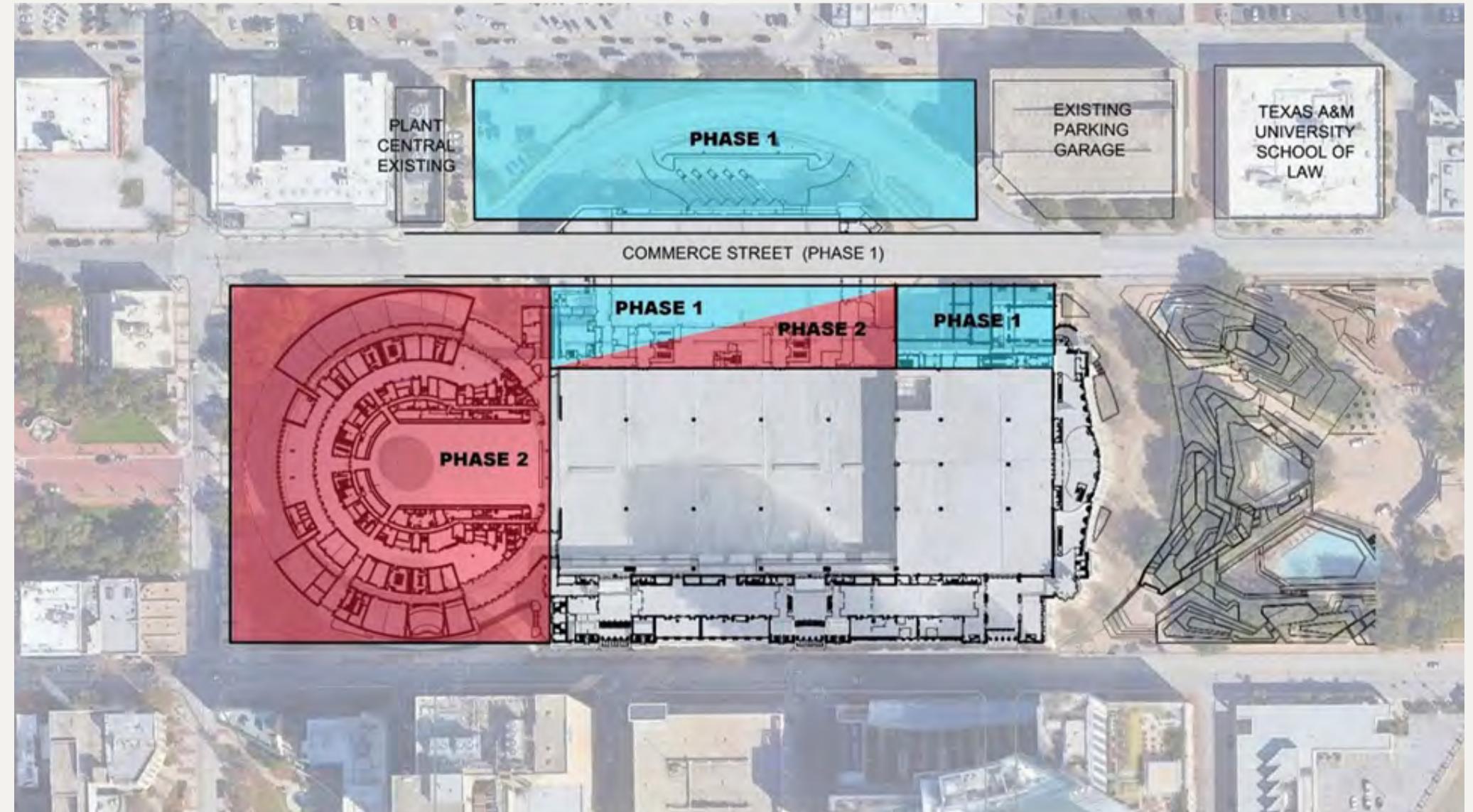
“The A&M Campus will serve as an anchor that will inspire commitment to the more residential properties in the area.” Andy Taft, President of Downtown Fort Worth.

- The 3.54-acre campus will be comprised of three buildings on four blocks at the site of the Texas A&M School of Law at the south end of downtown.
- The Texas A&M System is building a nine-story, \$150 million Law & Education Building on the campus to be completed in 2025

# Location Details

DOWNTOWN FORT WORTH DEVELOPMENT ACTIVITY

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## FORT WORTH CONVENTION CENTER

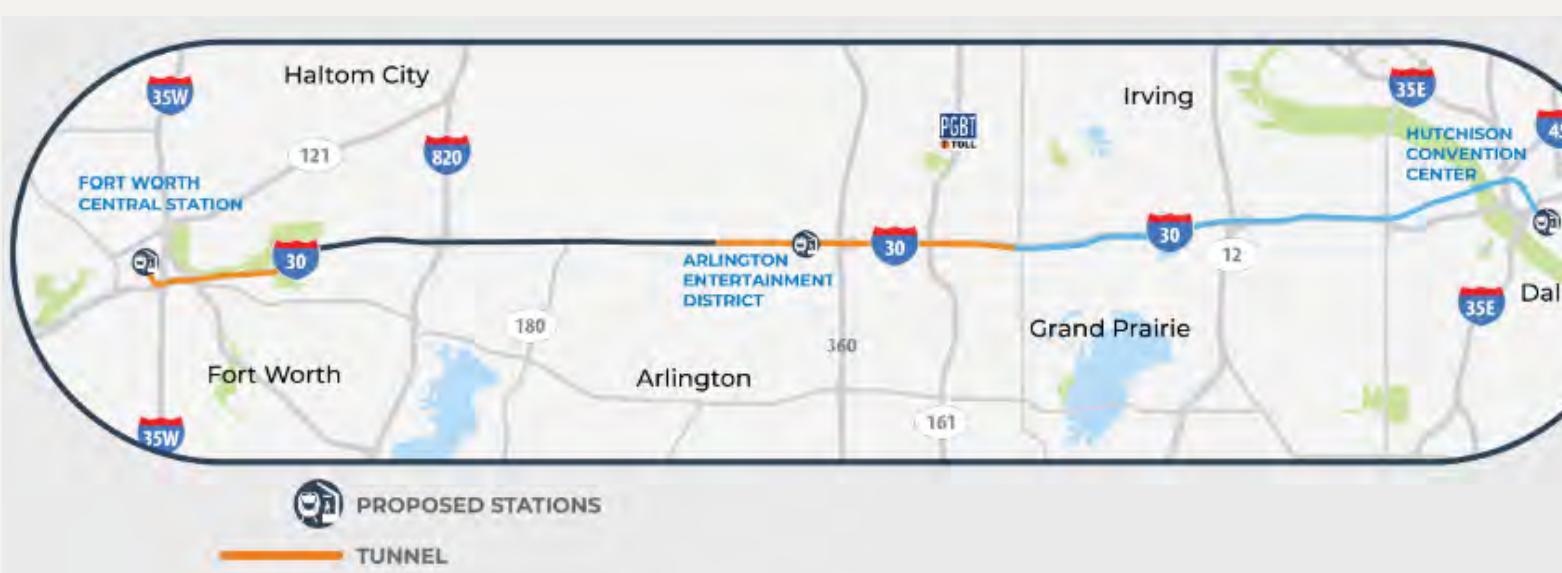
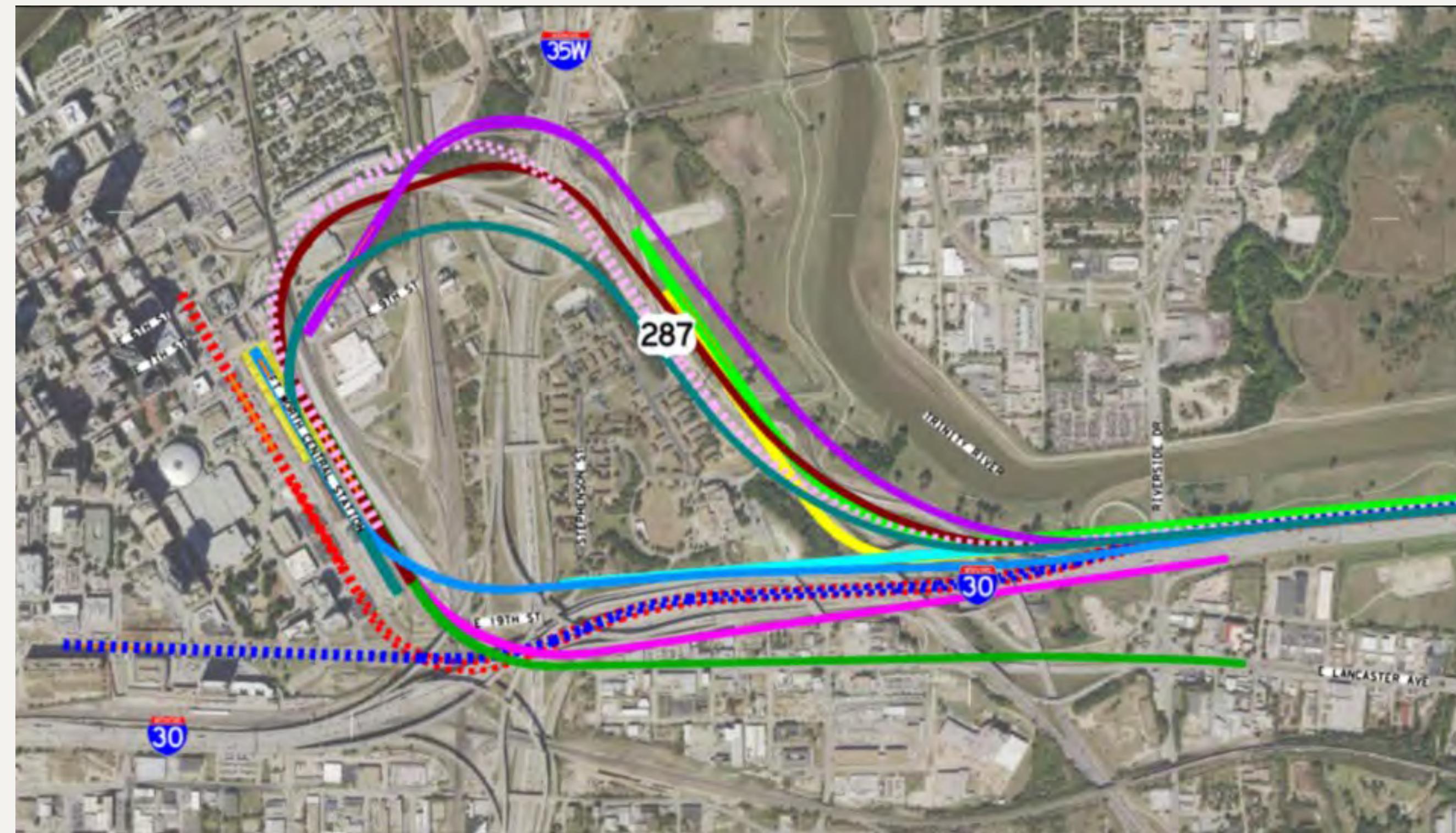
The project's second phase will include the demolition of the FWCC Arena, built in 1968, and will create more than 97,000 square feet of exhibition space, additional flexible meeting rooms, a new 60,000-sq.-ft. ballroom and renovation of the current facility.



# Location Details

DOWNTOWN FORT WORTH DEVELOPMENT ACTIVITY

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## DFW HIGH SPEED RAIL

The proposed high-speed rail project that will run between Fort Worth and Dallas has now entered Phase 2. Phase 2 consists of a two-year environmental study with the focus of highway route alignment and 6 potential station locations surrounding 1000 Harding. During phase 1 the committee decided on the corridor alignment which includes a stop at Globe Life Field, the home of the Texas Rangers. With the possibility to now travel from Downtown Fort Worth to Arlington and The North Central Texas Council of Governments initiated the DFW High-Speed transportation Connections Study in the spring of 2020 to evaluate high-speed transportation between Dallas and Fort Worth, with a goal of connecting to other proposed high-performance passenger

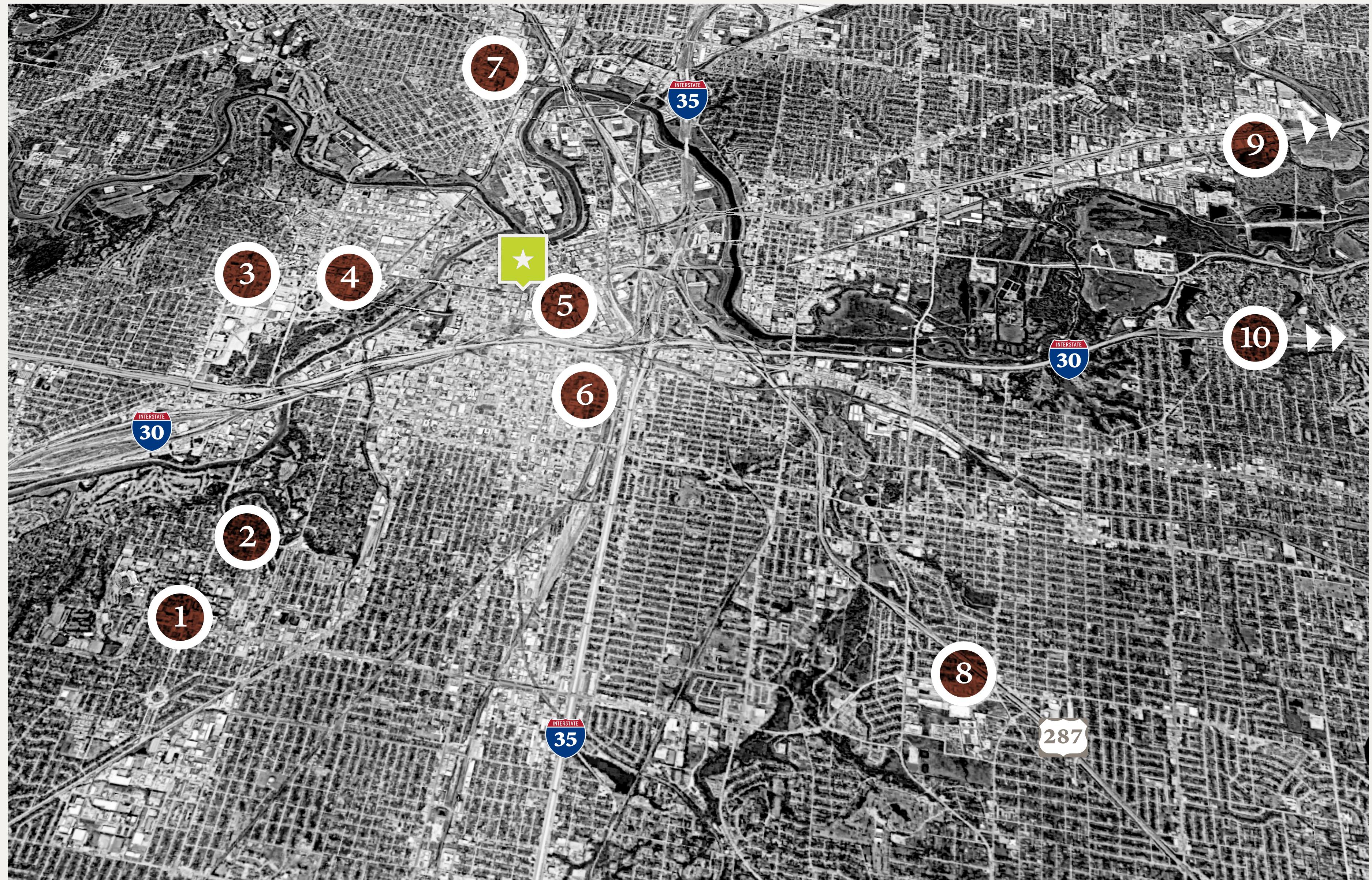
Phase 2 started July 8 2021, the federal environmental approval process (The High-Speed Rail technology will be evaluated over the next two years + the team will study the potential environmental effects on everything from air quality to noise pollution, wetlands, wildlife, and water crossings.)

The location of the Dallas station has already been confirmed, as the team looks to tie into the planned Texas Central station (Trinity Metro's existing Central Station appears to be the first priority for the Downtown Fort Worth station, according to a study completed by NCTCOG.)

# Property Details

LOCATION

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## DRIVE TIMES

1	<b>TCU</b>	- 14 MIN
2	 fort worth ZOO	- 11 MIN
3	 CULTURAL DISTRICT ALLIANCE	- 11 MIN
4	 THE FOUNDRY DISTRICT	- 10 MIN
5	 SUNDANCE SQUARE®	- 1 MIN
6	 NEAR TX SOUTHSIDE	- 7 MIN
7	 Fort Worth STOCKYARDS	- 11 MIN
8	 Texas Wesleyan UNIVERSITY	- 10 MIN
9	 DFW DALLAS FORT WORTH INTERNATIONAL AIRPORT	- 30 MIN
10	 City of Dallas	- 32 MIN

# Property Details

## DEMOCRAPHICS

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## DEMOCRAPHICS

### POPULATION

Fort Worth's population was 978,468 as of July 1, 2023. Of all cities over 50,000 people, Fort Worth had the 2nd largest gain in population in the past year, adding 21,365 people (approximately 59 people per day)

WITHIN TWO MILES

**41K**

POP GROWTH RATE

**2.2%**

WITHIN FIVE MILES

**294K**

BUSINESSES WITHIN  
TWO MILES

**6.9K**

WITHIN TEN MILES

**1.1M**

### INCOME

In 2022, Fort Worth, TX had a population of 925k people with a median age of 33.2 and a median household income of \$72,726. Between 2021 and 2022 the population of Fort Worth, TX grew from 908,469 to 924,663, a 1.78% increase and its median household income grew from \$67,927 to \$72,726, a 7.06% increase.

### AVERAGE HOUSEHOLD INCOME

2 MILES

**\$76K**

5 MILES

**\$72K**

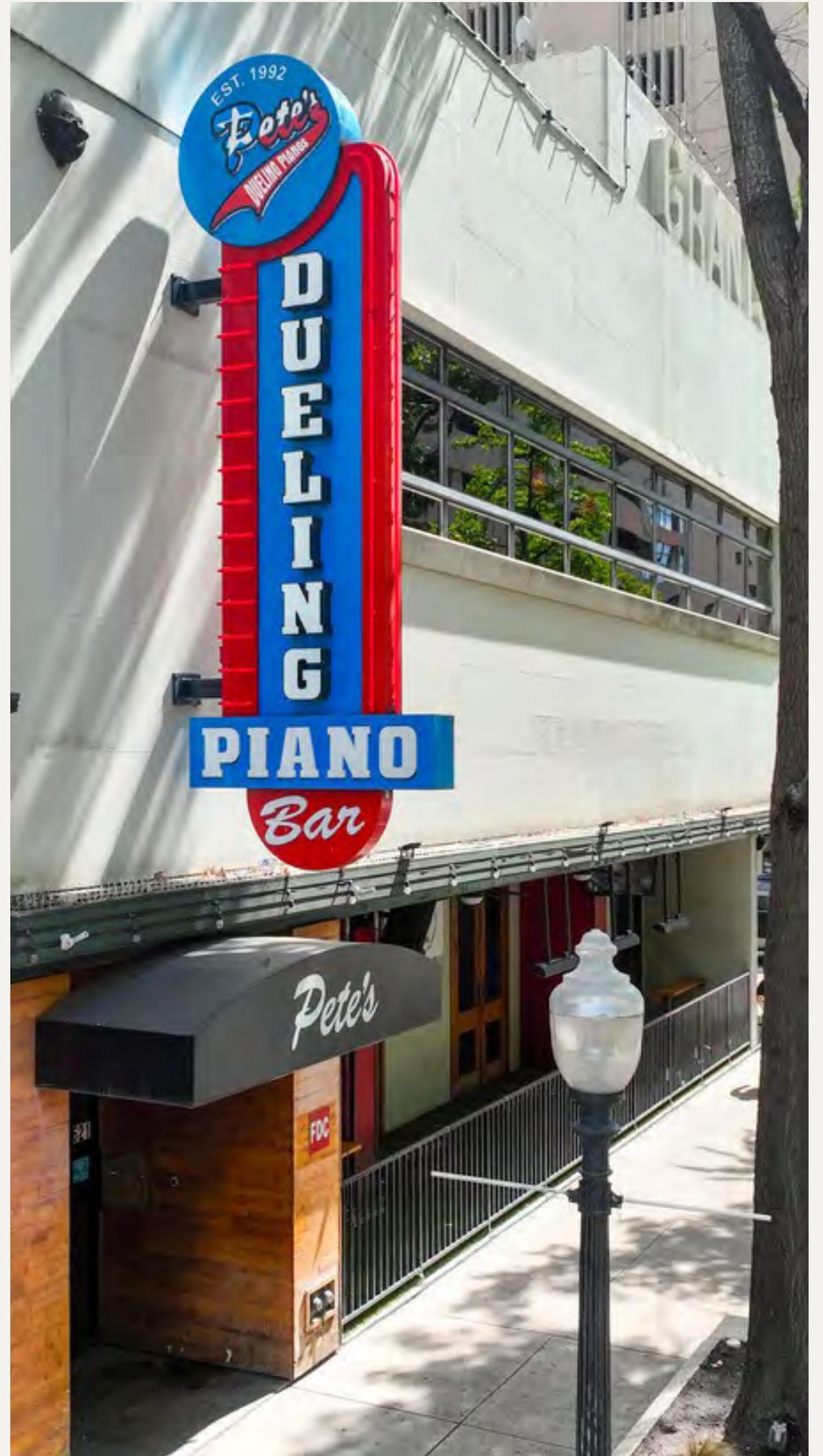
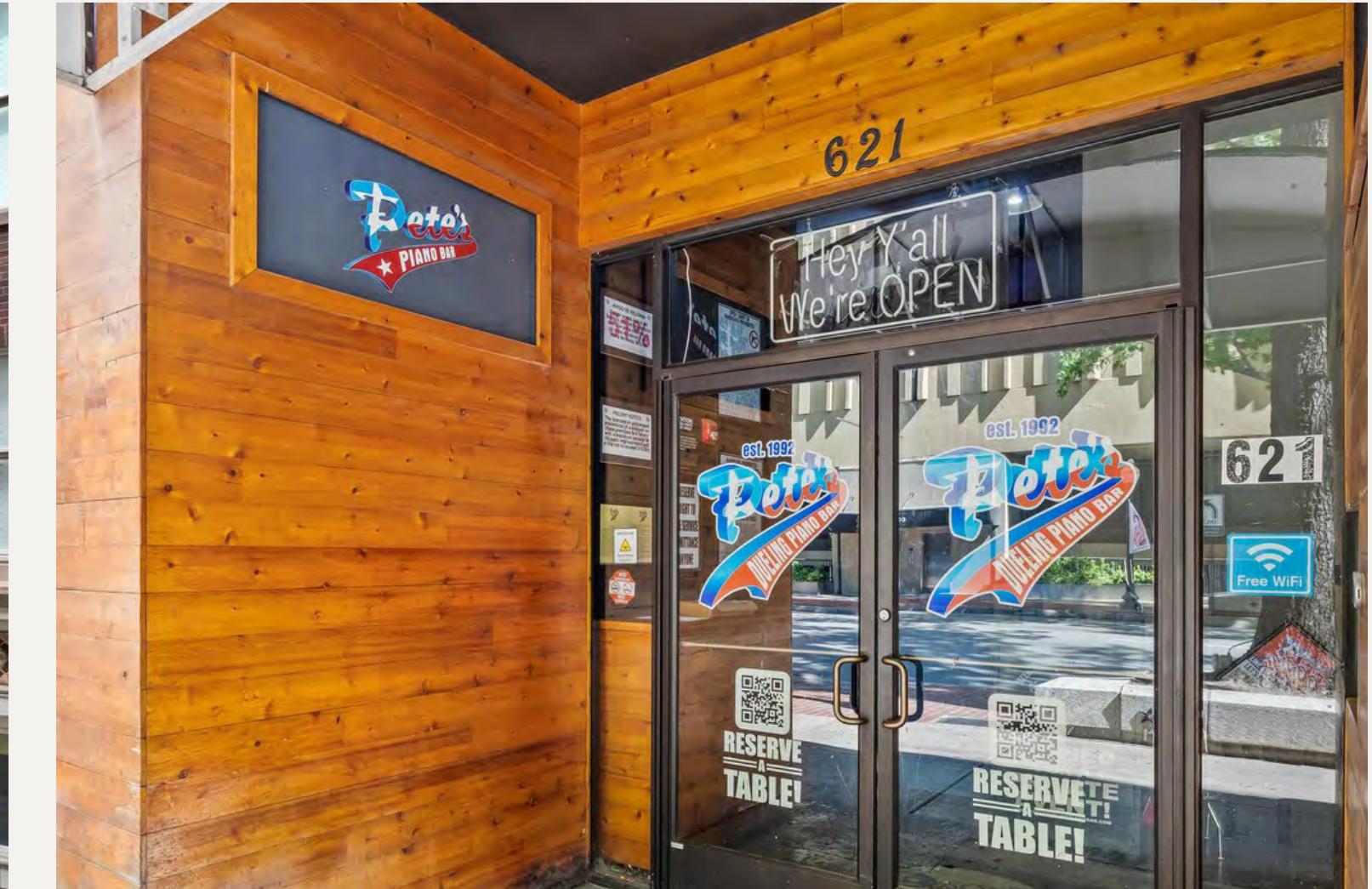
10 MILES

**\$81K**

# Property Details

## EXTERIOR PHOTOS

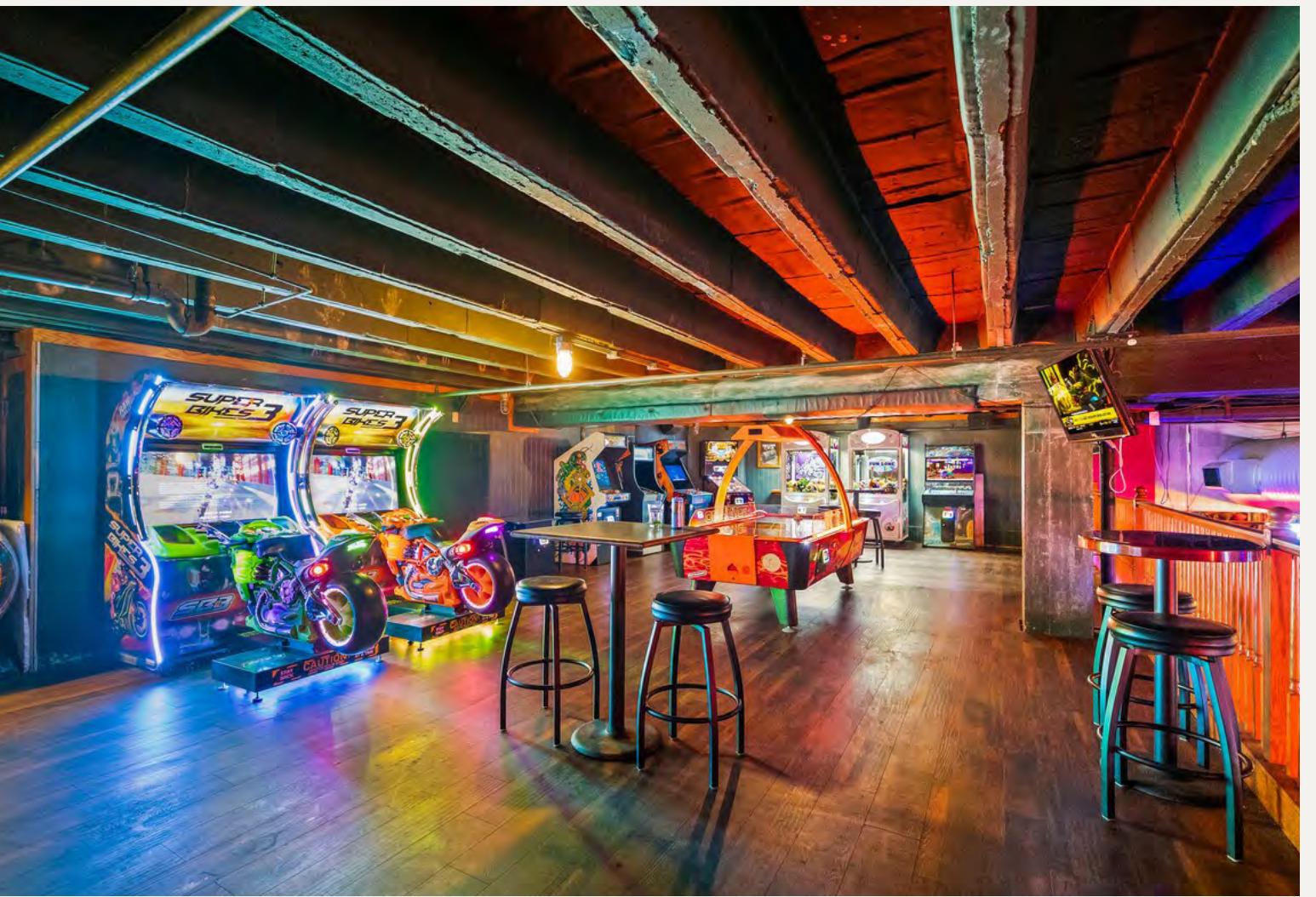
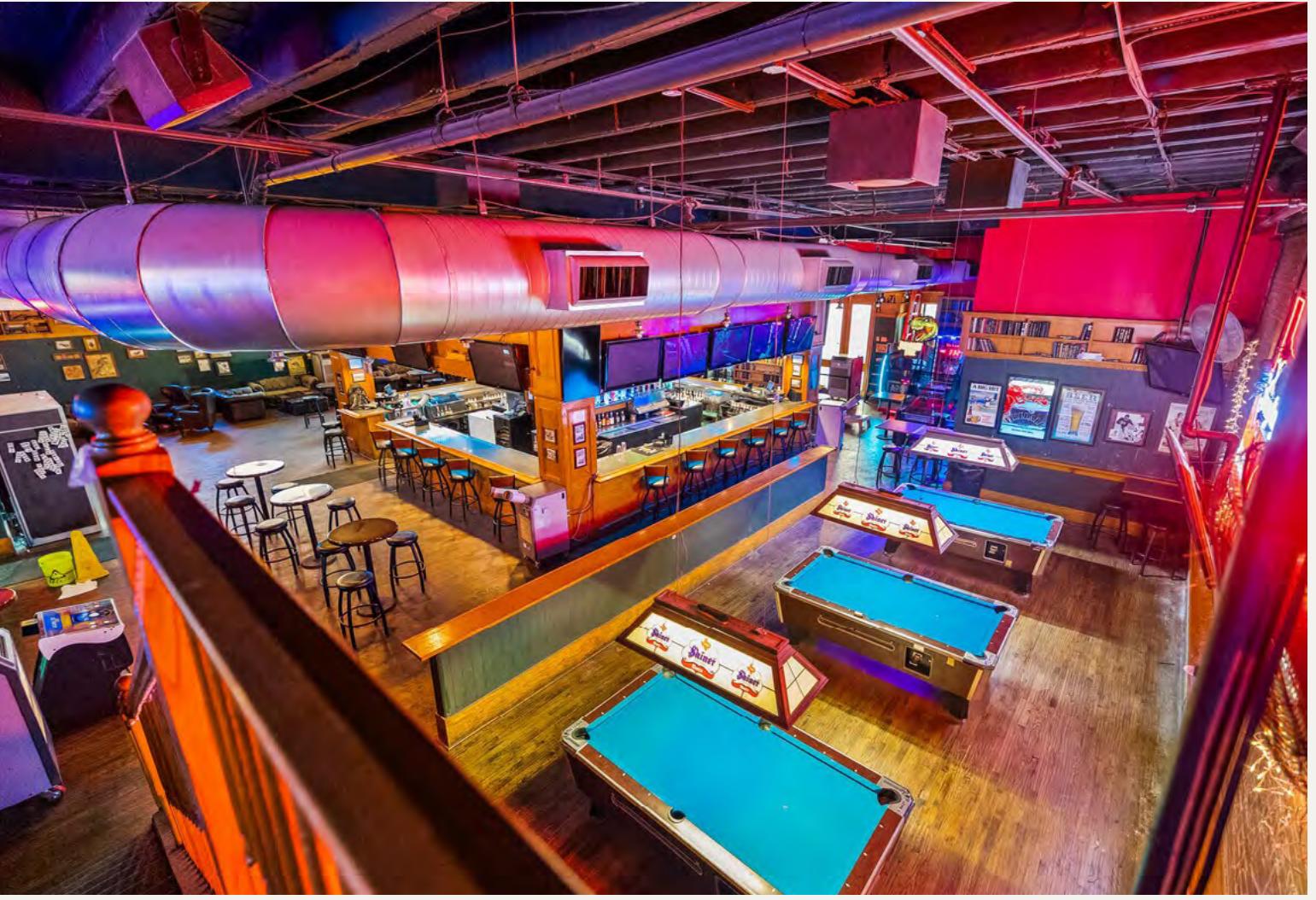
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# Property Details

## LIBRARY BAR PHOTOS

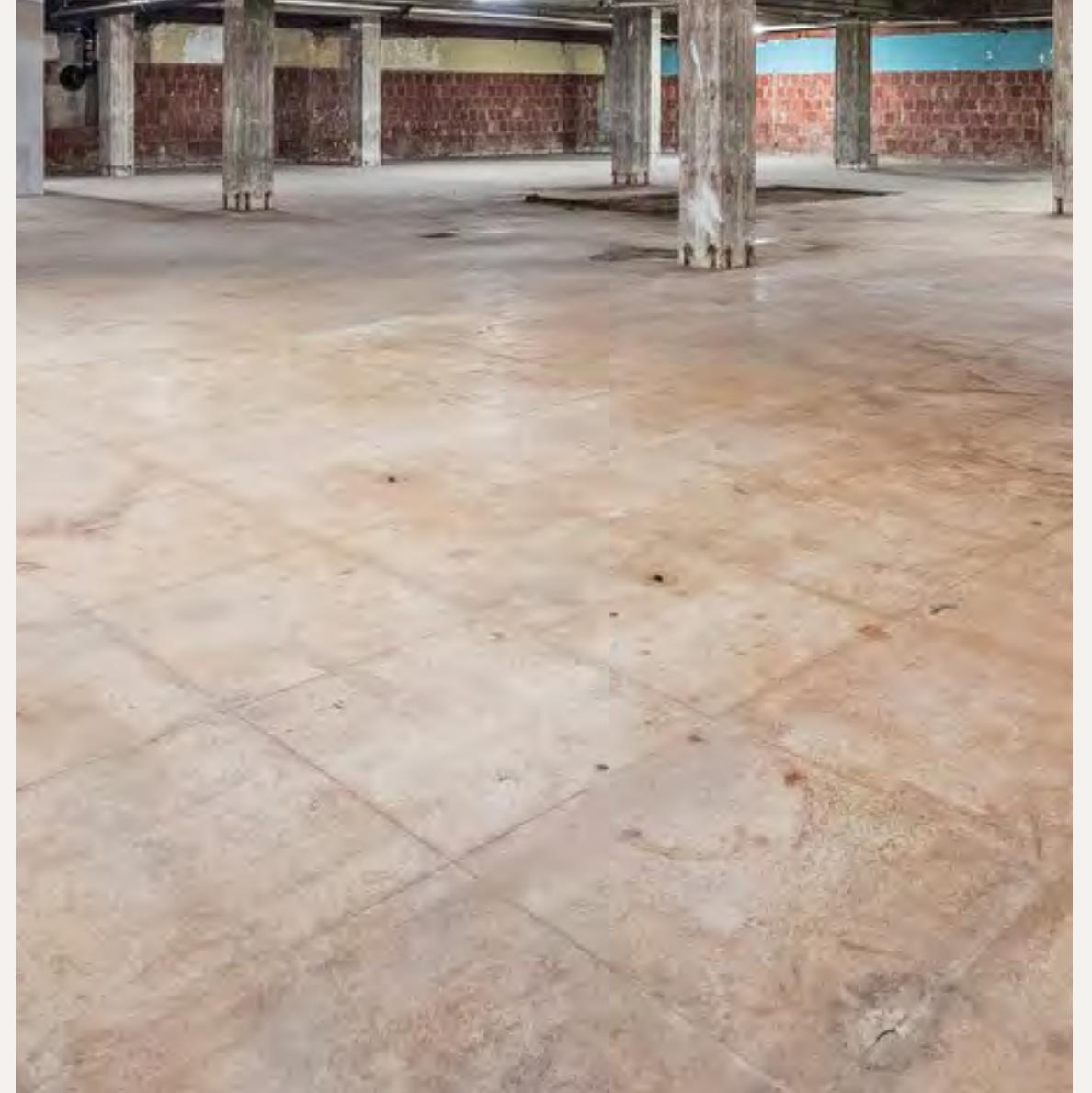
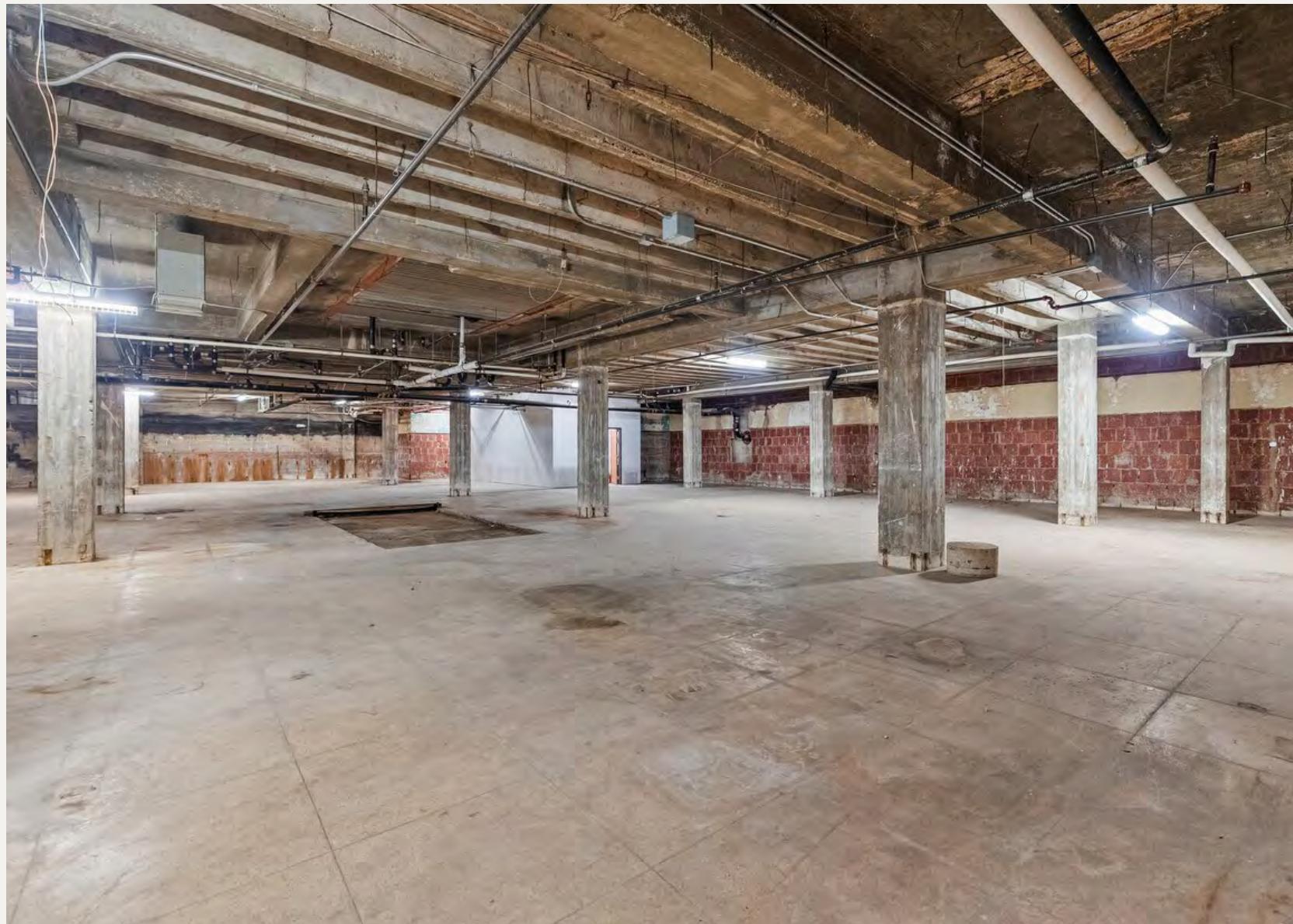
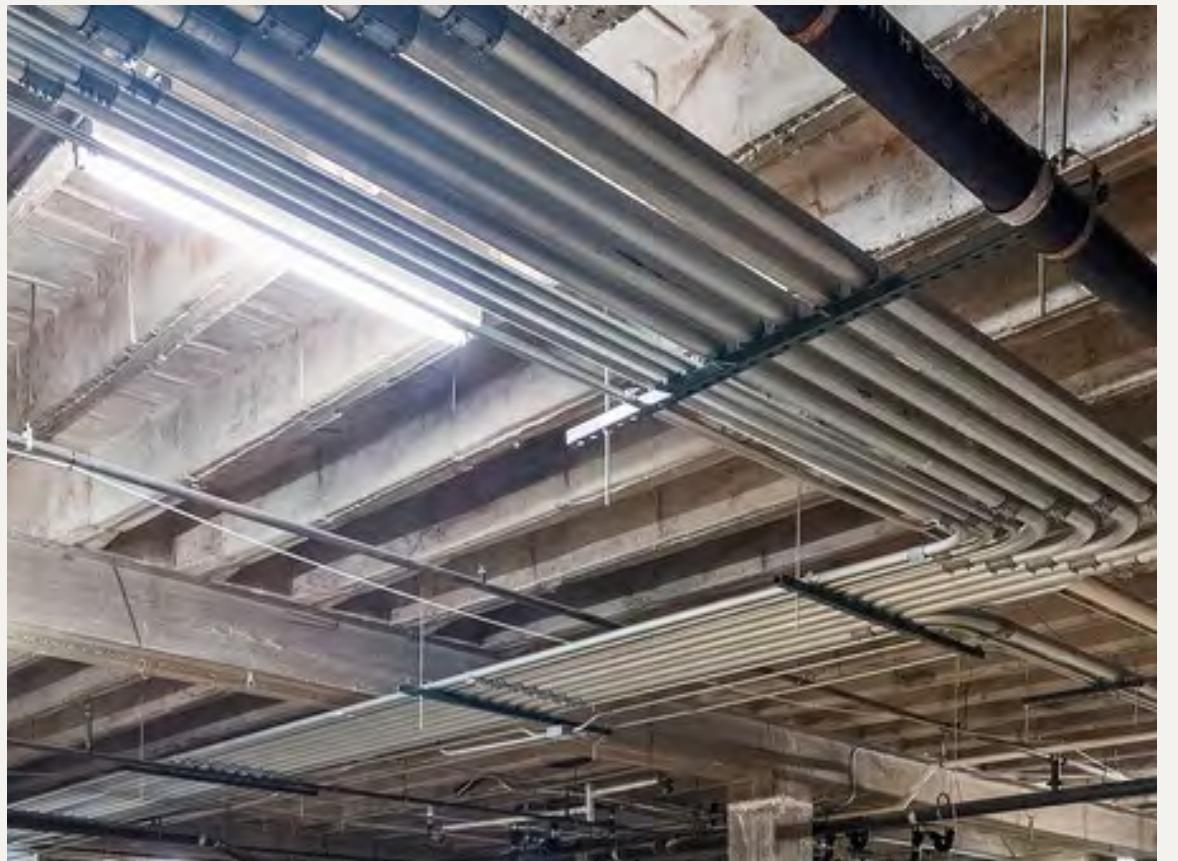
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# Property Details

PETE'S PIANO BAR & BASEMENT PHOTOS

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# LANCARTE COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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