

Great Development Opportunity



Boundary Lines Are Approximate



1005 Samuels Avenue, Fort Worth, Texas 75102

1005 Samuels Avenue, Fort Worth

DEVELOPMENT OPPORTUNITY

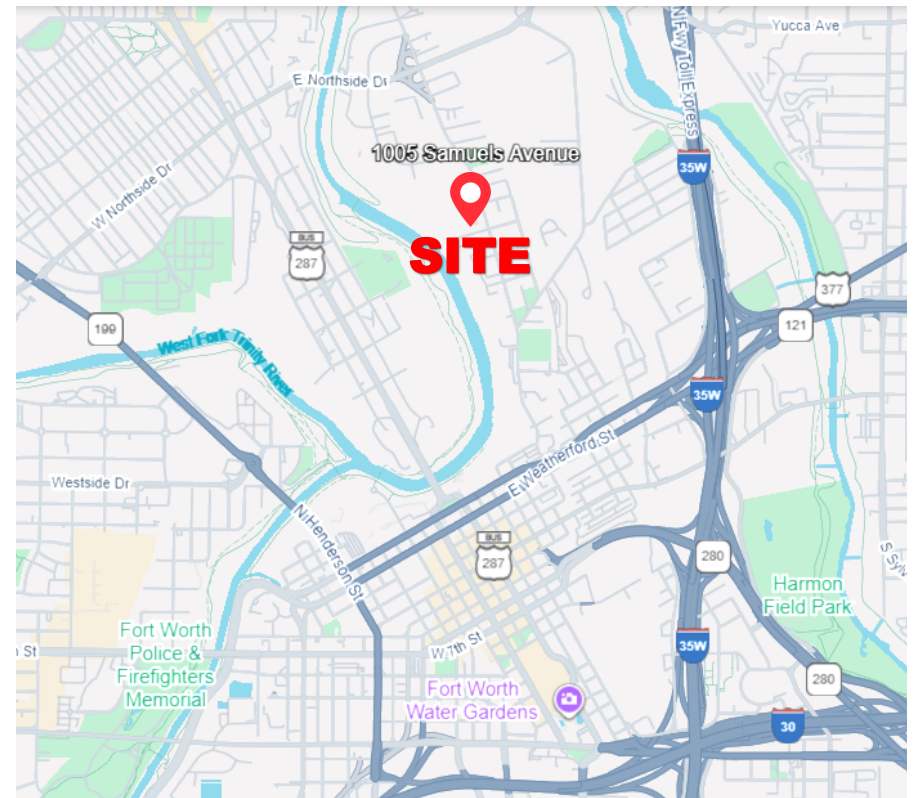
Address	1005 Samuels Avenue Fort Worth, Texas
Size	±3.032 Acres
Frontage	Samuels Avenue ±100'
Zoning	Residential
Utilities	All Available, including city water and public sewer
Price	\$975,000



COMPASS
COMMERCIAL

Property Overview

- Located in the Samuels Avenue corridor — an area with strong residential growth, walkability, and proximity to downtown Fort Worth, the Trinity River, and cultural assets.
- Potential for mixed-use or multifamily development, capitalizing on high demand for luxury rental housing.
- Because nearby successful developments (like Kelley at Samuels) have historic elements (e.g., the Garvey House) integrated, a new development could similarly leverage heritage or architectural uniqueness to boost appeal.



COMPASS

1005 SAMUELS AVENUE
FORT WORTH, TX 76102
ADDITIONAL PHOTOS



Demographics 76102-1124

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Population	17,742	130,311	340,623
2023 Average Age	34	34.3	33.5
2023 Median HH Income	\$71,224	\$63,145	\$62,449
2023 Ratio Renter to Homeowner	20:09	10:09	1:01

Ref: <https://www.crexix.com/>

Samuels Avenue

West Fork Trinity River

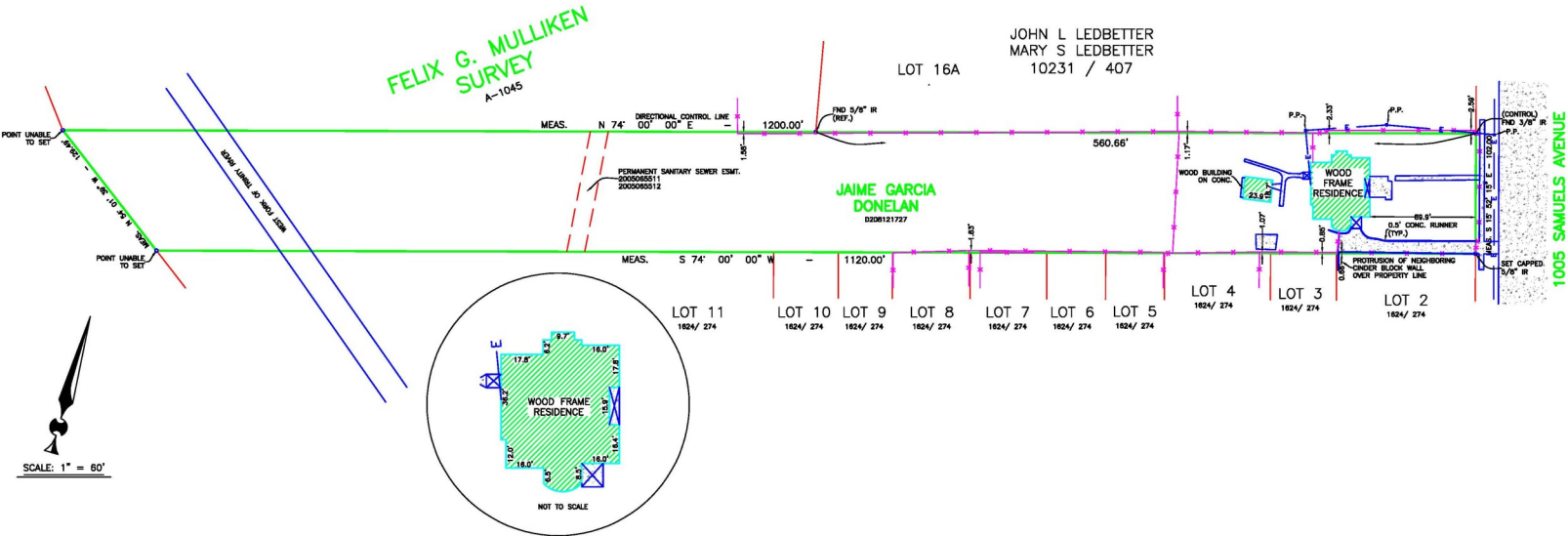
Boundary Lines Are Approximate

COMPASS

NEIGHBORING AMENITIES

SAMUELS AVENUE CORRIDOR





Reference No: 2507141005 G.F. No: 25-873889-RF
Title Co: CAPITAL TITLE
Purchaser:

PROPERTY DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the FELIX G. MULLIKEN SURVEY, Abstract No. 1045, Tarrant County, Texas, and being conveyed to Jamie Garcia Donelan as recorded in D208121727, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a found 3/8 inch iron rod for the northeast corner of the herein described tract, same being the southeast corner of that certain tract recorded in vol. 10231, pg. 407, DRTCT and in the west line of Samuels Avenue;

THENCE South 15 deg. 52 min. 15 sec. East, in the west line of Samuels Avenue, 102.00 ft. to a set 5/8 inch capped iron rod, same being the northeast corner of Lot 2, Sallie Terrell Subdivision recorded in vol. 1624, pg. 274, DRTCT;

THENCE South 74 deg. West, departing said Samuels Avenue, 1120.00 ft. to a point;

THENCE North 54 deg. 01 min. 39 sec. West, 129.49 ft. to a point;

THENCE North 74 deg. East, passing at 639.34 ft. a found 5/8 inch iron rod on line for reference and continuing a total 1200.00 ft. to the POINT OF BEGINNING and containing 2.716 acres of land, more or less.

There is no visible, on the ground evidence of the easements as set out in 2527/555 and 2527/560, DRTCT.

SURVEYOR'S CERTIFICATION

I, DAVID J. ROSE, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINE AND DIMENSIONS OF THE LAND INDICATED THEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DECATED HIGHWAY, SAID PROPERTY BEING SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS WHO MAY BE OF RECORD, AND THAT ONLY THE BOUNDARIES SHOWN ON THE REFERENCED PLAT OF RECORD ARE GUARANTEED, AND THAT OF WHICH THE SURVEYOR HAS BEEN ORDER WRITTEN NOTICE FROM TITLE COMPANY ARE SHOWN ON THIS PLAT. SURVEYOR DOES NOT ABSTRACT THIS PROPERTY. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE TITLE COMPANY AND PURCHASER SHOWN AND IS LICENSED FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR ANY OTHER PURPOSE. SURVEYOR MAKES NO RESPONSIBILITY FOR SAID USE.

PROLINE
SURVEYING LTD.
www.prolinesurveyors.com
Ph# 817-276-1148 info@prolinesurveyors.com
© Proline Surveying, LTD. 2025

This survey is hereby
accepted and approved.
Purchaser
Purchaser
Date

STATE FIRM REGISTRATION NUMBER 10183797

BOUNDARY LINE
BUILDING
OVERHEAD UTILITIES
FENCE
BRICK
WOOD DECK
CONCRETE



DRAWN BY: PW DATE: 7-24-2025



Susanna Gorski Bartolomei

Broker Associate

M: 817.602.5465

sgb@compass.com



Rick Wegman

REALTOR®

M: 817.584.7033

rick.wegman@compass.com



WALSH
WEGMAN
GIORDANO
Team

COMPASS
COMMERCIAL

Compass is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

Information About
Brokerage Services

