

Great Development Opportunity



Boundary Lines Are Approximate



1005 Samuels Avenue, Fort Worth, Texas 75102

1005 Samuels Avenue, Fort Worth

DEVELOPMENT OPPORTUNITY

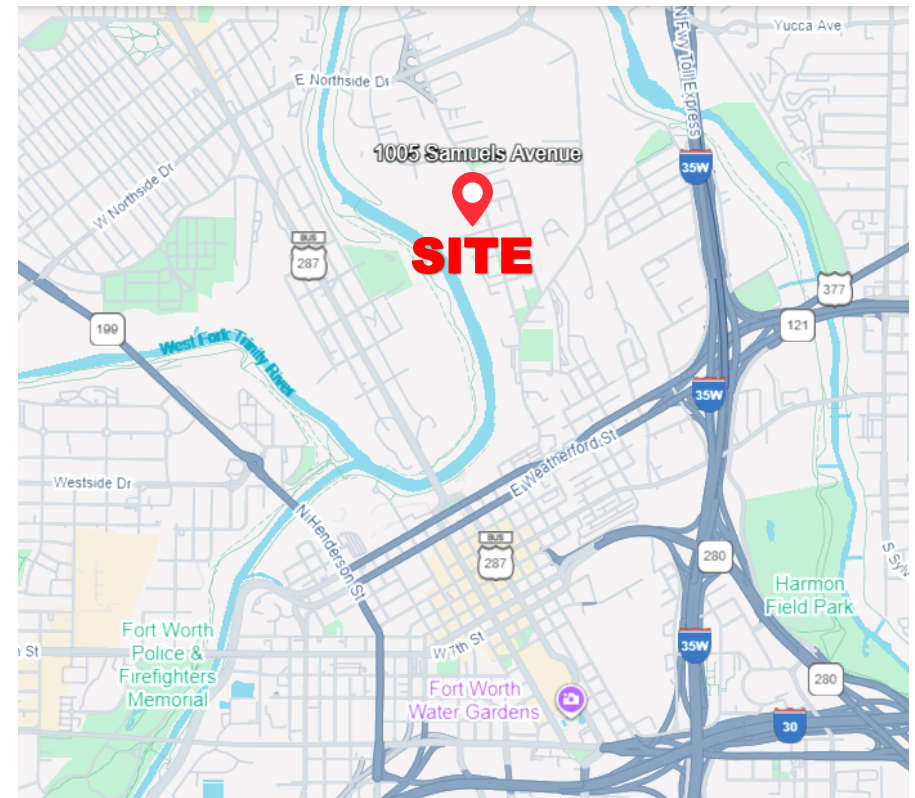
| | |
|-----------|---|
| Address | 1005 Samuels Avenue Fort Worth, Texas |
| Size | ±3.032 Acres |
| Frontage | Samuels Avenue ±100' |
| Zoning | PI UL-2 |
| Utilities | All Available, including city water and public sewer |
| Price | \$975,000 |



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





Samuels Avenue

West Fork Trinity River

Boundary Lines Are Approximate

Demographics 76102-1124

DEMOGRAPHICS

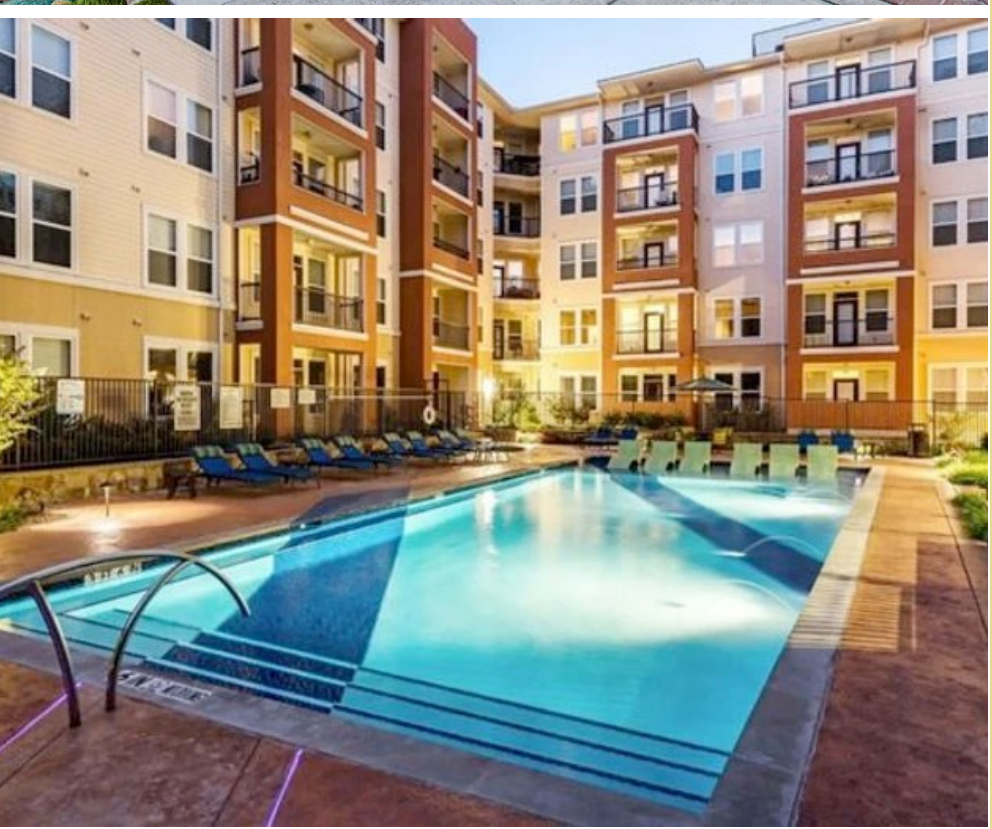
| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------------|----------|----------|----------|
| 2023 Population | 17,742 | 130,311 | 340,623 |
| 2023 Average Age | 34 | 34.3 | 33.5 |
| 2023 Median HH Income | \$71,224 | \$63,145 | \$62,449 |
| 2023 Ratio Renter to Homeowner | 20:09 | 10:09 | 1:01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

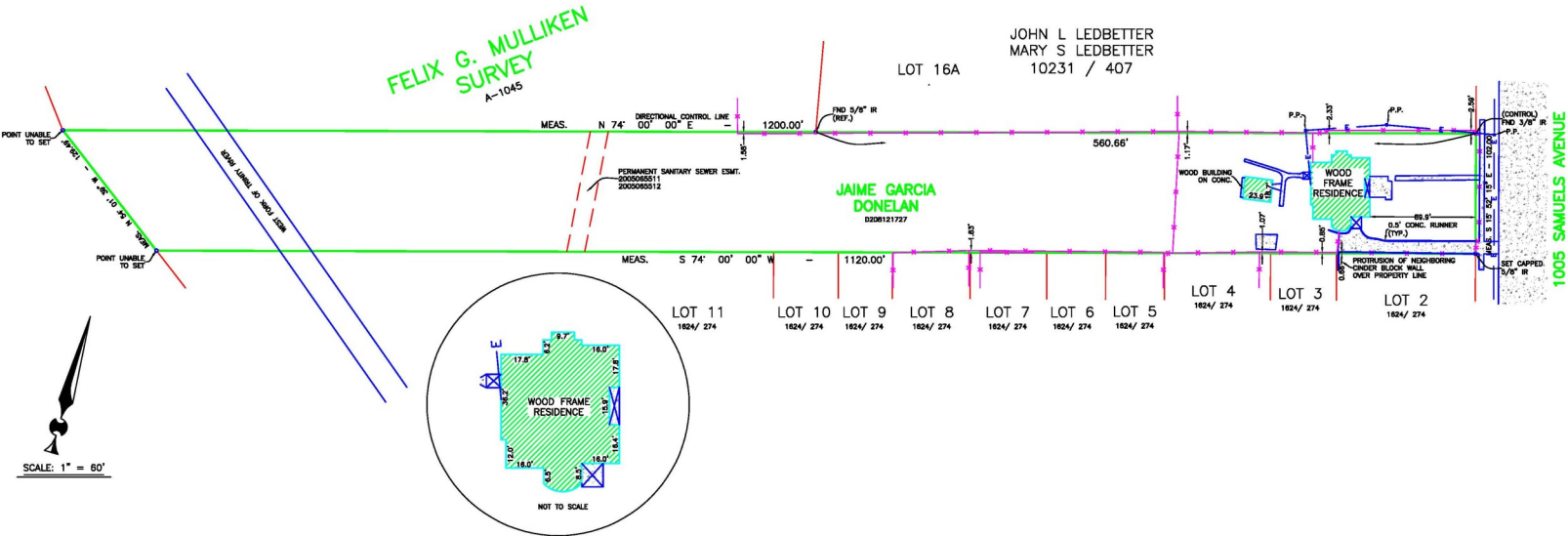
Ref: <https://www.crexix.com/>

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
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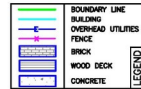
This survey is hereby
accepted and approved.

Purchaser

Purchaser

Date

STATE FIRM REGISTRATION NUMBER 10183797



DRAWN BY: PW

DATE: 7-24-2025





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WALSH
WEGMAN
GIORDANO
Team

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Brokerage Services

