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Great Development Opportunity



1005 Samuels Avenue, Fort Worth, Texas 75102

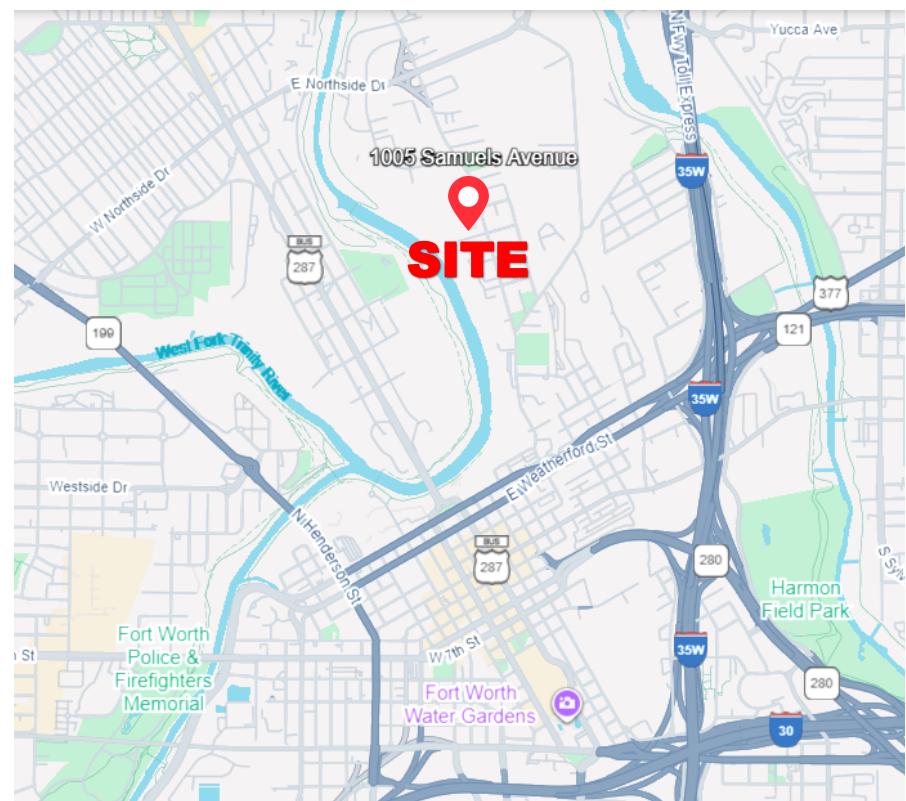
1005 Samuels Avenue, Fort Worth

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

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.



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1005 SAMUELS AVENUE
FORT WORTH, TX 76102
ADDITIONAL PHOTOS





Demographics 76102-1124

DEMOGRAPHICS

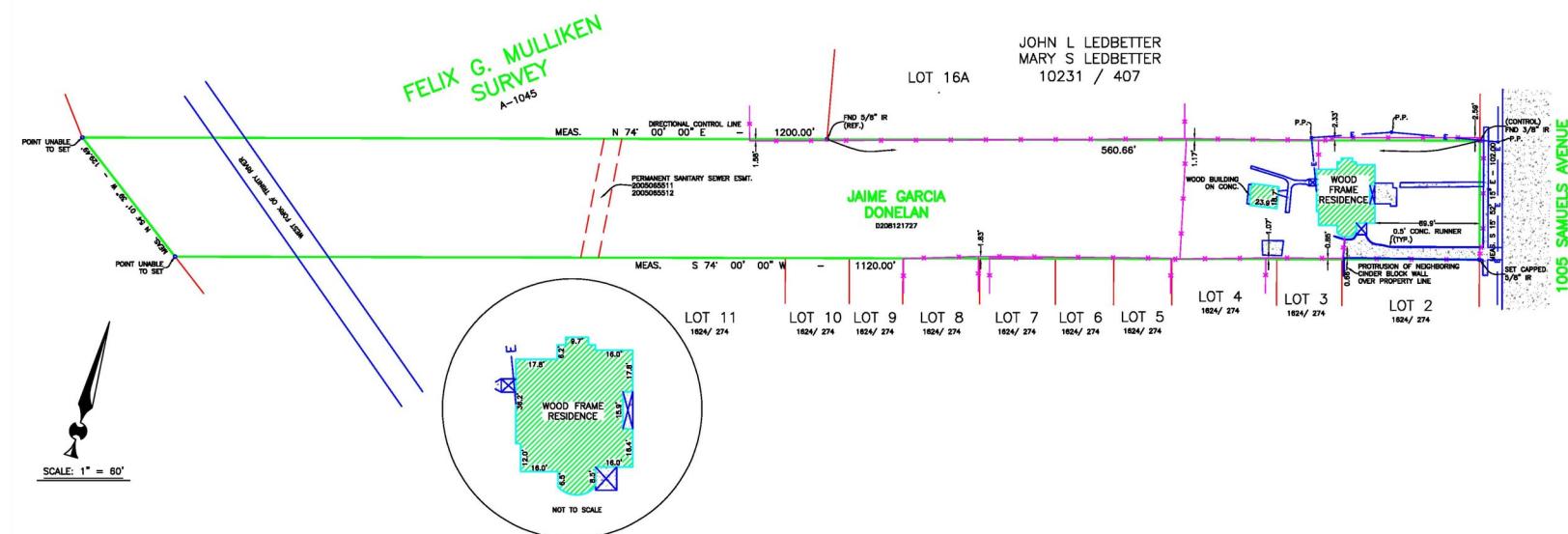
	1 Mile	3 Mile	5 Mile
2023 Population	17,742	130,311	340,623
2023 Average Age	34	34.3	33.5
2023 Median HH Income	\$71,224	\$63,145	\$62,449
2023 Ratio Renter to Homeowner	20:09	10:09	1:01

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

COMPASS NEIGHBORING AMENITIES SAMUEL AVENUE CORRIDOR



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Reference No: 2507141005 G.F. No: 25-873989-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

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 2527/565 and 2527/560, DRTCT.

SURVEYORS CERTIFICATION

I, DAVID J. BOSE, 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 SURVEY WAS MADE IN ACCORDANCE WITH THE STANDARDS OF THE AMERICAN LAND SURVEYOR TO ANY AND ALL ELEMENTS, RESTRICTIONS, AND RESTRICTIONS THAT MAY BE OF RECORD, AND THAT THE SURVEYOR HAS BEEN PROVIDED WITH A COPY OF THE RECORDS OF THE PROPERTY AND THOSE OF WHICH THE SURVEYOR HAS BEEN GIVEN WRITTEN NOTICE FROM TITLE COMPANY. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS SURVEY WAS MADE FOR THE PROPERTY OWNER, AND IS THE PROPERTY OWNER'S PROPERTY SURVEY. THIS SURVEY IS FOR ONE SINGLE USE. THIS SURVEY WILL BE VOID IF USED BY ANY OTHER PERSON OR FOR

PROLINE
SURVEYING LTD.
www.prolinesurveyors.com
Ph# 817-276-1148 info@prolinesurveyors.com

This survey is hereby accepted and approved.	
Purchaser	
Purchaser	
Date	

STATE FIRM REGISTRATION NUMBER 10183287



SEARCHED **PPW** INDEXED **7-24-2025**



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Brokerage Services

