



LEXINGTON PLACE

930 West 1st Street | Fort Worth, Texas 76102

ALT+CO
ALTSCHULER AND COMPANY



TABLE OF CONTENTS

Market Overview.....03

Demographics.....04

Location.....05

Area Map.....06

The Building / The Opportunity.....07

The Space.....08

Contact.....09

MARKET OVERVIEW

Fort Worth

Fort Worth's allure lies in its booming commercial development, driven by a diverse economy and business-friendly environment. The area boasts a thriving real estate market, offering a mix of historic and modern properties. Affordability compared to other major cities attracts investors, while the city's commitment to cultural preservation creates a unique and vibrant atmosphere. Strategic transportation improvements enhance accessibility, further enticing owner/operators and investors. With a rich blend of entertainment options, proximity to educational institutions, and a strong job market, Fort Worth stands as a compelling hub for both business and investment opportunities.



DEMOGRAPHICS

Fort Worth

Fort Worth gained 48,542 residents between 2020 and 2023 making it the fastest growing Texas city during that period.

**Fort Worth Report according to Texas Demographic Center*

Fort Worth was the fastest growing big city in the country between 2021-2022.

**US Census Bureau*

2023 POPULATION

**CoStar Demographics*

14,943

1-Mile Radius

105,182

3-Mile Radius

293,507

5-Mile Radius

THE FACTS

3.8%

Unemployment
Rate

**Ycharts*

#11

Biggest City
in the US

**US Census Bureau*

4%

Growth in
Three Years

**Fort Worth Report
according to Texas
Demographic Center*

If Fort Worth (whose population fell by less than four-tenths of a percent) continue their current population trends for the rest of the decade, Panther City would join Big D in the more-than-a-million-residents club by the 2030 Census—plan accordingly!

**Texas Monthly*

AVERAGE HOUSEHOLD INCOME

\$102,458

1-Mile Radius

\$84,382

3-Mile Radius

\$77,370

5-Mile Radius

MEDIAN HOUSEHOLD INCOME

\$75,251

1-Mile Radius

\$59,270

3-Mile Radius

\$53,804

5-Mile Radius

MEDIAN HOME VALUE

\$611,023

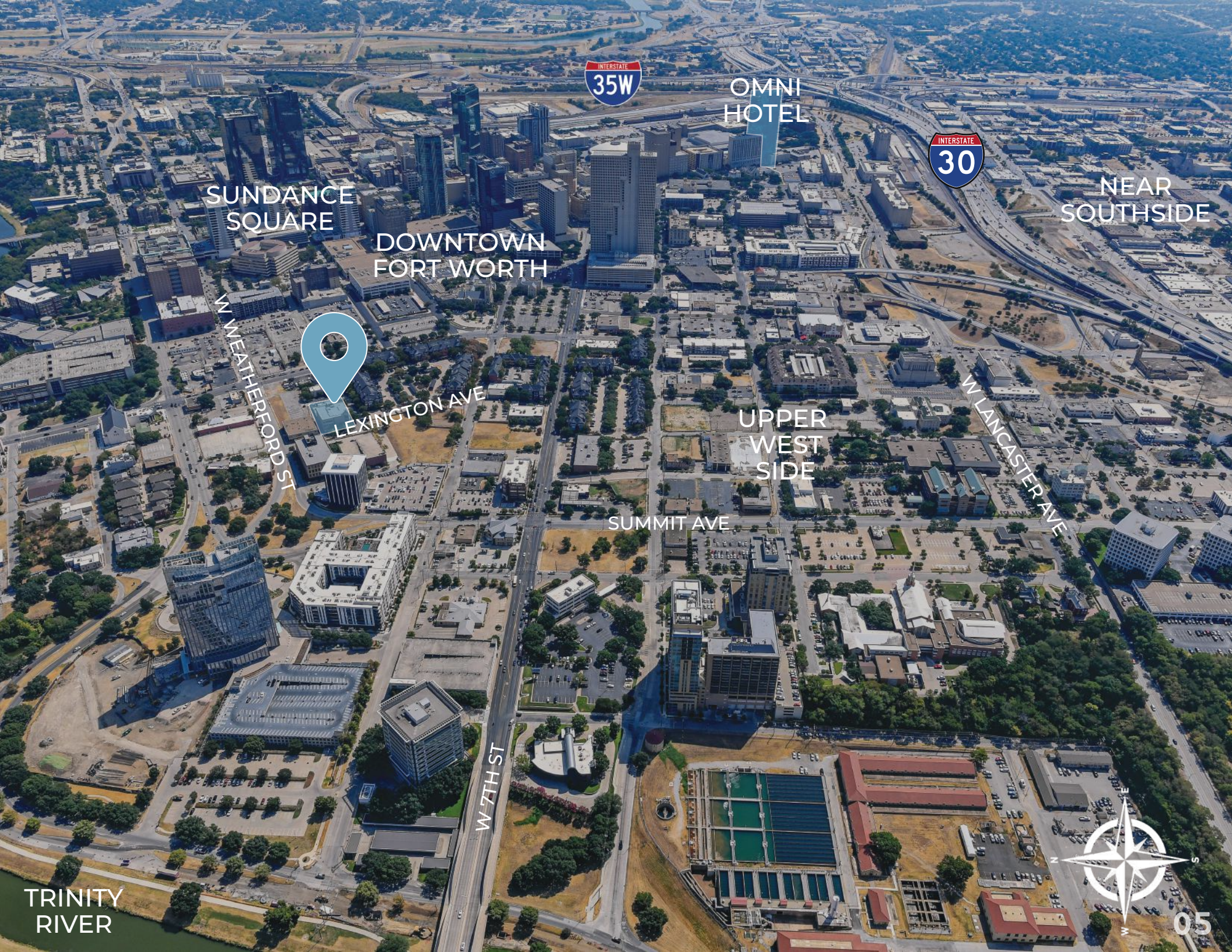
1-Mile Radius

\$289,329

3-Mile Radius

\$179,572

5-Mile Radius



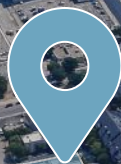
OMNI
HOTEL



NEAR
SOUTHSIDE

SUNDANCE
SQUARE

DOWNTOWN
FORT WORTH



W MEATHERFORD ST

LEXINGTON AVE

UPPER
WEST
SIDE

W LANCASTER AVE

SUMMIT AVE

W 7TH ST

TRINITY
RIVER



05



199
TEXAS

ROCKWOOD
PARK

BUS
287

PANTHER
ISLAND

WEST FORK TRINITY RIVER



WHITE SETTLEMENT RD

UNIVERSITY
PARK
LINWOOD



THE CRESCENT
HOTEL

W 7TH ST

930 W 1ST ST

SUNDANCE
SQUARE

INTERSTATE
35W

 **Bowie House**
CAMP BOWIE BLVD

CULTURAL
DISTRICT

UPPER
WEST SIDE

W LANCASTER AVE

TRINITY
PARK

SUNSET
TERRACE

HISTORIC
SOUTHSIDE

INTERSTATE
30

NEAR
SOUTHSIDE

W ROSEDALE ST

MISTLETOE
HEIGHTS

BUS
287

THE BUILDING

Built in 1985 ; Renovated in 2020

Owner Occupied

.59 AC Site

26,104 Rentable Square Feet

8,725 Average Floorplate

Multi-Tenant Building

Over \$1 Million in Renovations Since 2019

Structured & Surface Parking – 2.86 : 1,000 Parking Ratio

THE OPPORTUNITY

Move-In Ready, Boutique Office for Owner/User

Up to 15k SF Available

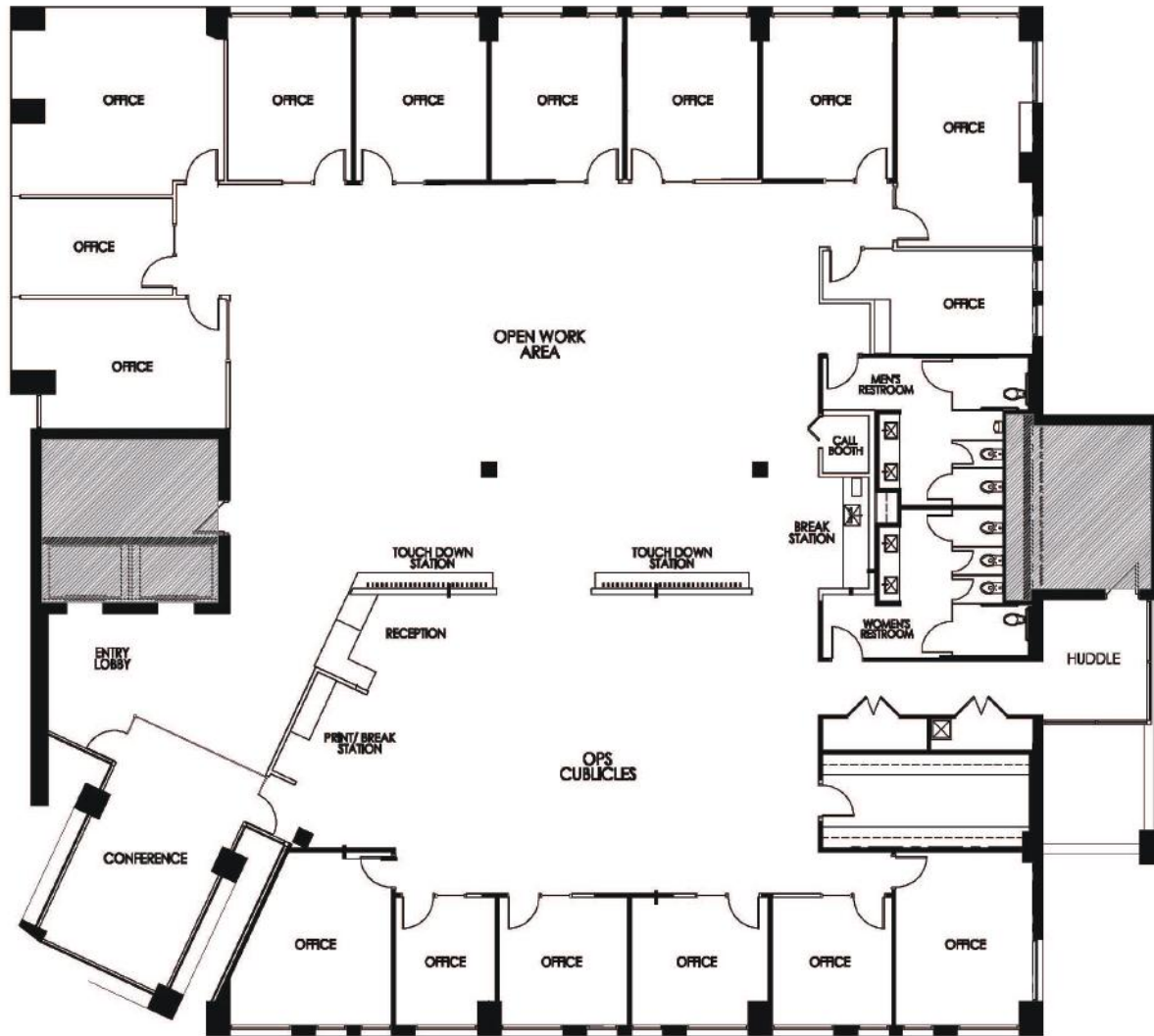
Desired Location with Excellent Accessibility

Stable In-Place Cash Flow

Urban Infill Site



THE SPACE



9,551 SF



GET HERE.



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