



**LEXINGTON PLACE**  
930 West 1st Street | Fort Worth, Texas 76102

**ALT+CO**  
ALTSCHULER AND COMPANY

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# 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

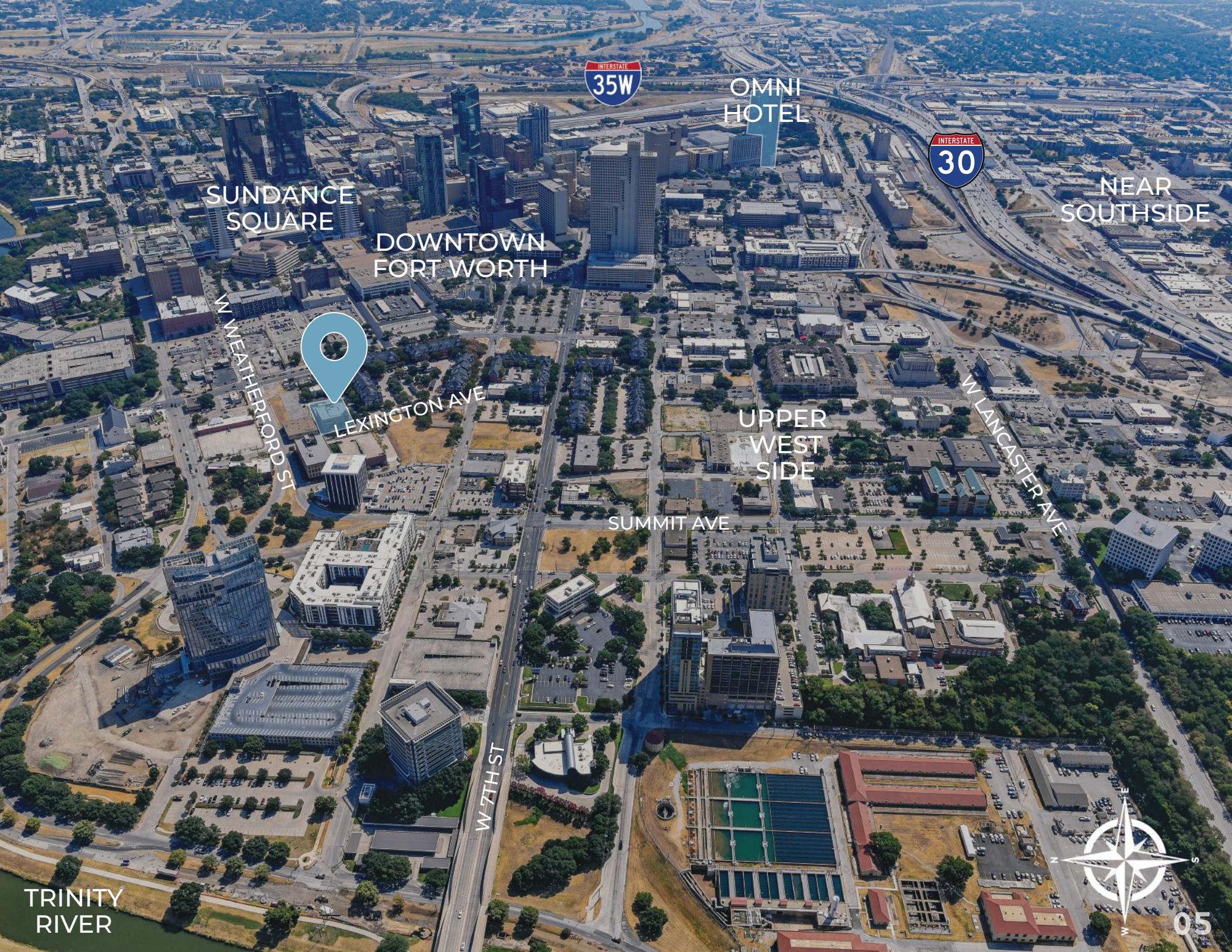
## MEDIAN HOME VALUE

**\$611,023**  
1-Mile Radius

**\$289,329**  
3-Mile Radius

**\$179,572**  
5-Mile Radius

\*CoStar Demographics



SUNDANCE  
SQUARE

DOWNTOWN  
FORT WORTH



OMNI  
HOTEL



NEAR  
SOUTHSIDE

W. WEAVERFORD ST



LEXINGTON AVE

W 7TH ST

TRINITY  
RIVER

UPPER  
WEST  
SIDE

SUMMIT AVE

W. LANCASTER AVE





# THE BUILDING

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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

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Move-In Ready, Boutique Office for Owner/User

Up to 15k SF Available

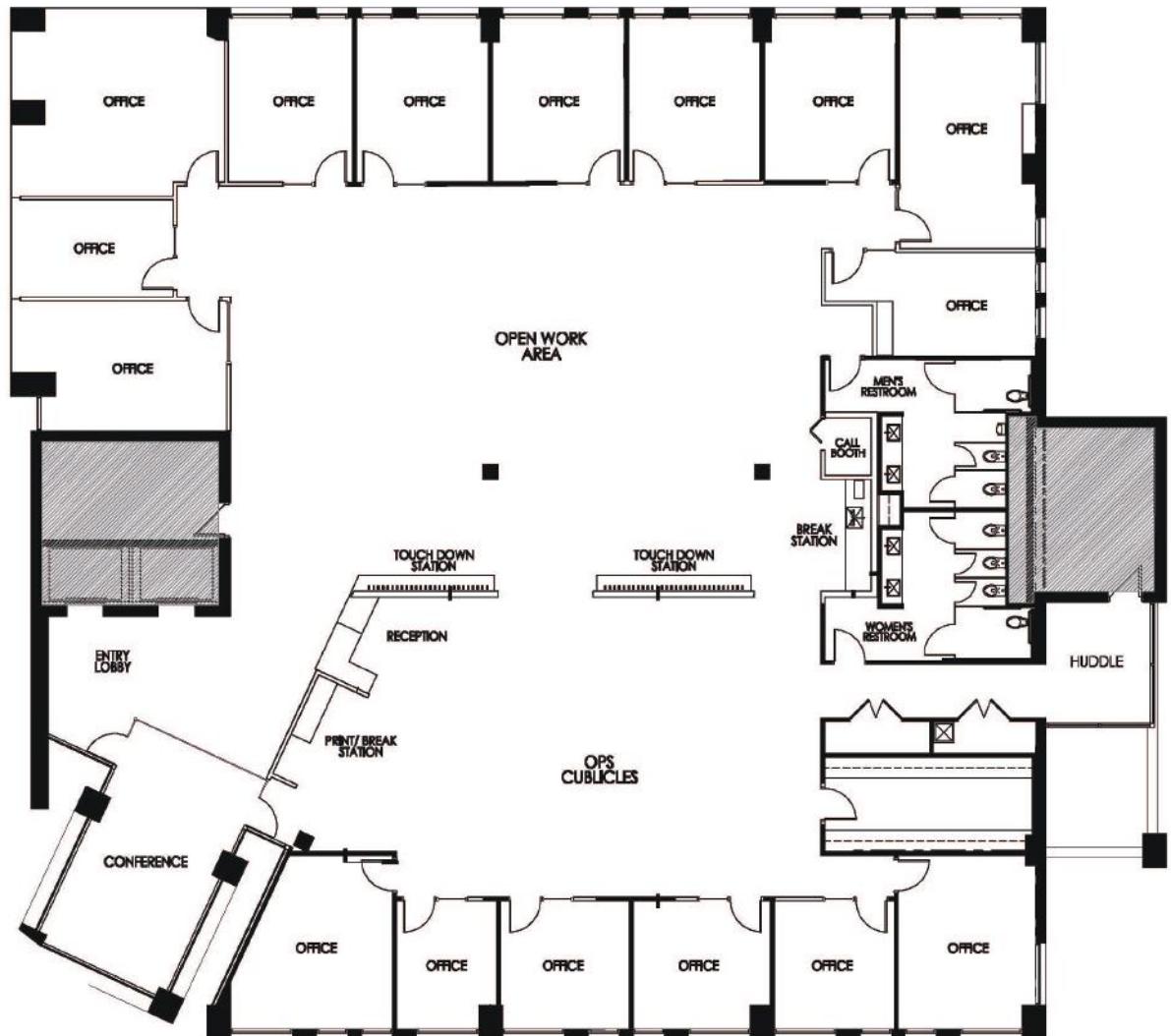
Desired Location with Excellent Accessibility

Stable In-Place Cash Flow

Urban Infill Site

# THE SPACE

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9,551 SF



# GET HERE.

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