



2917 WINGATE

INFILL FORT WORTH DEVELOPMENT SITE

OFFERING MEMORANDUM



DAVIDSON BOGEL
REAL ESTATE | INVESTMENT SALES

1 PROPERTY OVERVIEW

- Property Details
- Demographics
- Surveys

2 LOCATION OVERVIEW

- Aerial
- Map - Wide
- Map - Close
- Nearby Amenities

3 MARKET OVERVIEW

- DFW Market Overview
- Texas Market Overview

4 DISCLAIMER

- Disclosure & IABS
- Listing Team

TABLE OF CONTENTS

CAMERON DEPTULA
Director - Investment Sales

C: 214.497.0276
CDeptula@db2re.com



BLAKE SCHUR
Associate

214.526.3626 x 129
BSchur@db2re.com



2017 WINGATE

PROPERTY OVERVIEW





PROPERTY OVERVIEW

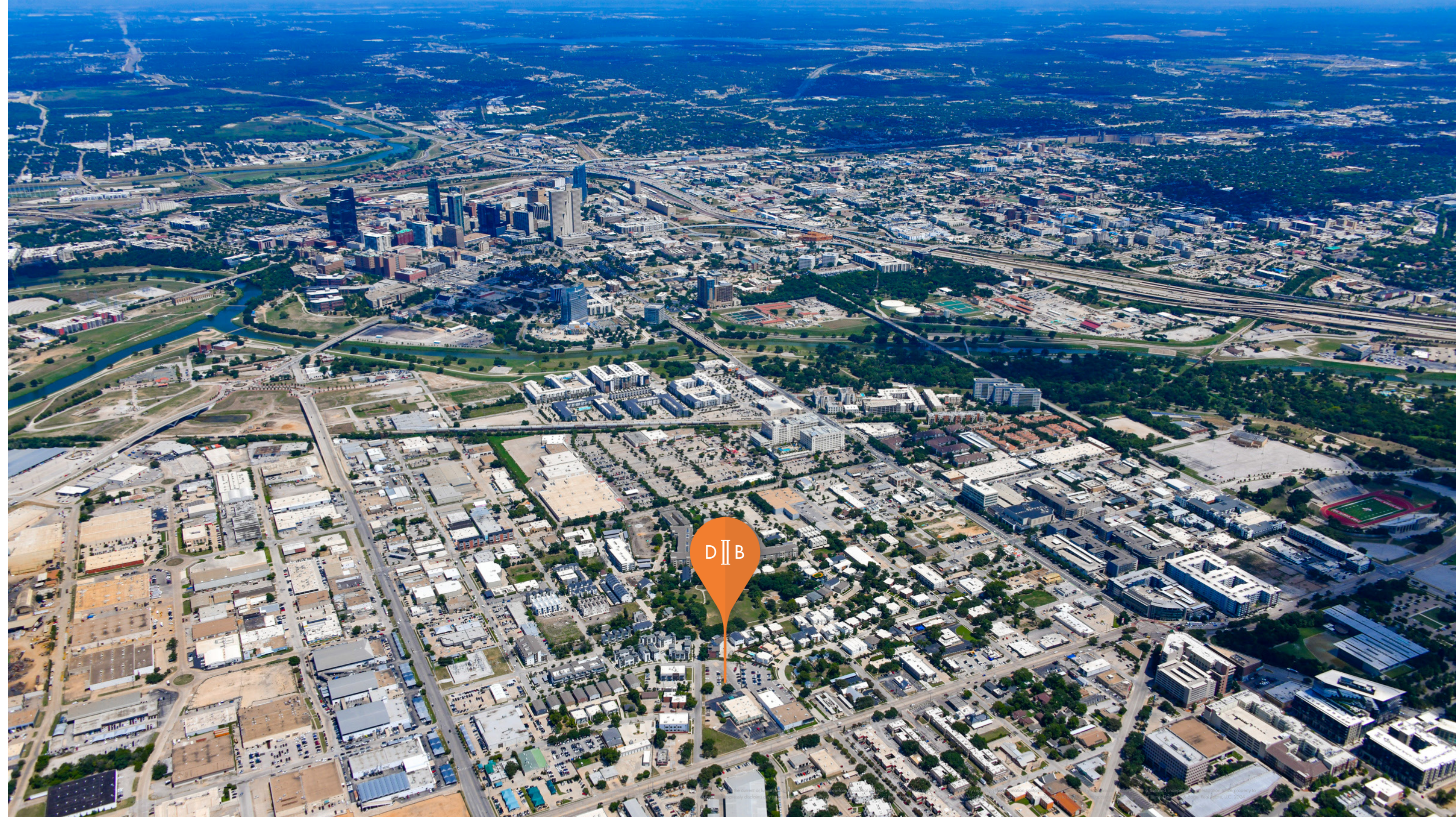
DB2RE is proud to offer to qualified purchasers the 1.015 AC at 2917 Wingate Street in Fort Worth, Texas. One of the largest residential and/or commercial development sites in the market, the Property is strategically located within the heart of Fort Worth's urban core, in the epicenter of the W. 7th District. The site boasts unmatched connectivity to surrounding demand generators, a true and unique live, work and play opportunity. Within a half mile radius of the Property sits the Fort Worth Cultural District (over 8 million visitors annually), W. 7th Entertainment District, Montgomery Plaza, Left Bank, The Foundry District and Keystone's new \$850MM mixed-use development.

Location: 2917 Wingate Street Fort Worth, TX 76107	Current Zoning: UR - Urban Residential
Sale Price: Market	APN: 24060-11-2R1A
Price PSF: Market	Ingress / Egress: Three (3) points of ingress / egress
Site Size: Land: ± 1.015 AC (± 44,207 SF)	Traffic Counts: University Drive.: 26,840 W. 7th Street.: 28,109 White Settlement: 15,709

- Located within the heart of the W. 7th District
- Rare 1.015 AC infill Fort Worth development site off University Drive
- Flexibility with option to build residential as well as commercial
- One of the largest development sites in the market

2917 WINGATE

LOCATION OVERVIEW



AERIAL

PANTHER ISLAND

DOWNTOWN
FORT WORTH

NEAR SOUTHSIDE &
MEDICAL DISTRICT



JACKSBORO HIGHWAY

WEST LANCASTER AVENUE

WHITE SETTLEMENT
BUSINESS DISTRICT

THE FOUNDRY
DISTRICT

LEFT BANK

MONTGOMERY
PLAZA

TRINITY PARK

FOCH STREET

D || B

WHITE SETTLEMENT ROAD

WEST 7TH STREET

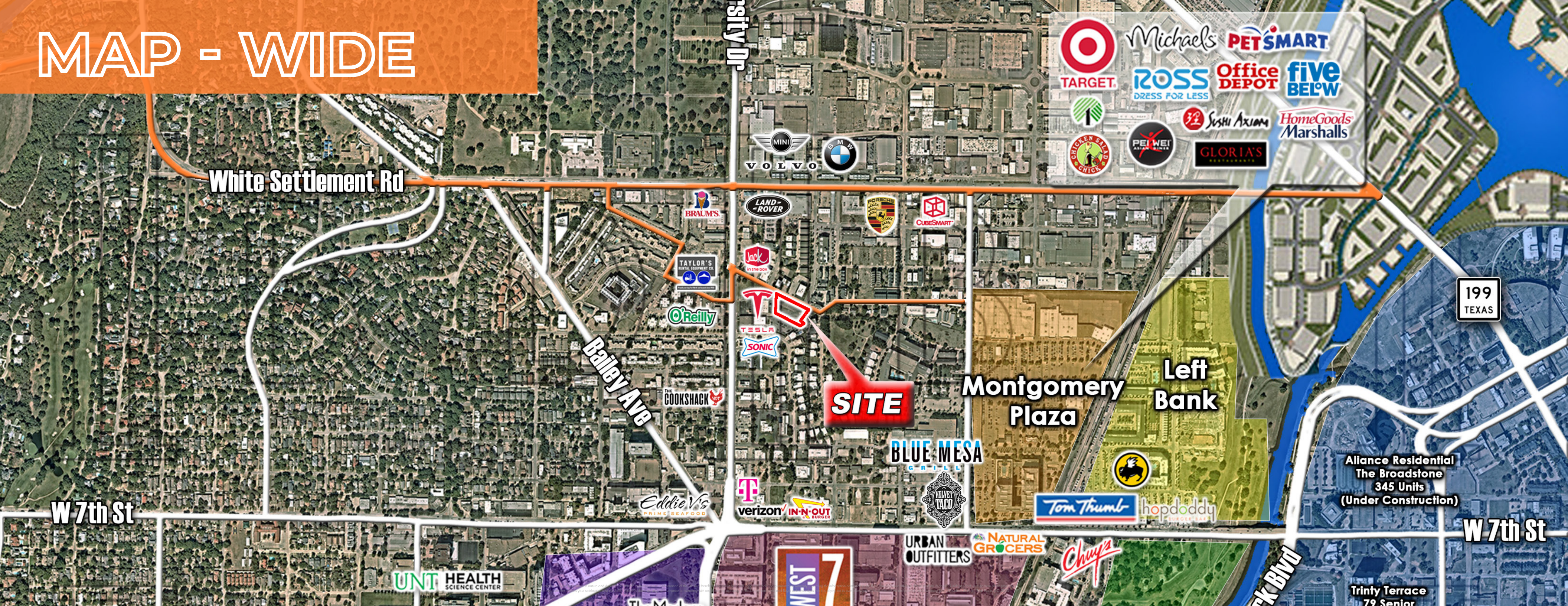
W. 7TH ENTERTAINMENT
DISTRICT

KEYSTONE
WHITE SETTLEMENT
DEVELOPMENT (\$850MM+)

UNIVERSITY DRIVE

ONE UNIVERSITY
(GOLDENROD)

MAP - WIDE



White Settlement Rd

Bailey Ave

W 7th St

W 7th St

SITE

Montgomery Plaza

Left Bank

Alliance Residential
The Broadstone
345 Units
(Under Construction)

Trinity Terrace
79 Senior

199
TEXAS

UNT HEALTH
SCIENCE CENTER

WEST
7

W 7th Blvd

MAP - CLOSE



Sondra Dr

Wingate St

O'Reilly

Davita

ResMart
Plastics Your Way

SITE

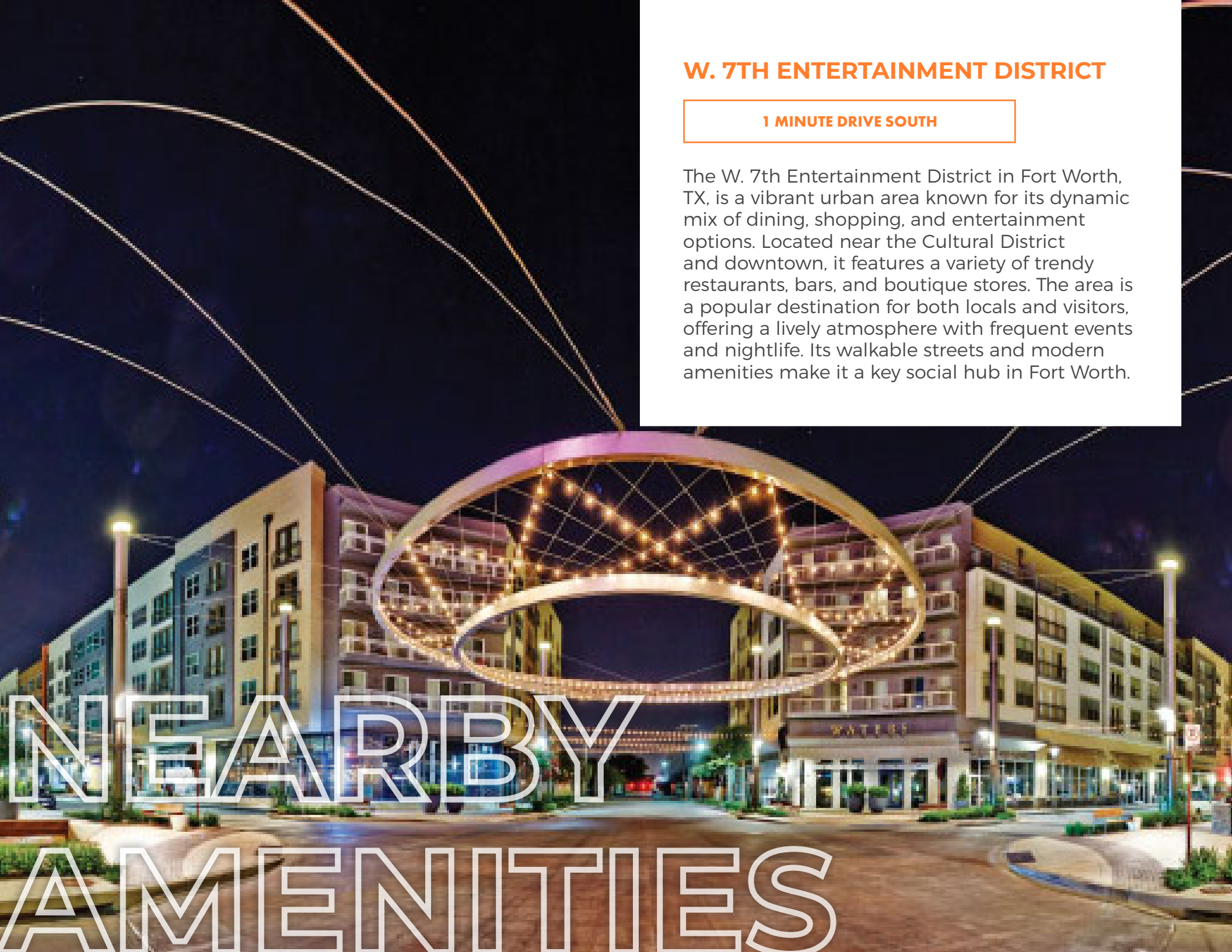
Wingate St

Bristol Rd

TESLA

SONIC

protectit



NEARBY AMENITIES

W. 7TH ENTERTAINMENT DISTRICT

1 MINUTE DRIVE SOUTH

The W. 7th Entertainment District in Fort Worth, TX, is a vibrant urban area known for its dynamic mix of dining, shopping, and entertainment options. Located near the Cultural District and downtown, it features a variety of trendy restaurants, bars, and boutique stores. The area is a popular destination for both locals and visitors, offering a lively atmosphere with frequent events and nightlife. Its walkable streets and modern amenities make it a key social hub in Fort Worth.



FORT WORTH CULTURAL DISTRICT

1 MINUTE DRIVE SOUTHWEST

The Fort Worth Cultural District is a renowned area that houses a rich collection of museums, performance venues, and cultural institutions. Located just west of downtown, it includes world-class museums like the Kimbell Art Museum, the Modern Art Museum, and the Amon Carter Museum of American Art. The district also features the Will Rogers Memorial Center and the Fort Worth Botanic Garden, offering diverse cultural and natural experiences. Known for its architectural beauty and vibrant cultural scene, it attracts both art enthusiasts and tourists alike.



FORT WORTH STOCKYARDS

15 MINUTE DRIVE NORTHWEST

The Fort Worth Stockyards is a historic district that captures the essence of Texas' cattle industry heritage. This area is famous for its daily cattle drives, rodeo events, and Western-themed attractions, providing an authentic cowboy experience. Visitors can explore a variety of shops, restaurants, and live music venues, all set against a backdrop of preserved historical buildings. The Stockyards is a major tourist destination, celebrating Fort Worth's rich Western history and culture.

2017 WINGATE

MARKET OVERVIEW



Any projections used are based on the current market conditions and are subject to change. We make no guarantee or warranty regarding the information contained in this report. You should your own due diligence and perform a detailed, independent investigation of the property or properties you are considering. We do not provide any representation or warranty with respect to the accuracy of the information herein, and Buyer is advised to conduct its own investigation of the property. Davidson & Bonnell Real Estate LLC, 2024.

DFW MARKET OVERVIEW

The Dallas/Fort Worth Metroplex (DFW) is a dynamic 12-county region made up of Dallas, Fort Worth, and another 150 municipalities. The DFW Metroplex is the largest urban agglomeration in Texas and the fourth largest in the United States, spanning 9,286 square miles with a population of approximately 7.1 million people. As the fourth fastest growing region in the United States, the DFW population in 2016 was 33.6% higher than in 2000 according to data from Nielson Claritas; by the year 2030, it is projected that over 10.5 million people will be living in the Metroplex, according to the Dallas Regional Chamber.

The DFW region is the most economically diverse in the state of Texas. The GDP of North Texas is estimated to be \$486 Billion, and if DFW were a state, it would be the 9th largest in the Nation and 23rd largest country in the world, behind Taiwan. Twenty Fortune 500 companies have their headquarters in DFW. The Metroplex is connected to the world by the Nation's fourth busiest airport and is served by 55 international flights. DFW has the largest workforce in the state of Texas, totaling over 3.51 million people, and 34.20% of the population 25 and older have a bachelor's degree or higher. In DFW, there are 33 colleges and universities, 157 public school districts, and 96 public charter schools, according to the North Texas Commission. Dallas/Fort Worth consistently ranks as a top market for job growth over the short and long term due to its central location, pro-business environment, and a strong economy.

Historically a leader concerning job growth, DFW added 717,000 jobs since 2010 and 120,500 jobs in 2016 alone, equating to a 3.50% increase to the employment base. Dallas/Fort Worth and Texas continuously maintain an unemployment rate lower than the National Average (4.30%).

#1
REAL ESTATE MARKET

#1
BEST STATES & CITIES FOR GROWTH

#1
MSA FOR PROJECTED POPULATION GROWTH

DFW METROPOLIS

20.40%
POPULATION GROWTH FROM 2010 - 2020

#1
MARKET FOR DOING BUSINESS
(17 YEARS IN A ROW)

3.40%
UNEMPLOYMENT RATE

#2
IN THE NATION IN POST-COVID JOB RECOVERY

72%
OF DFW HIGHER EDUCATED GRADUATES STAY & WORK IN THE REGION
(6TH HIGHEST IN U.S.)

#3
IN THE COUNTRY FOR PERFECT JOB GROWTH
(14.90% GROWTH FROM DEC. 2015 - DEC. 2020)

98.1
LOW COST OF DOING BUSINESS
(98.1 OUT OF 100)

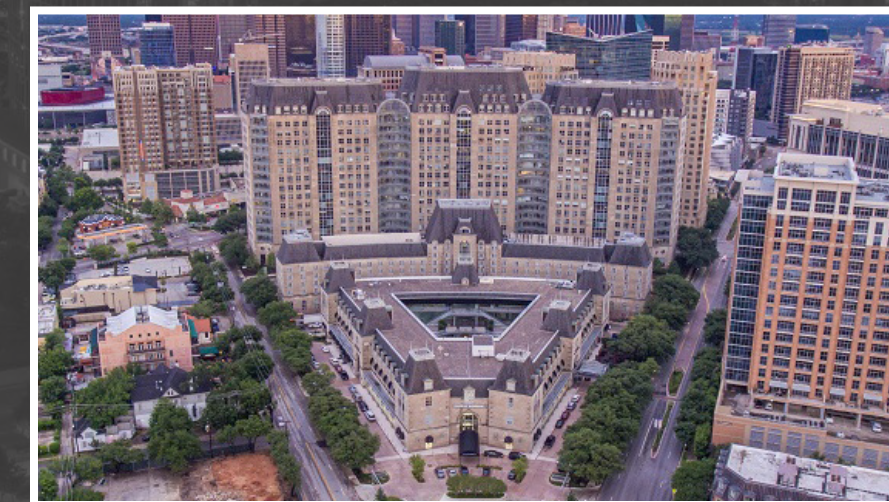
#3
RANK OF FORTUNE 100 COMPANIES IN THE U.S.
(52+ MORE COMING!)

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigation to determine the accuracy of the Submission Items. Downtown & Regal Real Estate, LLC ©2024

TEXAS MARKET OVERVIEW

Investing in commercial real estate in Texas is a strategic decision due to several compelling factors. Texas boasts a robust economy with strong job growth, a business-friendly environment, and a rapidly growing population, all of which drive demand for commercial properties (Texas Real Estate Research Center) (Real Estate Insights). Major cities like Dallas, Houston, Austin, and San Antonio are experiencing significant commercial development, providing a diverse range of investment opportunities from office spaces to retail and industrial properties (Texas Real Estate Research Center).

The state's favorable tax policies, including no state income tax, further enhance its appeal to businesses and investors (Real Estate Insights). Additionally, Texas has a relatively lower cost of living and operating costs compared to other major U.S. markets, making it an attractive destination for corporate relocations and expansions (Ramsey Solutions). With ongoing infrastructure improvements and a proactive approach to economic development, Texas is positioned for sustained growth, making it a prime location for commercial real estate investments (Texas Real Estate Research Center) (Ramsey Solutions).



2ND FASTEST GROWING ECONOMY IN THE U.S.



TOP STATE FOR JOB GROWTH



NO STATE INCOME TAX

50

FORTUNE 500 COMPANIES CALL TEXAS HOME



BEST STATE FOR BUSINESS

FOR THE 17TH YEAR IN A ROW BY CHIEF EXECUTIVE MAGAZINE



POPULATION **29,346,468**



LARGEST STATE FAIR IN THE U.S.
STATE FAIR OF TEXAS



DALLAS/FORT WORTH INTERNATIONAL AIRPORT
2ND MOST PASSENGER VOLUME IN THE WORLD

DALLAS LOVE FIELD INTERNATIONAL AIRPORT
HOME TO THE NATION'S LARGEST DOMESTIC AIRLINE

FORT WORTH
MORE THAN 8.8 MILLION VISITORS ANNUALLY

DALLAS
#1 FASTEST GROWING HOUSING MARKET 2018
#1 TOP 20 BUSINESS-FRIENDLY CITY

HOUSTON
#2 FASTEST GROWING HOUSING MARKET 2018
#7 TOP 20 BUSINESS-FRIENDLY CITY

AUSTIN
#1 BEST PLACE TO LIVE 2018
#12 TOP 20 BUSINESS-FRIENDLY CITY

SAN ANTONIO
#14 BEST PLACE TO LIVE 2018

2017 WINGGATE

DISCLAIMER



DISCLAIMER

Davidson & Bogel Real Estate, LLC: The information contained in this document pertaining to the 2917 Wingate located at 2917 Wingate Street, Fort Worth, Texas 76102 “Property” has been obtained from sources believed reliable. While DB2RE does not doubt its accuracy, DB2RE has not verified the information and makes no guarantee, warranty or representation about the information contained in this package. It is your (Purchaser) responsibility to independently confirm the accuracy and completeness of the information. Any projections, opinions, assumptions or estimates used herein are for example only and does not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. DB2RE and the DB2RE logo are service marks of Davidson & Bogel Real Estate, LLC and/or its affiliated or related companies in the United States and other countries. All other marks displayed as well as any elements of this document are the property of their respective owners and DB2RE. No transmission of this document is permitted without written consent from DB2RE. As a condition of DB2RE’s consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by DB2RE, owner or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.
TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner’s agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
MICHAEL CAMERON DEPTULA	622382	CDEPTULA@DB2RE.COM	214-526-3626
LICENSED SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
BLAKE SCHUR	788497	BSCHUR@DB2RE.COM	214-526-3626
LICENSED SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE

LISTING TEAM

CAMERON DEPTULA
Director - Investment Sales

C: 214.497.0276
CDeptula@db2re.com



BLAKE SCHUR
Associate

214.526.3626 x 129
BSchur@db2re.com



2917 WINGATE

INFILL FORT WORTH DEVELOPMENT SITE



OFFERING MEMORANDUM



DAVIDSON BOGEL
REAL ESTATE | INVESTMENT SALES