

South Main & Leuda Assemblage

810 S. MAIN ST. + 109, 115 & 117 W. LEUDA ST. • FORT WORTH, TX 76104

Four-Parcel Near Southside Redevelopment Assemblage

A rare ±27,816 SF (0.64-acre) assemblage of four contiguous parcels under coordinated ownership in Fort Worth's Near Southside — NS-T5I zoning with no maximum residential density, dual-street frontage, and height potential to ten stories for qualifying mixed-use, subject to City verification.



OFFERING SUMMARY

OFFERING PRICE	\$3,500,000
SITE AREA	±27,816 SF / 0.64 AC
PARCELS	Four (4) contiguous
ZONING	NS-T5I (Near Southside)
FRONTAGE	S. Main St. & W. Leuda St.
PRICE / SF LAND	±\$126 / SF
DENSITY	No maximum (residential)
OPPORTUNITY	Mixed-use redevelopment

OPPORTUNITY ZONE • FORT WORTH NEZ • TIF #4

Potential federal tax, municipal & tax-increment-finance alignment for qualifying redevelopment — subject to eligibility & City/TIF approval.

PROPERTY HIGHLIGHTS

- Rare urban infill assemblage of four contiguous parcels
- Coordinated ownership — offered as a single site
- No maximum residential density under NS-T5I zoning
- Dual frontage on South Main St. & West Leuda St.
- Minutes from Downtown Fort Worth & the Medical District
- Existing improvements are secondary to land value and may provide limited interim holding income

EXECUTIVE SUMMARY

Black Tie Real Estate is pleased to present a rare four-parcel redevelopment assemblage of ±27,816 SF (0.64 acres) in Fort Worth's Near Southside. Assembled under coordinated ownership and offered as a single opportunity, the site pairs dual frontage on South Main and West Leuda Streets with NS-T5I zoning — no maximum residential density and height potential to ten stories for qualifying mixed-use, subject to City verification. Positioned between Downtown Fort Worth and the Medical District, and within walking distance of Magnolia Avenue and South Main Village, the assemblage represents a rare opportunity to control a strategic infill parcel in one of Fort Worth's most active redevelopment corridors. Urban redevelopment opportunities of this scale under coordinated ownership are increasingly limited within the Near Southside district.

CONTENTS: Offering Summary · Development Opportunity · Site & Dimensions · Location & Growth Drivers · Development Potential

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Development & Investment Opportunity

810 S. MAIN ST. + W. LEUDA ST. • NEAR SOUTHSIDE, FORT WORTH

THE DEVELOPMENT OPPORTUNITY

The South Main & Leuda assemblage offers developers a scale and entitlement profile that is increasingly difficult to source within an established, walkable urban district. Four contiguous parcels under coordinated ownership eliminate the time, cost, and execution risk of multi-owner land assembly, delivering a cohesive footprint with dual-street frontage. Under Fort Worth's NS-T5I designation, the site carries no maximum residential density and generally supports multifamily, mixed-use, hospitality, office, medical, retail, and commercial uses, subject to City verification — with height scaling by project type and potential height to ten stories for qualifying mixed-use development incorporating public space. Existing improvements carry minimal contributory value and may generate interim holding income while entitlements are advanced.

ZONING-SUPPORTED USES — NS-T5I

Multifamily

Mixed-Use

Hospitality

Office

Medical

Retail

Commercial

Urban Infill

ENTITLEMENT & HEIGHT TIERS

5

STORIES

Single-use projects

8

STORIES

Qualifying mixed-use projects

10

STORIES

Mixed-use w/ public space

+

HEIGHT

Medical-district projects may qualify*

No maximum residential density • pedestrian-oriented urban form • all parameters subject to City of Fort Worth verification.

* Certain healthcare-related projects may qualify for additional height allowances; buyer to verify with the City of Fort Worth.

POTENTIAL DEVELOPMENT SCENARIOS

01 MIXED-USE MULTIFAMILY

Ground-floor retail or active uses over wrapped or structured residential; no density cap supports efficient unit counts across the ±0.64-acre site.

02 HIGH-DENSITY MIXED-USE

Up to eight to ten stories by incorporating qualifying public space — hospitality, office, or residential over an active retail base.

03 MEDICAL / INSTITUTIONAL

Medical office, research, or hospitality serving the adjacent Medical District, with potential for additional height allowances.

LOCATION ADVANTAGES

- **Downtown Fort Worth**
Immediate proximity — minutes north
- **Medical District**
Among the region's largest employment hubs
- **Magnolia Avenue**
Walkable dining & entertainment corridor
- **South Main Village**
Adjacent walkable mixed-use destination
- **Near Southside**
Active redevelopment & institutional ownership

Information herein is from sources deemed reliable but is not guaranteed; figures are approximate and subject to change, errors, omissions, or withdrawal. Zoning, density, and height parameters are subject to verification with the City of Fort Worth. Existing improvements are of minimal contributory value. Opportunity Zone, Fort Worth NEZ, and Southside / Medical District TIF #4 benefits are potential and eligibility-, application-, and approval-dependent; verify independently. Source: Near Southside, Inc., "Tax Increment Financing (TIF) District #4."

STRATEGIC INVESTMENT RATIONALE

The Near Southside has become one of Fort Worth's most active redevelopment districts, anchored by the adjacent Medical District and supported by sustained institutional and private investment along the South Main and Magnolia corridors. The assemblage's combination of scale, dual frontage, density-unrestricted zoning, and position between Downtown and the Medical District equips it to capture demand across multiple product types — a basis to control a strategic infill parcel in a supply-constrained, high-barrier submarket.

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SITE EXHIBIT — SURVEY-DERIVED

Site & Dimensions

 ASKING PRICE
\$3,500,000
810 S. MAIN ST. + 109, 115 & 117 W. LEUDA ST. · FORT WORTH, TX 76104

A four-parcel corner assemblage with dual frontage on South Main Street and West Leuda Street. Dimensions and areas below are taken from the property's Texas Land Title Survey.



SITE FACTS

TOTAL LAND AREA	±27,816 SF / 0.64 AC
810 S. MAIN ST.	5,000 SF
109 W. LEUDA ST.	6,600 SF
115 W. LEUDA ST.	7,500 SF
117 W. LEUDA ST.	8,750 SF
S. MAIN ST. FRONTAGE	±50 ft
W. LEUDA ST. FRONTAGE	±155 ft *
ZONING	NS-T5I (Near Southside)

PARCEL SUMMARY

Four contiguous parcels under coordinated ownership, offered as a single redevelopment site:

- 810 S. Main St. — 5,000 SF
- 109 W. Leuda St. — 6,600 SF
- 115 W. Leuda St. — 7,500 SF
- 117 W. Leuda St. — 8,750 SF

Surveyed as two tracts: **Tract 1** (810 S. Main + 109 & 115 W. Leuda) = 19,066 SF; **Tract 2** (117 W. Leuda) = 8,750 SF. The assemblage wraps an adjoining parcel (804 S. Main — **not included**). Property subject to recorded easements, rights-of-way, and restrictions of record.

* W. Leuda frontage of ±155' is the continuous point-to-point span (117 to 109), including a ±11' platted alley; deeded parcel frontage is ±144'. Total area & frontages per Texas Land Title Survey (CBG Surveying); per-parcel sizes per Tarrant County tax records. Aerial parcel outlines are approximate (per Fort Worth GIS); see survey for metes-and-bounds.

LOCATION — AT THE INTERSECTION OF THREE GROWTH DRIVERS

Location & Growth Drivers

ASKING PRICE
\$3,500,000

DOWNTOWN FORT WORTH · NEAR SOUTHSIDE · MEDICAL DISTRICT

The assemblage sits at the intersection of three of Fort Worth's most powerful urban growth drivers — Downtown Fort Worth, the Near Southside, and the Medical District. Minutes from the Downtown core and anchored by the adjacent hospital and medical employment center, including Texas Health Harris Methodist Hospital, it is surrounded by active redevelopment and institutional ownership.



WHY THIS LOCATION

- Downtown Fort Worth**
 Minutes north — Fort Worth's employment, dining & entertainment core.
- Medical District**
 Anchored by Texas Health Harris Methodist & the hospital district — a major employment center just west.
- Near Southside**
 Surrounded by active redevelopment and institutional ownership.
- Magnolia Ave & South Main**
 Walkable dining, entertainment & mixed-use — the immediate corridor.
- Highway access**
 Direct I-30 and I-35W connectivity for regional reach.
- Cultural District**
 Museums, Dickies Arena & Will Rogers — a short drive west.

Aerial imagery: Google. Demand-driver locations are approximate and shown for context only; distances and drive times should be confirmed independently.

DEVELOPMENT POTENTIAL — ZONING · HEIGHT · DENSITY

Development Potential

 ASKING PRICE
\$3,500,000
NS-T5I (NEAR SOUTHSIDE) · FORT WORTH, TX

NS-T5I is among Fort Worth's most flexible urban designations. It carries no maximum residential density and supports a broad mix of zoning-supported uses, with building height scaling by project type — giving developers unusual latitude on a walkable infill site.

ZONING-SUPPORTED USES

Multifamily · Mixed-Use · Hospitality · Office · Medical · Retail · Commercial · Urban Infill

HEIGHT TIERS

5 STORIES Single-use projects	8 STORIES Qualifying mixed-use projects	10 STORIES Mixed-use incorporating public space	+ HEIGHT Medical-district projects may qualify*
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WHY NS-T5I MATTERS

- No Maximum Residential Density**
 Unit count is driven by design & parking — not a zoning cap.
- Flexible Mixed-Use Potential**
 Residential, retail, office, hospitality & medical in one project, subject to City verification.
- Height Incentives for Enhanced Projects**
 Potential to 10 stories for qualifying mixed-use w/ public space, subject to City verification.

ILLUSTRATIVE MASSING CONCEPT

Conceptual envelopes only — not a proposed or approved plan. Shown to illustrate the height range NS-T5I supports over an active ground-floor.

ILLUSTRATIVE — CONCEPTUAL ONLY



Zoning summary is illustrative; all uses, heights, density, and public-space provisions are subject to verification with the City of Fort Worth, Development Services. * Certain healthcare-related projects may qualify for additional height allowances; buyer to verify. Massing is conceptual and does not represent a proposed, designed, or approved project.