

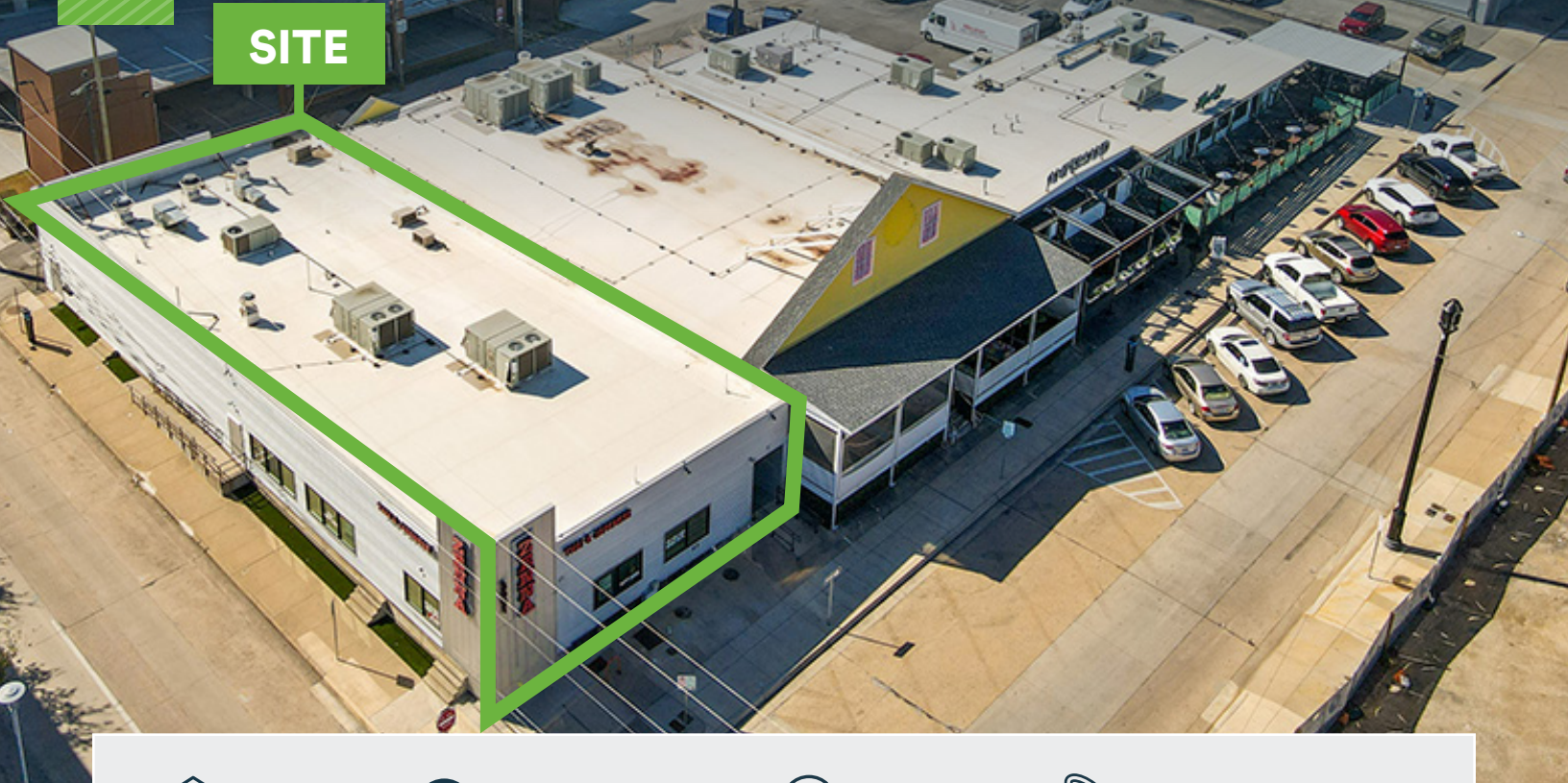
FOR LEASE

2ND GENERATION END CAP RESTAURANT

3001 Bledsoe Street
Fort Worth, TX 76107

OG
Oldham
Goodwin

SITE



GLA
6,024 SF



ZONING
COMMERCIAL



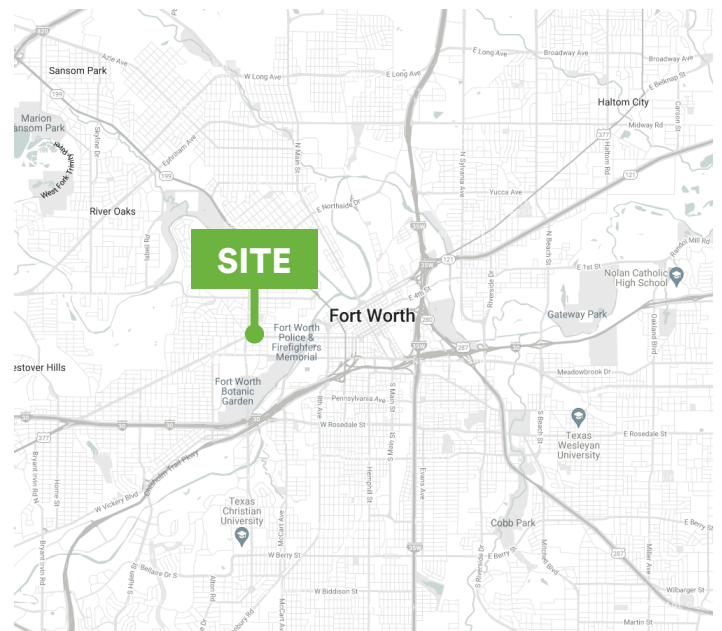
PARKING
1.01/1,000 SF



RENTAL RATE
CALL BROKER

PROPERTY HIGHLIGHTS

- 2nd Generation Restaurant located in the heart of the West 7th Entertainment District, one of the hottest entertainment scenes in Fort Worth.
- Furniture, fixtures, and equipment are included in the lease to a well qualified Tenant
- Located directly across the street from the soon to be Goldenrod 10 story mixed development which will include 120,000 SF of office space and 240 apartments.
- Centrally located between University Dr, West 7th Ave, and Lancaster Ave. and adjacent to Fort Worth's Cultural District.
- The center is surrounded by a pedestrian friendly multi-block urban village offering high concept dining, retail, and unique entertainment venues.
- The Leased Premises comprises of an open floor plan, 840 SF of patio area, and an adequately sized kitchen that includes ventilation, and grease trap.



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DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

2023 Total Population	14,703	108,816	289,772
2028 Total Population	15,940	112,898	296,783
2023-2028 Growth Rate	8.41%	3.75%	2.42%
2023 Households	7,658	45,089	106,049
2028 Households	8,285	47,001	109,045
2023 Median Home Value	\$499,399	\$325,433	\$203,438
2023 Average Household Income	\$107,710	\$93,326	\$82,662
2023 Total Consumer Spending	\$234,226	\$1,341,581	\$3,083,417
2028 Total Consumer Spending	\$276,090	\$1,521,700	\$3,462,600



7,914 VPD
West Lancaster Avenue



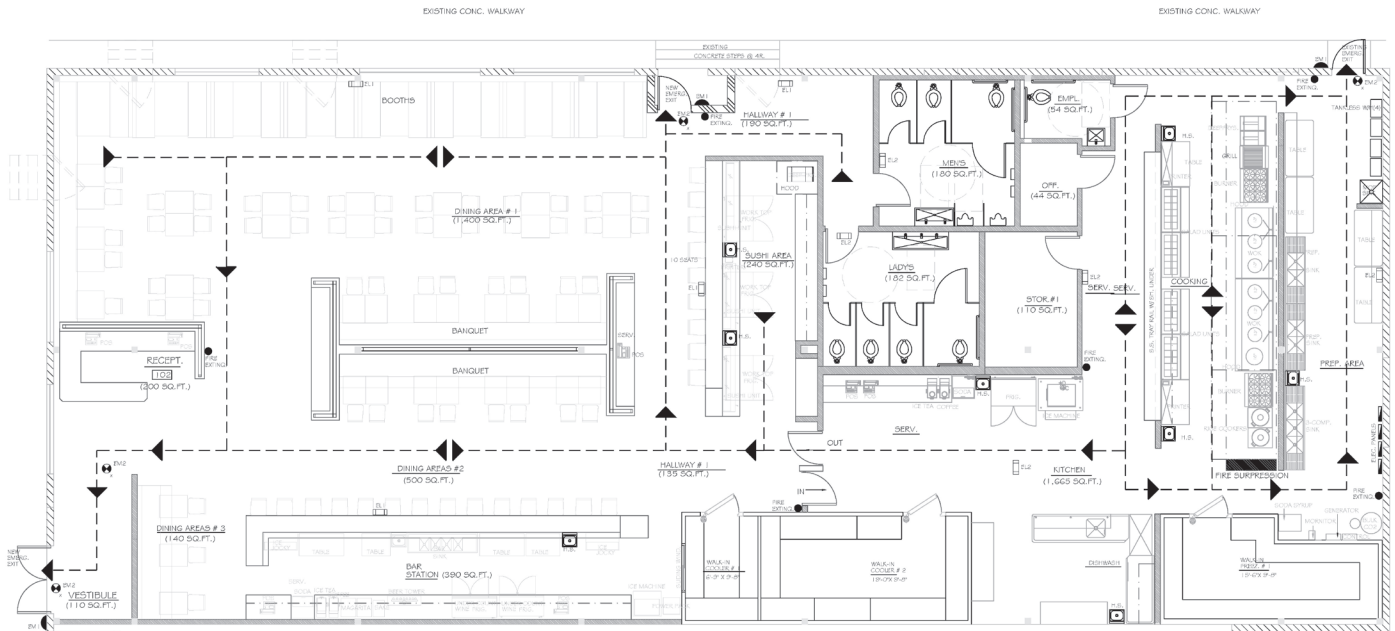
19,190
Employees

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FLOOR PLAN



EGRESS PLAN
SCALE: 1/4" = 1'-0"

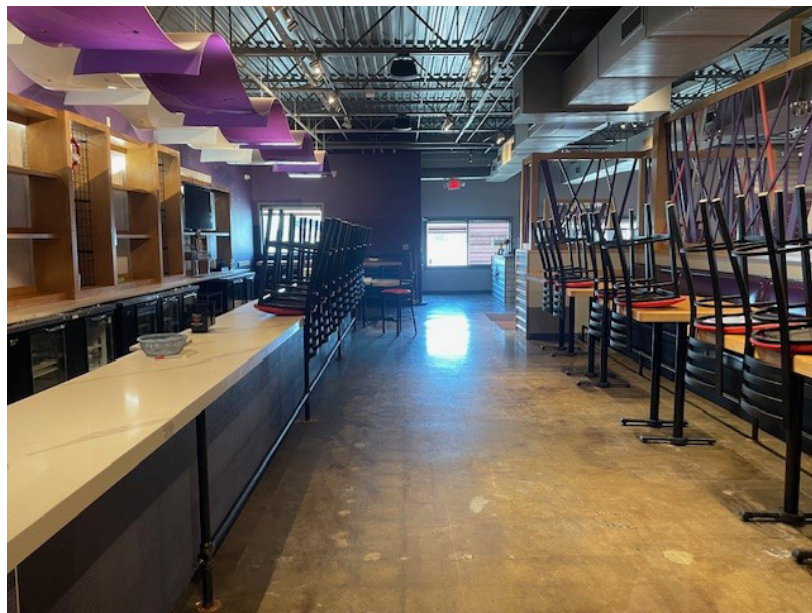
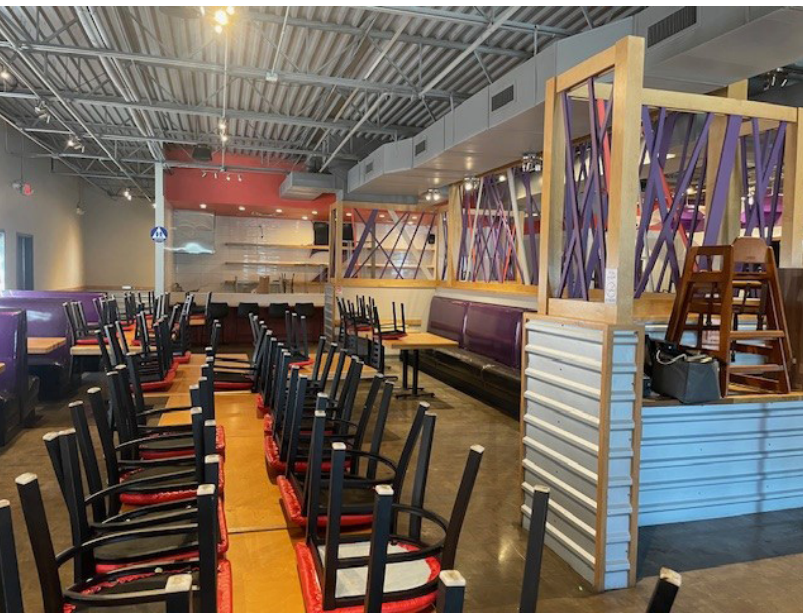
LEGEND

- ← --- MAXIMUM EXIT ACCESS TRAVEL DISTANCE/MAXIMUM ALLOWED 200 FT. FOR FULL SPRINKLERED BUILDING
- EXIT SIGN WITH EMERGENCY ADDRESS LIGHT
- EXIT SIGN WITH EMERGENCY ADDRESS LIGHT
- EXIT LIGHT WITH EMERGENCY COMBO (BLACK)
- EXIT LIGHT WITH EMERGENCY COMBO (WHITE)
- FIRE EXTINGUISHER PER FIRE DEPT. REQUIREMENT
- FIRE SUPPRESSION SYSTEM CABINET AT 1000
- FIRE SUPPRESSION

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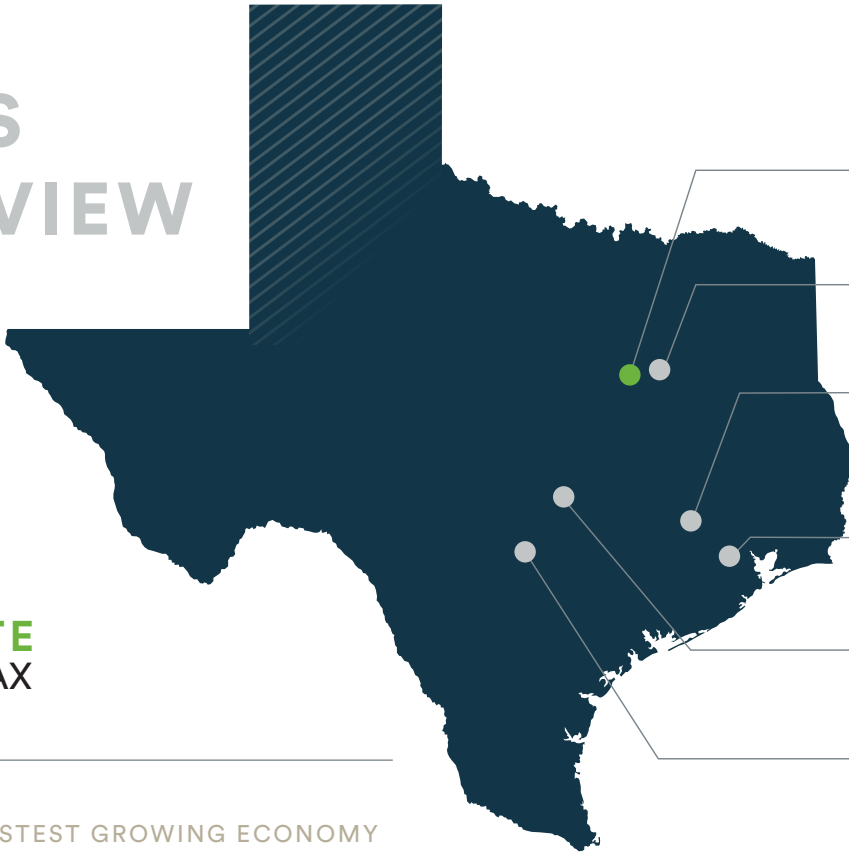
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TEXAS OVERVIEW



**NO STATE
INCOME TAX**



Fort Worth

TOP CITY FOR SALES
GROWTH IN 2018

Dallas

TOP MSA FOR POPULATION
GROWTH IN 2020

Bryan/College Station

#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston

4TH LARGEST POPULATION
IN THE U.S.

Austin

NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio

2ND FASTEST GROWING CITY
IN THE NATION

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



POPULATION
28,995,881

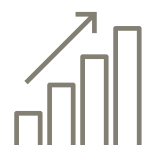
2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



**BEST STATE
FOR BUSINESS**



**TOP STATE
FOR JOB GROWTH**



**LARGEST
MEDICAL CENTER**

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FORTH WORTH, TEXAS



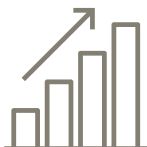
POPULATION
935,508

7TH

BEST IN RESIDENTIAL
REAL ESTATE FOR NEW
HOMES

4TH

IN THE COUNTRY
**MOST PROSPEROUS
CITY**



INDUSTRIES & TALENT

FORT WORTH IS THE PERFECT LOCATION THAT GIVES
COMPANIES A REAL COMPETITIVE ADVANTAGE



TRANSPORTATION HUB

FOUR AIRPORTS

OVER 9.4 MILLION ANNUAL VISITORS TO THE CITY OF
FORT WORTH RESULTING IN 2.4 BILLION IN ANNUAL
ECONOMIC IMPACT



4 MAJOR COLLEGES

WITHIN THE SURROUNDING AREA

INCLUDING TEXAS CHRISTIAN UNIVERSITY, TEXAS A&M - LAW,
UNIVERSITY OF NORTH TEXAS, AND TEXAS WOMAN'S UNIVERSITY

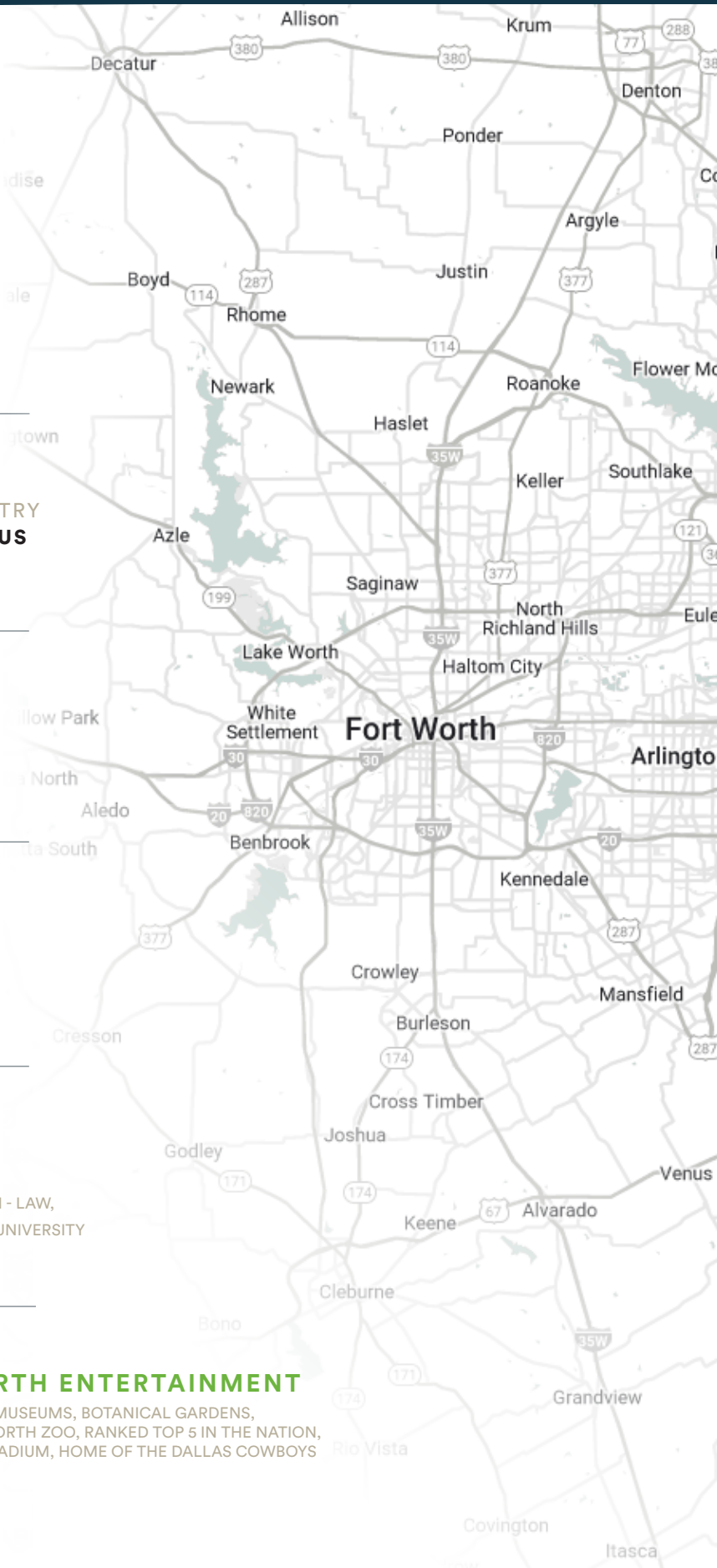
2ND

FASTEST GROWING CITY
IN THE UNITED STATES



FORT WORTH ENTERTAINMENT

INCLUDES 5 MUSEUMS, BOTANICAL GARDENS,
THE FORT WORTH ZOO, RANKED TOP 5 IN THE NATION,
AND AT&T STADIUM, HOME OF THE DALLAS COWBOYS



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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly.
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - » that the owner will accept a price less than the written asking price;
 - » that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - » any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

532457
Licensed No.

Casey.Oldham@OldhamGoodwin.com
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(979) 268-2000
Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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Senior Associate | Retail Services

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Transaction Coordinator | Brokerage Services

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Fort Worth

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HOUSTON | SAN ANTONIO | WACO/TEMPLE | BRYAN



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