

Horne Street Commercial Corridor
three CB-TF Parcels

| 3210, 3400, 3401 HORNE STREET | FORT WORTH, TX

Exclusively Listed by

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KW Commercial | Fort Worth

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Property Information

EXECUTIVE SUMMARY



Executive Summary



Property Highlights

- Positioned along Horne Street in Fort Worth's historic Como neighborhood, these CB-TF zoned commercial properties sit within one of the city's most actively revitalized corridors. Como is among the longest-standing historically Black communities in Texas, and in recent years has been the focus of significant public and private investment — including a \$3.19 million City of Fort Worth Neighborhood Improvement Program designation in 2021, with Horne Street receiving dedicated grant funding for street safety and infrastructure improvements since 2017.

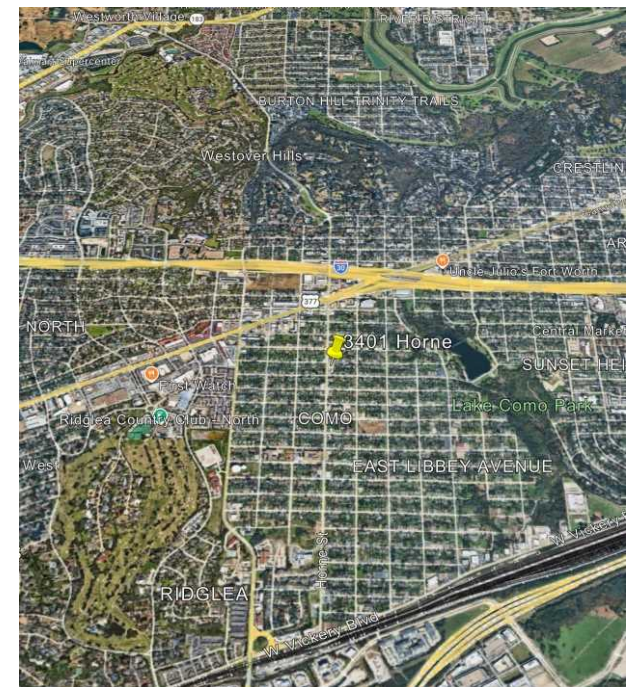
Price:	\$675,000
Price / Acre:	\$1,300,000
Lot Size:	0.50 Acres
Access:	Street
Cross Streets:	Horne & Geddes
Permitted Uses:	Fort Worth CB District
Frontage:	173'
Traffic Count:	
Signal Intersection:	Camp Bowie
Utilities:	Available
Zoning:	CB-TF
APN:	00499528



Property Overview

The properties enjoy strong connectivity, bordered by Interstate 30, Camp Bowie Boulevard, and Chisholm Trail Parkway, placing Downtown Fort Worth just 15 minutes away. The area is served by Fort Worth's Trinity Metro bus system, with stops directly on Horne Street. Additional nearby demand drivers include Medical City Fort Worth (4 miles), TCU's campus (adjacent to the neighborhood boundary), and Lake Como Park, a community gathering anchor just minutes away. The Como Community Center on Horne Street serves as a hub for neighborhood activity and foot traffic.

With a growing residential base, active new construction, and momentum from both municipal investment and private development, Horne Street represents a compelling opportunity for commercial users or investors looking to establish a presence in an emerging Fort Worth corridor.



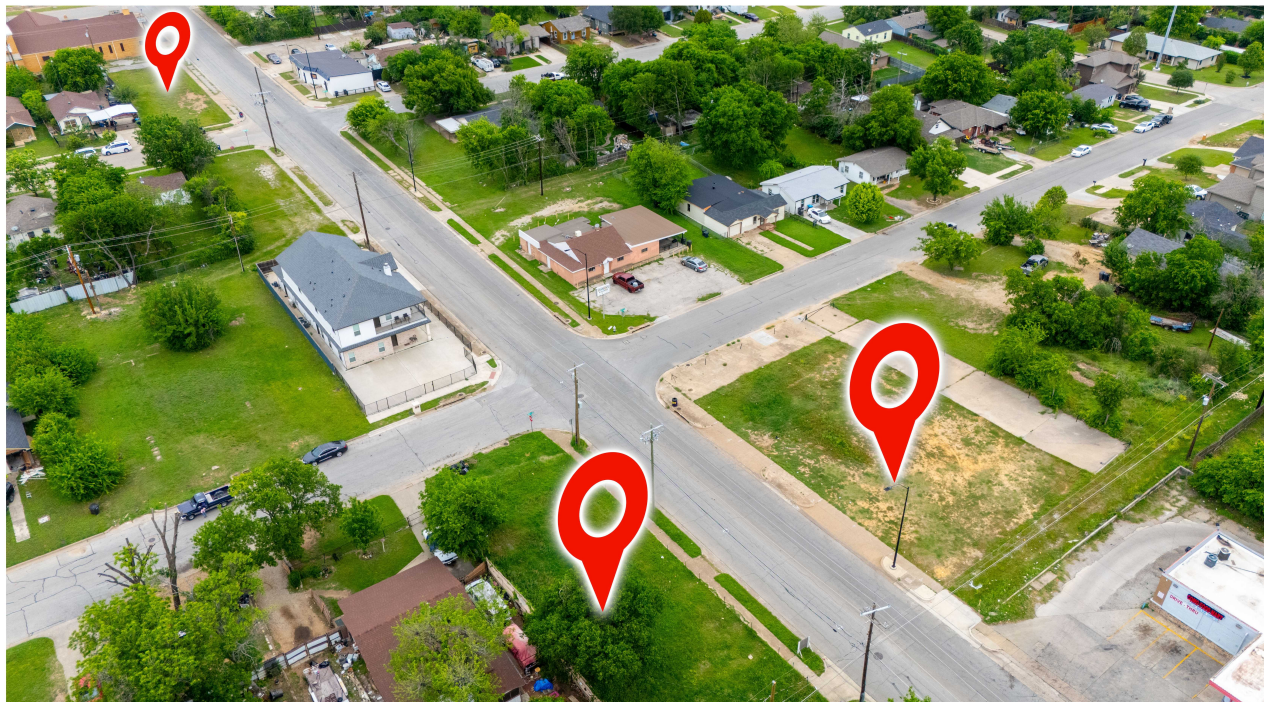
02

Property Photos

PROPERTY PHOTOS



Property Photos



Property Photos



Property Photos



03

Maps and Demographics

AMENITIES

FORT WORTH ZONING

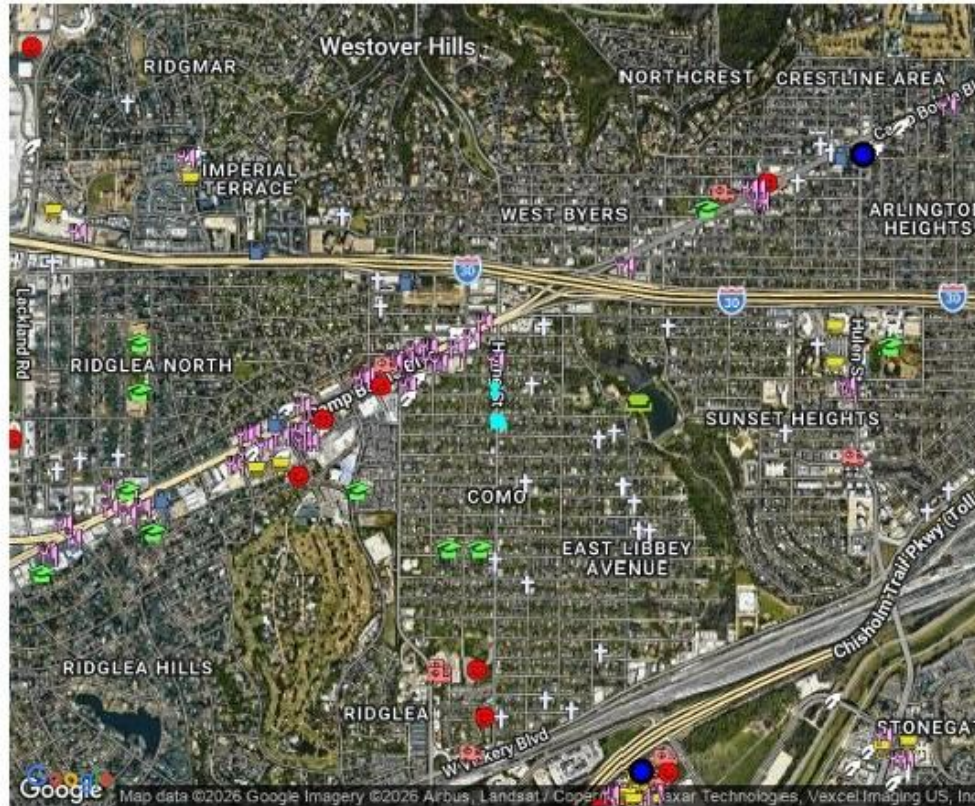
REGIONAL MAP

LOCATION MAPS

DEMOGRAPHICS



Nearest Amenities



Amenity Details

Number of Restaurants within 1.5 mi: **64**

Number of Coffee shops within 1.5 mi: **0**

Number of Shopping amenities within 1.5 mi: **17**

Number of Hotels within 1.5 mi: **0**

Number of Schools within 1.5 mi: **10**

Number of Gas Stations within 1.5 mi: **5**

Number of Churches within 1.5 mi: **33**

Number of Entertainment options within 1.5 mi: **8**

Distance to nearest Hospital: **0.36 mi**

Distance to nearest Port/Terminal: **No Port / Terminal within 1.5 miles**

Distance to nearest EV Charger: **1.21 mi**

Planning and Development Department Summary of Zoning Districts of the City of Fort Worth

<u>Type</u>	<u>Special Districts</u>
“AG” Agricultural	Farms, ranches or nurseries for the growing of plants and raising of livestock. Also permitted are public service facilities such as churches, schools, libraries, etc.
“CF” Community Facilities	Public facilities including churches, govt. offices, health services, public safety, colleges and schools, community and group homes, and recreation facilities.
“MH” Manufactured Hsg.	Manufactured Housing / Mobile Home Parks and Subdivisions, and their related uses. (dwelling purposes only)
“PD” Planned Developmt.	Special district permitting specific residential, commercial, industrial and mixed uses, normally requiring site plan approval prior to development.

Overlay Districts

“DD” Demolition Delay	Special overlay districts to provide for protection and preservation of places and areas of historic and cultural importance and significance. Subject to review by Historic and Cultural Landmarks Commission.
“HC” Historic and Cultural	
“HSE” Highly Sig. Endang.	
“DUDD” Downtown	Design overlay districts to provide for additional review and/or requirements as appropriate in the context of the site. Subject to review by Urban Design Commission or Downtown Design Review Board. (Panther Island) Peripheral I-35W/N/Central/S
“TUP” Trinity Uptown	
“CUZ” Compatible Use Zone	Airport overlay districts to provide additional regulations to ensure compatibility with airport flight operations.
“AO” Airport Overlay	
“TCU Residential”	Residential overlay district to limit the number of unrelated persons living in a one-family district as a family in a single housekeeping unit.
“CUP” Conditional Use Permit	Special overlay districts adding specific residential, commercial, and industrial uses requiring site plan approval prior to development. Provides for time limits and renewal considerations.

One-Family Detached

Residential

“A-2.5A” One-Family	One-family detached dwellings (min. lot size 2 ½ acres), churches, schools, parks, etc.
“A-43” One-Family	One-family detached dwellings (min. lot size 1 acre), churches, schools, parks, etc.
“A-21” One-Family	One-family detached dwellings (min. lot size ½ acre), churches, schools, parks, etc.
“A-10” One-Family	One-family detached dwellings (min. lot size 10,000 sq. ft.), churches, schools, parks, etc.
“A-7.5” One-Family	One-family detached dwellings (min. lot size 7,500 sq. ft.), churches, schools, parks, etc.
“A-5” One-Family	One-family detached dwellings (min. lot size 5,000 sq. ft.), churches, schools, parks, etc.
“AR” One-Family Restricted	One-family detached zero-lot line dwellings (min. lot size 3,500 sq. ft.), churches, schools, parks, etc.

One-Family and Two-Family, Detached and Attached

“B” Two-Family	One-family and two-family detached and attached (min. lot size 5,000 sq. ft. for two <u>attached</u> dwellings on a single lot; and 7,500 sq. ft. min. lot size for two <u>detached</u> on a single lot); plus all “A-5” and “AR” uses.
“R1” Zero Lot Line / Cluster	One-family detached min. 3,000 sq. ft. lot; one-family zero lot line min. 2,500 sq. ft. lot; two-family attached zero lot line min. 2,500 sq. ft. lot, plus all “B” uses.
“R2” Townhouse/Cluster	One-family attached townhouse / rowhouse dwellings, w/ min. 15% open space, and max. of 24 dwelling units / ac. on average, maximum building façade length 250 ft.; plus all “R1” uses.

Multifamily

“CR” Low Density	Multifamily dwelling units at a maximum density of 16 dwelling units / acre with design standards
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Fort Worth Zoning



“F” Medium Density Multifamily Dwelling Units at a maximum density of **24 dwelling units / acre** with design standards
“D” High Density Multifamily dwelling units at a maximum density of **32 dwelling units / acre** with design standards
“UR” Urban Residential Higher density, residential only, form-based development for mixed-use growth centers and urban villages, to provide multi family land use in transitional areas between mixed use and one- and two-family. Height range 2-3 stories with available height bonus to 4 stories.

Mixed-Use/Form Based

“MU-1” Low Intensity Mixed-Use Higher density, mixed-use, pedestrian-oriented development for designated mixed-use growth centers and urban villages, so as to concentrate a variety of housing types among neighborhood-serving commercial and institutional uses. MU-1 is encouraged in the central city. Maximum height 3-5 stories with available height bonus. Subject to review by Urban Design Commission.
“MU-2” High Intensity Mixed-Use Higher density, mixed-use, pedestrian-oriented development for designated mixed-use growth centers and urban villages, so as to concentrate a variety of housing types among commercial, institutional, and select light industrial uses. Maximum height 5-10 stories with available height bonus not to exceed 10 stories. Subject to review by Urban Design Commission.
“CB” Camp Bowie High density, mixed-use, pedestrian-oriented development for designated area along Camp Bowie Blvd. corridor south of I-30 to SW Loop 820. Subject to review by Urban Design Commission.
“NS” Near Southside High density, mixed-use, pedestrian-oriented development for designated area south of Downtown. Subject to review by Urban Design Commission. **Bars and Light Industrial uses prohibited in NS/T4R.**
“PI” Panther Island High density, mixed-use, pedestrian-oriented development for designated area north of Downtown. Subject to review by Urban Design Commission.
“TL” Trinity Lakes High density, mixed-use, pedestrian-oriented development for designated area at East 820 and Trinity Blvd. Subject to review by Urban Design Commission.
“BU” Berry University High density, mixed-use and higher density residential, pedestrian-oriented development for designated area on Berry from University to Cleburne Rd. Subject to review by Urban Design Commission.

Commercial

Low Intensity

“ER” Neighborhood Commercial Restricted Beauty/barber shops, bookstores, drug stores, studios, offices, public and civic uses and health care. **Alcohol sales prohibited.** Maximum 35 ft. height.
“E” Neighborhood Commercial All uses permitted in “ER”, plus retail sales, banks, restaurants, gasoline sales, bakeries, and alcohol sales for off premise consumption and as part of food service. Maximum 45 ft. height.

Moderate Intensity

“FR” General Commercial Restricted All uses permitted in “E”, plus theaters, auto sales & repair, hotels, health care facilities, commercial and business clubs, bowling alleys, large retail stores, home improvement centers. **Alcohol sales prohibited.** Maximum 45 ft. height.

“F” General Commercial All uses permitted in “FR”, plus amusement e.g. nightclubs, bars, skating rinks, etc. **Alcohol sales and on-premises consumption permitted** in “F” thru “K” districts. Maximum 45 ft. height.

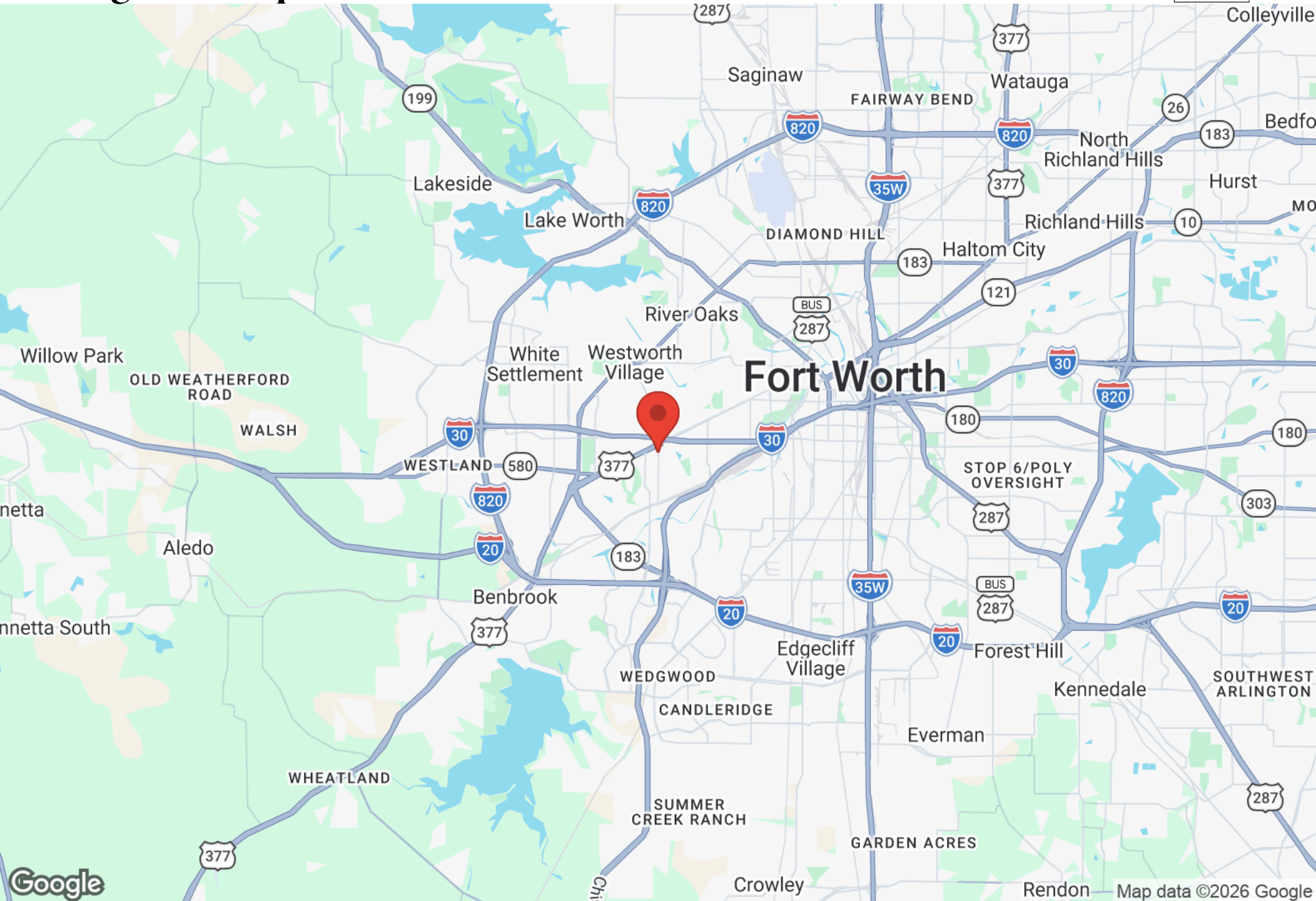
High Intensity

“G” Intensive Commercial All uses permitted in “F” with maximum 12-story/120 ft. height.
“H” Central Business All uses permitted in “G”, plus multifamily residential, printing/publishing. No height restrictions and permissive area regulations. Restricted to designated Central Business District. DUDD overlay.

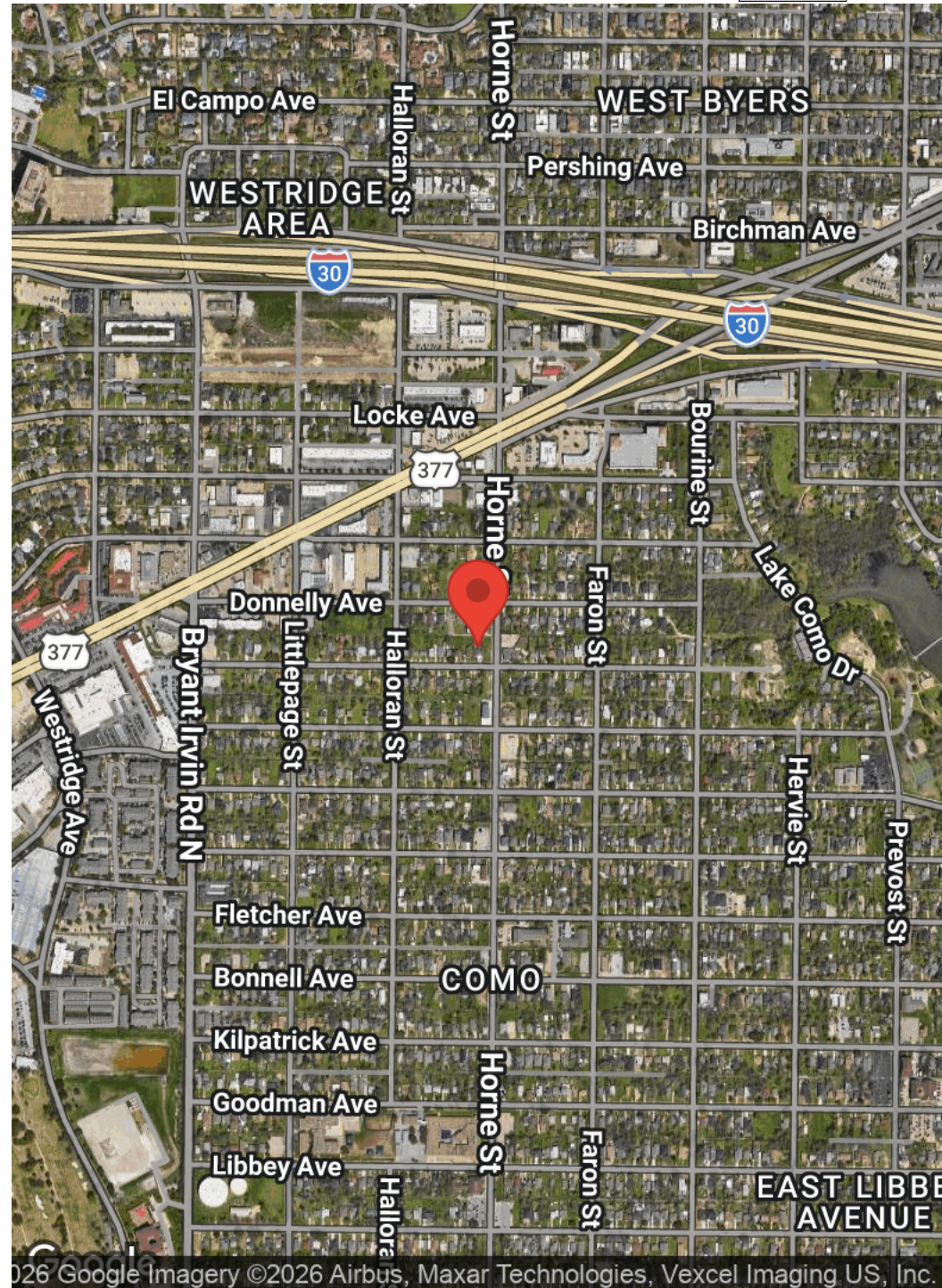
Industrial

“T” Light Industrial All uses permitted in “G”, plus food processing, animal hospitals and outdoor kennels, trans. terminals, temp. batch plant, warehousing, outside sales/storage, printing and light manuf. Max. 55 ft. height.
“J” Medium Industrial All uses permitted in “T”, plus breweries, cement products, power plants, grain elevators, poultry slaughtering, and light manufacturing. Max. 120 ft. height.
“K” Heavy Industrial All uses permitted in “J”, plus heavy industrial uses incl. metal fabrication, asphalt mixing plants, machine shops, soap manufacturing, stock yards, permanent batch plants, welding shops, etc. Max. 120 ft. height.

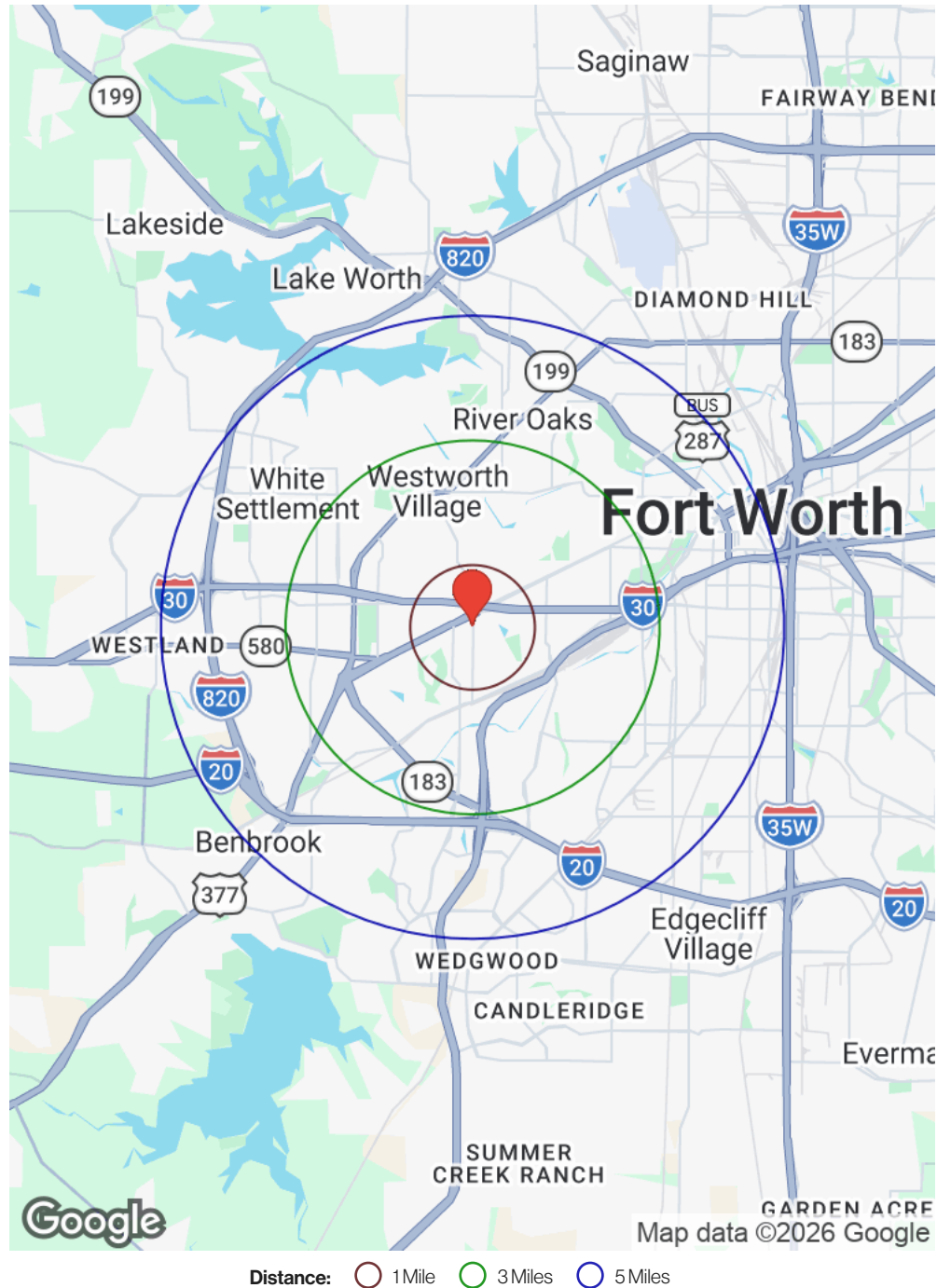
Regional Map



Location Maps



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	6,598	46,695	141,422
	Female	6,679	47,081	133,522
	Total Population	13,277	93,777	274,944
Race / Ethnicity	White	5,513	49,130	126,474
	Black	3,469	12,885	36,733
	Am In/AK Nat	21	234	715
	Hawaiian	3	47	165
	Hispanic	3,558	25,451	94,746
	Asian	380	3,592	9,623
	Multiracial	308	2,269	6,049
	Other	24	159	412
Housing	Total Units	6,430	46,428	126,129
	Occupied	5,819	42,219	114,768
	Owner Occupied	2,788	18,581	48,868
	Renter Occupied	3,031	23,638	65,900
	Vacant	611	4,209	11,361
Age	Ages 0 - 14	2,231	16,066	48,044
	Ages 15 - 24	1,708	12,723	41,257
	Ages 25 - 54	5,617	37,667	115,109
	Ages 55 - 64	1,641	10,777	29,523
	Ages 65+	2,082	16,543	41,013
	Income	Median	\$68,492	\$78,410
Under \$15k		549	3,759	11,161
\$15k - \$25k		439	2,753	7,201
\$25k - \$35k		499	3,051	8,603
\$35k - \$50k		791	4,318	12,102
\$50k - \$75k		904	6,496	19,975
\$75k - \$100k		822	5,367	15,587
\$100k - \$150k		713	6,111	17,372
\$150k - \$200k		348	3,026	7,907
Over \$200k	754	7,338	14,858	

Catch this development opportunity before its built

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