



Infield Land +/- 6 AC Downtown ★ SALE

1100 HARDING STREET
FORT WORTH, TX 76102



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Property Details

ASSET SUMMARY

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ACRES +/- 6*

UTILITIES Water
Sewer
Storm Water
Natural Gas

MIX OF ZONING CATEGORIES “H” CENTRAL BUSINESS
“J” MEDIUM INDUSTRIAL

NORTH BUILDING SQUARE FOOTAGE +/- 20,426

SOUTH BUILDING SQUARE FOOTAGE +/- 10,900 SF

PRICE Contact Broker

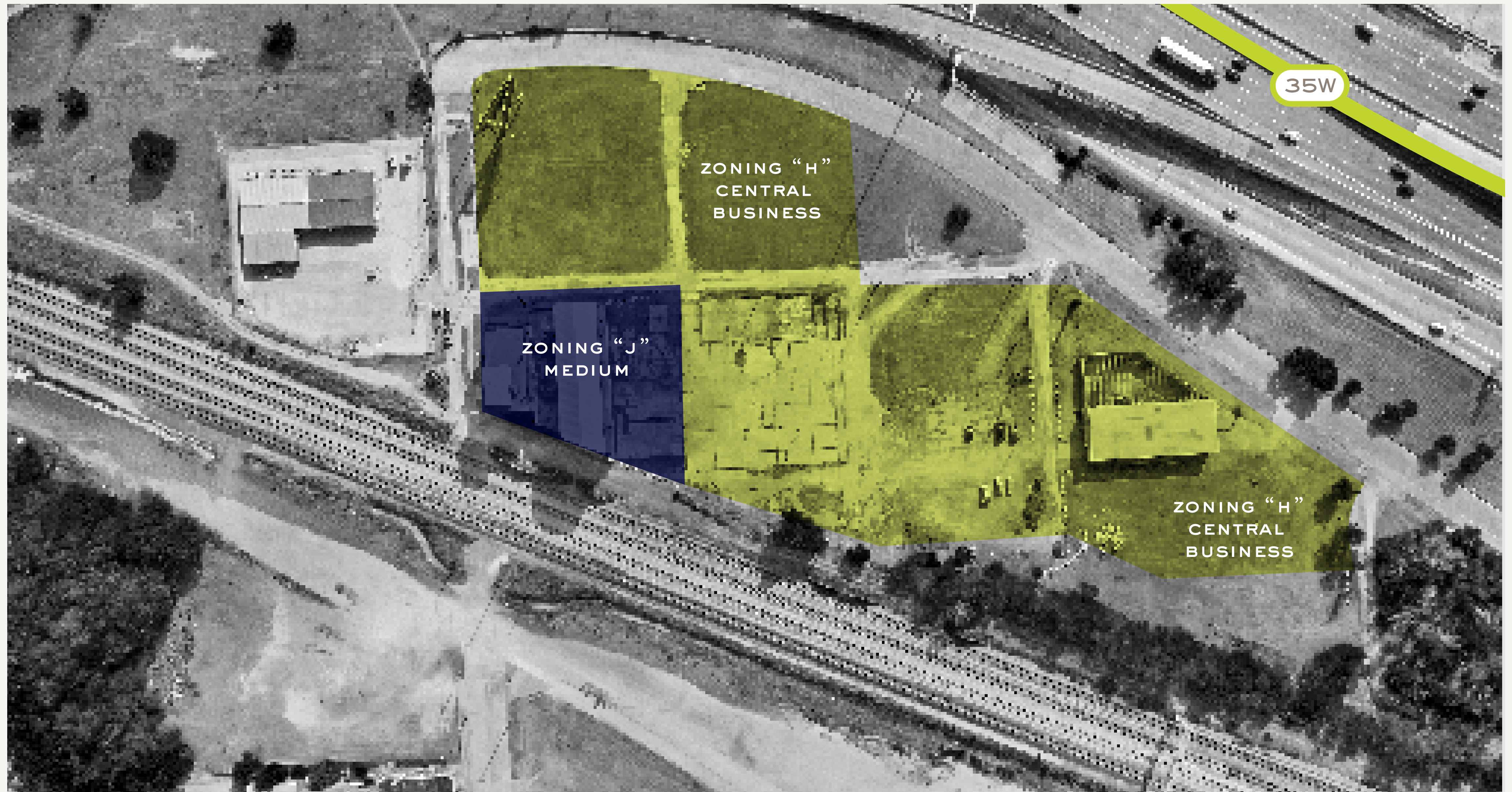
**Acreage assumes future vacation of City of Fort Worth public ROW areas. Buyer shall confirm with City of Fort Worth during due diligence.*



Property Details

ZONING BREAKDOWN

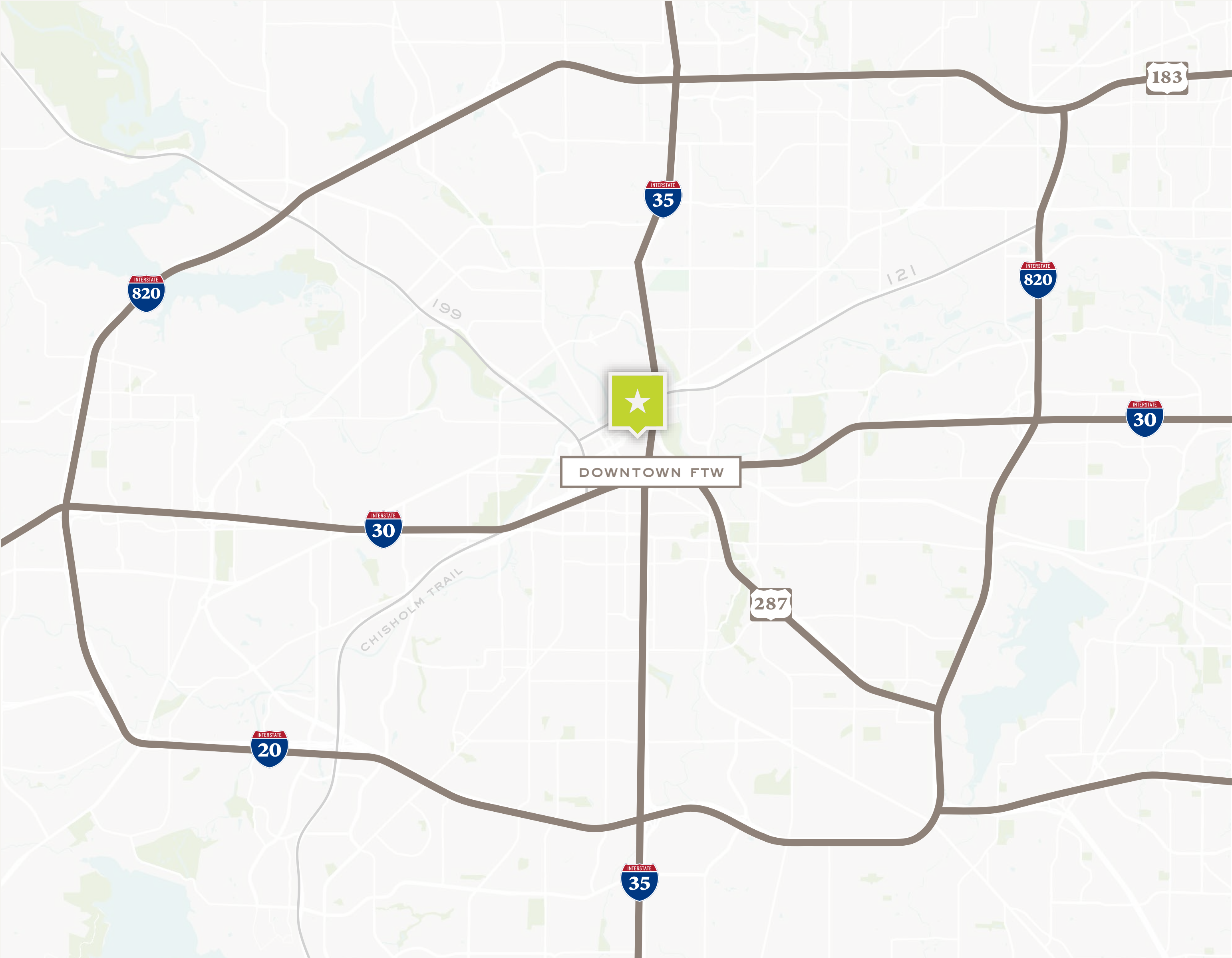
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Location Details

LOCATION HIGHLIGHTS

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LOCATION HIGHLIGHTS

PRIME REDEVELOPMENT OPPORTUNITY

- Future Destination Location On The Edge of Downtown Fort Worth
- Downtown Fort Worth Bursting with Major Developments & Projects
- Excellent Highway Visibility
- Neighboring Properties are Privately Owned

CLOSE PROXIMITY TO MAJOR THOROUGHFARES

- Convenient Access I-35 W, I-30 & Airport Freeway

STRONG LOCAL & REGIONAL EMPLOYERS

- 168,366 Employees Within 5 Miles
- 16,588 Businesses Within 5 Miles

TRAFFIC COUNTS

I-35W SOUTH - **165,889 VPD**

I-35W NORTH - **190,432 VPD**

HWY 287 - **76,677 VPD**

I-30W - **206,754 VPD**

Location Details

DOWNTOWN FORT WORTH DEVELOPMENT ACTIVITY

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DOWNTOWN FORT WORTH DEVELOPMENT

1000 Harding Street is located in the heart of over \$2.3B in planned development projects in and around the Central Business District of Fort Worth, TX. The development activity, which includes over 2,900 residential units, is anchored by the new Texas A&M Fort Worth campus directly to the west, the expansion of the Fort Worth convention center, and the planned redevelopment of Butler Place – all within walking distance. The property also benefits from the DFW High-Speed rail line that is planned for Downtown Fort Worth. This prime urban infill site is perfectly positioned for redevelopment within the shadows of one of the fastest growing metro areas in the country. 1000 Harding Street is truly at the center of it all!

- 1 BUTLER PLACE REDEVELOPMENT
- 2 TEXAS A&M FORT WORTH CAMPUS PROJECT
- 3 FORT WORTH CONVENTION CENTER EXPANSION



Location Details

DOWNTOWN FORT WORTH DEVELOPMENT ACTIVITY

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TEXAS A&M - FORT WORTH CAMPUS

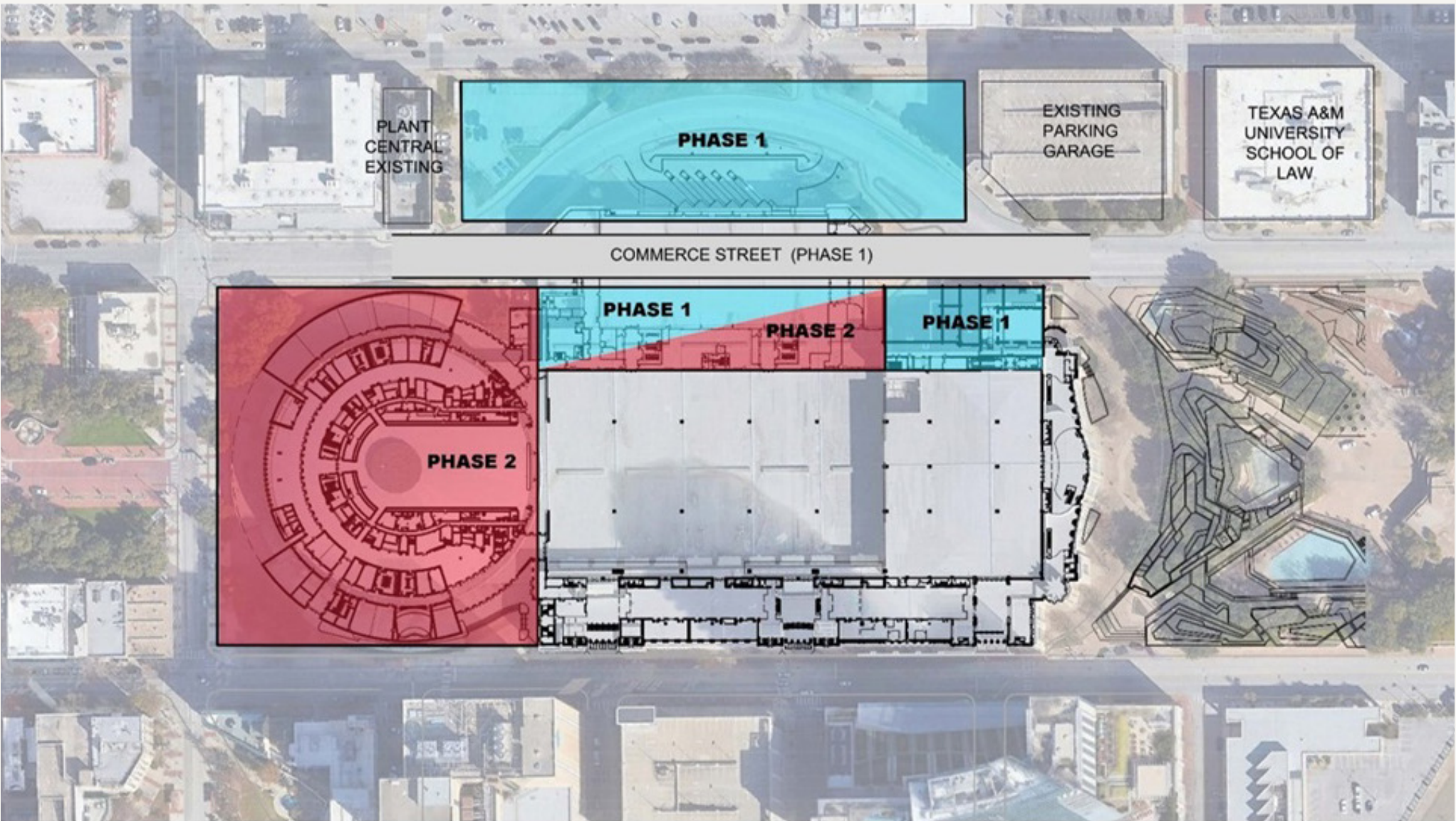
“The A&M Campus will serve as an anchor that will inspire commitment to the more residential properties in the area.” Andy Taft, President of Downtown Fort Worth.

- The 3.54-acre campus will be comprised of three buildings on four blocks at the site of the Texas A&M School of Law at the south end of downtown.
- The Texas A&M System is building a nine-story, \$150 million Law & Education Building on the campus to be completed in 2025

Location Details

DOWNTOWN FORT WORTH DEVELOPMENT ACTIVITY

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FORT WORTH CONVENTION CENTER

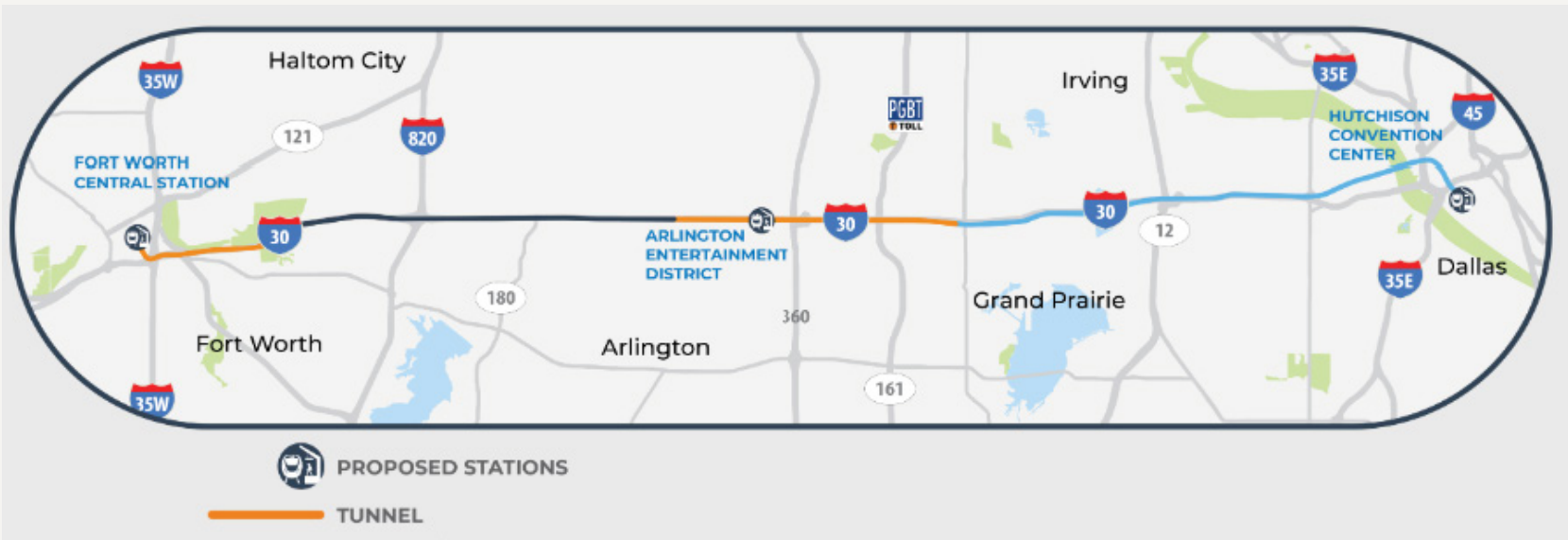
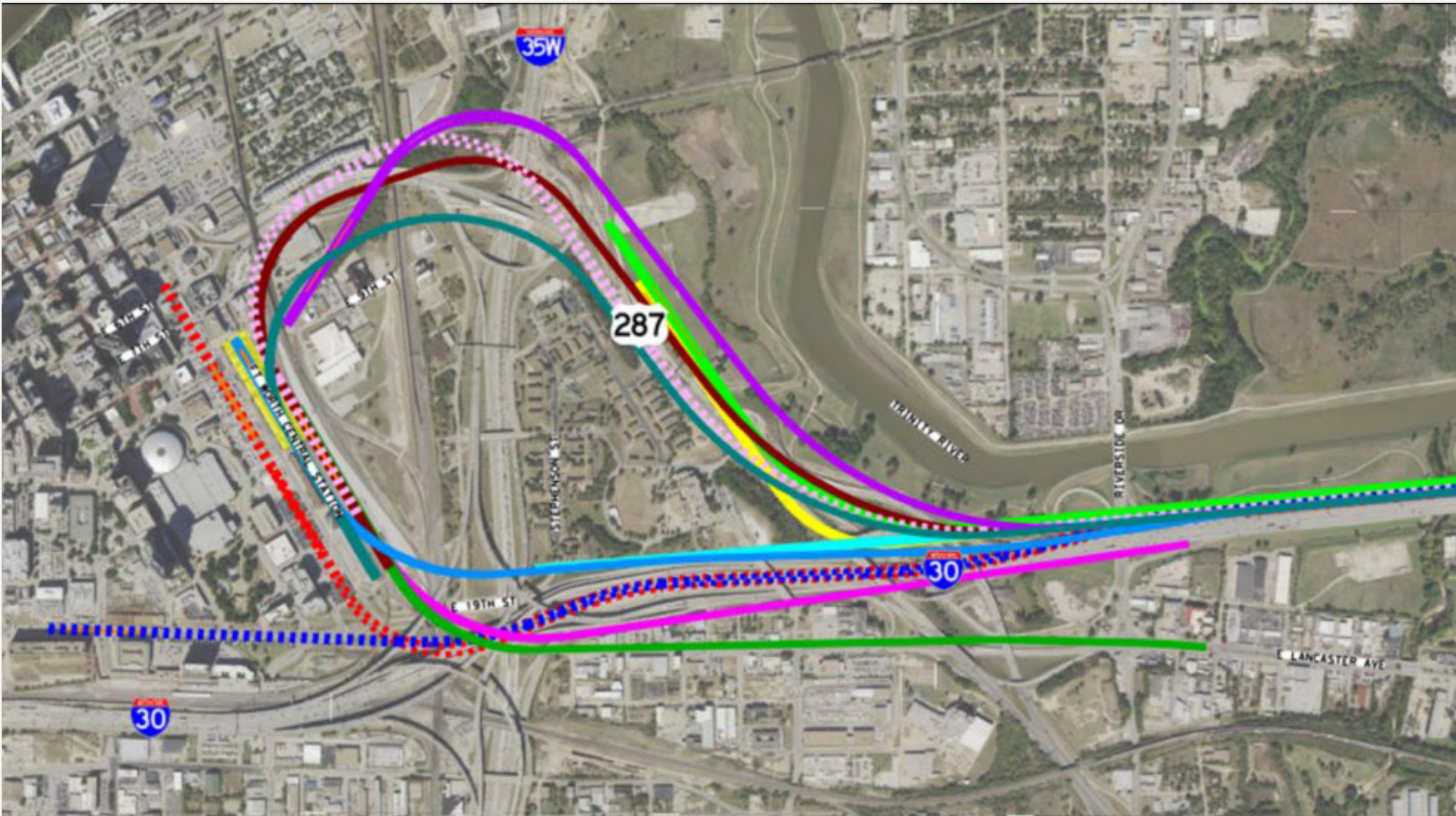
The project’s second phase will include the demolition of the FWCC Arena, built in 1968, and will create more than 97,000 square feet of exhibition space, additional flexible meeting rooms, a new 60,000-sq.-ft. ballroom and renovation of the current facility.



Location Details

DOWNTOWN FORT WORTH DEVELOPMENT ACTIVITY

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DFW HIGH SPEED RAIL

The proposed highspeed rail project that will run between Fort Worth and Dallas has now entered Phase 2. Phase 2 consists of a two-year environmental study with the focus of highway route alignment and 6 potential station locations surrounding 1000 Harding. During phase 1 the committee decided on the corridor alignment which includes a stop at Globe Life Field, the home of the Texas Rangers. With the possibility to now travel from Downtown Fort Worth to Arlington and The North Central Texas Council of Governments initiated the DFW High-Speed transportation Connections Study in the spring of 2020 to evaluate high-speed transportation between Dallas and Fort Worth, with a goal of connecting to other proposed high-performance passenger

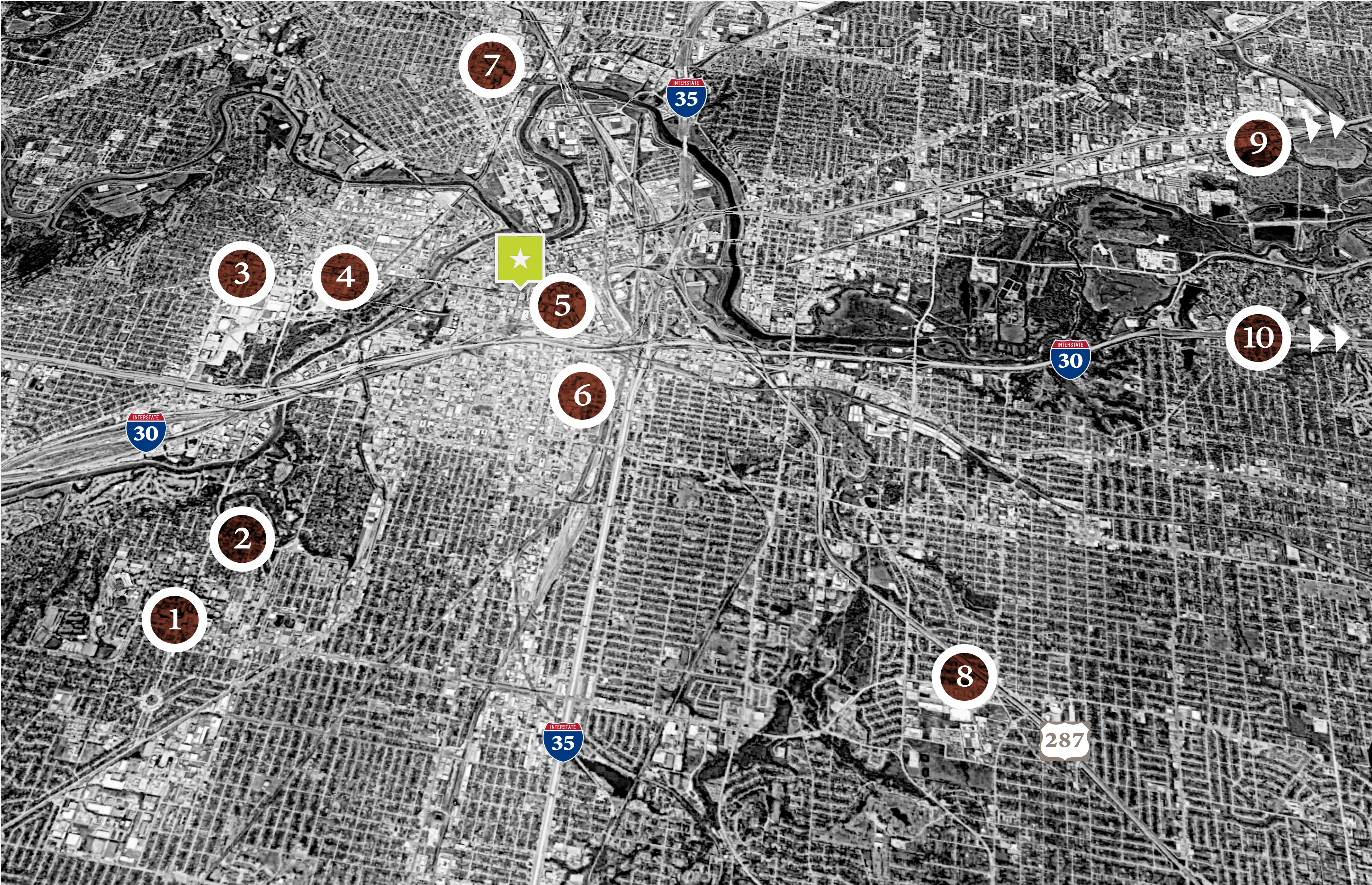
Phase 2 stated July 8 2021, the federal environmental approval process (The High-Speed Rail technology will be evaluated over the next two years + the team will study the potential environmental effects on everything from air quality to noise pollution, wetlands, wildlife, and water crossings.)

The location of the Dallas station has already been confirmed, as the team looks to tie into the planned Texas Central station (Trinity Metro's existing Central Station appears to be the first priority for the Downtown Fort Worth station, according to a study completed by NCTCOG.)

Property Details

LOCATION

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DRIVE TIMES

- | | | |
|----|---|----------|
| 1 |  | - 14 MIN |
| 2 |  | - 11 MIN |
| 3 |  | - 11 MIN |
| 4 |  | - 10 MIN |
| 5 |  | - 1 MIN |
| 6 |  | - 7 MIN |
| 7 |  | - 11 MIN |
| 8 |  | - 10 MIN |
| 9 |  | - 30 MIN |
| 10 |  | - 32 MIN |

Property Details

DEMOGRAPHICS

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DEMOGRAPHICS

POPULATION

Fort Worth’s population was 978,468 as of July 1, 2023. Of all cities over 50,000 people, Fort Worth had the 2nd largest gain in population in the past year, adding 21,365 people (approximately 59 people per day)

WITHIN TWO MILES

41K

POP GROWTH RATE

2.2%

WITHIN FIVE MILES

294K

BUSINESSES WITHIN TWO MILES

6.9K

WITHIN TEN MILES

1.1M

INCOME

In 2022, Fort Worth, TX had a population of 925k people with a median age of 33.2 and a median household income of \$72,726. Between 2021 and 2022 the population of Fort Worth, TX grew from 908,469 to 924,663, a 1.78% increase and its median household income grew from \$67,927 to \$72,726, a 7.06% increase.

AVERAGE HOUSEHOLD INCOME

2 MILES

\$76K

5 MILES

\$72K

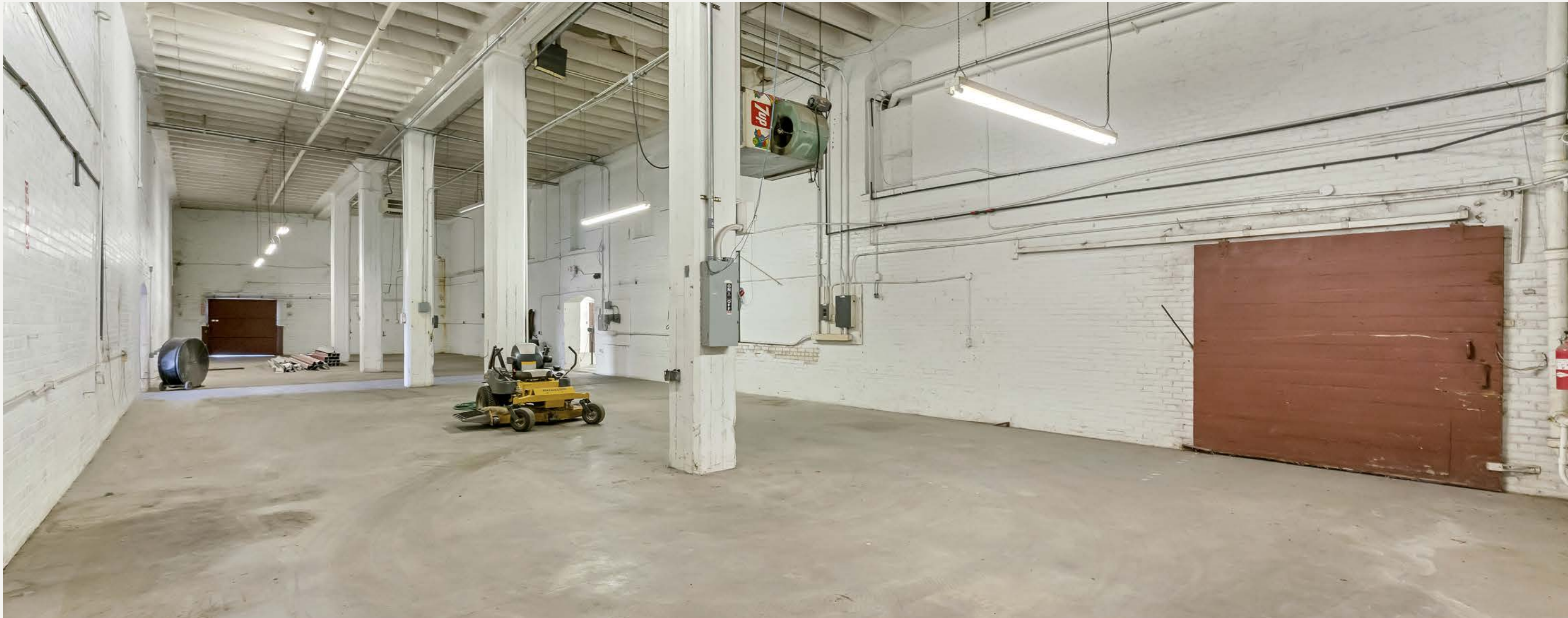
10 MILES

\$81K

Property Details

BUILDING SPECIFICATIONS

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NORTH BUILDING

- +/- 20,246 Total SF
- +/- 7,954 SF Office
- +/- 12,292 SF Warehouse
- Zoning “J” Medium Industrial
- 10’ - 50’ Clear Height
- 4-Story Masonry Construction
- Freight Elevator
- Rooftop Bar Potential
- 4 Dock Level Doors (7’ x 7’)
- Heavy Power (3 Phase, 2400 Amps, 480 Volts)



SOUTH BUILDING

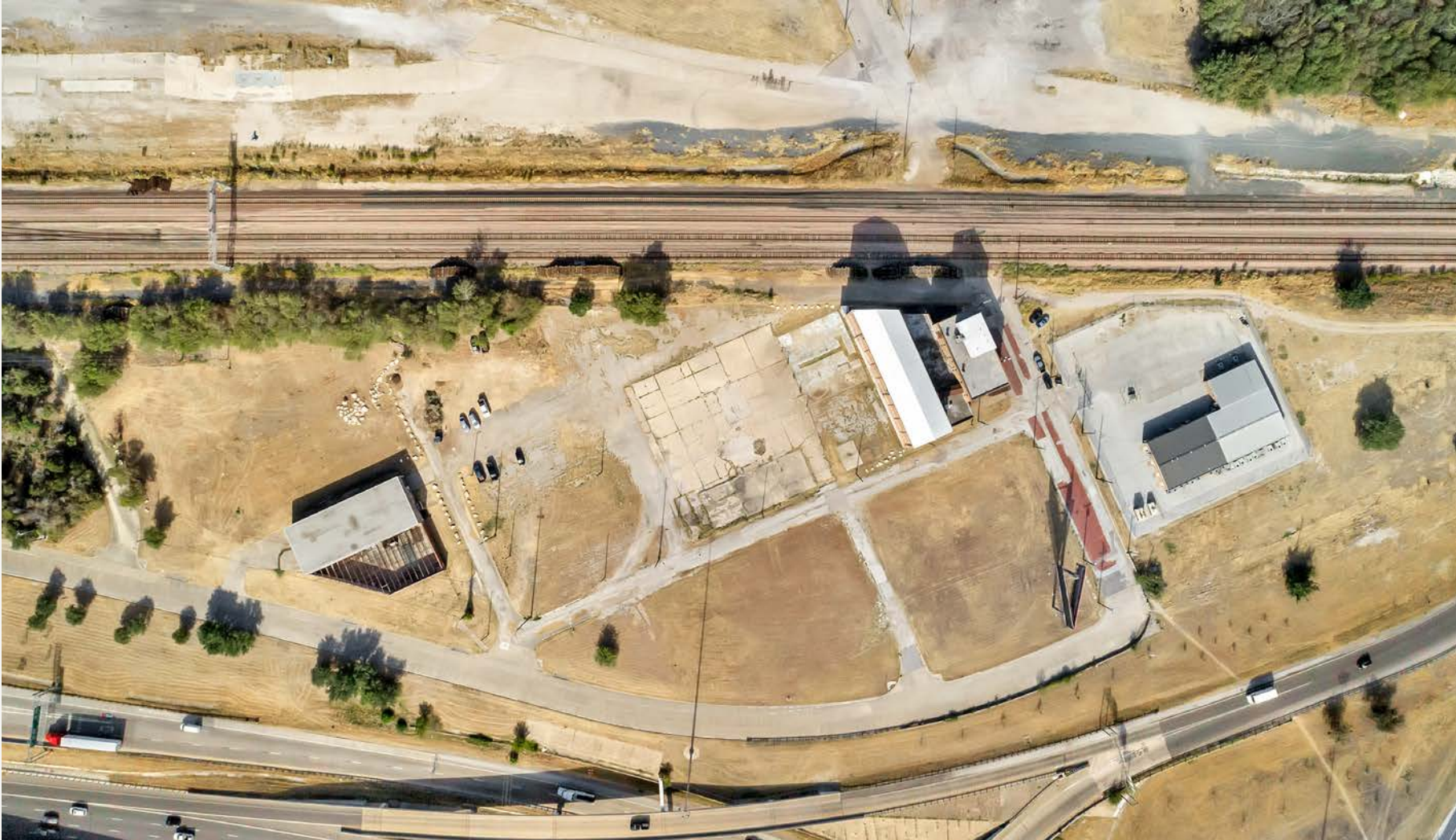
- +/- 10,900 Total SF
- 1-Story Tilt Wall
- Heavy Power (3 Phase, 2400 Amps, 480 Volts)
- Zoning “H” Central Business

Property Details

AERIAL

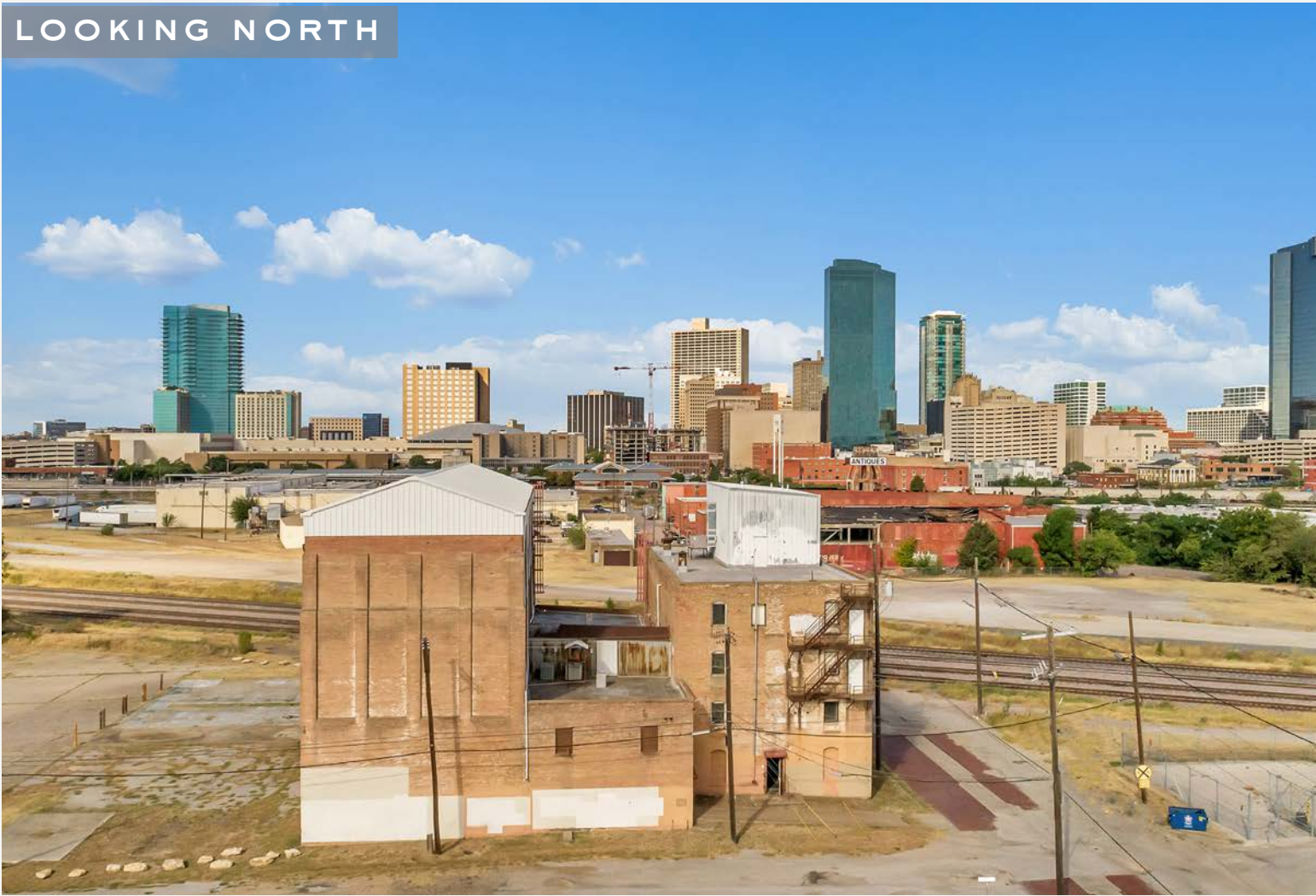
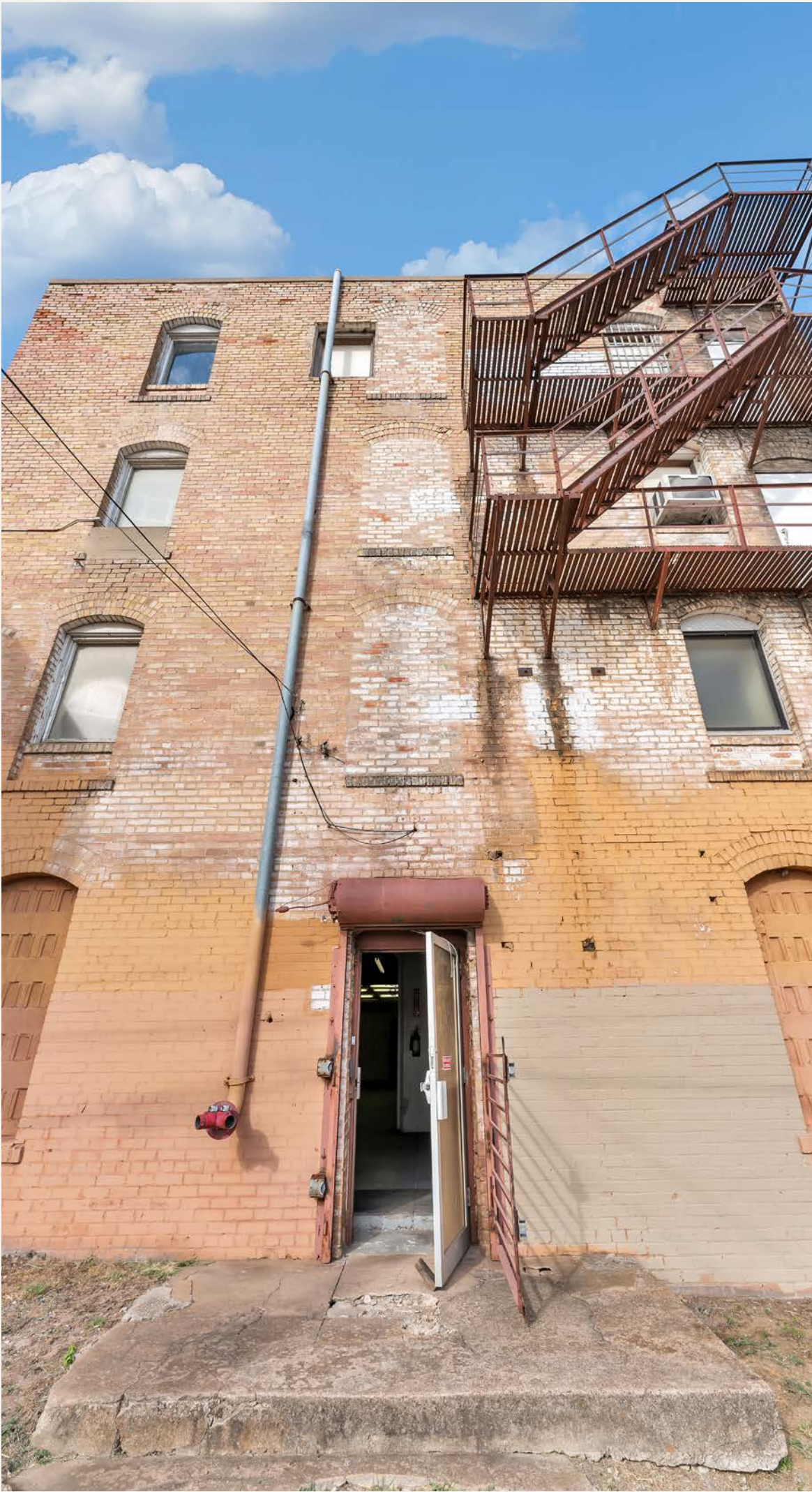
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LOOKING SOUTH



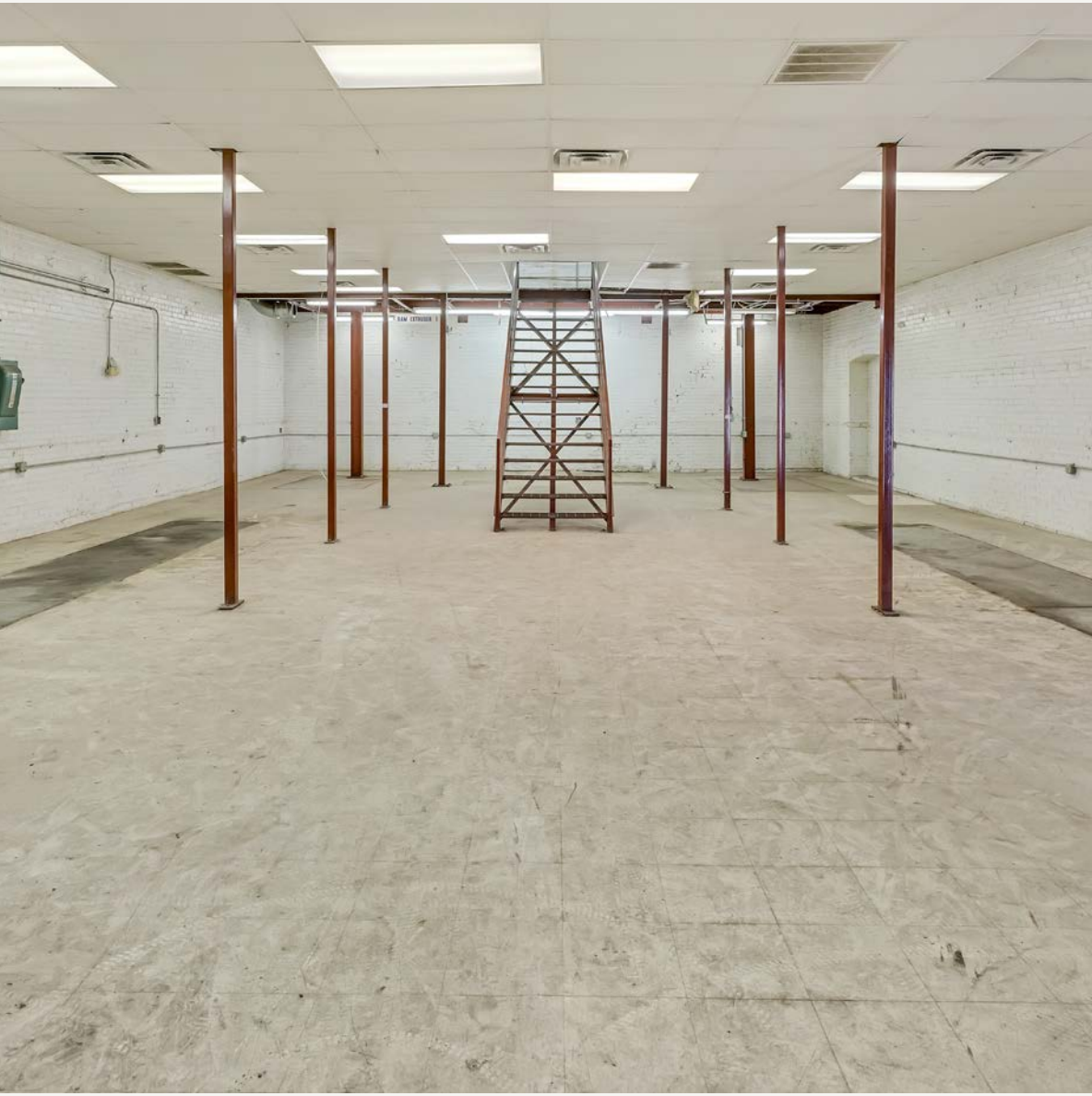
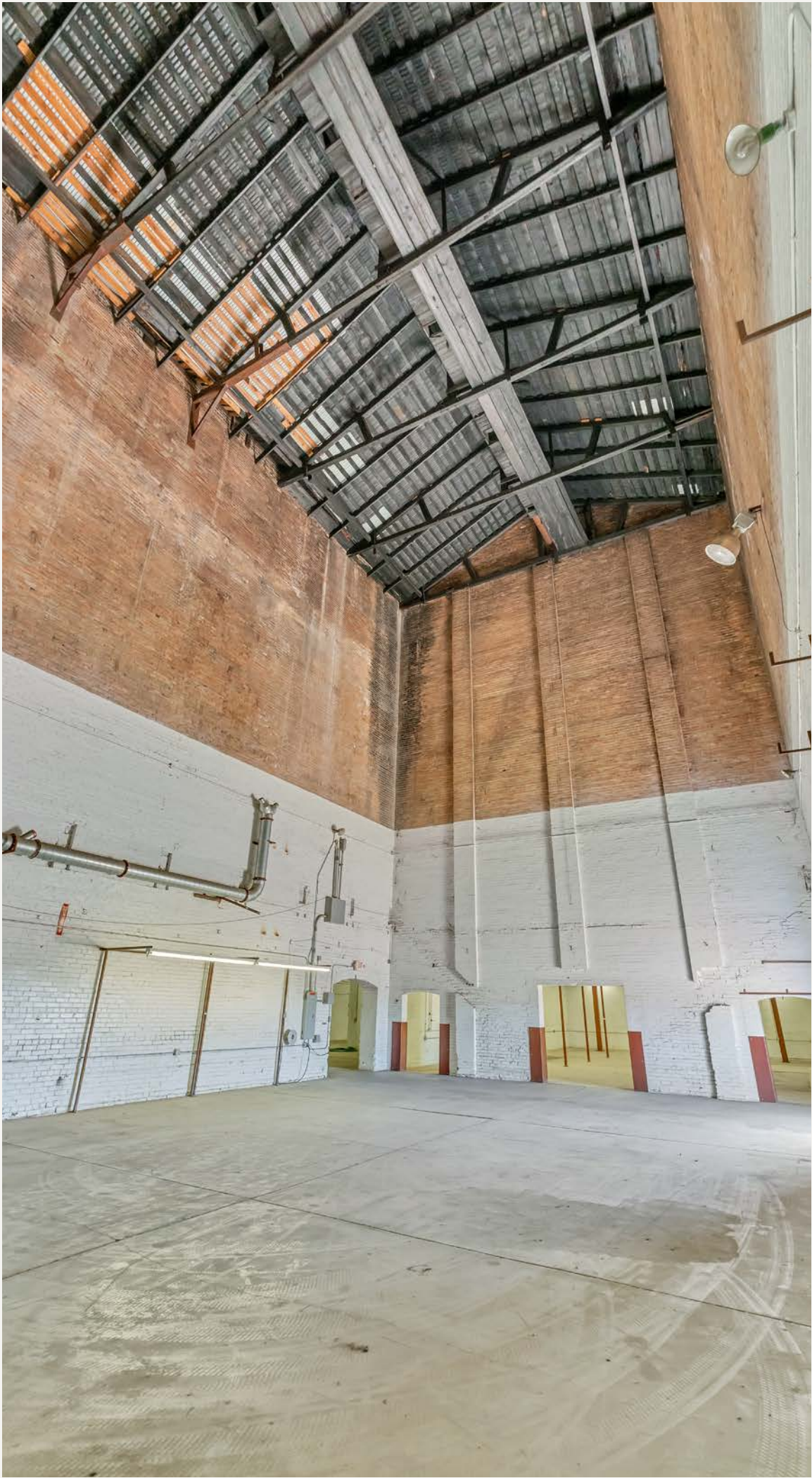
Property Details

EXTERIOR PHOTOS



Property Details

INTERIOR PHOTOS





LANCARTE

COMMERCIAL

Relentlessly Pursuing What Matters

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