

RETAIL SPACE FOR LEASE

3121 & 3123 Race St., Fort Worth, TX, 76104



Lisa Estrada-Perdue, Broker



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Retail Space for Lease in Fort Worth

This property is conveniently located at the corner of Race Street, Riverside Drive and Belknap Street (US Route 377). It is just minutes from Downtown, in close proximity to I30, I35W and Hwy 121 (Airport Freeway).

Just blocks away are the Cielo Place Apartments, The Post at River East, and Race Street Coffee. Among these businesses, there are several other retail, restaurant and office users in the area.



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Located at 3121 and 3123 Race Street, these retail spaces each consist of 956 square feet available for lease. The two contiguous suites could be combined for a total of 1,912 square feet.

Zoned MU-1, this property allows for a variety of Retail uses. This particular zoning offers a high density, pedestrian-oriented environment.

PROPERTY FACTS

- Two Suites Available – 956 SF each, 1,912 SF Combined
- For Lease: \$22/SF + ~\$6.33/SF NNN
- Space(s) Condition – Warm Vanilla Shell
- Glass Storefront
- Road Frontage Provides Great Visibility
- New Sign Band
- Recently Renovated Property
- Stained Concrete Floors
- Gated, Rear Entry Courtyard
- Restroom in Suite(s)



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Property Parking Aerials

Parking options for this property are depicted below in Yellow. Primary parking is located along Race Street and Holden Street. Additional parking is located in the rear parking lot. With a Landlord provided sticker, 24-hour parking is also available in the parking lot along N. Chandler Dr.



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Heading Here

In close proximity to Downtown, this property offers a walkable environment while offering an easy commute from two major highways and a major thoroughfare street. Area restaurants include Caliscience, Tributary Café, The Post at River East, and Race Street Coffee, among others.

Downtown Fort Worth

A record \$2.5 billion development is planned in downtown Fort Worth. Texas A&M University, the Fort Worth Convention Center and the Omni Hotel are all planning upcoming projects.

The convention center upgrades will straighten out Commerce Street, which currently curves around the site. That will create three new blocks downtown across from the center. The expectation is that another hotel will locate there. Phase 1A of the convention center construction will continue until December

2024, with phase 1b taking place from June 2024 to March 2026. The timeline for phase 2 has not yet been established.



The Texas A&M University System is currently constructing a \$150 million, eight-story home for its School of Law at 1600 Jones St. The city of Fort Worth and Tarrant County are collaborating with the Texas A&M System to construct two additional campus buildings over four city blocks owned by the A&M System just east of the current Texas A&M School of Law on the southeast side of downtown.

A \$217 million expansion of the Omni Fort Worth Hotel looks to break ground in the spring of next year and be complete in 2026.

Panther Island

The vision for Fort Worth's future Panther Island development is evolving. The \$1.1 billion public investment to mitigate Trinity River flooding by building new channels will open up more than 5 miles of shoreline and 200 acres for development just north of downtown. As originally conceived, Panther Island's development would be focused on dense residential buildings with some commercial. The intention is to create a "flexible space" where people can "live, work and play," and, thus, should be connected through "a walkable, interconnected open space network" for this reason.

In July, an Austin-based commercial real estate company purchased 26 acres over nine parcels in an area known as Upstream at Panther Island, with several adjacent to a planned canal or waterfront. The firm, Seco Ventures, is now the single largest capital investor on the site. Dallas-based Centergy Retail is proposing a residential tower in the Left Bank development off West Seventh Street, on a site that will face the future Trinity River channel. And the recent news that the Autobahn luxury vehicle dealerships on White Settlement Road intend to relocate to Clearfork would open up two blocks along that corridor to new residential or commercial development within sight of Panther Island.

The Trinity River bypass channel project is set to receive \$403 million from the U.S. Army Corps of Engineers and the project could be completed within six years. Although conceived years ago, the project got an official greenlight in January 2022.



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