

REDEVELOPMENT OPPORTUNITY

9,593 SQUARE FOOT LOT | ZONED NS-T5



T&S MARKET & GOODLUCK BBQ BUILDING & PAD SITE

950 W. ROSEDALE STREET • FORT WORTH, TX 76104

COLONIAL
COMMERCIAL REAL ESTATE LLC

950 W. ROSEDALE STREET FORT WORTH, TX 76104

Benjamin Berkowitz

Associate

(817) 889-1829 Cell

bberkowitz@colonialcre.com

TX #772676

COLONIAL
COMMERCIAL REAL ESTATE LLC

SECTION 1

Executive
Summary

SECTION 2

Location
Overview

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Colonial Commercial Real Estate LLC and it should not be made available to any other person or entity without the written consent of Colonial Commercial Real Estate LLC. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Colonial Commercial Real Estate LLC.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Colonial Commercial Real Estate LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Colonial Commercial Real Estate LLC has not verified, and will not verify, any of the information contained herein, nor has Colonial Commercial Real Estate LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Colonial Commercial Real Estate LLC has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Colonial Commercial Real Estate LLC's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Colonial Commercial Real Estate LLC and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Colonial Commercial Real Estate LLC makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

SECTION 1

EXECUTIVE SUMMARY

T & S MARKET

Home of the
Famous BBQ
Chicken

GOOD LUCK

LIQUOR - BEEF - BURGERS
CATERING - BIRCH - TACOS
PORK CHOPS
DRESSING FRESH MEAT
BRANDED

AIM

100% BAKED
100% OIL FREE
100% WHOLE
100% BREAD
100% CREAM
100% BUTTER
100% SUGAR

**GOOD LUCK
DRIVE IN**

TEXAS
FARM
INSTITUTE



\$1,500,000

PRICE

\$156.36

PRICE/LOT SF

PROPERTY SUMMARY

DEVELOPMENT

- PROPERTY TYPE
 - Redevelopment Retail Pad
- ADDRESS
 - 950 West Rosedale Street
 - Fort Worth, TX 76104
- LOT SIZE
 - 0.22 AC
 - 9,593 SF
- ZONING
 - NS-T5

EXISTING

- PROPERTY TYPE
 - Retail Pad
- UNITS
 - 2
- YEAR BUILT
 - 1976
- BUILDING SF
 - 2,703 SF

REDEVELOPMENT OPPORTUNITY

950 W. ROSEDALE STREET • FORT WORTH, TX 76104



THE TOWER RESIDENTIAL

FIRST ON 7TH

FEDERAL COURTHOUSE



Trimble Tech High School



SUBJECT

W ROSEDALE ST
25,637 VPD

ALSTON AVE

LIPSCOMB ST

PROPERTY OVERVIEW

Prime Redevelopment Opportunity in the Near Southside and Magnolia District of Fort Worth: Ideal Restaurant, Gas Station, Service Station/Oil Change Opportunity.

Prime Location and Accessibility on W. Rosedale Drive: This exceptional property is prominently situated on the hard corner of W. Rosedale Drive & Alston Avenue in Fort Worth, an area witnessing over 25,000 vehicles per day, reflecting its high visibility and accessibility. Additionally, its proximity to key thoroughfares like 8th Avenue, with over 16,000 vehicles per day, and South Main Street, with more than 6,000 vehicles per day, further enhances its strategic importance. Spanning a 0.22-acre pad with a 2,703 square foot building, the property stands out as a prime location for redevelopment, benefitting from the significant daily traffic and the ease of access that these numbers represent. This location not only offers excellent exposure but also provides convenient connectivity to various parts of the city, making it an ideal spot for a wide range of commercial, residential, or mixed-use developments. Furthermore, the presence of three egress/ingress points ensures easy access to and from the property, adding to its logistical advantages and appeal for potential developers and investors.

Versatile Commercial Zoning: NS-T5: The property's NS-T5 zoning in Fort Worth's Near Southside is highly conducive to a variety of commercial developments. This flexible zoning permits diverse uses, making it ideal for ventures like restaurants, gas stations, or car service centers, aligning with the area's growing commercial needs and vibrant atmosphere. Such zoning flexibility allows investors and developers to tap into the area's dynamic market potential, offering a significant opportunity to contribute to the community's commercial landscape.

Vibrant Surroundings: Near Southside and Magnolia Village: Nestled in the heart of the Near Southside development, this property is part of the dynamic and culturally rich area of Fort Worth. Near Southside, known for its energetic mix of residential and commercial spaces, has become a hub for growth and innovation. Magnolia Village, within this district, is celebrated for its historic charm and modern appeal, featuring a variety of dining, entertainment, and cultural experiences. The area's continuous evolution over the past 30 years has made it a model for urban revitalization. Additionally, the property's proximity to the Hospital District further and Burnett Medical School, part of TCU, which is set to open this year adds to its appeal, placing it within a high-traffic area frequented by professionals and visitors alike. Investing in this property means becoming a part of a community that values its history while actively shaping its future - a community that has been recognized nationally for its walkability, unique character, and vibrant street life.

Dynamic Population Growth: 2010-2023 in Fort Worth's Near Southside: Between 2010 and 2023, the area surrounding 950 W. Rosedale St in Fort Worth has seen significant population growth. Within a 2-mile radius, the population increased from 37,196 to 58,648, a substantial 4% increase. In a broader scope, the 5-mile radius grew from 254,410 to 307,038, and the 10-mile radius saw an increase from 806,221 to 945,007. This consistent growth across various distances underscores the area's appeal and positions it as a highly attractive location for redevelopment, catering to an expanding and diverse community.

INVESTMENT HIGHLIGHTS

- **Prime Redevelopment Opportunity:** Located in Fort Worth's Near Southside, offering significant potential for various redevelopment projects. Ideal for investors looking to capitalize on a rapidly growing urban area
- **NS-T5 Zoning Flexibility:** The NS-T5 zoning of this Fort Worth Near Southside property opens doors for varied commercial developments such as restaurants, gas stations, and car service centers. This flexible zoning is a significant advantage, catering to the dynamic commercial landscape and offering diverse opportunities for investors and developers.
- **High Traffic Area:** Over 25,000 vehicles pass daily, providing excellent visibility and exposure. Ideal for businesses requiring high footfall or visibility.
- **Property Specifications:** Features a 0.22-acre pad and a substantial 2,703 square foot building. Offers ample space for diverse development plans.
- **Optimal Access:** Boasts three access points for efficient entry and exit. Facilitates smooth traffic flow, enhancing the site's logistical appeal.
- **Cultural Hub Location:** Situated in Magnolia Village, known for its vibrant culture and commercial activity. Attracts a diverse and engaged local community.
- **Strategic Proximity:** Close to important thoroughfares and the hospital district, enhancing its appeal. Offers easy access to key city amenities and infrastructures.
- **Prominent Visibility:** Exceptionally located on the corner of W. Rosedale Drive & Alston Avenue. Provides a standout location for high-profile developments.
- **Enhanced Connectivity:** Benefits from proximity to 8th Avenue and South Main Street. Ensures easy access to and from the property, ideal for commercial ventures
- **Significant Population Growth:** Witnessed considerable population increase from 2010 to 2023 within a 2-mile radius. Indicates a growing customer base and community engagement.
- **Community Expansion:** The growing population in the 2, 5, and 10-mile radii highlights the area's broad appeal. Suggests a sustainable market for future developments.

Fort Worth (“NS”) District Zoning

BUYER TO VERIFY ZONING ORDINANCES WITH CITY

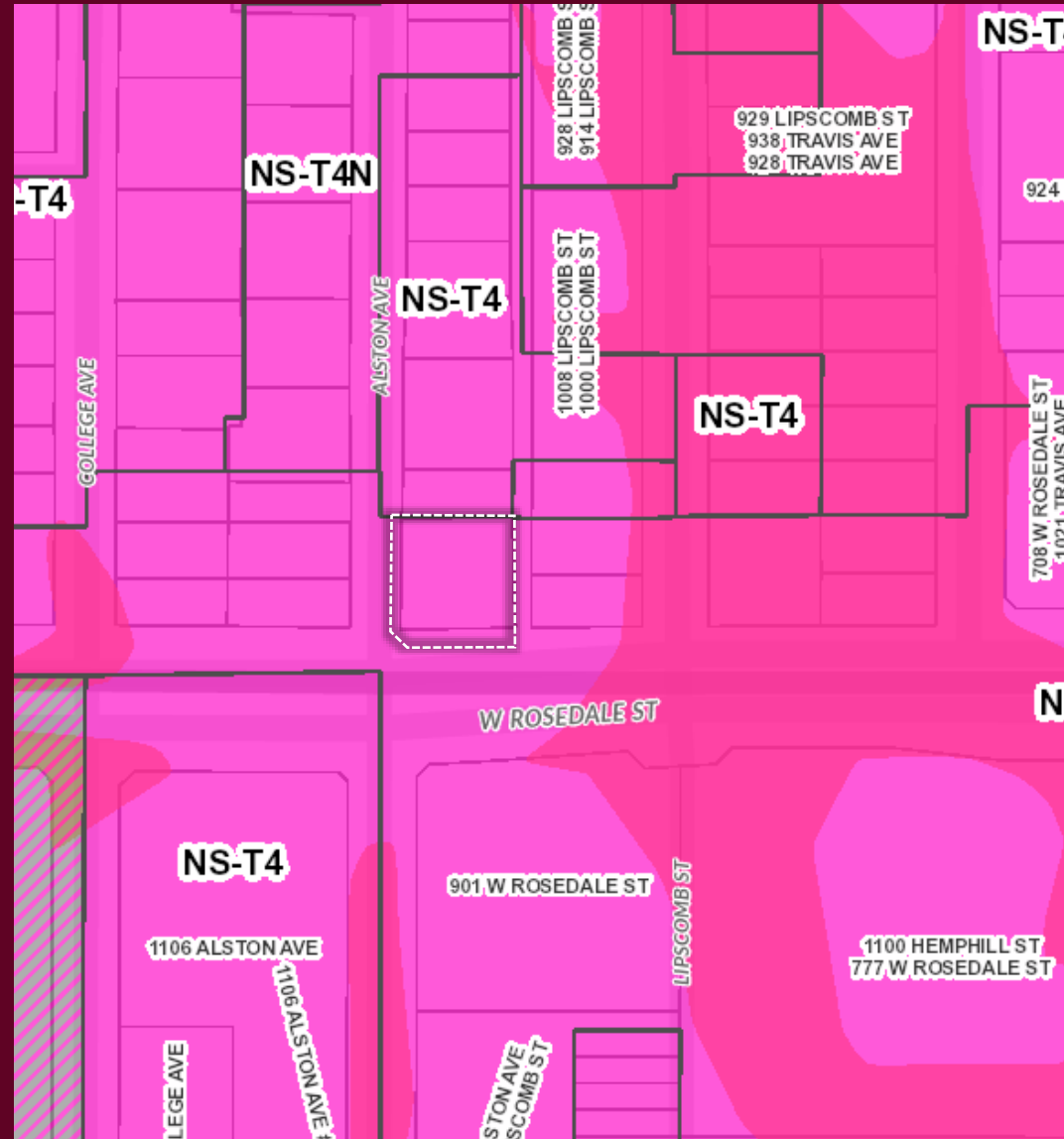
Near Southside (“NS”) District

| | | |
|--|--|------------|
| Front setback* | 0 feet minimum, 20 feet maximum | |
| Rear yard* | 3 feet minimum | |
| Side yard* | 0 feet minimum | |
| Units per acre | No restriction | |
| Units per building | No restriction | |
| Minimum heights | New facades along public streets and public places: | |
| | 15 feet for buildings < 4,000 square feet | |
| | 18 feet for buildings 4,000 square feet | |
| | Ground floors of multistory nonresidential buildings: minimum 10 feet, floor to ceiling | |
| Maximum heights** | T4 and T4-N: | 3 stories |
| | T4-I: | 6 stories |
| | T5, T5-N | 5 stories |
| | T5-I | 10 stories |
| Maximum heights with mix of use and/or public spaces bonuses** | TN4-N: mix or public space | 4 stories |
| | T4: mix or public space | 5 stories |
| | T4: mix and public space | 6 stories |
| | T5: mix or public space | 8 stories |
| | T5: mix and public space | 10 stories |

Notes:

* Additional setback standards and guidelines contained in Near Southside Development Standards and Guidelines.

** See zone boundary map in Exhibit “C.” Height bonus and Fairmount transitional height plane provisions contained in Near Southside Development Standards and Guidelines.





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An aerial photograph of a city, likely San Francisco, with a red overlay. The text "SECTION 2" is prominently displayed in the center. Below it, "LOCATION OVERVIEW" is written in a smaller font. The background shows a dense urban landscape with various buildings, streets, and a prominent skyscraper in the distance.

SECTION 2

LOCATION OVERVIEW

NEAR SOUTHSIDE

NEIGHBORHOOD



81

WALK SCORE



45

TRANSIT SCORE



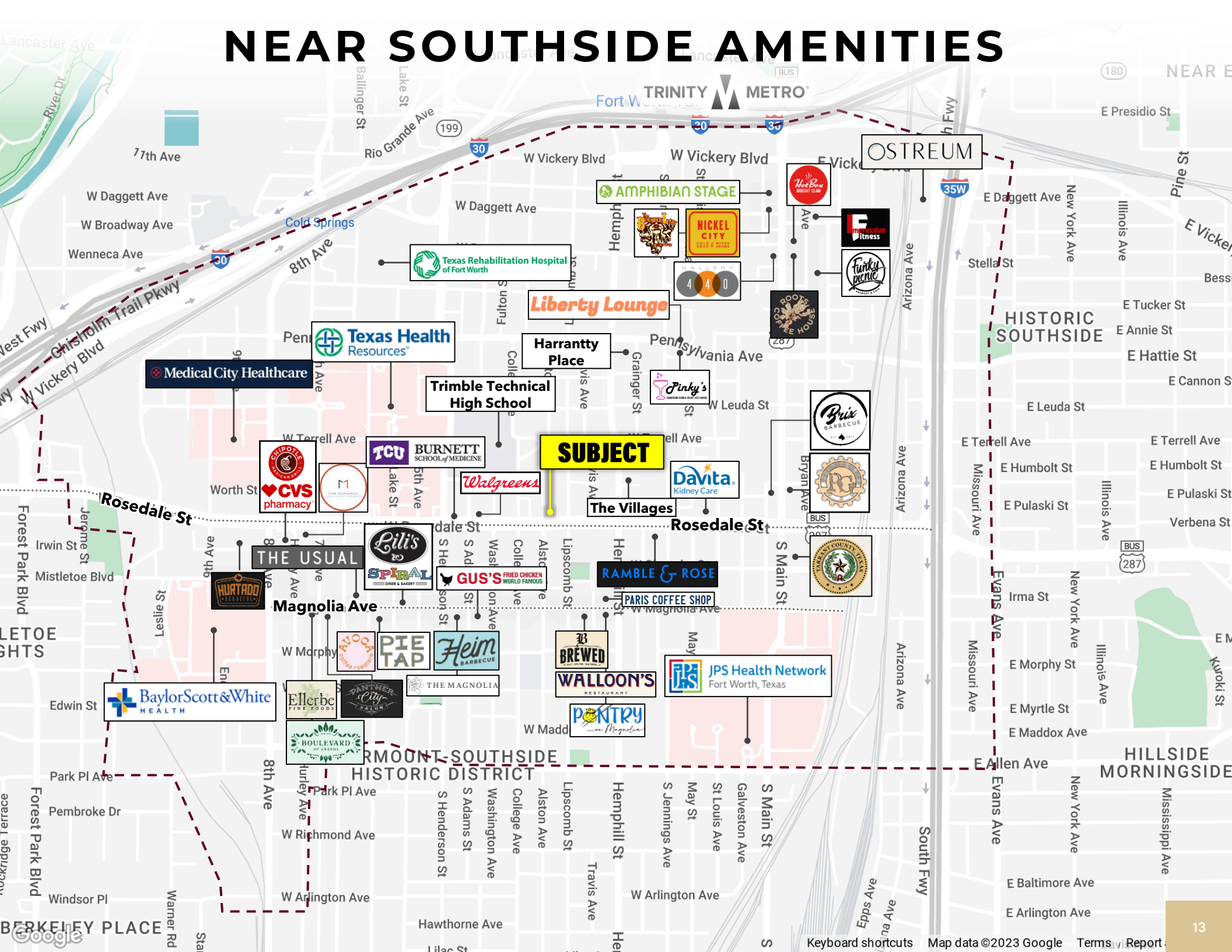
97

BIKE SCORE

The Near Southside, a roughly 1,400-acre district located just south of downtown Fort Worth, is growing following the principles of smart urban development, sustainability, a mix of uses, walkable and bike-able streets, and truly livable pre-suburban neighborhood design. It is the heart of Fort Worth's creative class and offbeat indie spirit and is experiencing an amazing renaissance, with dozens of restoration and new construction projects transforming the district and attracting new residents and businesses. In addition, the area's renowned restaurants and historic landmarks attract visitors from throughout the region.



NEAR SOUTHSIDE AMENITIES



NEAR SOUTHSIDE VILLAGES

- VICKERY VILLAGE
- SOUTH MAIN VILLAGE
- EVANS & ROSEDALE
- MAGNOLIA VILLAGE
- PARK PLACE VILLAGE
- FAIRMOUNT
- MEDICAL DISTRICTS



VICKERY VILLAGE



SOUTH MAIN VILLAGE



EVANS & ROSEDALE



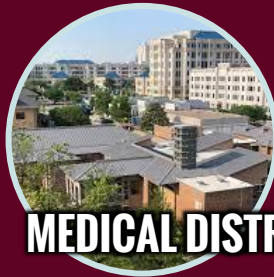
MAGNOLIA VILLAGE



PARK PLACE VILLAGE

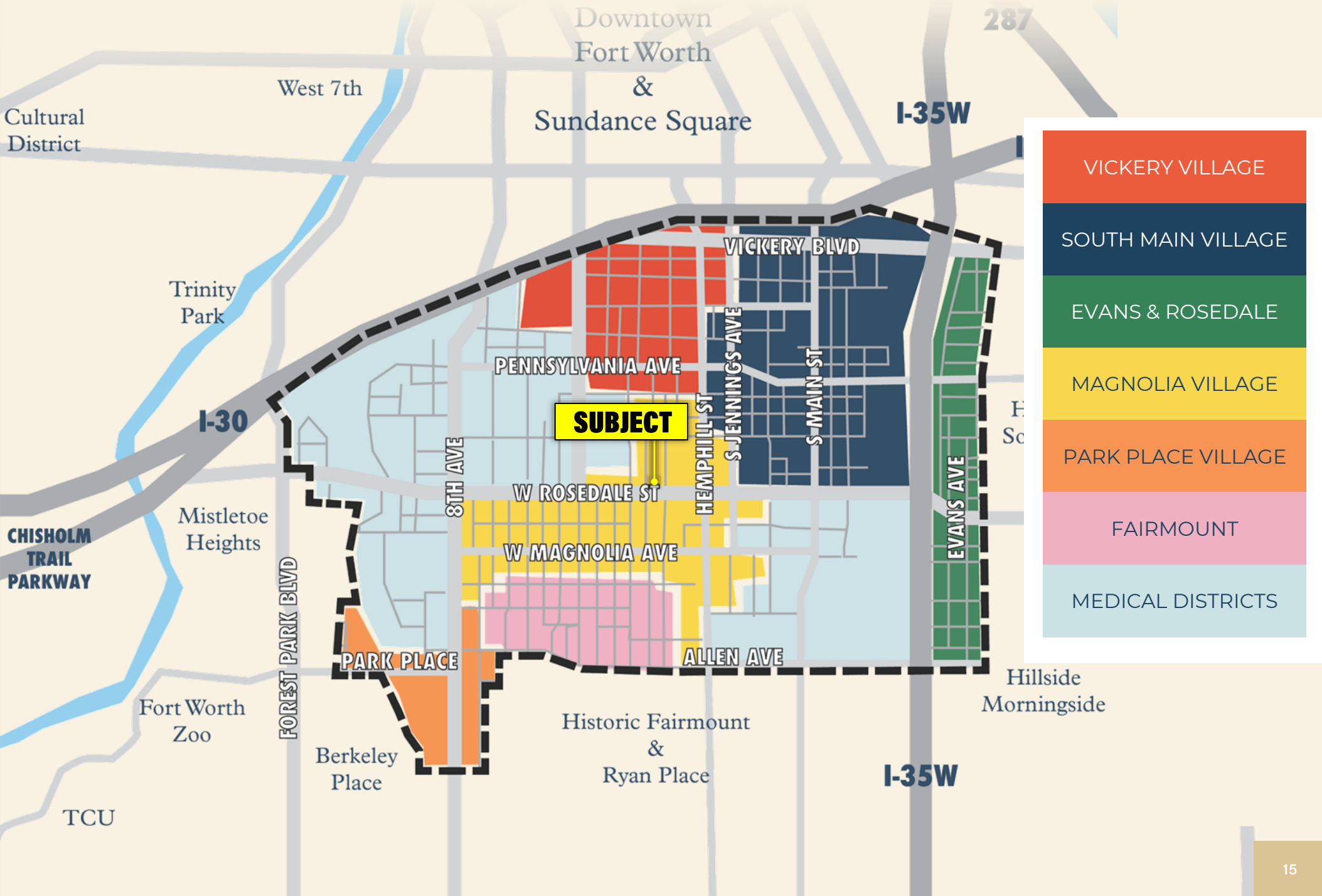


FAIRMOUNT



MEDICAL DISTRICTS

NEAR SOUTHSIDE DISTRICTS





FORT WORTH

Fort Worth is the 12th-largest city in the United States, known for Texas hospitality and a dozen remarkable districts full of culture and fun. The historic western Stockyards featuring the world’s only twice-daily cattle drive, Billy Bob’s Texas, the world’s largest honky-tonk and the new Mule Alley. A connected downtown with the 37-block Sundance Square entertainment district. The stunning museums of the Cultural District, the Botanic Garden and nearby Fort Worth Zoo.



908,469
POPULATION



\$212,300
MEDIAN HOME PRICE



\$67,927
MEDIAN INCOME



This city is known for warm greetings and hospitality, inviting neighborhoods, and a vibrant and rich culture. It’s no surprise that it is one of the five fastest growing cities in the U.S.* Besides just population, this growth includes rates for employment, income, gross product, retail sales and housing permits. Clearly, Fort Worth is welcoming lots of success.

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Prime Redevelopment Opportunity in the Near Southside and Magnolia District of Fort Worth: Ideal Restaurant, Gas Station, Service Station/Oil Change Opportunity.



Trimble Tech High School

SUBJECT

W ROSEDALE ST 25.637 VPD

ALSTON AVE



FORTUNE 500

MCKESSON

American Airlines
Group



Tenet
Health

ENERGY TRANSFER

D·R·HORTON
America's Builder

TEXAS
INSTRUMENTS

The Dallas/Fort Worth Metroplex is home to over 20 corporate headquarters, making it one of the largest corporate headquarters concentration in the United States. This also has resulted in the growth of Dallas/Fort Worth International Airport, home to American Airlines, the second largest airline in the world, largest in the U.S. and the rapid population growth of the metropolitan area, the fourth largest in the United States. In recent years, the metroplex has also attracted many other large companies such as Toyota, State Farm, JPMorgan Chase and Core-Mark.

BUSINESS SNAPSHOT

30

Fortune 500
Companies

39

Fortune 1000
Companies

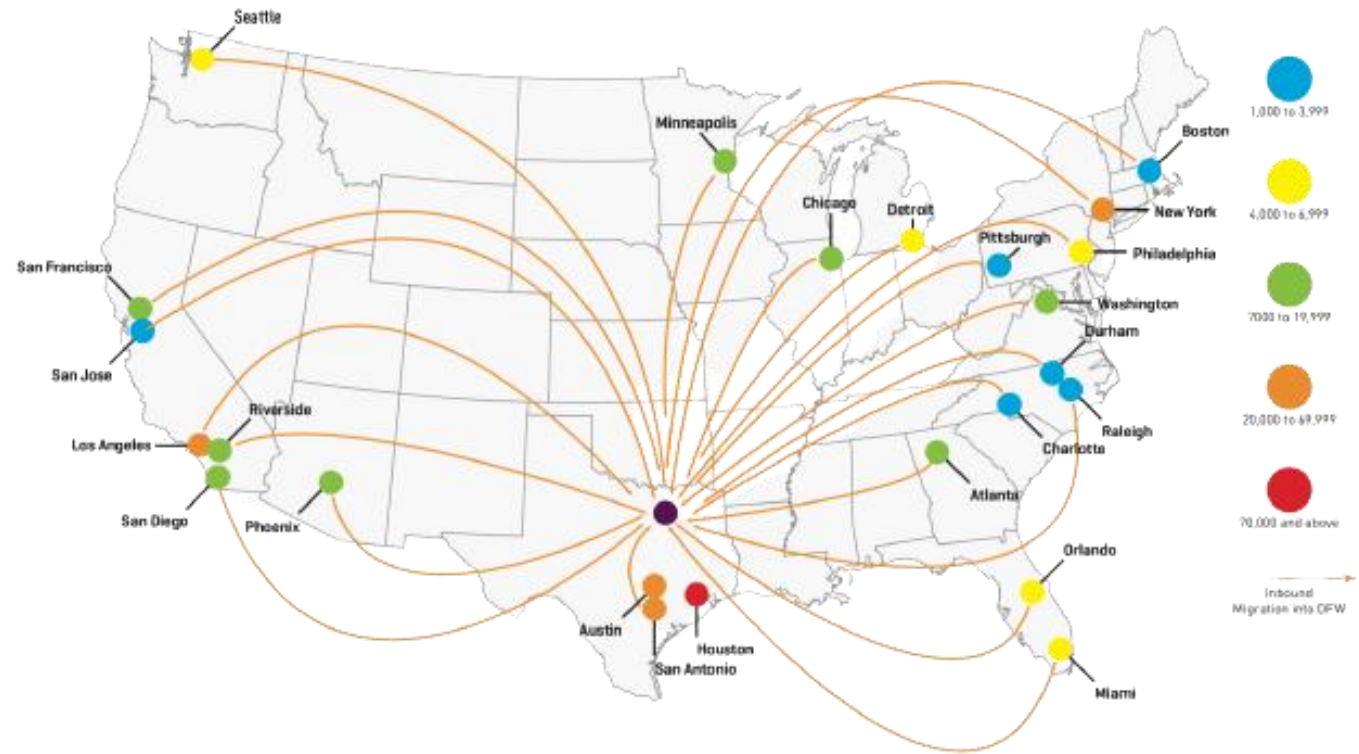
35M

SF of Class A
Office Space



MIGRATION PATTERN

AREA SNAPSHOT: Fort Worth is in the middle of an exciting time as the sixth-fastest growing city in the country - from forging new frontiers in medical innovation and entrepreneurship to advances in aerospace and transportation. And we're poised to help people and businesses relocating here stake their claim of all the incredible opportunity with a wide range of resources available throughout the region.



FORT WORTH ECONOMIC DEVELOPMENT

#1

IN THE NATION IN WIND GENERATED ELECTRICITY

#2

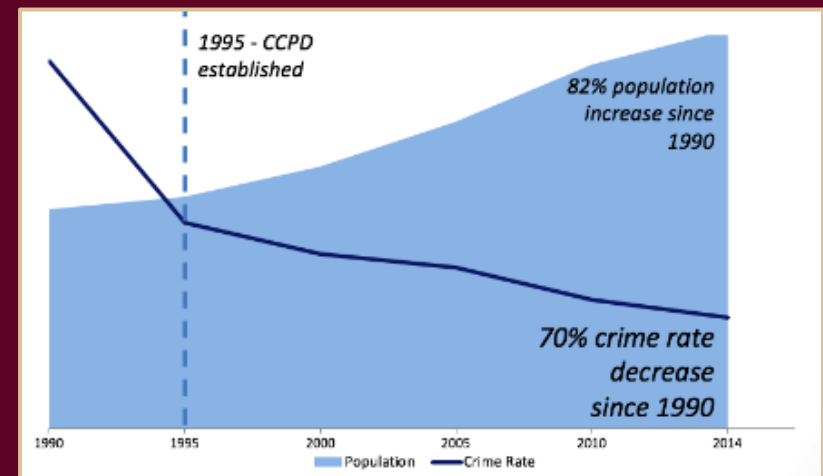
FASTEST GROWING CITY FOR CREATIVE WORKERS

#4

MOST PROSPEROUS CITY IN U.S. AMONG LARGE CITIES

The breadth of opportunities, talent pool, connectivity, and resources that Fort Worth offers helps businesses compete in the local and global marketplace. Organizations know that attracting and retaining quality talent is not an easy challenge. Combined with a pro-business environment, high quality of life, and strong economy, Fort Worth is the perfect location that gives companies a real competitive advantage.

70% DECREASE IN CRIME RATE SINCE 1990



INDUSTRIES

Home to an Impressive Array of
Businesses Segments

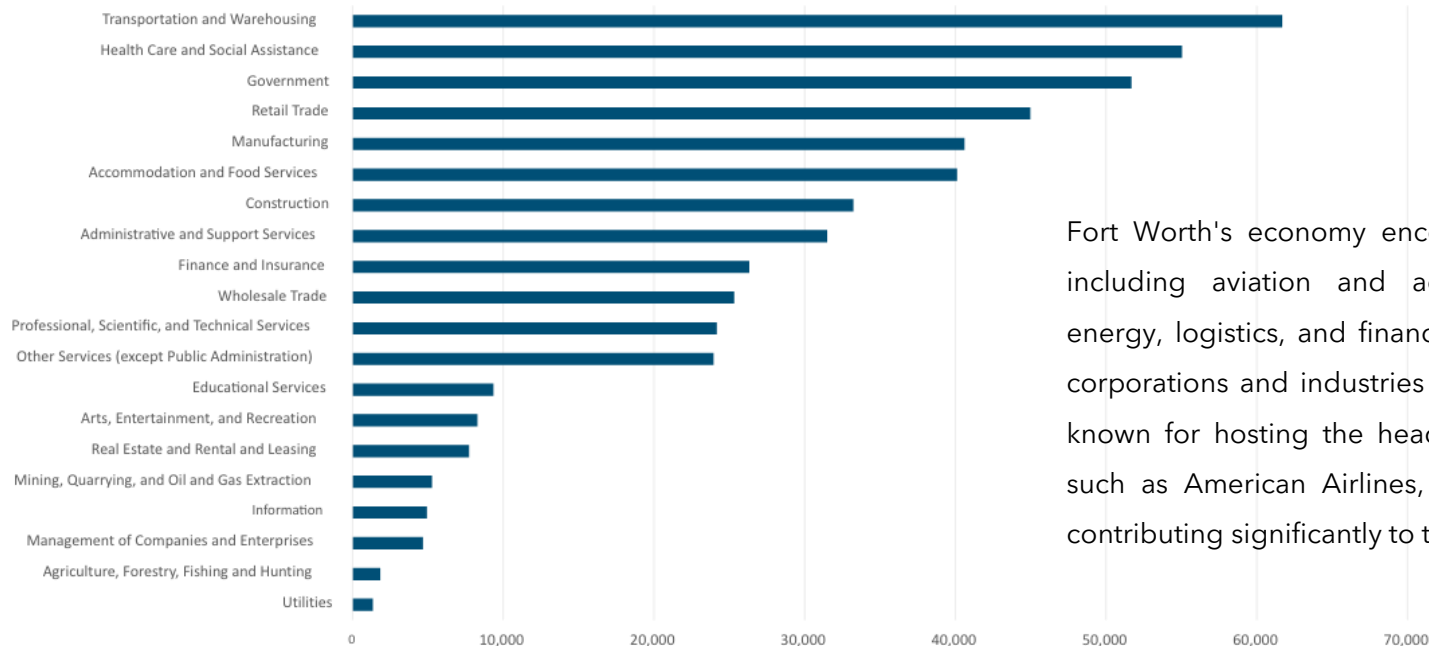
Fort Worth has established sectors dominating our local landscape that we continue to build and connect to future opportunities, including transportation and warehousing, manufacturing, healthcare, oil and gas, and hospitality and tourism. In order to position the city for a higher level of economic prosperity, emerging opportunities for new investment and job growth have been identified, such as transportation innovation, life sciences, professional services, geotechnical engineering, aerospace manufacturing and design, and financial services.

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Fort Worth's economy encompasses a wide range of industries, including aviation and aerospace, manufacturing, healthcare, energy, logistics, and financial services. The city is home to major corporations and industries that drive its economic growth. It is known for hosting the headquarters of several major companies, such as American Airlines, Lockheed Martin, and BNSF Railway, contributing significantly to the city's employment and economy.

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MAG & MAY
APARTMENTS



JPS Health Network
Fort Worth, Texas

RAMBLE & ROSE
APARTMENTS

VLK ARCHITECTS

MAGNOLIA
GREEN PARK

QT QuikTrip

SUBJECT

WELLS
FARGO

BARNES
BARIATRICS

W ROSEDALE ST 25,637 VPD

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