

FOR
SALE

1158 New York Ave • 1163 Evans Ave •
911 E. Oleander St

Fort Worth, TX 76104 | NS-T4R Mixed-Use | 3-Lot Package — Sold Together

Package Price
\$828,000

3 Lots | 13,800 SF Total

Positioned Directly Across from Fort Worth's Next Transformation

National Juneteenth Museum (\$70M) • Evans & Rosedale Urban Village (\$63M) • Downtown FW Views



ZONING NS-T4R Mixed-Use Historic	TOTAL LOT SIZE 13,800 SF 3 Lots Combined	PACKAGE PRICE \$828,000 Sold Together Only	TRAFFIC 17,000+ VPD E. Rosedale Daily Count	UTILITIES All Available Water • Sewer • Electric	TO DOWNTOWN 1.2 Miles Fort Worth CBD	JUNETEENTH Across Street \$70M Museum Coming	URBAN VILLAGE Steps Away Evans & Rosedale \$63M
---	--	---	--	---	--	---	--

AREA DEVELOPMENTS DRIVING VALUE

National Juneteenth Museum

\$70M

The National Juneteenth Museum is a transformative \$70M cultural landmark rising on E. Rosedale — directly across from these lots. Projected to draw 200,000+ annual visitors, generating hospitality, retail, and service demand in the immediate area. Surrounding land values have already begun to reflect the coming impact.

Evans & Rosedale Urban Village

\$63M

Evans & Rosedale Urban Village is a \$63M city-backed mixed-use redevelopment transforming Historic Southside into a vibrant urban district. Planned retail, dining, residential, and public plaza space will drive sustained foot traffic. NS-T4R zoning on these lots aligns perfectly with the district's vision.

NS-T4R MIXED-USE ZONING — WHAT YOU CAN BUILD

- Retail / Restaurant / Cafe
- Multifamily Residential
- Live-Work Units
- Boutique Hotel / Short-Term Rental
- Office / Professional Services
- Mixed-Use Ground Floor + Upper Residential

THE THREE LOTS — PACKAGE OVERVIEW

● 1158 New York Ave	5,500 SF
● 1163 Evans Ave	5,000 SF
● 911 E. Oleander St	3,300 SF
Combined Area	13,800 SF
Package Price	\$828,000

WHY ACT NOW

- Land near cultural landmarks appreciates rapidly post-groundbreaking
- NS-T4R zoning offers maximum mixed-use development flexibility
- City infrastructure upgrades already underway on corridor
- Rare multi-lot package — front row to \$133M in combined development
- Across the street from the National Juneteenth Museum site
- Must be purchased as a package — 3 lots, one opportunity

Many people see dirt land. Developers see opportunity.

Contact listing agent for due-diligence package, survey, and showing.

Yanira Posada | Rendon Realty LLC

DFW Metroplex | #SoldByYanira | #RendonRealty

817-975-8986 | posadya@gmail.com

DISCLAIMER: All information deemed reliable but not guaranteed. Verify all data independently prior to making investment decisions. Rendon Realty LLC is not affiliated with the Juneteenth Museum or Evans & Rosedale Urban Village projects.