

SECURE  
NET LEASE

SUBJECT PROPERTY



**OWNER USER / REDEVELOPMENT  
OPPORTUNITY**

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**CALL FOR PRICING**

2707 North Main Street, Fort Worth, TX 76164 (Fort Worth)

- ✓ Perfect Owner User Opportunity in the Fort Worth Stockyards
- ✓ Retail Zoning
- ✓ 2,500 SF of Retail Storefront on North Main Street
- ✓ 4,500 SF of Warehouse
- ✓ Ample Parking Through an Easement With Neighboring Property

# FORT WORTH STOCK YARDS

The Fort Worth Stockyards is one of the top attractions in the Dallas/Fort Worth area, with an estimated 3 million visitors per year.

# INVESTMENT OVERVIEW

FORT WORTH, TEXAS

## CALL FOR PRICING



**±7,000 SF**

BUILDING AREA



**±0.407 ACRES**

LAND AREA



**1955/ 2019**

YR BUILT / RENOVATED



**OWNER USER**

OCCUPANCY

- ✓ **The Stockyards is the top attraction in the Dallas/Fort Worth area**, with an estimated 3 million visitors each year
- ✓ Attractive owner user opportunity in the **Fort Worth Stockyards**
- ✓ Walking distance to **Billy Bob's Texas, Fort Worth Stockyards Historical District, Dickies Arena, and the Kimbell Art Museum**
- ✓ According to the U.S. Census Bureau, **Fort Worth was the fastest growing large city** with more than 500,000 population between 2000 and 2010
- ✓ **Located Along N Main Street Near the Stockyards Historical District** with a Traffic Count of Over 10,000 VPD
- ✓ **231,323 Households** Within 5 miles

# SECURE

## NET LEASE

CONTACT FOR DETAILS

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BROKER ASSOCIATE

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**ANTHONY PUCCIARELLO**

VICE PRESIDENT

(214) 915-8896

apucciarello@securenetlease.com

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



# IN THE NEWS

FORT WORTH, TEXAS

## STOCKYARDS REDEVELOPMENT PLANS REVEALED AFTER YEARS OF PLANNING

Alice Barr, August 08, 2018 (NBC DFW)

The Fort Worth Stockyards are at the heart of Cowtown history. It's a tradition people treasure and want to hold onto, but changes are coming.

The developers' biggest challenge is to balance the old with the new. Construction has just begun after four years of planning, and developers say they're taking their time to make sure their plans fit the old Fort Worth feel.

"Developers are planning to finish construction on the strip of shops and restaurants known as Mule Alley by fall of next year. *Hotel Drover is set for completion in spring of 2020.*"

*"It's a public-private partnership, \$175 million dollars in phase one* and Mayor Price says they're already seeing a return on investment with new businesses signing on, all with a nod to western heritage."

Visitors like the Reilly family trekked here from Boston to watch the daily cattle drive and feel the old school vibe. Just up Exchange Avenue, signs of change are already here. A wall around the old horse and mule barns promises a new age of growth.



[CLICK HERE TO READ MORE](#)





BUCK SANSON PARK  
MARINE PARK APARTMENTS (124 UNITS)

FORT WORTH MEACHAM INTERNATIONAL AIRPORT

H.V. HELBING ELEMENTARY SCHOOL (467 STUDENTS)

NORTH HILLS MANOR APARTMENTS (100 UNITS)

LG Grand Canvas

Little Caesars metro by F-Mobile

PRAXAIR Making our planet more productive MARCUSE & Sons, Inc. EST. 1925

RELIABLE CANVAS

DOLLAR GENERAL

DOLORES HUERTA ELEMENTARY (608 STUDENTS)

MILTON L. KIRKPATRICK ELEMENTARY SCHOOL (438 STUDENTS)

KIRKPATRICK MIDDLE SCHOOL (508 STUDENTS)

WASHINGTON HEIGHTS ELEMENTARY (429 STUDENTS)

EL RANCHO SUPERMERCADO FAMILY DOLLAR AutoZone

FOOD CITY

DOLLAR TREE Fiesta TITLEMAX BUDDY'S HOME FURNISHINGS WHATABURGER McDonald's Jack in the box PIZZA HUT TACO BELL SUBWAY

SUBJECT PROPERTY 2707 NORTH MAIN STREET

183 TEXAS NW 28th STREET ± 8,140 VPD

BENBROOK MOTORS

O'Reilly Anchor ROOFING SYSTEMS

BEST HAT SUPERMERCADOS TOLOAPAN Siempre lo que más le gusta a nuestra gente!

FALLAS La Familia AUTO INSURANCE

HOPKINS FURNITURE THE GOOD GUYS

Chick's

Walgreens 7 ELEVEN WELLS FARGO Domino's Pizza FAMSA SONIC

THRIFT FAMILY THRIFT CENTER planet fitness FAMILY DOLLAR AutoZone

ACAPULCO RESTAURANT Y CANTINA

SAM ROSEN ELEMENTARY SCHOOL (563 STUDENTS)

Erad's COST PLUS

COURTYARD BY MARRIOTT

BUSINESS 287

LISA'S CHICKEN & SEAFOOD

STOCKYARDS

McDonald's RBC Whataburger Advance Auto Parts Jack in the box KFC

NORTH SIDE HIGH SCHOOL (1,550 STUDENTS)

dollar. express

ÁTICO

N MAIN STREET ± 9,463 VPD

HYATT PLACE

MANUEL JARA ELEMENTARY SCHOOL (687 STUDENTS)

WESTEL

VALTRIS SPECIALTY CHEMICALS

# SITE OVERVIEW

FORT WORTH, TEXAS



**1955/ 2019**

YR BUILT / RENOVATED



**±7,000 SF**

BUILDING AREA



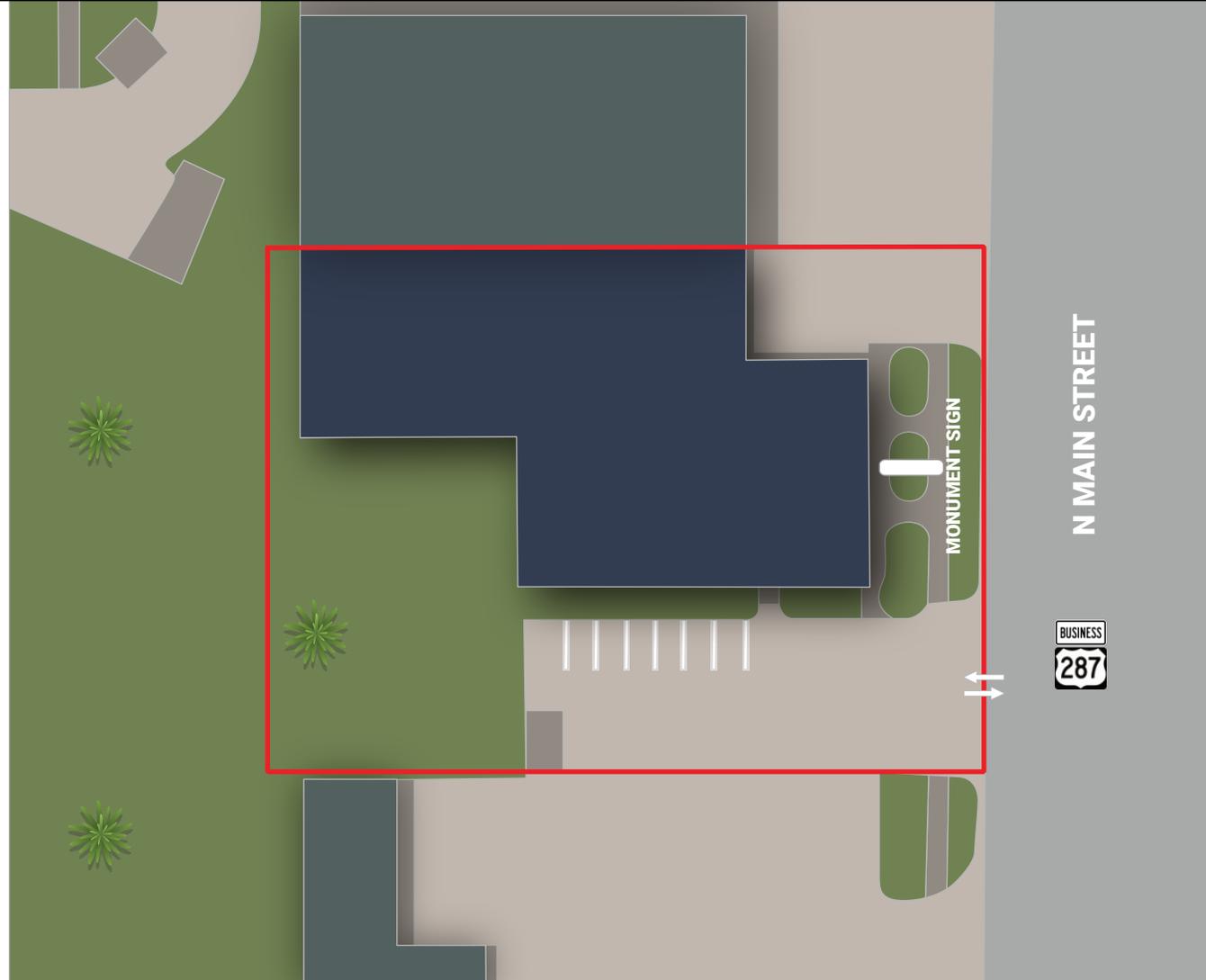
**±0.407 ACRES**

LAND AREA

## NEIGHBORING RETAILERS

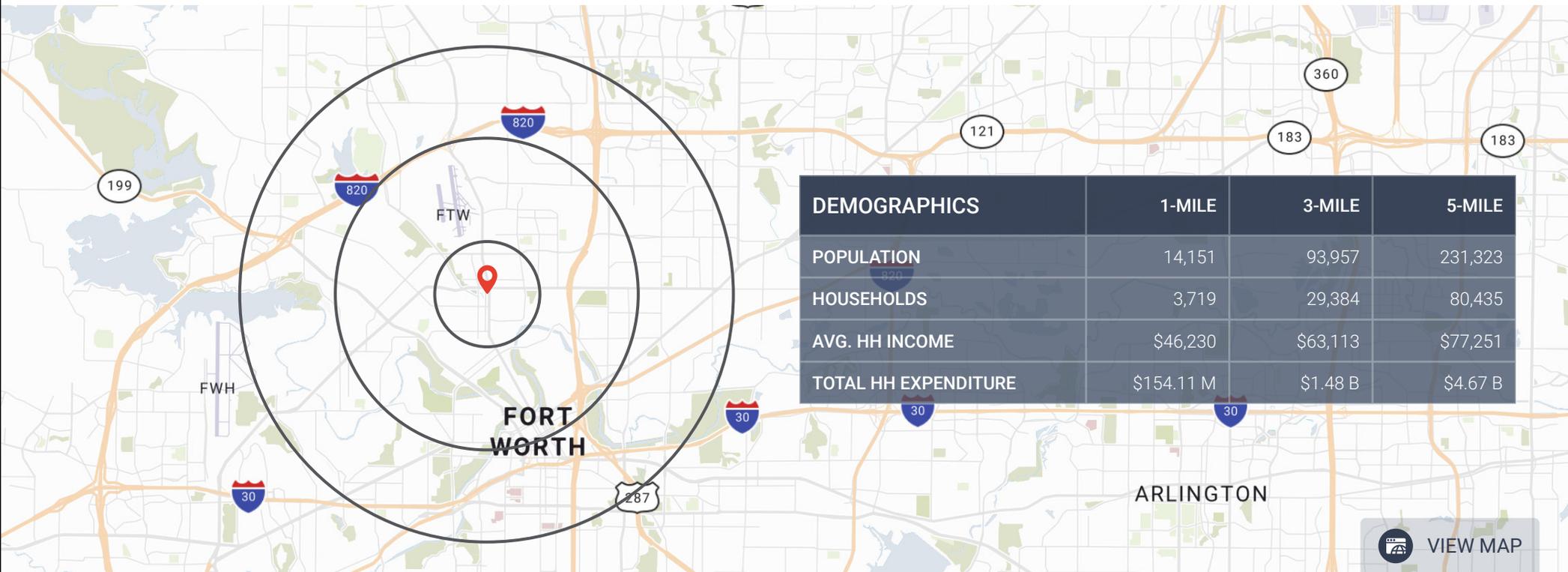
Dollar Tree	Whataburger
Pizza Hut	Subway
Taco Bell	Fiesta Mart
Jack in the Box	McDonald's
Walgreens	FAMSA Furniture
Domino's Pizza	Sonic Drive-In
7-Eleven	Wells Fargo Bank
O'Reilly Auto Parts	Family Dollar
AutoZone Auto Parts	El Rancho
Food City	Buddy's Home Furnishings
Dollar General	Church's Chicken

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



# LOCATION OVERVIEW

FORT WORTH, TEXAS



VIEW MAP

## ECONOMIC DRIVER'S (# of Employees)

Kentucky Homecare Holdings, Inc. (85,000)

Solera, LLC (5,400)

General Wireless Customer Service, Inc. (5,000)

Western Im-Ex Companies, Incorporated (5,000)

State of Texas (4,400)

Federal Aviation Administration (4,000)

Physassist Scribes, Inc. (2,500)

Jacobs Engineering Group Inc. (2,500)

Bell Textron (2,500)

Rs Legacy Corporation (2,300)

Texas Roadhouse, Inc. (2,100)

General Services Administration (2,000)

Cajun Operating Company (1,800)

Bnsf Railway Company (1,700)

Point 180 LLC (1,400)

# LOCATION OVERVIEW

FORT WORTH, TEXAS



## FORT WORTH TEXAS



**909,585**  
POPULATION



**\$58,448**  
MEDIAN HOUSEHOLD INCOME

**Fort Worth** is the 13th largest city in the United States, the fifth largest city in the state of Texas, and the largest city in and county seat of Tarrant County. As of 2020, Fort Worth has an estimated population of 898,919 and growing making it the second largest city in the Dallas-Fort Worth-Arlington Metropolitan Statistical Area (MSA), colloquially referred to as the Metroplex.

*Fort Worth is ranked among the top places in the nation* to live and do business (Money Magazine)

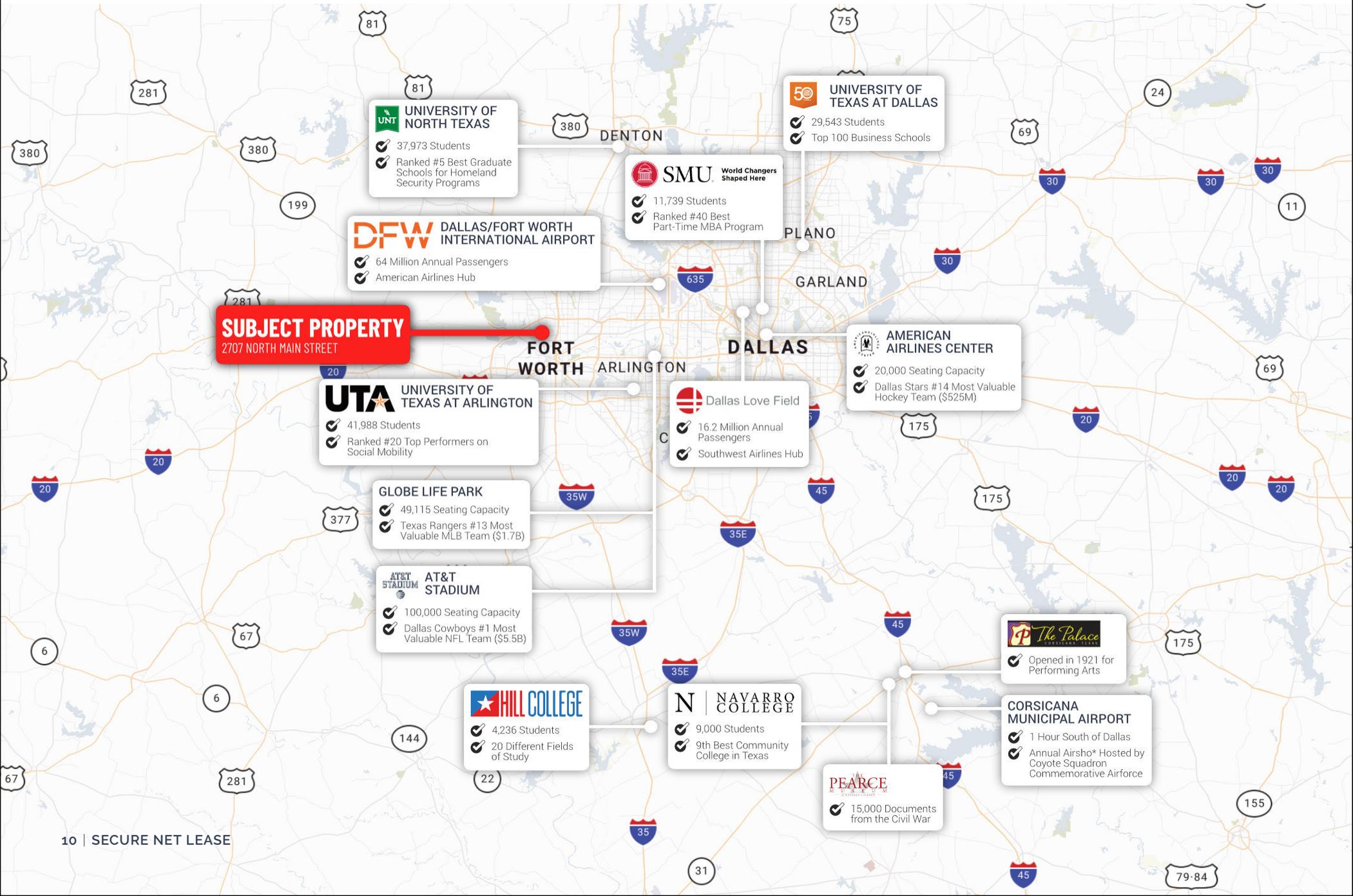
With a thriving and diverse business environment, Fort Worth has become a major center for industry, technology, distribution, and transportation.

Part of the **Dallas-Fort Worth-Arlington (MSA)** with a population of approximately 7,539,711 making it the largest in both Texas and the South and fourth largest in the United States. Passing Houston to become the fourth largest economy with a

GDP of \$613.4 billion in 2019. The Fort Worth Independent School District has a major presence in the city, with over 86,000 students alone. In addition, Fort Worth is conveniently located 17.5 miles from DFW International Airport. With 1,860 flights daily, DFW Airport serves as a gateway for visitors from around the globe, making Fort Worth an easily accessible international and domestic leisure destination. GDP of \$613.4 billion in 2019. The Fort Worth Independent School.

# METRO NAME

FORT WORTH, TEXAS



**SUBJECT PROPERTY**  
2707 NORTH MAIN STREET

**UNT UNIVERSITY OF NORTH TEXAS**

- ✓ 37,973 Students
- ✓ Ranked #5 Best Graduate Schools for Homeland Security Programs

**DFW DALLAS/FORT WORTH INTERNATIONAL AIRPORT**

- ✓ 64 Million Annual Passengers
- ✓ American Airlines Hub

**SMU World Changers Shaped Here**

- ✓ 11,739 Students
- ✓ Ranked #40 Best Part-Time MBA Program

**50 UNIVERSITY OF TEXAS AT DALLAS**

- ✓ 29,543 Students
- ✓ Top 100 Business Schools

**UTA UNIVERSITY OF TEXAS AT ARLINGTON**

- ✓ 41,988 Students
- ✓ Ranked #20 Top Performers on Social Mobility

**Dallas Love Field**

- ✓ 16.2 Million Annual Passengers
- ✓ Southwest Airlines Hub

**AMERICAN AIRLINES CENTER**

- ✓ 20,000 Seating Capacity
- ✓ Dallas Stars #14 Most Valuable Hockey Team (\$525M)

**GLOBE LIFE PARK**

- ✓ 49,115 Seating Capacity
- ✓ Texas Rangers #13 Most Valuable MLB Team (\$1.7B)

**AT&T STADIUM**

- ✓ 100,000 Seating Capacity
- ✓ Dallas Cowboys #1 Most Valuable NFL Team (\$5.5B)

**HILL COLLEGE**

- ✓ 4,236 Students
- ✓ 20 Different Fields of Study

**N NAVARRO COLLEGE**

- ✓ 9,000 Students
- ✓ 9th Best Community College in Texas

**PEARCE**

- ✓ 15,000 Documents from the Civil War

**The Palace**

- ✓ Opened in 1921 for Performing Arts

**CORSICANA MUNICIPAL AIRPORT**

- ✓ 1 Hour South of Dallas
- ✓ Annual Airsho\* Hosted by Coyote Squadron Commemorative Airforce

# SECURE

NET LEASE

*WE LOOK FORWARD TO HEARING FROM YOU*

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## **DALLAS OFFICE**

10000 N. Central Expressway  
Suite #200  
Dallas, TX 75231  
(214) 522-7200

## **LOS ANGELES OFFICE**

123 Nevada Street  
El Segundo, CA 90245  
(424) 220-6430

[securenetlease.com](http://securenetlease.com)

# TEXAS DISCLAIMER

FORT WORTH, TEXAS

## **APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE**

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### **INFORMATION ABOUT BROKERAGE SERVICES**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests

of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- ▷ shall treat all parties honestly;
- ▷ may not disclose that the owner will accept a price less than the asking price submitted in a written offer unless authorized in writing to do so by the owner;
- ▷ may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- ▷ may not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.