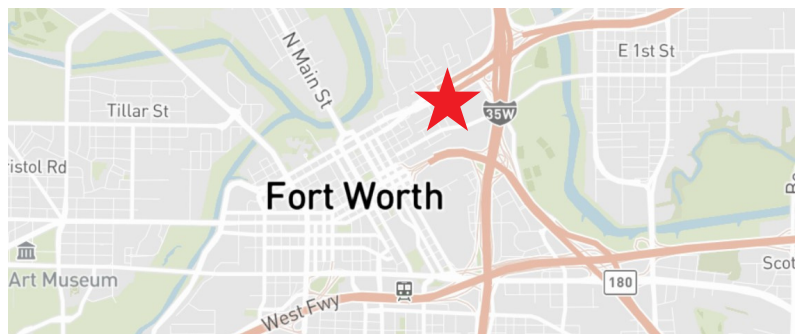
 **JLL** SEE A BRIGHTER WAY

Available

1200 E Weatherford St
& 1200 E 1st St
Fort Worth, TX
1.98 AC

1200 E Weatherford St & 1200 E 1st St Fort Worth, TX

JLL is proud to offer for sale these two blocks adjacent to Fort Worth's Central Business District. The assembled presents a unique urban development opportunity for two blocks in the Dallas/Fort Worth Metroplex.



1200 E Weatherford St

- 0.98 AC or 42,689 SF Land
- 5,100 SF Building on Property
- E Weatherford Street Frontage
- Zoned 'H' Central Business
- Fort Worth Downtown Urban Overlay

1200 E 1st St

- 1.0 AC or 43,560 SF Land
- 11,850 SF Building on Property
- Adjacent to Residential Development
- Zoned 'H' Central Business
- Fort Worth Downtown Industrial Overlay

Downtown Fort Worth, Inc. and the Downtown Design Review Board are supportive of abandoning the portion of E 1st Street separating the two blocks. The potential buyer will need to confirm this.

32,000

Vehicles per day by site

44,538

2-Mile Population

2 min

Two minute drive to I-35W, I-30, Highways 121 and 287

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10,000

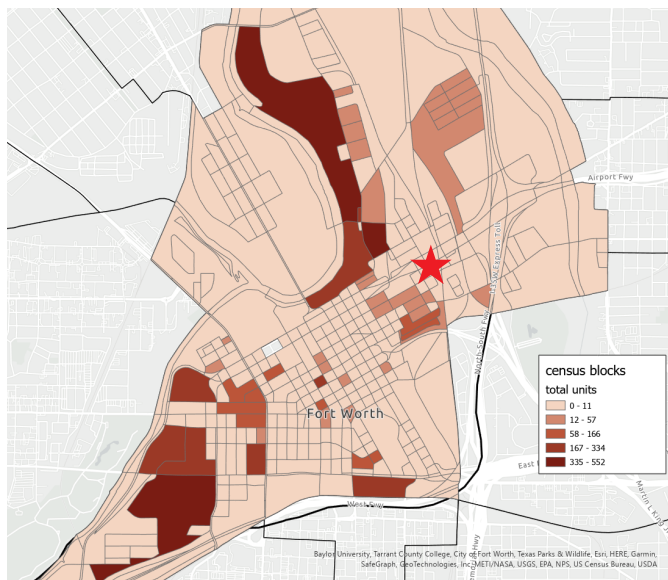
Estimated residential population

About the Fort Worth CBD

Fort Worth's Central Business District (CBD) is a bustling commercial and financial hub. The CBD is characterized by a mix of modern high-rise buildings, historic structures, and vibrant public spaces. It is home to a diverse range of industries; including finance, insurance, energy, healthcare, legal services, technology, and more.

It serves as a major employment center, attracting both large corporations and small businesses, and as part of \$2.5 billion in the development pipeline is rapidly adding Multifamily Residential projects to keep up with Fort Worth's ever-growing population. In addition to its commercial significance, the CBD is also a vibrant cultural and entertainment destination. The area is home to numerous museums, theaters, performance venues, art galleries, and restaurants. Sundance Square is a popular outdoor gathering space, featuring public art installations, retail shops, cafes, and entertainment options.

Upcoming CBD Developments	Development Cost
Omni Hotel Expansion	\$217,000,000
Fort Worth Convention Center Hotel	\$325,000,000
Texas A&M University	\$350,000,000
Convention Center	\$700,000,000
Dart Interests LLC Mixed Use	\$250,000,000



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About Fort Worth

Fort Worth is the fastest growing large city in the country. Fort Worth has experienced significant population growth and as of 2023: it is the 5th-largest city in Texas and the 13th-largest city in the United States. The United States Census Bureau reports that between 2010 and 2020, the estimated population of Fort Worth increased by 25% from 741,206 to 927,720.

Several factors contribute to Fort Worth's population growth. The City's strategic location, strong economy, and diverse job market are attractive to individuals and families looking for employment opportunities and a high quality of life. Fort Worth is known for its thriving business sectors, including healthcare, aviation, manufacturing, and technology, which have led to job growth and attracted a large number of residents.

The City's transportation network, including its proximity to major highways, DFW International Airport, Alliance Airport, Meacham Field, Trinity Railway Express, enhances its desirability as a place to live and work.



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About DFW

DFW benefits from a diverse economy encompassing industries like healthcare, technology, manufacturing, and logistics, which have contributed to job creation and economic growth. DFW's geographically central location, extensive transportation infrastructure, and business-friendly climate have attracted businesses, professionals, and investors, fueling further expansion. A skilled and educated workforce, coupled with a robust network of educational institutions, fosters innovation and entrepreneurship. The region's investment in infrastructure, cultural amenities, and quality-of-life offerings further enhance its appeal, making Dallas/Fort Worth a dynamic and prosperous economic hub.



LOW COST OF DOING BUSINESS

Score of 88.45
(U.S. avg = 100.00)



CRITICAL MASS OF HEADQUARTERS & REGIONAL OFFICES

144 corporate headquarter relocations since 2010



FAVORABLE TAX CLIMATE

0% State & Local Income Tax



HIGH-QUALITY OF LIFE

Favorable year-round climate and traffic commute time



LEADING PRO-BUSINESS ENVIRONMENT

#1 for doing business
15 years in a row



MAGNET FOR TOP TALENT IN THE U.S.

Strong wages and low cost of living create an attractive employment base



LEADING ECONOMIC & POPULATION GROWTH

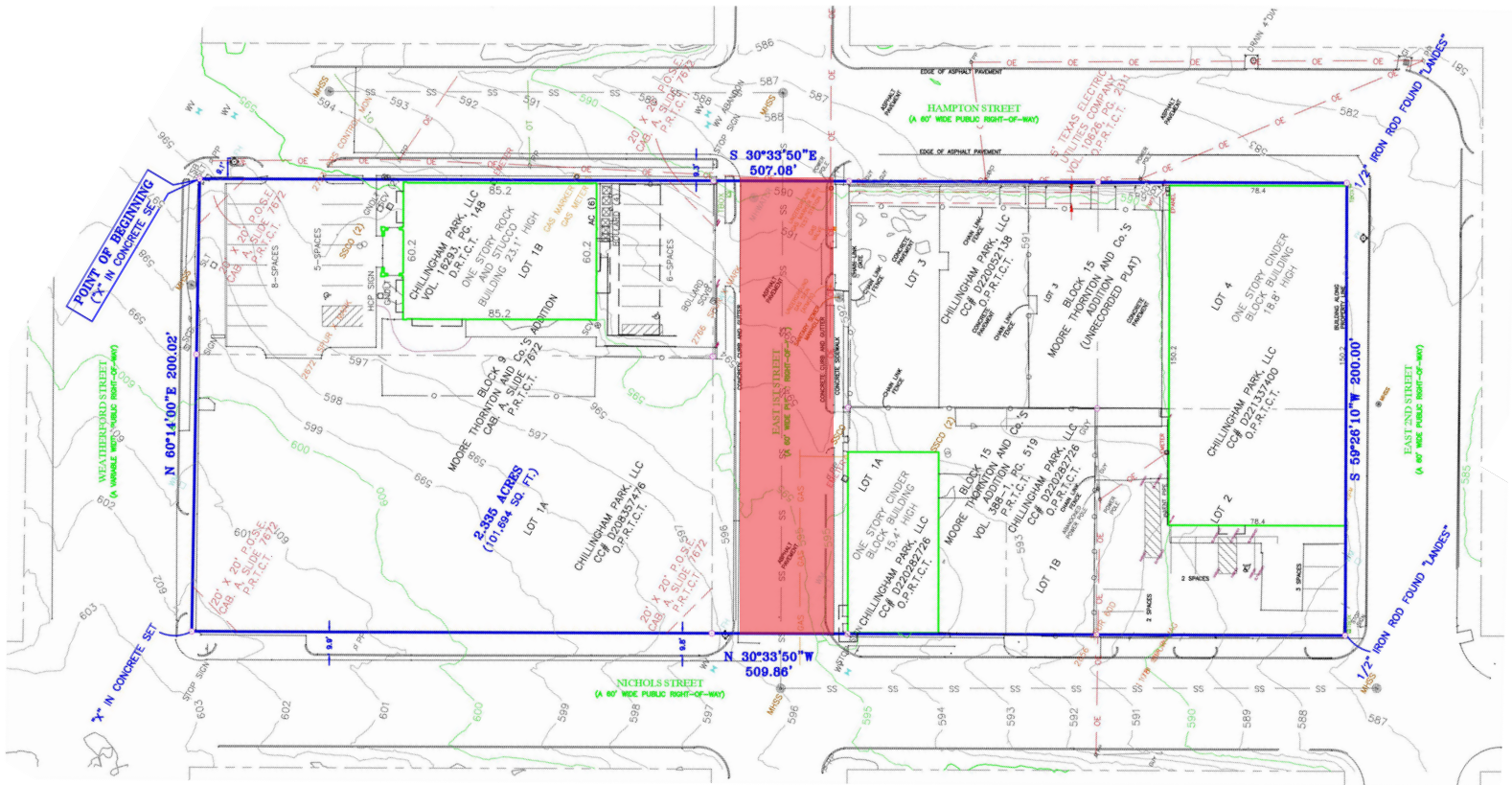
Projected to add 488,700 residents and 97,000 new jobs from 2019 – 2023

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Site Plan



*The highlighted portion of East 1st Street will need to be abandoned by the City to increase the total square footage available to +/- 101,694 SF.

JLL

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Jones Lang LaSalle Americas, Inc. License #: CO508577000



Information About Brokerage Services

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

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4000
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Todd Burnette	369123	todd.burnette@jll.com	817-334-8105
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John Glenn Davidson	730940	johng.davidson@jll.com	817-334-8123
Sales Agent/Associate's Name	License No.	Email	Phone

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Date