

FOR SALE - EXPANDED CITY BLOCK IN FORT WORTH, TX







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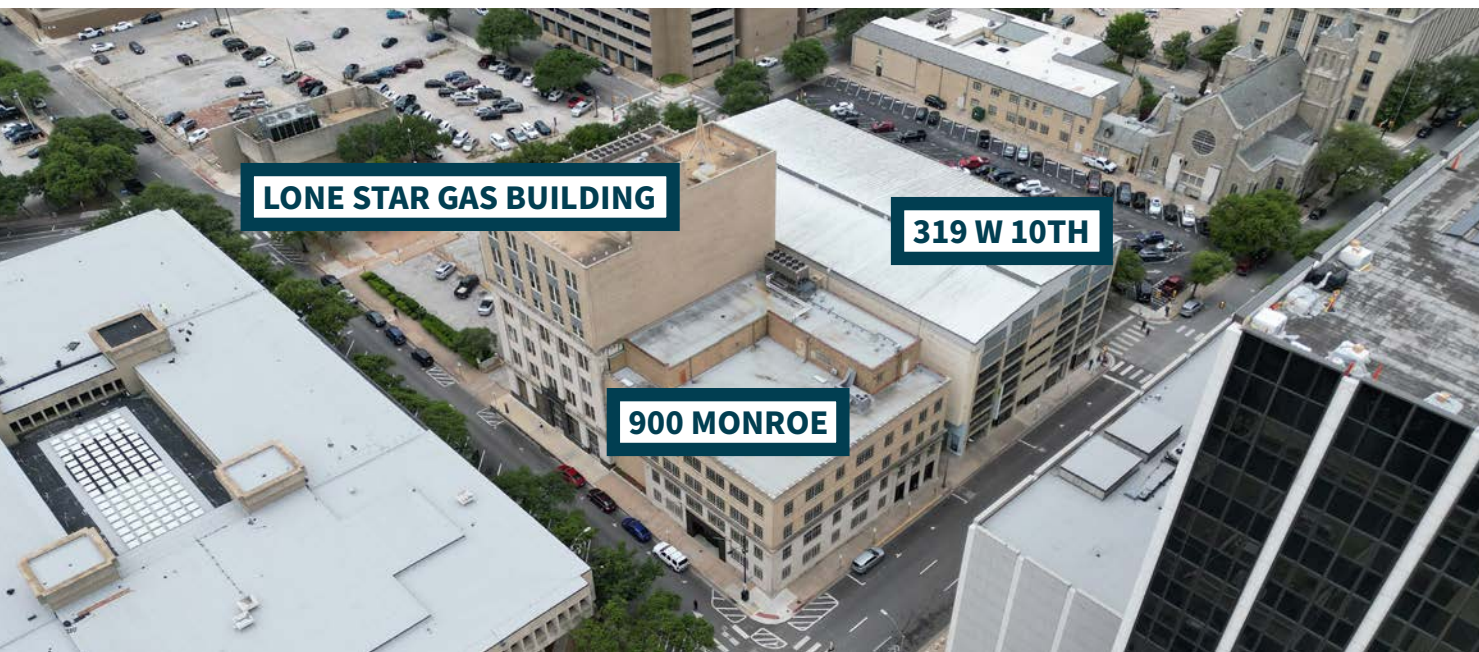
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INVESTMENT SUMMARY

Jones Lang LaSalle (JLL) has been exclusively retained by the City of Fort Worth to offer qualified investors an opportunity to acquire the Fort Worth Downtown Campus (“the Property”) - a three building package on ±1.32 AC in Downtown Fort Worth, Texas. This property package is the largest currently available site in the Central Business District (CBD) of the 12th largest city in the United States as of 2023, and spans a full expanded city block.

The portfolio has served as an administrative hub for the City of Fort Worth and has housed many of the city’s most important municipal functions. With the property and land now available, this offering provides today’s investors and developers the chance to work with the City of Fort Worth to acquire high demand land with potential for public-private partnership.



319 W 10TH

900 MONROE

LONE STAR GAS BUILDING

PARKING LOTS







INVESTMENT HIGHLIGHTS

- The largest currently available potential development site in the Fort Worth CBD
- Location provides access not only to Downtown amenities, but also major arteries headed to other Fort Worth districts
- Within walking distance of dozens of restaurants and entertainment venues
- Served by more than 3,900 hotel rooms including the nearby Omni Hotel with 618 rooms, with plans for more in the future.
- Located in the red-hot Dallas/Fort Worth real estate market
- Offering contains a parking garage and surface parking
- Multiple public transit lines (Trinity Metro) operate in the area
- Zoned “H” - Central Business for a variety of uses

PROPERTY SUMMARY

ADDRESS	900-908 Monroe St, 319 W 10th St
OFFICE SF	93,829 SF
PARKING GARAGE SF	128,410
TOTAL SF	222,239 SF
SITE SIZE	1.32 acres
YEAR BUILT	1929, 1942, 1965
OWNER	City of Fort Worth
GARAGE PARKING	338 Spots
CURRENT USE	Administrative Office, Parking

PROPERTY DETAILS - 900 MONROE

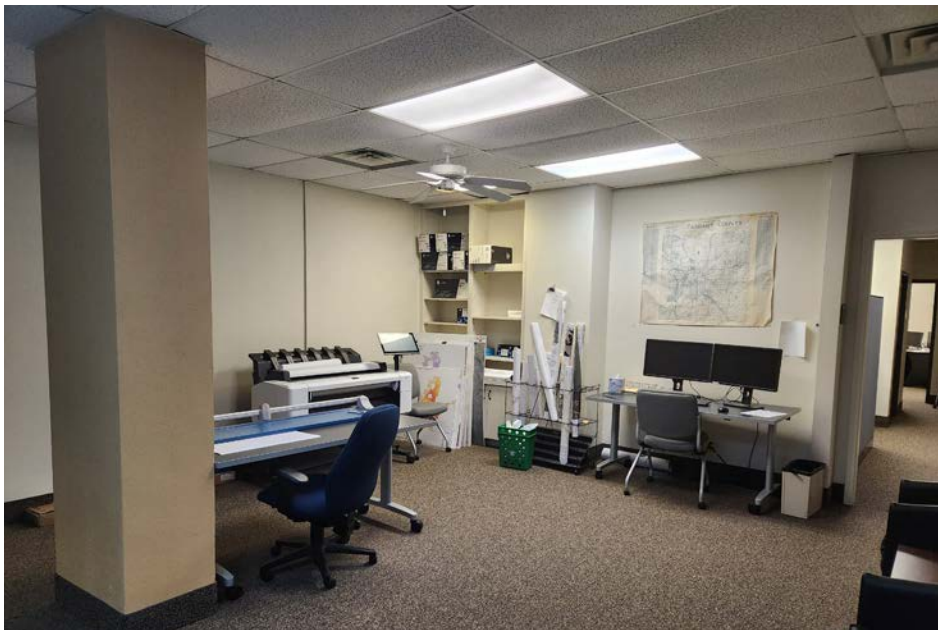
PROPERTY NAME	Gordon Swift Building
LOCATION	900 Monroe St
YEAR BUILT / RENOVATED	1942
TOTAL SF	42,029 SF
SITE AREA	0.23 AC
STORIES	4 + Basement
ZONING	H - Central Business District
LATITUDE	32°44'59.17
LONGITUDE	-97°19'53.05
DESIGNATION	Demolition Delay



SAMPLE USE PLAN - 900 MONROE



PHOTOS - 900 MONROE



PHOTOS - 900 MONROE

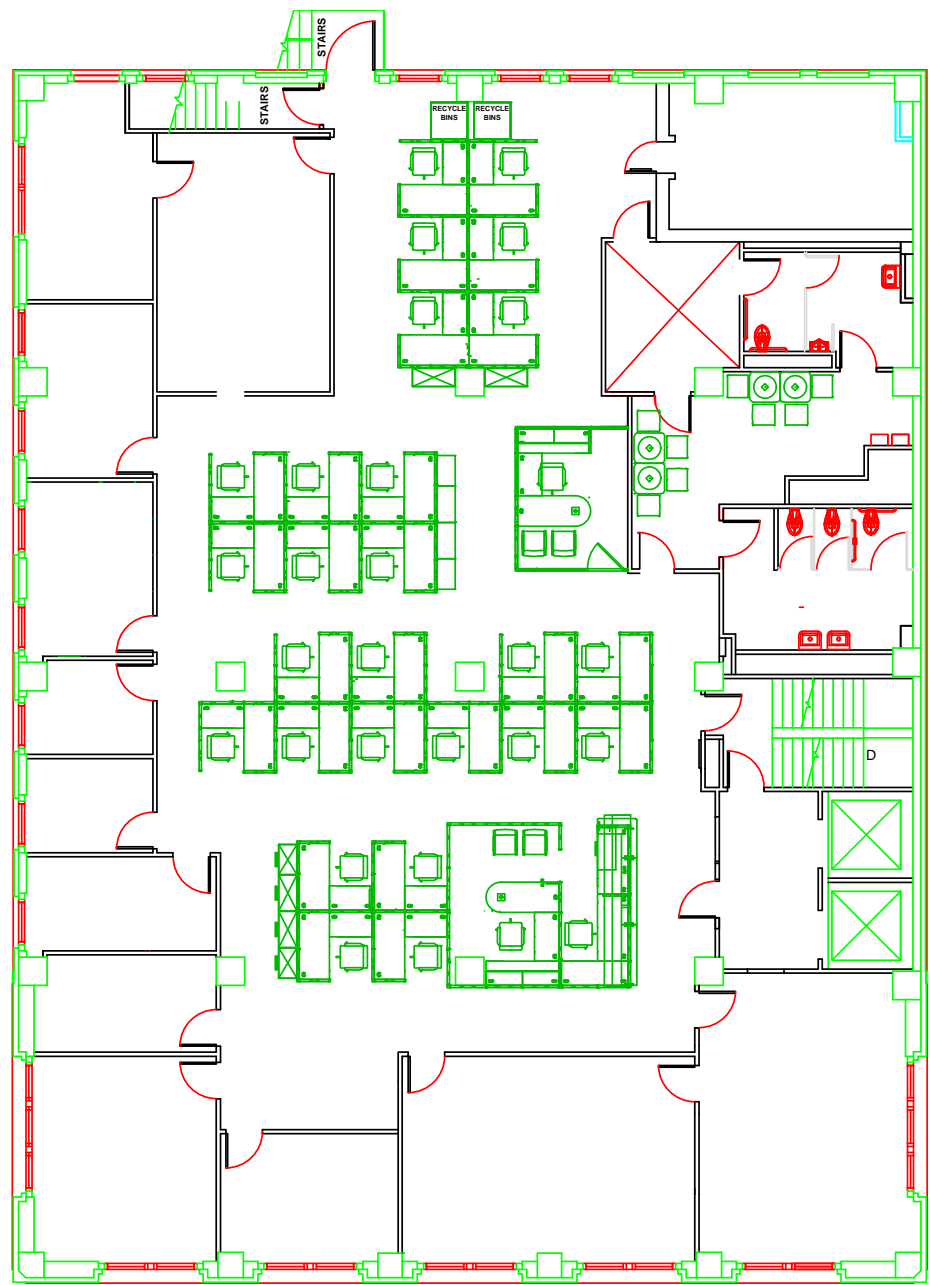


PROPERTY DETAILS - LONE STAR GAS BUILDING

PROPERTY NAME	Lone Star Gas Building
LOCATION	908 Monroe St
YEAR BUILT / RENOVATED	1929
TOTAL SF	51,800 SF
SITE AREA	0.5 AC
STORIES	7
ZONING	H - Central Business District
LATITUDE	32°44'58.23
LONGITUDE	-97°19'53.07
DESIGNATION	Historic & Cultural Landmark



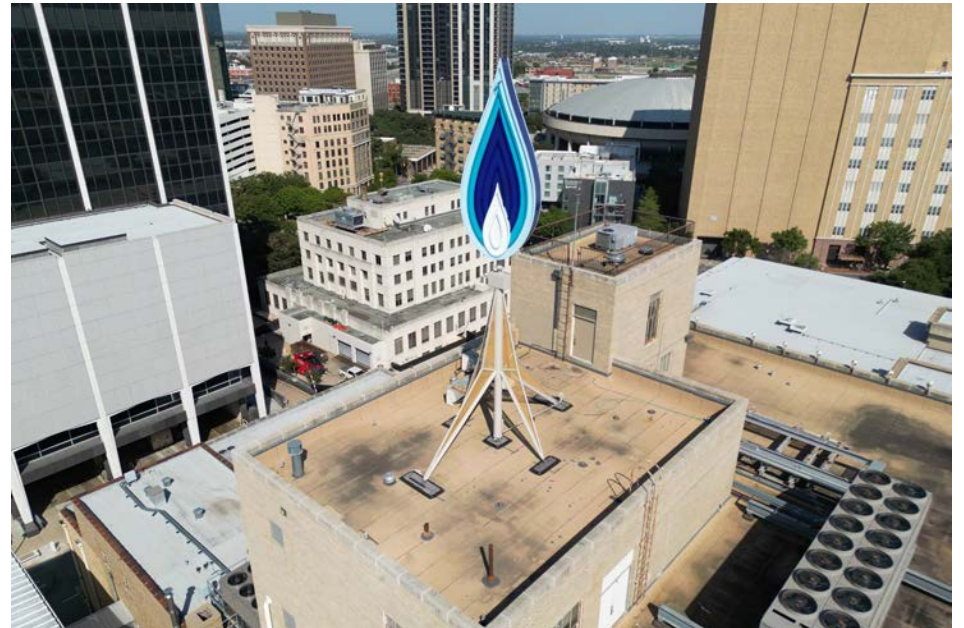
SAMPLE USE PLAN - LONE STAR GAS BUILDING



PHOTOS - LONE STAR GAS BUILDING



PHOTOS - LONE STAR GAS BUILDING



PROPERTY DETAILS - 319 W 10TH GARAGE

PROPERTY NAME	319 W 10th Garage
LOCATION	319 W 10th St
YEAR BUILT / RENOVATED	1965
TOTAL SF	128,410 SF
SITE AREA	0.59 AC
STORIES	7
ZONING	H - Central Business District
LATITUDE	32°44'57.68
LONGITUDE	-97°19'54.47
PARKING	338 Spaces



HERTZ LEASE

914 SF WITH 50 PARKING SPACES

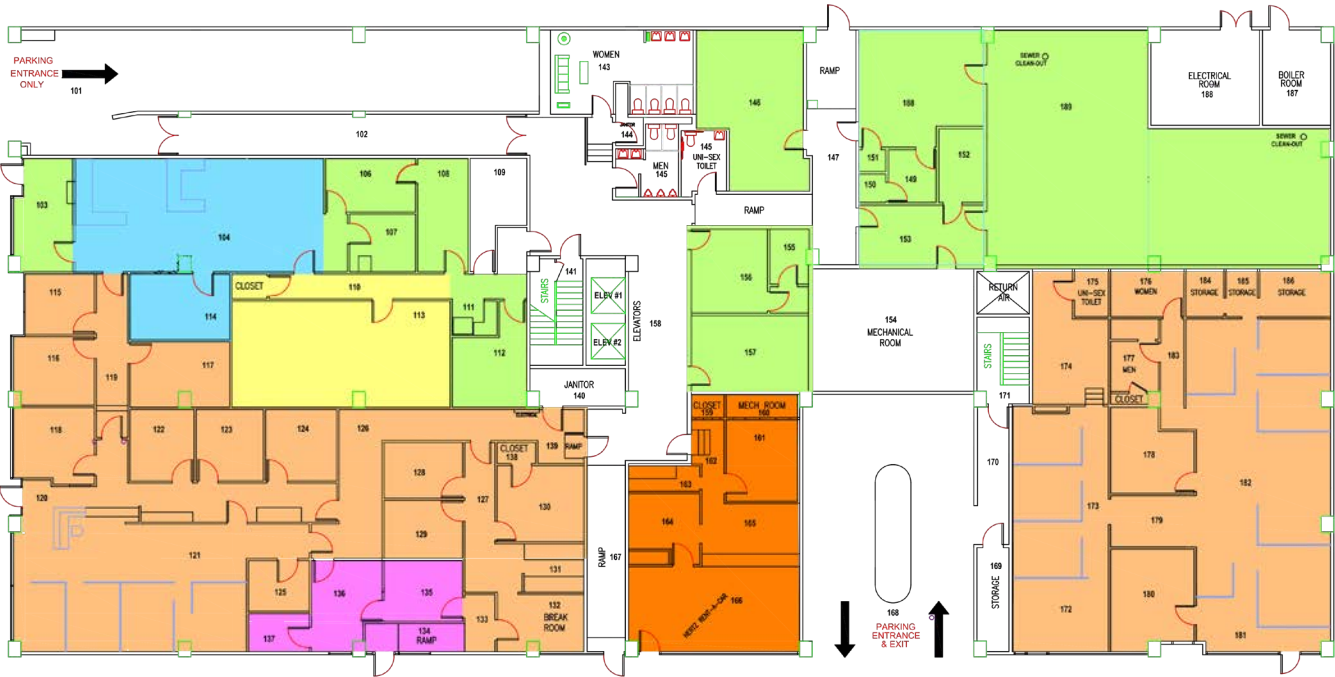
EXPIRES: 11/30/2026

ANNUAL RENT: \$19,148.28

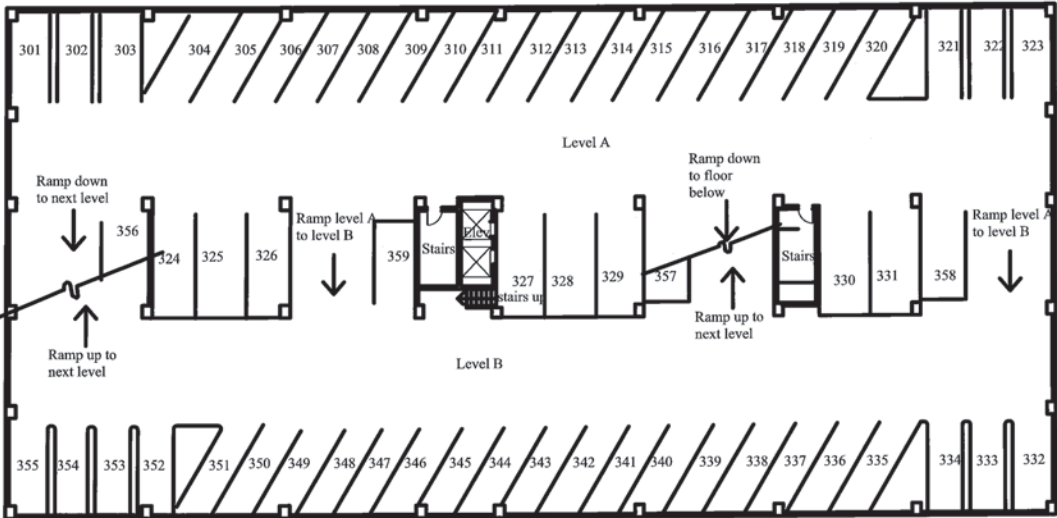
ANNUAL PARKING RENT: \$72,000

Renewal Option: 1 - Two year option at \$23.00 SF + \$130/space/month Parking Rent

SAMPLE USE PLAN - 319 W 10TH ST

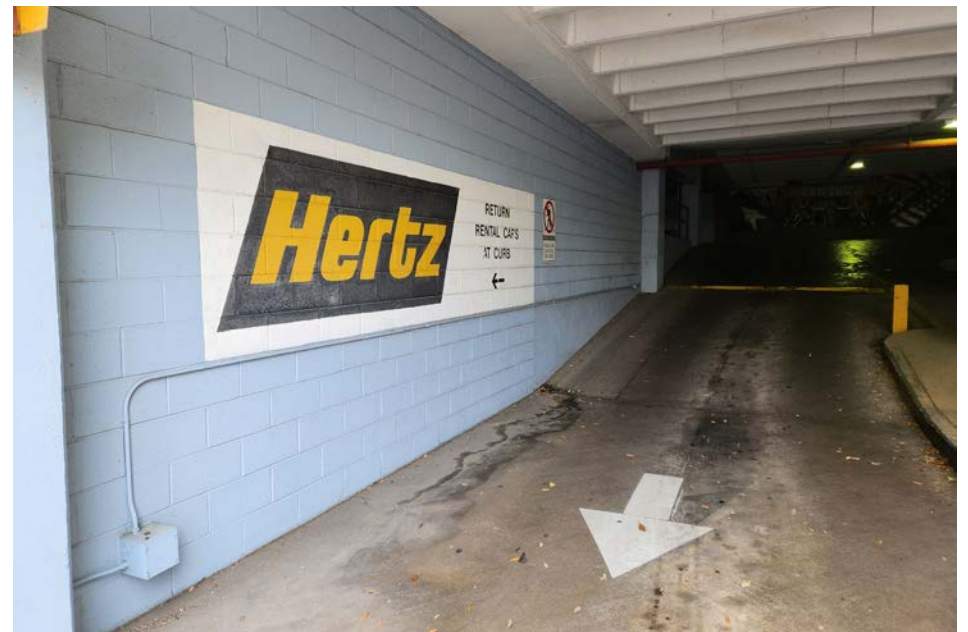
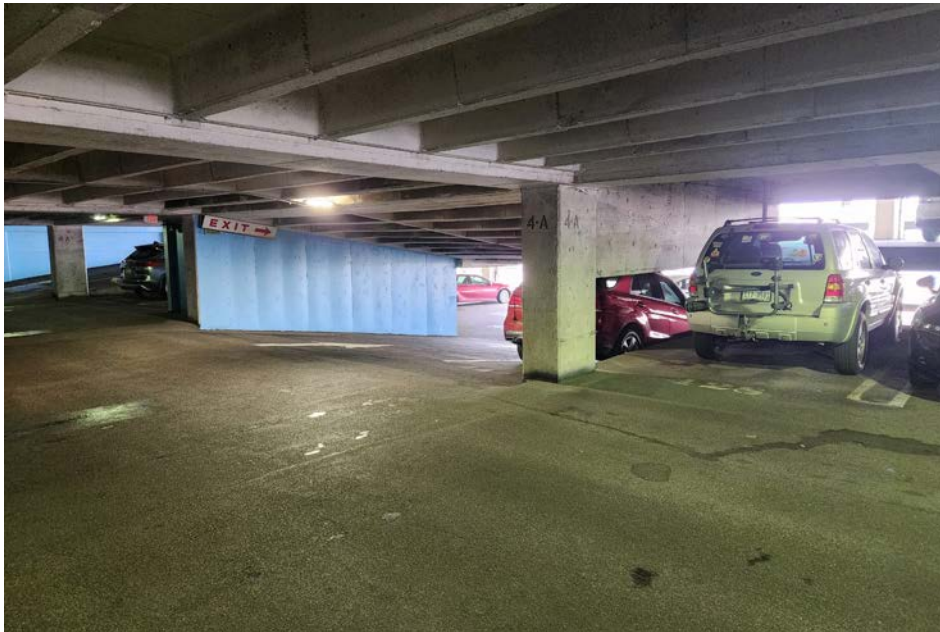


1ST FLOOR OFFICES

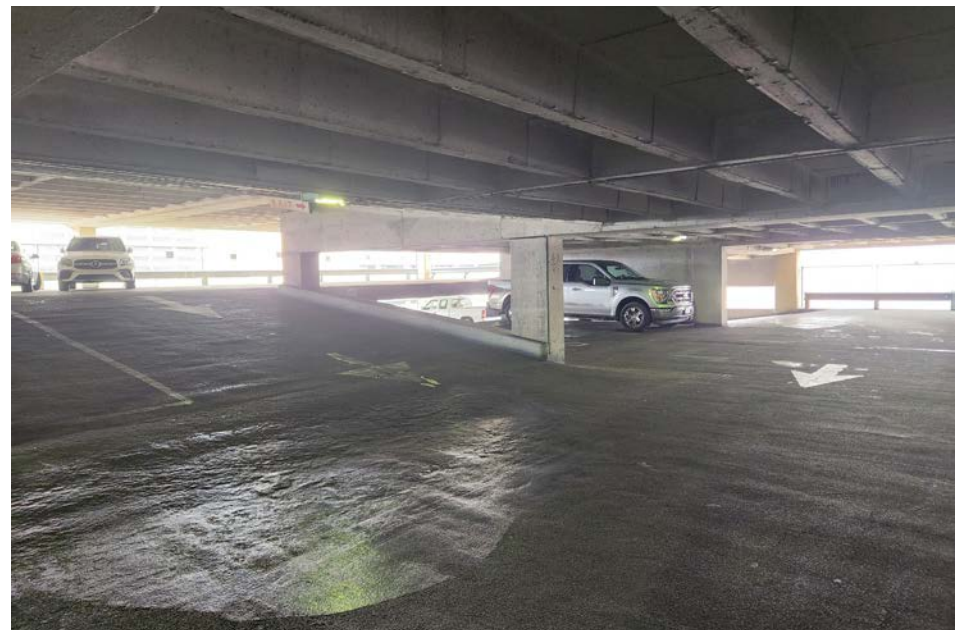


SAMPLE PARKING FLOOR

PHOTOS - 319 W 10TH GARAGE



PHOTOS - 319 W 10TH GARAGE





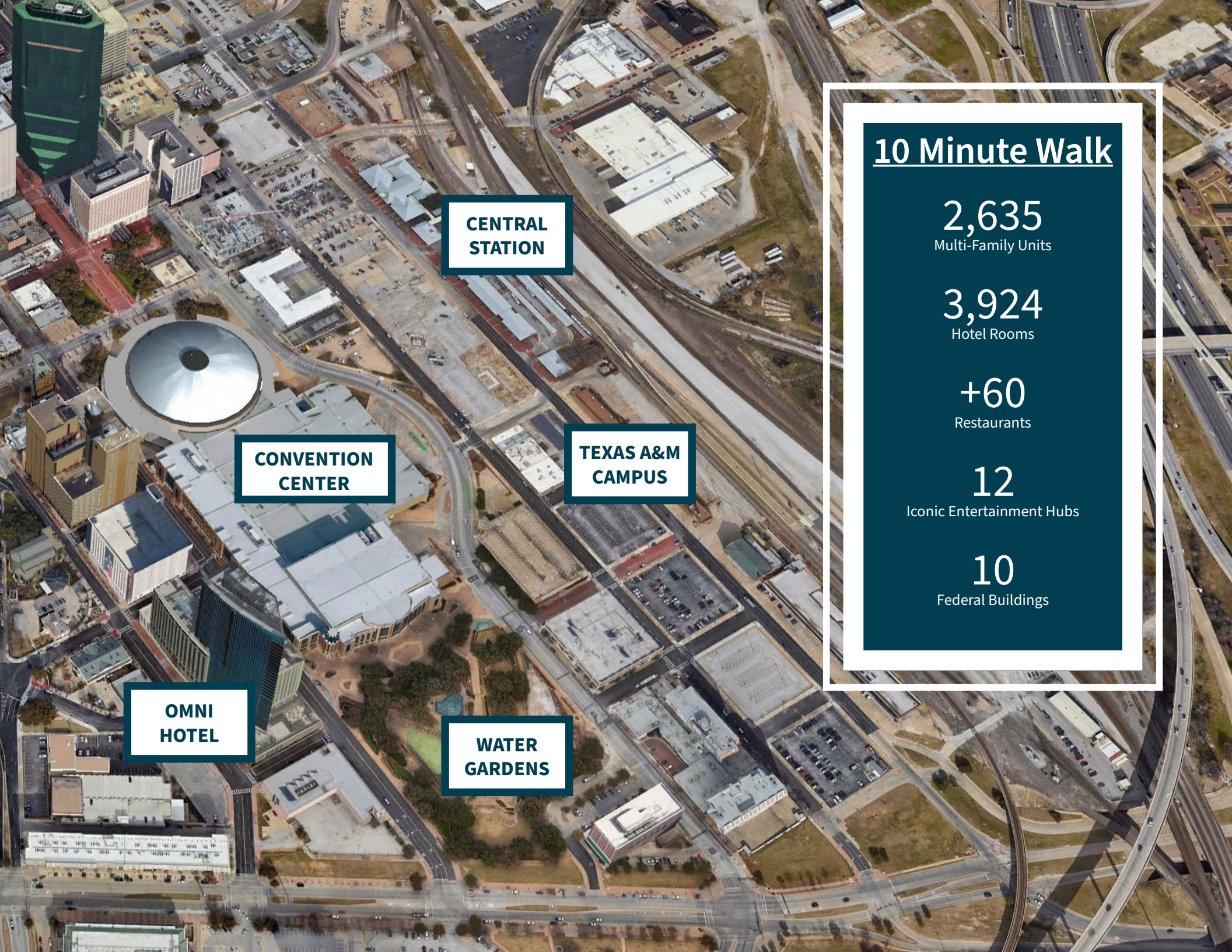
**SUNDANCE
SQUARE**

This is an aerial photograph of a city grid, likely in Denver, Colorado. The image shows a dense arrangement of buildings, streets, and parking lots. A prominent white arrow points from the 'SUNDANCE SQUARE' label to a tall, blue skyscraper in the upper right. Another white arrow points from the 'WEST 7TH/CULTURAL DISTRICT' label to a street on the left. A third white arrow points from the 'NEAR SOUTHSIDE' label to a highway interchange at the bottom. A red star with a white center is located in the middle right, enclosed in a light blue square. The 'BURNETT PLAZA' label points to a tall, dark building in the center. The overall scene is a high-angle, top-down view of an urban environment.

**WEST 7TH/
CULTURAL DISTRICT**

**BURNETT
PLAZA**

**NEAR
SOUTHSIDE**



**CENTRAL
STATION**

**CONVENTION
CENTER**

**TEXAS A&M
CAMPUS**

**OMNI
HOTEL**

**WATER
GARDENS**

10 Minute Walk

2,635
Multi-Family Units

3,924
Hotel Rooms

+60
Restaurants

12
Iconic Entertainment Hubs

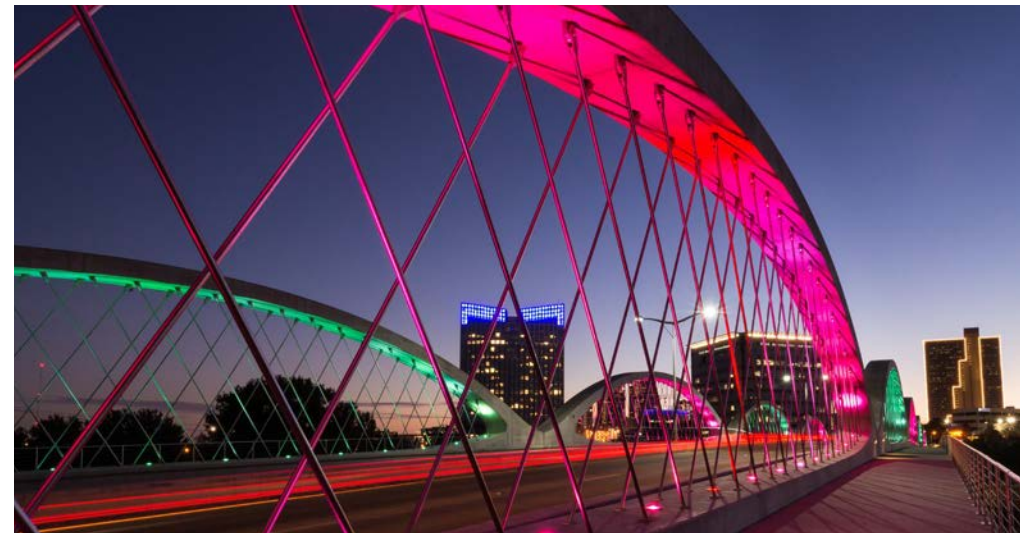
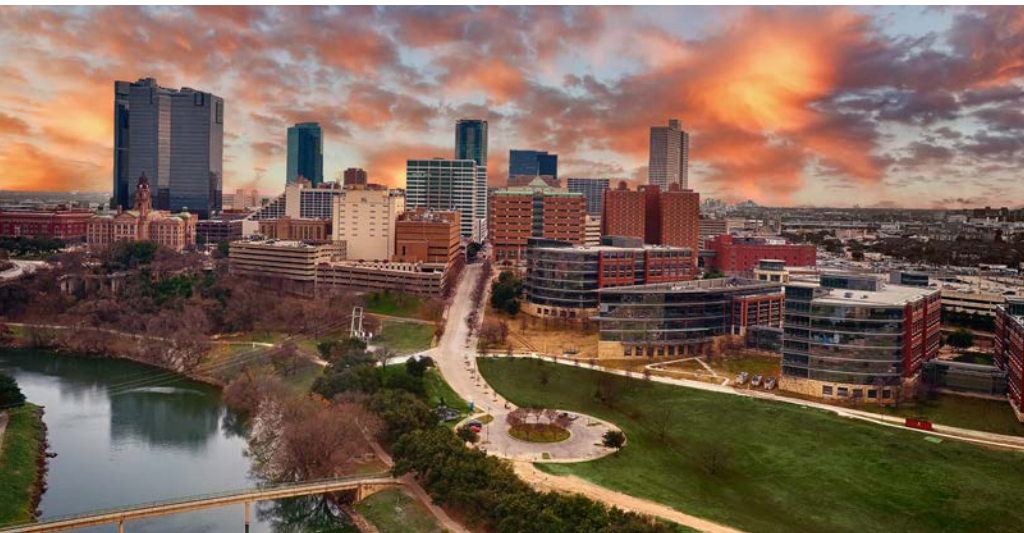
10
Federal Buildings

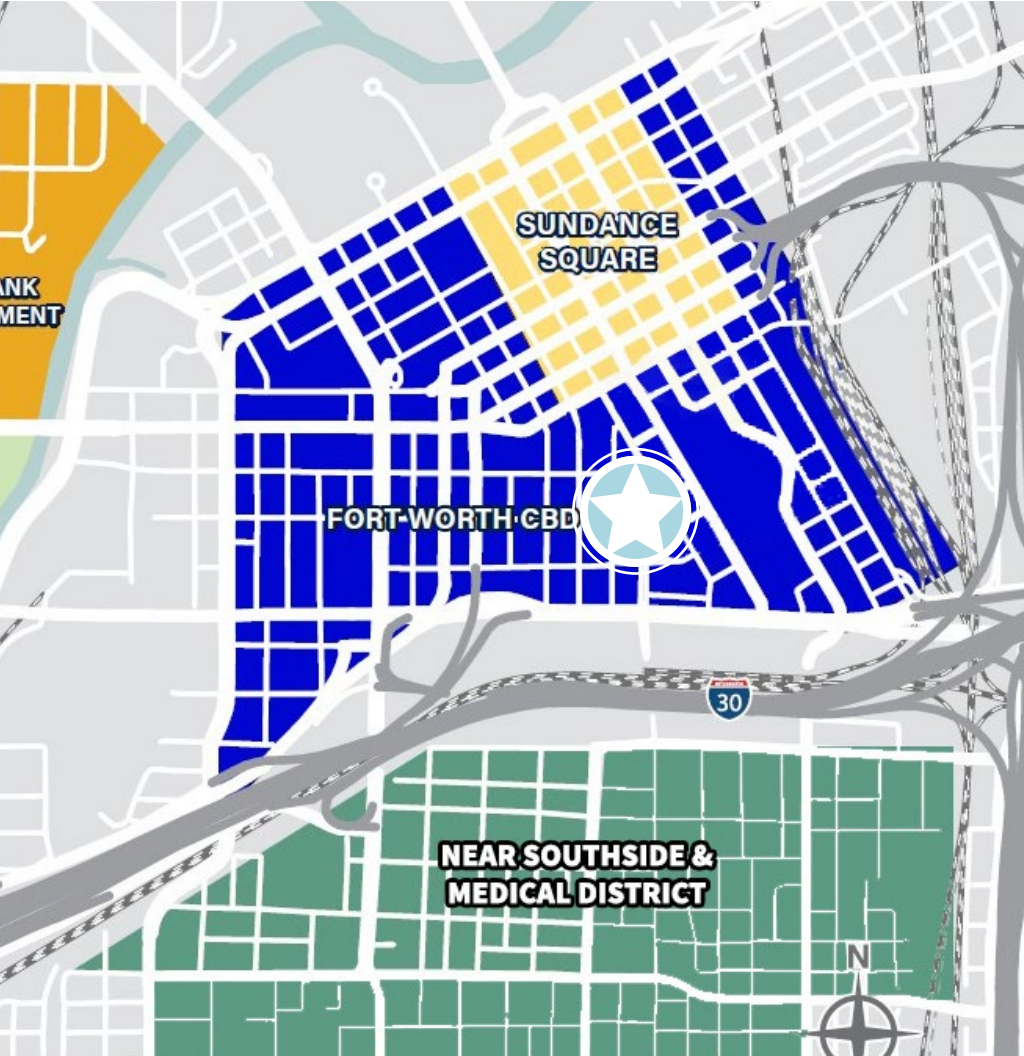
ABOUT THE LOCATION

Fort Worth is home to some of the country's most treasured cultural icons, a business-friendly environment, and an unmatched quality of life. Ranked by the U.S. Census Bureau as America's 12th largest city in 2023, Fort Worth's population has grown 68% since 2000 and contains a density of 2,262 residents per square mile.

The city features a variety of districts to fit any visitor's desires, from the museums of the Cultural District to the nightlife of the burgeoning Near Southside.

Over the past few years, as the city has grown, the Fort Worth CBD has experienced broad revitalization as individuals and families embrace an urban lifestyle utilizing the vibrant mixed-use environment of Downtown Fort Worth. This opportunity is situated in the heart of the CBD and is within a few blocks of some of Fort Worth's popular destinations including the Convention Center, Sundance Square, and Bass Performance Hall. The remaining diverse and desirable districts that call Fort Worth home are all within a short drive.





#1 PRO GROWTH CITY

Fort Worth was named the top pro-growth city in the United States for pro-growth policies and current population trends in 2023

COST OF DOING BUSINESS

Fort Worth's cost of doing business ranks 3% lower than the national average when it comes to tax burden, labor, rent and energy costs

1.6M WORKERS

Fort Worth has more than 1.6 million workers within 45 minutes of downtown Fort Worth

LIVING & CULTURE

Fort Worth is one of the fastest growing cities offering a lower cost of living than other large US metro areas. Fort Worth is known for its vibrant cultural scene, authentic Western heritage and friendly people

MAGNET FOR TALENT

Strong wages and low cost of living create an attractive employment base in the Dallas/Fort Worth area

POPULATION GROWTH

DFW is projected to add 615,659 new residents by 2028, and is #1 in the US for projected population growth

TEXAS A&M PROJECT

Texas A&M plans to build a four-block complex on 3.5 acres with classrooms, laboratories, event spaces, and flexible research and makerspaces

CONVENTION CENTER

The City has authorized \$701M for the expansion of the nearby Convention Center enabling the continued growth of conventions, events and visitors in downtown. Anticipated return on this investment is to double the volume of conventions and visitors. Anticipated completion Dec. 2028



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