

FOR SALE

Price: \$1,300,000

1024 N MAIN ST | FORT WORTH, TX



© @ Costar

±4,020 SF OFFICE NEAR HISTORIC STOCKYARDS

Jim Nowell | 817.813.5635 | jnowell@dominuscommercial.com

Jim Eagle | 817.271.2775 | jim.eagle@jll.com

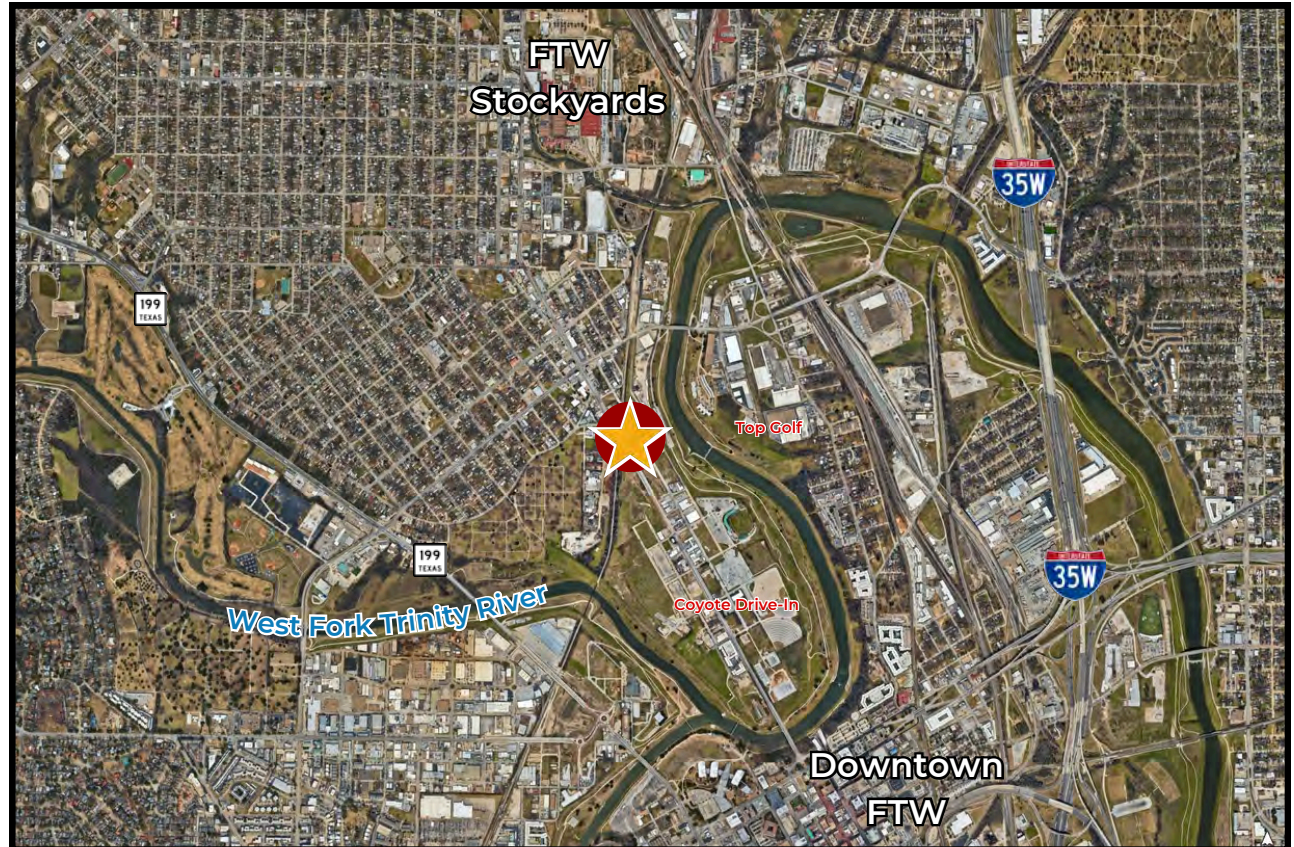


PROPERTY OVERVIEW:

A **distinct ±4,020 SF freestanding office** opportunity in the heart of Fort Worth's Historic Stockyards—minutes from Downtown. The building offers **multiple private offices, two copy/workrooms, a spacious reception area, breakroom, controlled access, 24-hour entry, and covered, gated parking** for 12-15 cars. Poised within the forward-moving Trinity River Vision corridor, it's ideal for an owner-user, creative office, medical services, or professional firm.

FEATURES

- ±4,020 SF freestanding office building
- Historic Stockyards location
- Minutes from Downtown Fort Worth
- Gated & covered parking for 15 vehicles
- Numerous private offices + two workrooms
- Dedicated reception area & breakroom
- Central HVAC | 24-hour access
- Trinity River Vision growth corridor
- Strong population density (~4,319 people/sq mi in the 76164 zip) and young, affordable median income demographics



Dominus Commercial | Fort Worth
+1 817.242.2361
909 W Magnolia Ave, Suite 2

JLL | Fort Worth
+1 817.271.2775
201 Main St, Suite 500

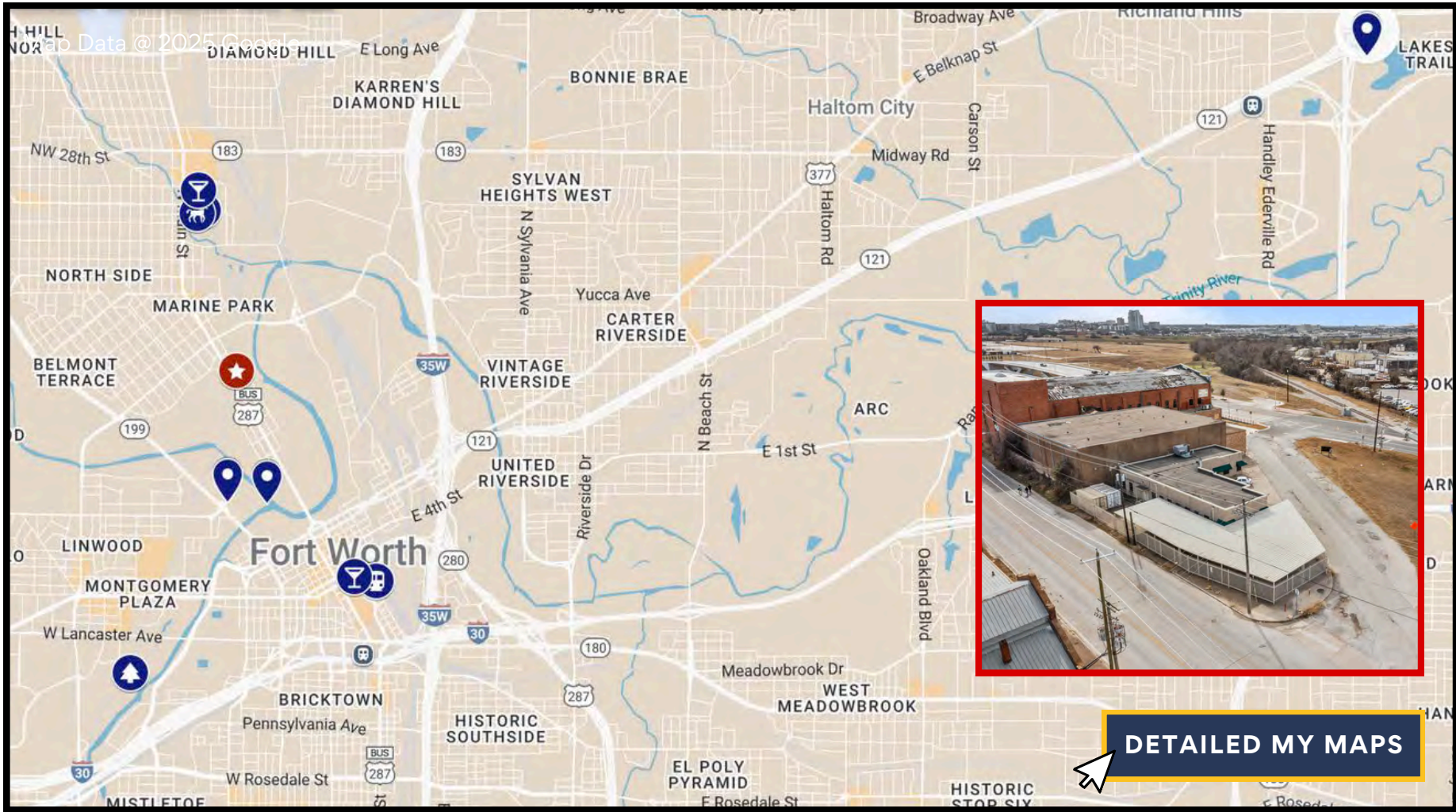


ABOUT THE AREA:

1024 N Main St sits at the gateway to the Historic Stockyards and is just minutes from Downtown Fort Worth. It's located within the Trinity River Vision & Panther Island corridor, a \$1.16 billion flood control and urban redevelopment initiative reshaping 800+ acres into a vibrant mixed-use waterfront district. Key upcoming infrastructure includes new canals, bridges, and public spaces—enhancing connectivity, walkability, and long-term value.

POINTS OF INTEREST

- Fort Worth Stockyards National Historic District
- Cowtown Coliseum
- Billy Bob's Texas
- Trinity Trail Park
- Gateway Park & Trinity Trails Network
- Fort Worth Central Station
- Sundance Square
- Panther Island Pavilion and Bypass Channel
- White Settlement Road & Henderson Street Bridges
- Trinity Lakes Commuter Station (opened Feb 2024 near I-820)



RADIUS	1 MILE	3 MILE	5 MILE
Population Estimate	15,820	88,788	213,302
2024Households	4,742	31,807	82,697
Avg. Household Income	\$61,684	\$76,748	\$81,611



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ACCOLADES:

Accolades

Dallas-Fort Worth is one of the top regions in the nation for business, thanks to a low cost of living, business-friendly environment, strong base of well-educated and skilled employees, and robust access to both U.S. and international markets through its transportation network.

Year after year, the region's selling points are lauded by business experts at respected publications, including Bloomberg Businessweek, Forbes, Fortune, and Site Selection Magazine.

Key metrics tracked by the Federal Reserve Bank of Dallas, which covers an area that includes Texas, northern Louisiana, and southern New Mexico, show the region to be among the strongest in the country.

Additionally, the communities comprising the Dallas-Fort Worth region are consistently ranked among the top places to work, the best places to live, and the best places for investment.



In 2024, Texas ranked as the state with the Best Business Climate



Texas ranked as a leading Growth State in America for 2024



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#1 in the country for 5-year job growth (593,700 jobs)
#1 among largest U.S. metros for year-over-year job growth (3.3%)
BLS, Dec. 2023



Dallas-Fort Worth was first among large metros to recover pandemic job losses, adding more jobs in the past 5 years than the next two metros combined.



8 Global 500 Companies
Fortune, 2023

8 World's Most Admired Companies
Fortune, 2022

24 Fortune 500 Companies
Fortune, 2023

"Dallas is just such a great place for travel, for the resources in the community, the talent you can draw on...[prior to relocating we] offered every single person in our company a weekend trip, and we flew them [to Dallas] with their families...That was probably part of our success."

MCKESSON
Brian S. Tyler
Chief Executive Officer



Texas named the nation's 'Best State for Business' for the 20th consecutive year



WalletHub
Texas ranked as one of the most diverse states in the U.S.

2 FORTUNE 10 COMPANIES Tied with San Jose. NYC, L.A., and Chicago have none.
2 GLOBAL 50 COMPANIES Only Beijing and Seattle are home to more.

"IN TEXAS, WE WANT BUSINESSES TO SUCCEED. WHEN BUSINESSES SUCCEED, TEXANS SUCCEED."
- GOVERNOR GREG ABBOTT

"In addition to the logistical advantages Dallas offers...this relocation is beneficial from a number of standpoints, including a lower cost of living and access to a highly educated workforce..."

John Ho, CEO

#22 of 500 Most Innovative Cities in the World



2023 2thinknow

Best Performing Cities—Dallas

#6



2023 Milken Institute

Airport Satisfaction



#4 Mega Airport



#4 Large Airport

J.D. Power, 2023



#11

Best cities in North America for startups

StartupBlink, Global Startup Ecosystem Index, 2023

#1

Best cities for conducting sports business

Sports Business Journal, 2023

Top 100

List of the largest green power users within EPA's Green Power Partnership Participant Rank

- 5. AT&T (Dallas)
- 14. Kimberly-Clark (Irving)
- 29. 7-Eleven (Irving)
- 33. City of Dallas (#2 city)
- 42. DFW International Airport (#1 airport)
- 74. Aligned Data Centers (Plano)
- 75. DataBank (Dallas)
- 83. American Airlines Group (Fort Worth)



The Dallas Region added 467 New Residents each day

25% Natural Increase | 75% Net Migration

U.S. Census, 2021-2022

Three R1: Doctoral Universities



Carnegie Classification of Institutions of Higher Education: Very High Research Activity

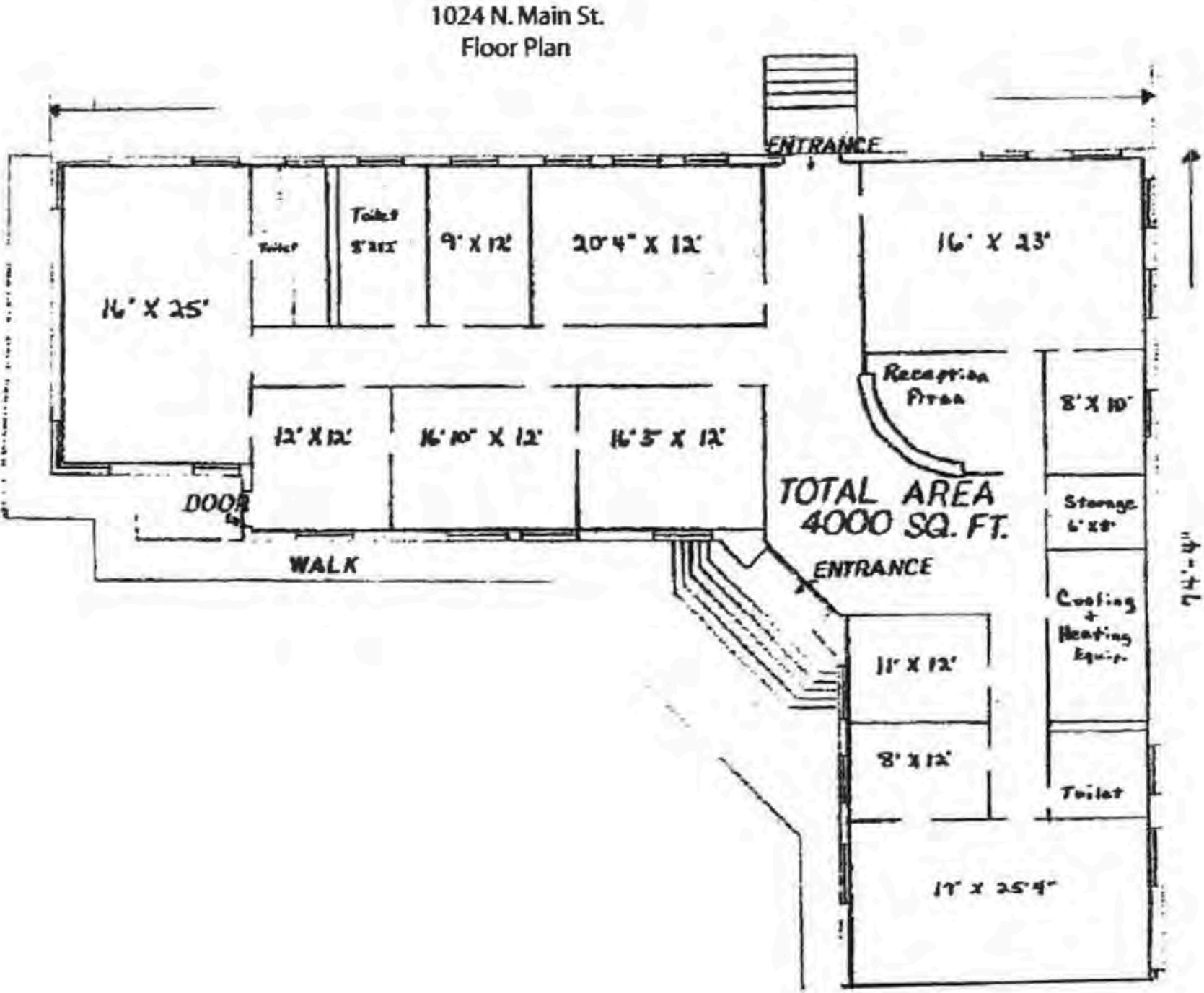
"We believe it's in the best strategic interest of the company to make this move [to DFW], which supports Caterpillar's strategy for profitable growth as we help our customers build a better, more sustainable world."

CATERPILLAR

Jim Umpleby
Chairman and CEO
Caterpillar

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