Museum Place Retail

3200 - 3268 West 7th Street, Fort Worth, TX



MUSEUM PLACE | JLL

Michael Wheat
Michael.Wheat@jll.com
+1 214 684 5956

Isabella Burnette
Isabella.Burnette@jll.com
+1 817 929 2342

Property Highlights

- **Second-Generation Restaurant:** 4,638 SF + outdoor patio
- **Retail:** 1,000 SF - 6,022 SF available
- **Pricing:** Contact Broker
- **NNN:** $13.72/SF (estimated)
- Museum Place is located in the heart of Fort Worth's prominent Cultural District, home to 5 world-class museums, Dickie's Arena, Will Rogers Memorial Center, and the Fort Worth Botanic Gardens
- Located off six-point intersection of University Dr, West 7th St, Camp Bowie Blvd, Bailey Ave
- Adjacent to the Crescent Hotel, Crescent Offices, & the Crescent Residences
- Strong Restaurant Anchors: Eddie V's, Don Artemio, The Chumley House, Blue Sushi
- Walkable, urban mixed-use landscape with Residential, Office, and Retail
- **Now Open: FORTY FIVE TEN** - Luxury Dallas Based Women's Boutique



Demographics

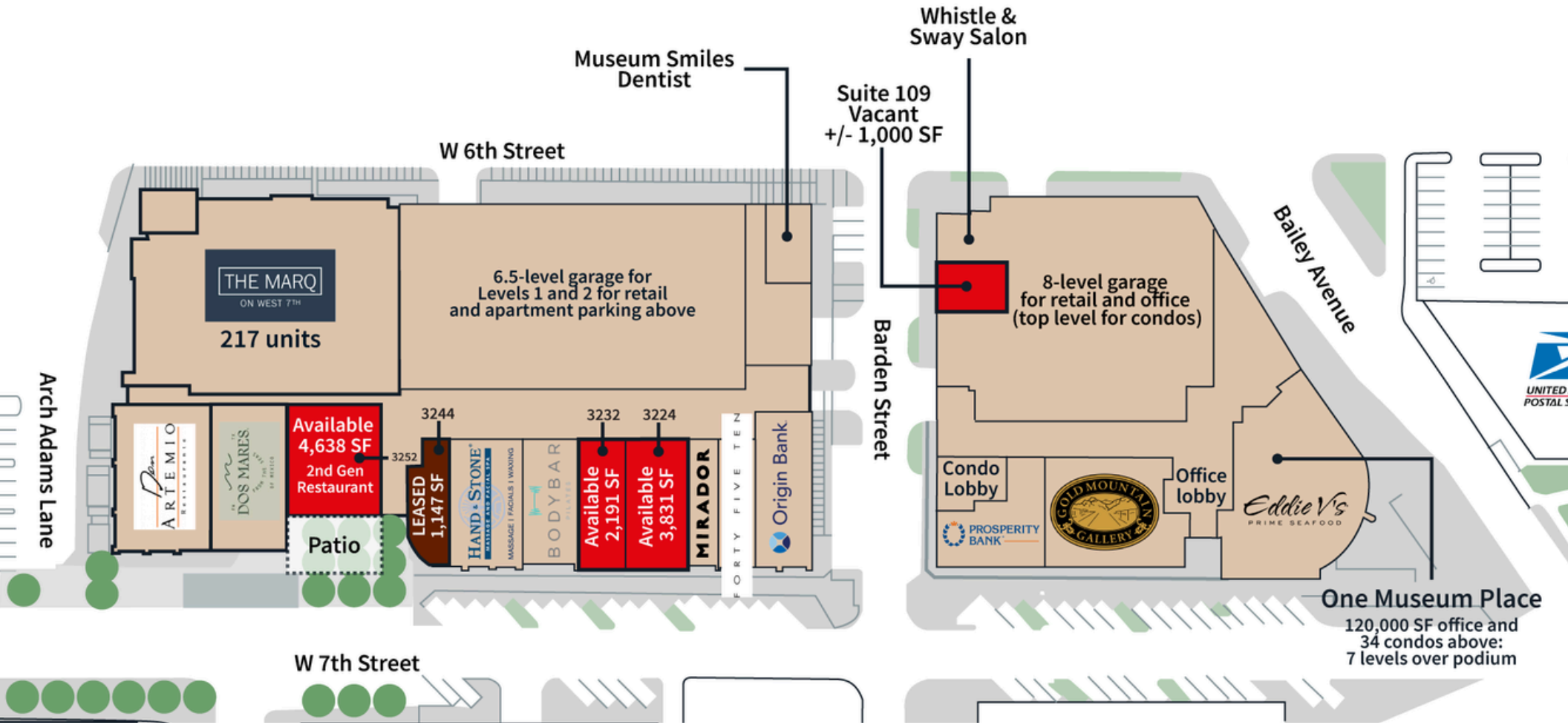
	1 Mile	3 Miles	5 Miles
Est. Population	11,978	104,206	270,488
Est. Households	7,540	44,979	103,294
Est. Daytime Population	17,099	136,661	205,066
Est. Average HH Income	$142,695	$121,565	$110,264
Median Home Value	$622,775	$381,985	$289,547
Traffic Counts	University Dr: +/- 21,890 VPD	W 7th St: +/- 21,534 VPD	Camp Bowie Blvd: +/- 10,810 VPD

Museum Place
3200 - 3268 W 7th St, Fort Worth, TX

Michael Wheat
Michael.Wheat@jll.com
+1 214 684 5956

Isabella Burnette
Isabella.Burnette@jll.com
+1 817 929 2342

Site Plan



Museum Place
3200 - 3268 W 7th St, Fort Worth, TX

Michael Wheat
Michael.Wheat@jll.com
+1 214 684 5956

Isabella Burnette
Isabella.Burnette@jll.com
+1 817 929 2342

Site Plan

MUSEUMPLACE | JLL



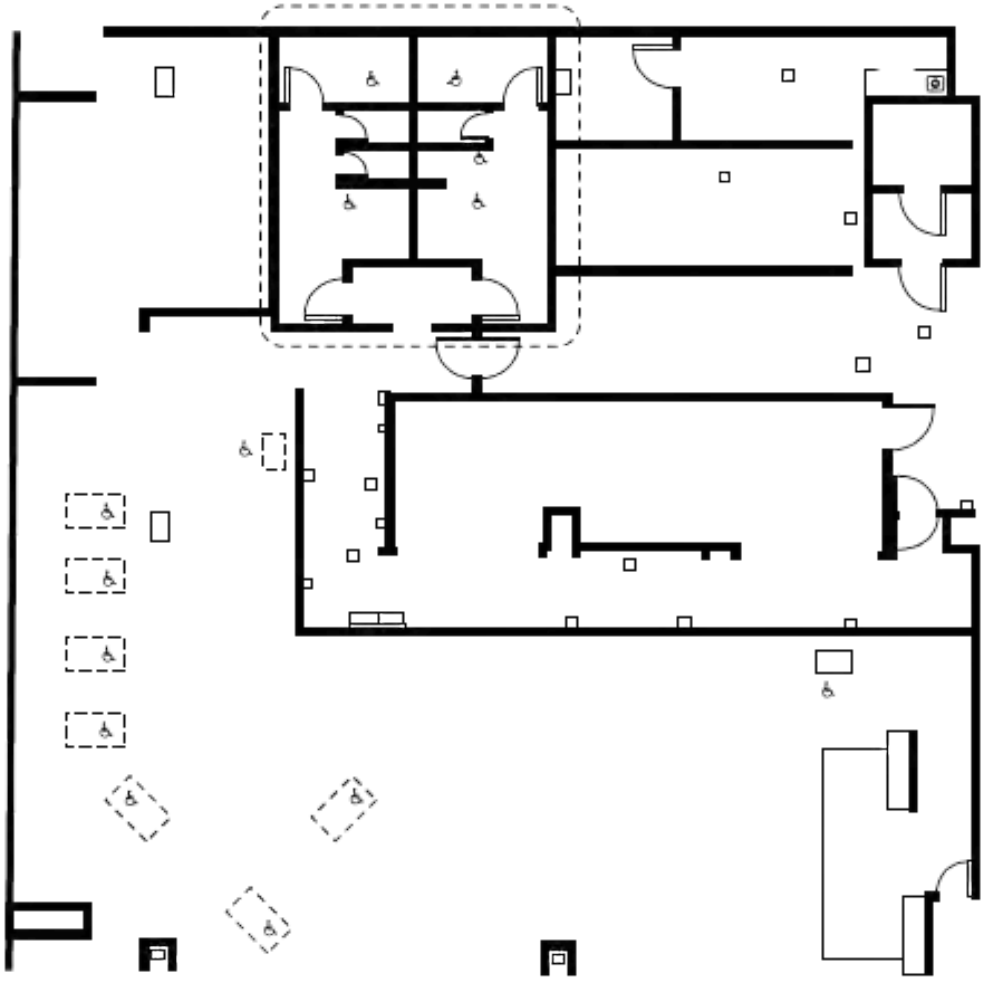
Museum Place
3200 - 3268 W 7th St, Fort Worth, TX

Michael Wheat
Michael.Wheat@jll.com
+1 214 684 5956

Isabella Burnette
Isabella.Burnette@jll.com
+1 817 929 2342

Floor Plan

3252



Museum Place
3200 - 3268 W 7th St, Fort Worth, TX

Michael Wheat
Michael.Wheat@jll.com
+1 214 684 5956

Isabella Burnette
Isabella.Burnette@jll.com
+1 817 929 2342









MUSEUMPLACE | JLL

Michael Wheat
Michael.Wheat@jll.com
+1 214 684 5956

Isabella Burnette
Isabella.Burnette@jll.com
+1 817 929 2342

Nearby Attractions

MUSEUMPLACE | JLL



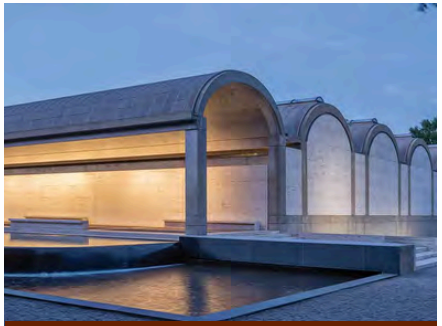
Modern Art Museum



The Crescent Hotel



Eddie V's



Kimbell Art Museum



Will Rogers Center



Dickies Arena



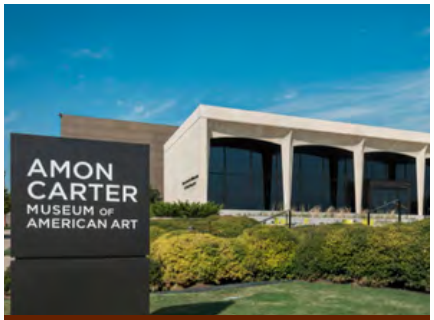
Bowie House



Science & History Museum



Chumley House



Amon Carter Museum



Casa Mañana Theatre



Botanic Gardens

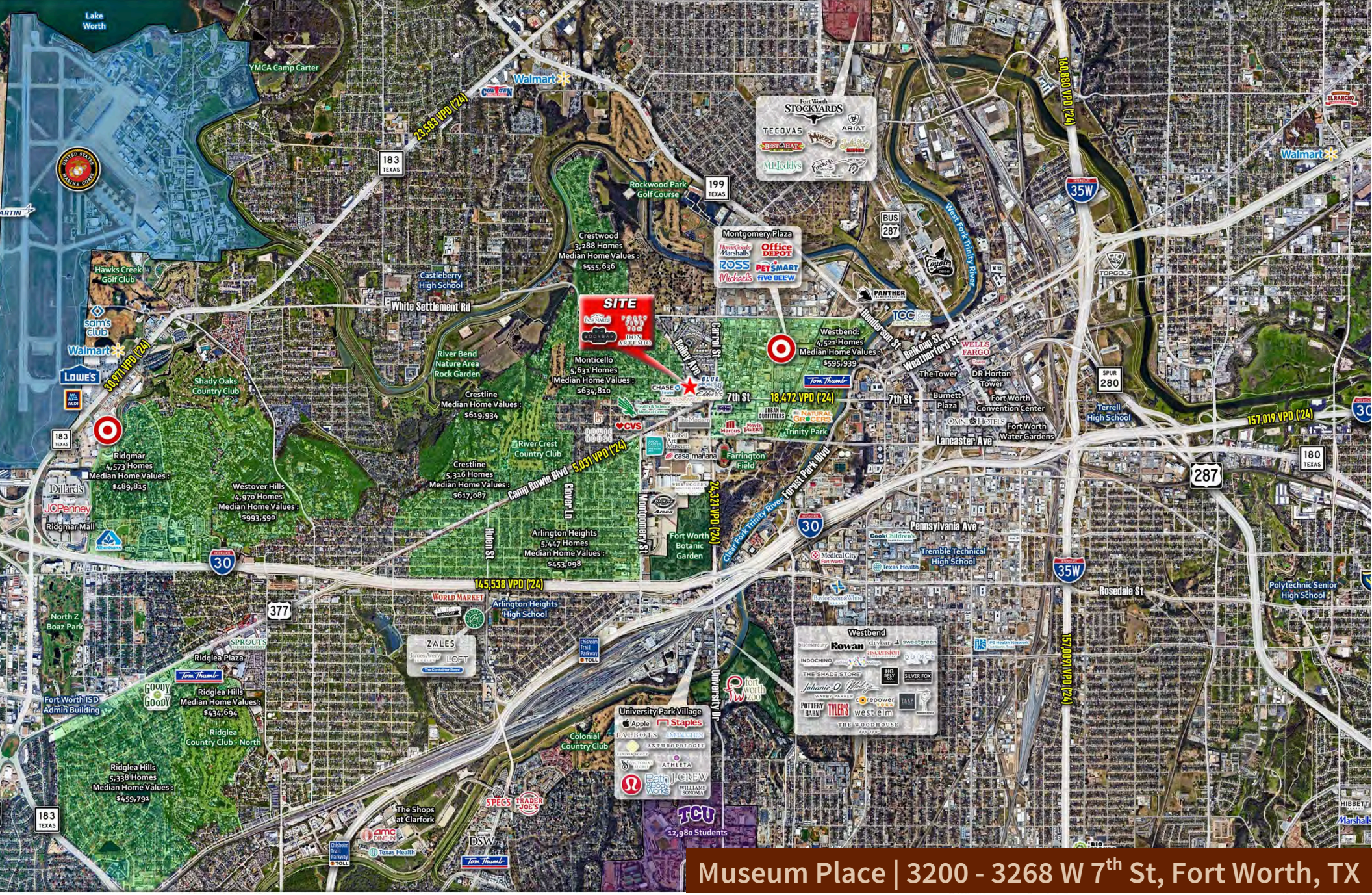


Museum Place | 3200 - 3268 W 7th St, Fort Worth, TX

MUSEUM PLACE | JLL

Michael Wheat
Michael.Wheat@jll.com
+1 214 684 5956

Isabella Burnette
Isabella.Burnette@jll.com
+1 817 929 2342



Michael Wheat
Michael.Wheat@jll.com
+1 214 684 5956

Isabella Burnette
Isabella.Burnette@jll.com
+1 817 929 2342

Thank you

About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of $19.4 billion, operations in over 80 countries and a global workforce of more than 100,000 as of March 31, 2022. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement.
©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

Michael Wheat
Managing Director
Michael.Wheat@jll.com
+1 214 684 5956

Isabella Burnette
Senior Associate
Isabella.Burnette@jll.com
+1 817 929 2342

jll.com

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.

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	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 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
Michael Wheat	407274	michael.wheat@jll.com	+1 214 396 5468
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

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.

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	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 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
Isabella Burnette	842177	isabella.burnette@jll.com	+1 817 929 2342
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____