

SWC W. WEATHERFORD ST  
& N. HENDERSON ST

1300 W. 5TH STREET

CAMERON

Deptula

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## ± 2.103 AC INFILL LAND PORTFOLIO

1300 W. 5<sup>TH</sup> STREET & SWC W. WEATHERFORD ST & N. HENDERSON ST  
FORT WORTH, TEXAS 76102

### INVESTMENT HIGHLIGHTS

- Legacy high-barrier infill location in the heart of Downtown Fort Worth.
- Excellent positioning in the Central Business District with easy access to N. Henderson Street, Summit Avenue, W. 7th Street, and Weatherford Street.
- Totalling 2.103 AC, the offering is one of the largest and last undeveloped sites in the urban core of the Fort Worth CBD.
- Strategically located for multi-family, hospitality, office, industrial, and other high-density uses due to positioning between summit avenue to the west and N. Henderson Street to the east, two of the bigger north-south thoroughfares in the area.
- Coveted location along W. 5th Street (one block north of W. 7th Street, one of the largest east-west thoroughfares that connects Downtown Fort Worth to the White Settlement and West 7th Districts)
- Easy access to major highways including I-30, I-35 and Jacksboro Highway, making this property easily accessible for all of Fort Worth.
- Current zoning is J (option to rezone to H or for higher density).
- Dense market with 88,425 and 281,319 residents within a three- and five-mile radius. Average household incomes are between \$70,806 and \$82,477.

### INVESTMENT SUMMARY

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|---------------------|---|
| <b>LOCATION</b>     | 1300 W. 5 <sup>TH</sup> ST &<br>SEC W. WEATHERFORD<br>ST & N. HENDERSON ST  |
| <b>SALES PRICE:</b> | MARKET  |
| <b>PRICE PSF:</b>   | MARKET  |
| <b>LOT SIZES:</b>   | 1300: 1.405 AC<br>SWC W&H: 0.698 AC   |
| <b>ZONING:</b>      | J - MEDIUM INDUSTRIAL<br>(WITH THE ABILITY TO<br>CHANGE TO H, PER CITY'S<br>PREFERENCE)   |
| <b>APN:</b>         | 1300: 36950-1R-2RA<br>SWC W&H: 32880-T-1A   |
| <b>INGRESS:</b>     | 1300: ONE (1) POINT OF<br>INGRESS/ EGRESS ALONG W.<br>5TH STREET<br>SWC W&H: TWO (2) POINTS<br>OF INGRESS/EGRESS ALONG<br>W WEATHERFORD STREET &<br>N. HENDERSON STREET |