

# ± 1.91 AC - 301 S. FREEWAY

RARE ± 1.91 AC CORE FORT WORTH DEVELOPMENT SITE - NEAR SOUTHSIDE DISTRICT



301 W. FREEWAY | FORT WORTH, TX | 76108  
SEC OF I-35W & E. BROADWAY AVENUE



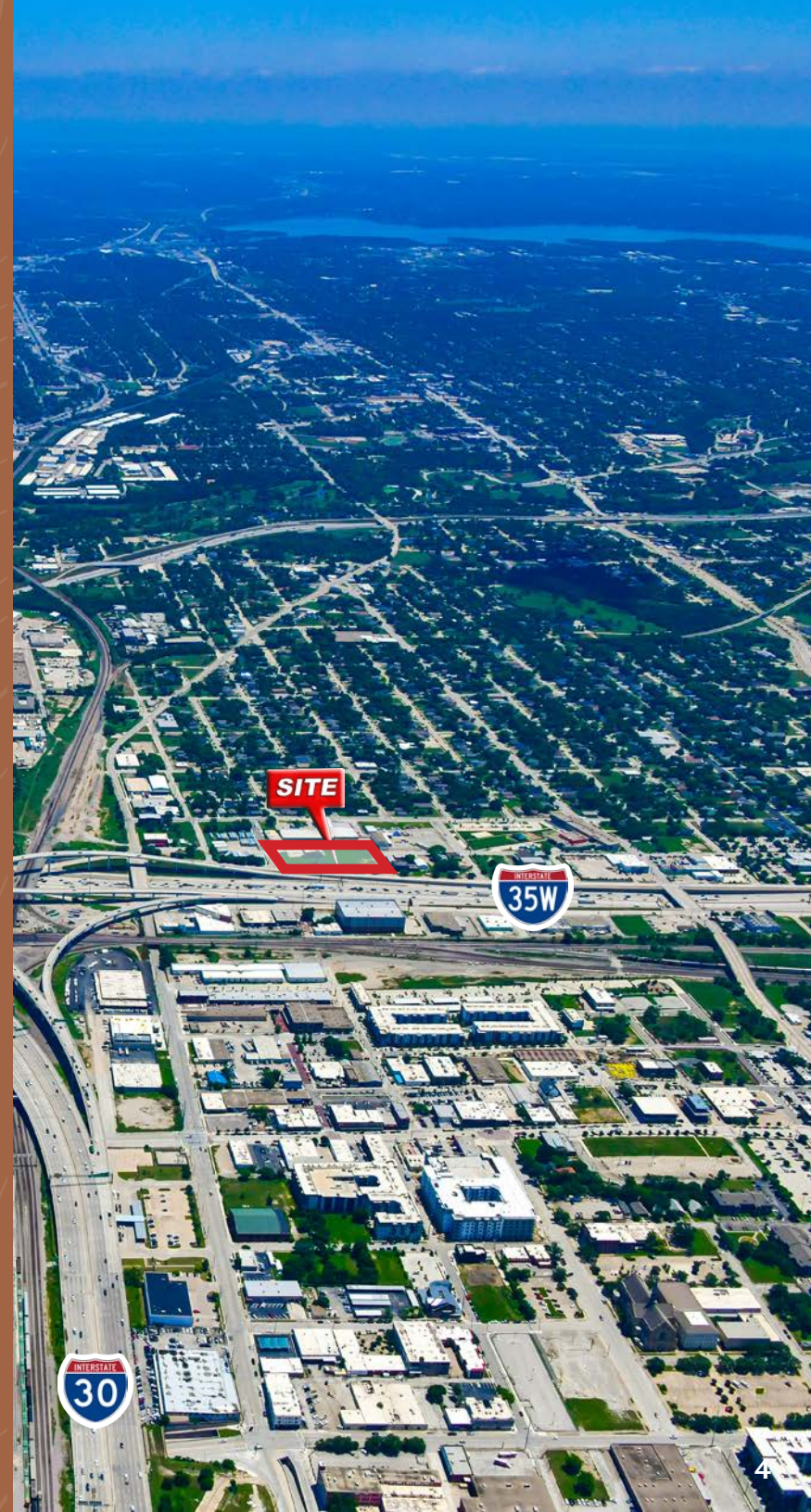
DAVIDSON BOGEL  
REAL ESTATE | INVESTMENT SALES

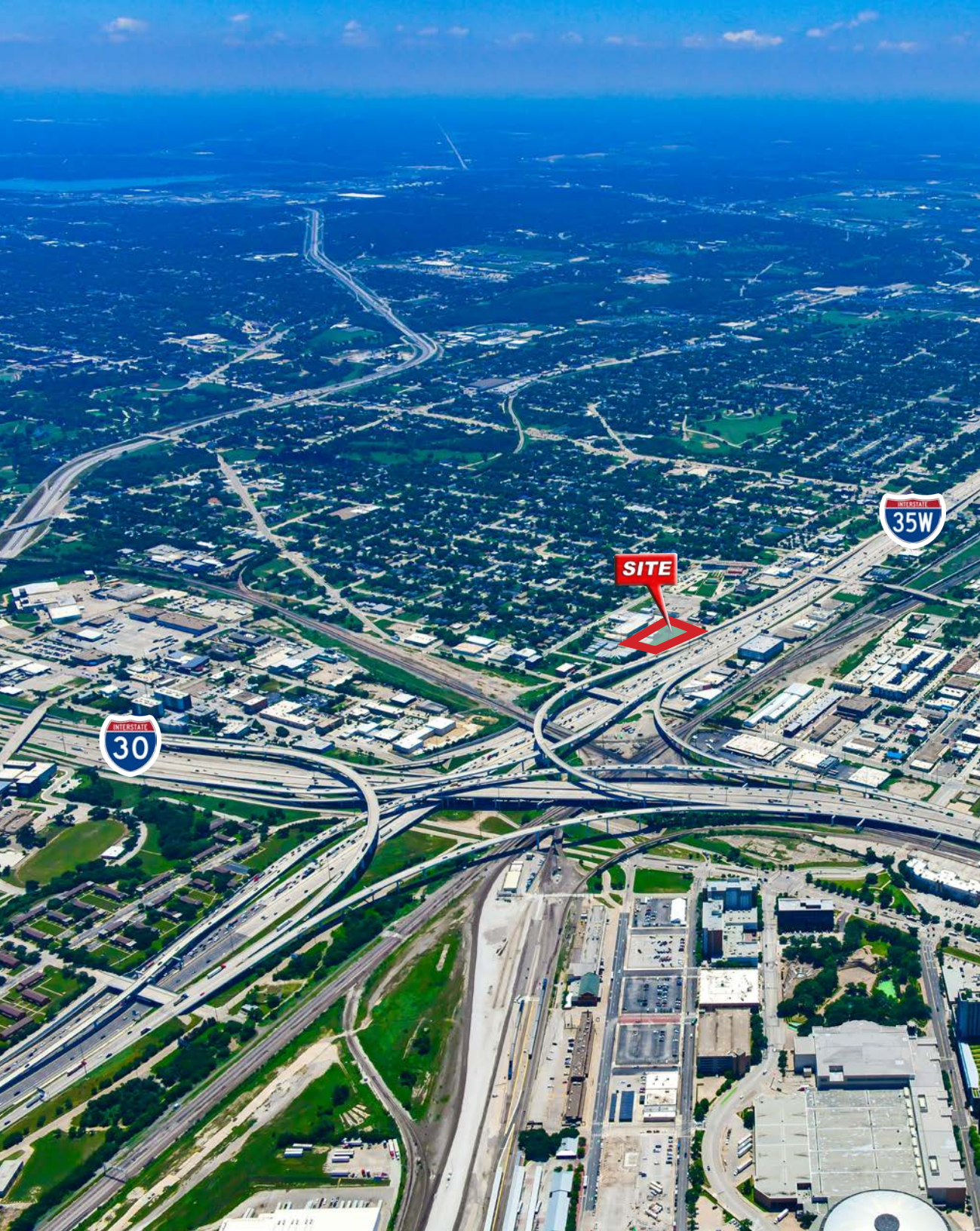
OFFERING MEMORANDUM

# EXECUTIVE SUMMARY


DB2RE is pleased to present a rare opportunity to purchase the +/- 1.91 AC core development site (“301 S Freeway”), a perfect infill Fort Worth redevelopment opportunity with billboard income and coveted industrial zoning (NS-T5I). Located at the SEC of South Freeway (I-35 access road) and E. Broadway Avenue on the eastern edge of the renowned Near Southside District, The Property provides unmatched access to the core of Fort Worth, Texas. Directly southeast of the Fort Worth CBD, 301 S Freeway is nestled just south of the I-30 & I-35 exchange, along I-35. Its strategic positioning provides unmatched visibility for any future owner or user of the site. Furthermore, not only does the Property boast incredible access to I-35 & I-30, the two largest arteries in the state of Texas, the Property is also easily accessible via Vickery Boulevard & Lancaster Avenue, the two main commercial corridors in the market.

Other than redevelopment, 301 S Freeway provides new ownership ample flexibility and numerous avenues to maximize value. The Property’s unique value-add components will generate tremendous upside in both the short-term and long-term. Currently, the Property is vacant land, but includes a rare and well below market billboard leased by Outfront Media through 2027. Due to site’s infill nature, positioning and coveted NS-T5I (industrial zoning), lease-up of the +/- 1.91 AC to IOS (Industrial Outside Storage) users will provide additional income and coverage with minimal capital required. In the mid to long-term, the Property lends itself to redevelopment to an array of uses, including, but not limited to: hotel, boutique industrial / flex building(s) and self-storage, among other product types. The combination of the Outfront Media billboard income and versatile value-add opportunities further separate this Property from other competing infill land sites in the market. With limited capital required and offered at a manageable price point, 301 S Freeway is a true generational asset ideal for both sophisticated, 1031 and/or passive investors.






# PROPERTY SUMMARY

 LOCATION: 301 W. FREEWAY, SEC E. BROADWAY AVENUE & I-35W FORT WORTH, TX 76102


 SALE PRICE: MARKET


 PRICE PSF: MARKET

 LOT SIZE: ± 1.91 AC / ± 83,200 SF

 ZONING: NS-T51 NEAR SOUTHSIDE OVERLAY

 APN: SEE PROPERTY DETAILS

 INGRESS: MULTIPLE POINTS OF INGRESS / EGRESS ALONG S. FREEWAY, E. BROADWAY AVE, MISSOURI AVE AND STELLA ST.

 TRAFFIC: I-35W - 177,000 VPD South Freeway - 189,252 VPD

# INVESTMENT HIGHLIGHTS

- Generational ± 1.91 AC infill covered land play situated within the core of Fort Worth, TX.
- Legacy high-growth and high-barrier infill location in the eastern portion of the renowned Near Southside District, directly southeast / adjacent to Downtown Fort Worth.
- Dominant location with I-35 frontage and at the convergence of I-30 & I-35 interchange which provides unmatched visibility and access to the entire DFW Metroplex.
- Coveted NS-T5I zoning, the industrial zoning for the Near Southside District. One of the most permissive zoning classifications for redevelopment and by right, allows for outside storage.
- Rare I-35 billboard with below market rate - leased by Outfront Media through December 2027.
- Tremendous flexibility and optionality on both short-term and long-term value-add opportunities.
- Immediate upside through the lease-up of the Property to IOS users which will further enhance the revenue and require minimal capital.
- Fantastic redevelopment potential and an ideal location for a variety of uses which include: hotel, self-storage, and boutique industrial and flex uses, among many others.
- Close proximity to the Fort Worth CBD and Downtown's biggest traffic generators: Fort Worth Convention Center, Omni Hotel, Texas A&M and Sundance Square, to name a few.
- Dense market with 97,805 and 283,973 residents within a three and five-mile radius. Average household incomes are between \$59,517 and \$82,711.
- Excellent daytime densities with 2,836, 7,575, and 13,698 businesses with over 55,642, 124,497, and 190,514 employees within a one, three, and five-mile radius.





# PROPERTY DETAILS

## 301 S. FREEWAY

### ADDRESS

301 WEST FREEWAY, 312 MISSOURI AVENUE, 350 MISSOURI AVENUE, 354 MISSOURI AVENUE, & 721 STELLA STREET

### TOTAL SITE AREA

± 1.91 AC / ± 83,200 SF

### STREET FRONTAGE

E. BROADWAY AVENUE & I-35W

### TAX PARCEL ID

5653711, 5653738, 5653746, 243922, & 243914

## LEASE TERMS

### TENANT

OUTFRONT MEDIA

### RENT

\$8,200 PER YEAR

### EXPIRATION

DECEMBER 31, 2027

### RENEWAL OPTIONS

NONE - MUST PROVIDE ADVANCE NOTICE

## ZONING INFORMATION

### ZONING

NS-T5I:

NEAR SOUTHSIDE OVERLAY DISTRICT

20-FOOT MAXIMUM FRONT SETBACK

18-FOOT MINIMUM FACADE HEIGHT

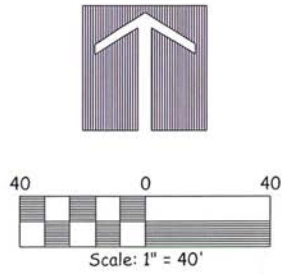
5 STORES MAX IF SINGLE USE

8 STORIES WITH PUBLIC SPACE OR MIX OF USES

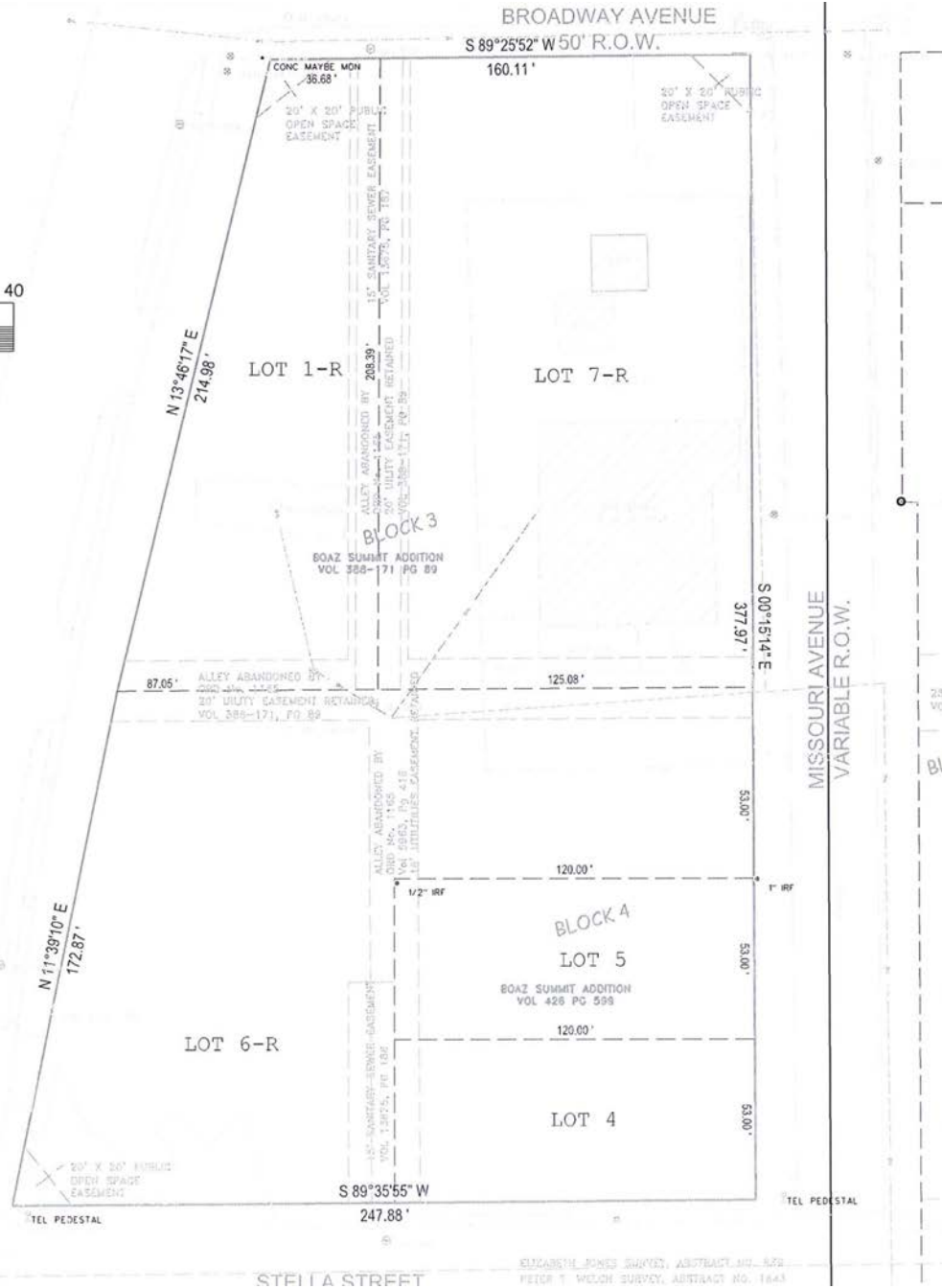
10 STORIES WITH PUBLIC SPACE AND MIX OF USES

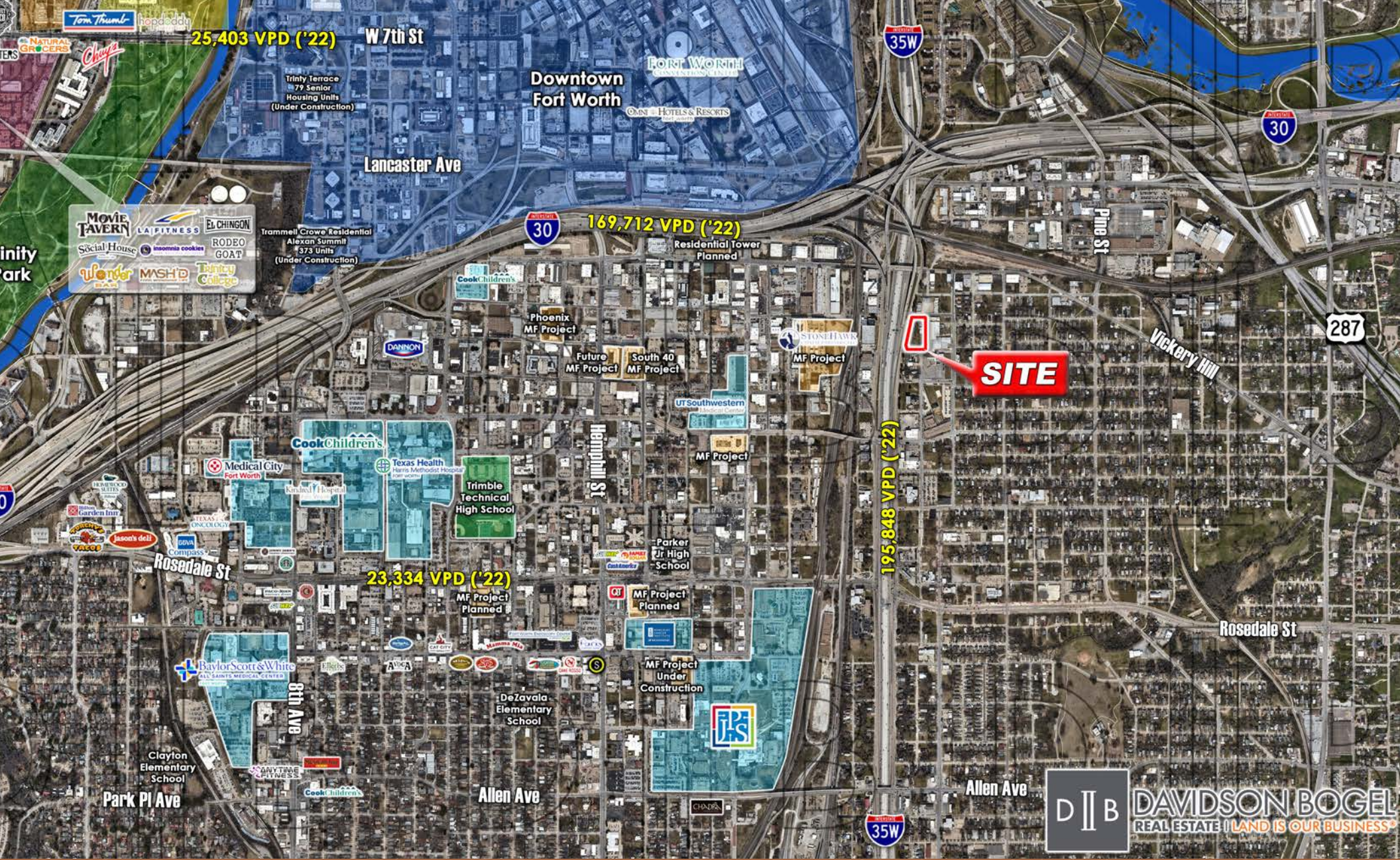
PARKING BEHIND OF BESIDE BUILDINGS

# PROPERTY SURVEY



*Gymann*





# TRADE AREA MAP WIDE



# TRADE AREA MAP CLOSE





# 301 S. FREEWAY AERIAL



SITE



FW NEAR TX  
SOUTH SIDE



WATER  
GARDENS

OMNI HOTELS  
& RESORTS

FORT WORTH  
CONVENTION CENTER

# 301 S. FREEWAY AERIAL



FORT WORTH  
CONVENTION CENTER

OMNI HOTELS  
& RESORTS

WATER  
GARDENS



PW NEAR TX  
SOUTHSIDE

SITE



# TEXAS MARKET OVERVIEW



**2<sup>ND</sup>** FASTEST GROWING  
ECONOMY IN THE U.S.



TOP STATE FOR  
JOB GROWTH



**NO STATE  
INCOME TAX**

**50**

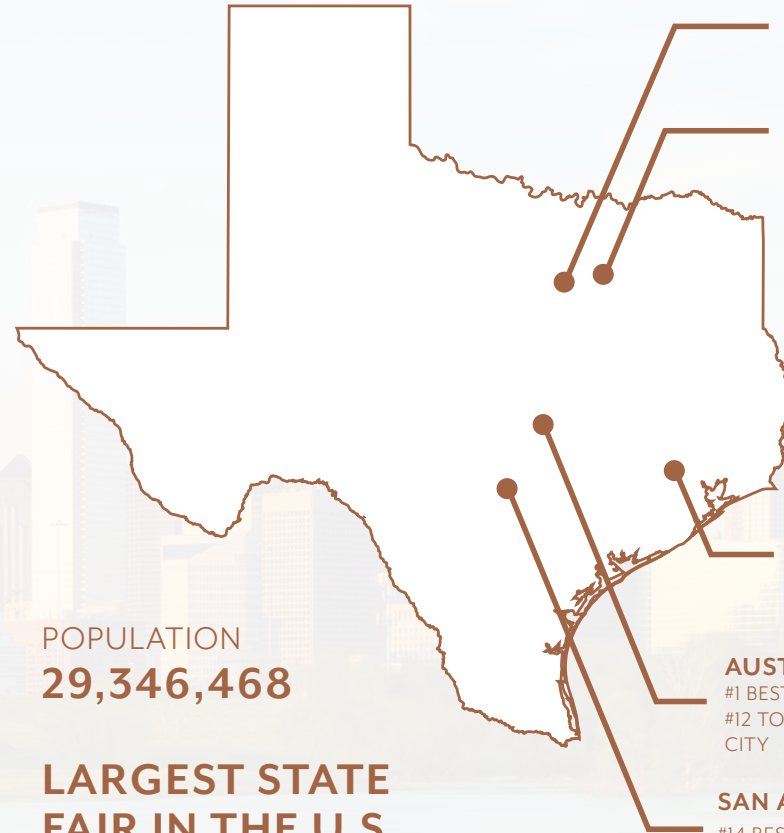
FORTUNE 500  
COMPANIES CALL  
TEXAS HOME



POPULATION  
**29,346,468**



**LARGEST STATE  
FAIR IN THE U.S.**  
STATE FAIR OF TEXAS



## FORT WORTH

MORE THAN 8.8 MILLION  
VISITORS ANNUALLY

## DALLAS

#1 FASTEST GROWING  
HOUSING MARKET 2018  
#1 TOP 20 BUSINESS-  
FRIENDLY CITY

## HOUSTON

#2 FASTEST GROWING  
HOUSING MARKET 2018  
#7 TOP 20 BUSINESS-  
FRIENDLY CITY

## AUSTIN

#1 BEST PLACE TO LIVE 2018  
#12 TOP 20 BUSINESS-FRIENDLY  
CITY

## SAN ANTONIO

#14 BEST PLACE TO LIVE 2018



**BEST STATE  
FOR BUSINESS**

FOR THE 17TH YEAR IN A  
ROW BY CHIEF EXECUTIVE  
MAGAZINE



**DALLAS/FORT WORTH  
INTERNATIONAL AIRPORT**  
2ND MOST PASSENGER VOLUME  
IN THE WORLD

**DALLAS LOVE FIELD  
INTERNATIONAL AIRPORT**  
HOME TO THE NATIONS LARGEST  
DOMESTIC AIRLINE

# DISCLOSURE

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# DISCLOSURE

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

## INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

## IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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# ± 1.91 AC - 301 S. FREEWAY

RARE ± 1.91 AC CORE FORT WORTH DEVELOPMENT SITE - NEAR SOUTHSIDE DISTRICT

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