

Greetings from







2925





# Exciting retail opportunity in historic Fort Worth community

Accessible pocket neighborhood just 2 miles East of downtown Fort Worth. 190-unit multi-family, mixed-use project completed in Spring 2019. Includes live/work spaces, co-working space, fitness center with spin/yoga studio, and a ground floor restaurant opportunity.

Future 400 unit multi-family development coming soon at Belknap and Oakhurst Scenic Dr.





PRESS »



## “Can Race Street become Fort Worth’s next hot urban village? \$5.6 million project may help”

As Fort Worth continues to grow vigorously at its suburban edges, neighborhoods such as Race Street serve as reminders that forgotten enclaves in the aging city center can be renovated in ways that appeal to new residents.



FORT WORTH  
**Star-Telegram**

March 20, 2018 by Gordon Dickson





## “Work Underway On Fort Worth’s Next ‘Hot’ Neighborhood”

A multi-million dollar makeover has started on what could be Fort Worth’s next hot neighborhood. Just two miles east of downtown, two blocks from Airport Freeway, and right off the Trinity River, the Six Points urban village has been positioned as ripe for redevelopment.





PRESS »

# “Construction Begins on Residential, Retail Project for Race Street”

...the project is part of “the rebirth of [Race Street].”

FortWorth  
magazine

July 6, 2017 by Samantha Calimbahin





# “Fort Worthology: Race Street Mixed Use”

It takes time for a street to gather enough momentum to start seeing significant new projects, and this seems to be Race Street's time at last.

FORT WORTH  
**Weekly**  
fwweekly.com

January 5, 2018 by Kevin Buchanan





# “Criterion breaks ground on The River East project”

...Race Street area is really a diamond in the rough that just needs a little TLC to really showcase the hidden characteristics it has to offer such as scenic views, proximity to downtown and employment opportunities, mature trees and more.

FORT WORTH BUSINESS PRESS

JuAly 5, 2017 by Linda Kessler









# Close Aerial >>



JEFFERSON RIVER EAST  
400 UNITS  
UNDER CONSTRUCTION

SYLVANIA AVE



STAGECOACH  
BALLROOM

PALM STREET  
LOFTS  
25 UNITS

75 PARKING  
SPOTS

1 2 3 4 5

RACE STREET LOFTS  
36 UNITS

120 PARKING  
SPOTS

6 7 8 9 10 11 12 13 14 15 16 17 18 19

RACE ST

THE UNION  
AT RIVER EAST  
181 UNITS  
9 LIVE/WORK UNITS

13,500 SF  
OFFICE  
FULLY LEASED

DAYCARE  
OPEN

21

THE UNION  
AT RIVER EAST  
PHASE II  
330 UNITS

23

BELKNAP ST

22

BARROW  
LIGHTING  
& ELECTRIC

#	Property	Tenant	Approx. SF
1	2707 #101 Race St	Locals Only	940
2	2707 #105 Race St	Frida Brow Studio	1,400
3	2707 #117 Race St	AVAILABLE 1/31/2021	4,890
4	2707 #121 Race St	AVAILABLE 1/31/2021	1,000
5	2719 Race St	AVAILABLE 1/1/2021	3,754
6	2813 Race St	Tributary Café	1,500
7	2905 Race St	La Onda	1,307
8	2907 Race St	AVAILABLE	700
9	2907 Race St	Creative Collection	748
10	2909 Race St	Stone Academy	1,200
11	2911 Race St	Furniture Showroom	1,620
12	2913 Race St	Funkytown Lost and Found	1,437
13	2919 Race St	AVAILABLE	714
14	2921 Race St	Race Street Barbershop	713
15	2925 Race St	The Post	4,500
16	2929 Race St	Neutral Ground Brewing Co.	4,500
17	3001 Race St	AVAILABLE	3,500
18	3007 Race St	Live/Work/Offices	1,670
19	3009 Race St	ASAP Consultants	4,690
20	2900 Race St	AVAILABLE	2,200
21	522 N Sylvania Ave	Portable Events	1,682
22	412 N Sylvania Ave	AVAILABLE	10,000
23	2525 E Belknop	AVAILABLE	1,300, 2,400

RIVERSIDE DR





□ LEASED

■ AVAILABLE

■ AT LEASE

□ AT LOI

1. LOCALS ONLY

2. FRIDA  
*Bar Studio*

3. AVAILABLE  
1/31/2021

4. AVAILABLE  
1/31/2021

5. AVAILABLE  
1/1/2021

6. Tributary  
Café

7. La Onda

8. AVAILABLE

9. CREATIVE  
COLLECTIONS

10. STONE  
ACADEMY

11. FURNITURE  
SHOWROOM

12.



13. AVAILABLE

14. RACE STREET  
BARBER SHOP

15.



16.



17,18 AVAILABLE

19.



20. AVAILABLE





## 2707 Race Street #117 & 121

Space SF: 4,890 & 1,000 (can be combined)

Second generation bar/restaurant space with a fantastic patio opportunity. This space is located adjacent to a large parking field. The space can be leased as one or to a small restaurant user and a large bar user.





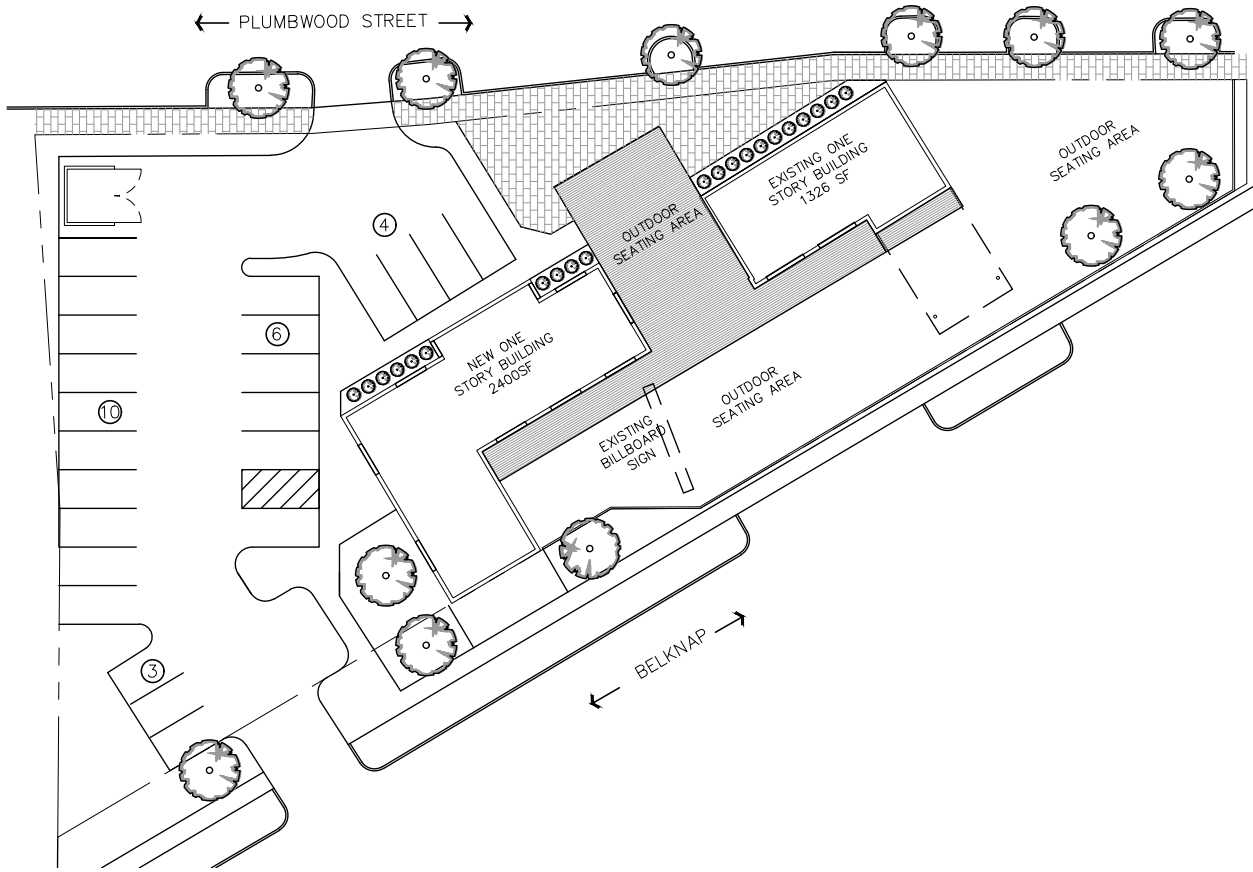


## 2719 Race Street

Building SF: 3,754

Iconic, prominent opportunity for an experienced restaurant user to locate in the River East District. This space is one of the only freestanding, second generation restaurant spaces in the district. This space is also located adjacent to a large parking field with easy access from Race Street.





## 2525 E Belknap Street

Lot size: 11,112 SF

Building SF: 1,300 +/-  
2,400 +/-

With great visibility to the highly traveled Belknap Street, this site provides an iconic Patio Restaurant/Bar opportunity in the rapidly evolving River East District.







## 412 N Sylvania

Building SF: 10,300

Land Size: 63,632 SF

Located extremely close to the Trinity River at the Northeast gateway to Downtown, this old bingo hall has the potential to be a regional draw as an entertainment concept, grocer or something of the like. It possesses an excellent parking field and 1.44 acres for Tenants to utilize their creativity.





## 3001 Race Street

Building SF: 3,500 +/-  
Frontage: 59'  
Clear Heights: 9'

This building is the most versatile space in the project, as it possesses about 60' of frontage and can be split for smaller uses. There is an opportunity for a unique storefront upgrade and opens directly to a parking field in the rear of the building. The space possesses a vintage Otis scissor gate elevator that could be creatively utilized as a decoration by the right user.





## 2900 Race Street

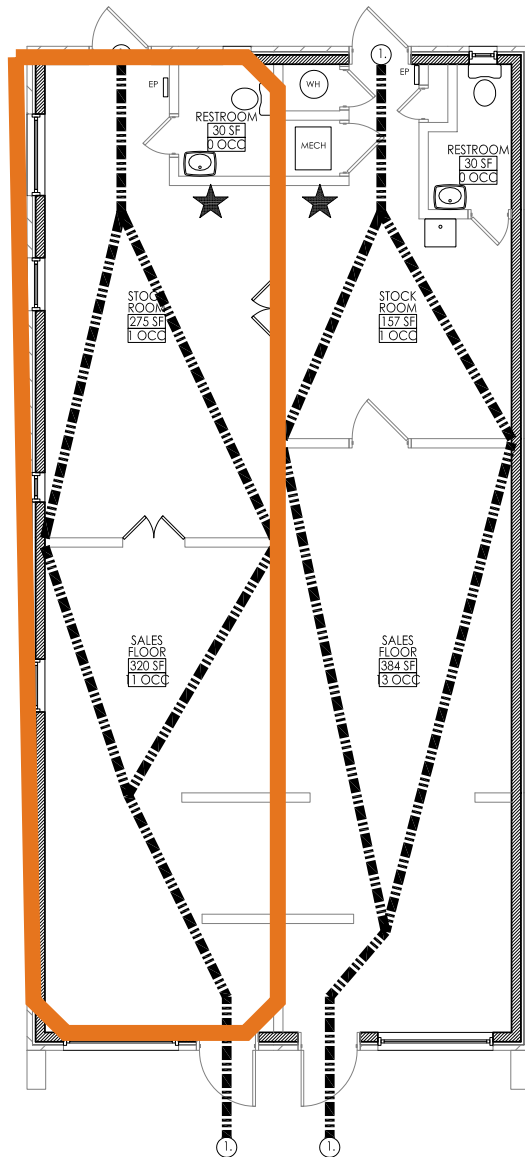
Building SF: 2,200 +/-  
Frontage: 65'

Located on the base floor of The Union at River East Apartments and opening directly to the very walkable Race Street, this space directly benefits from the residents of the project and passersby. It can be split or it can be utilized by a single Tenant.

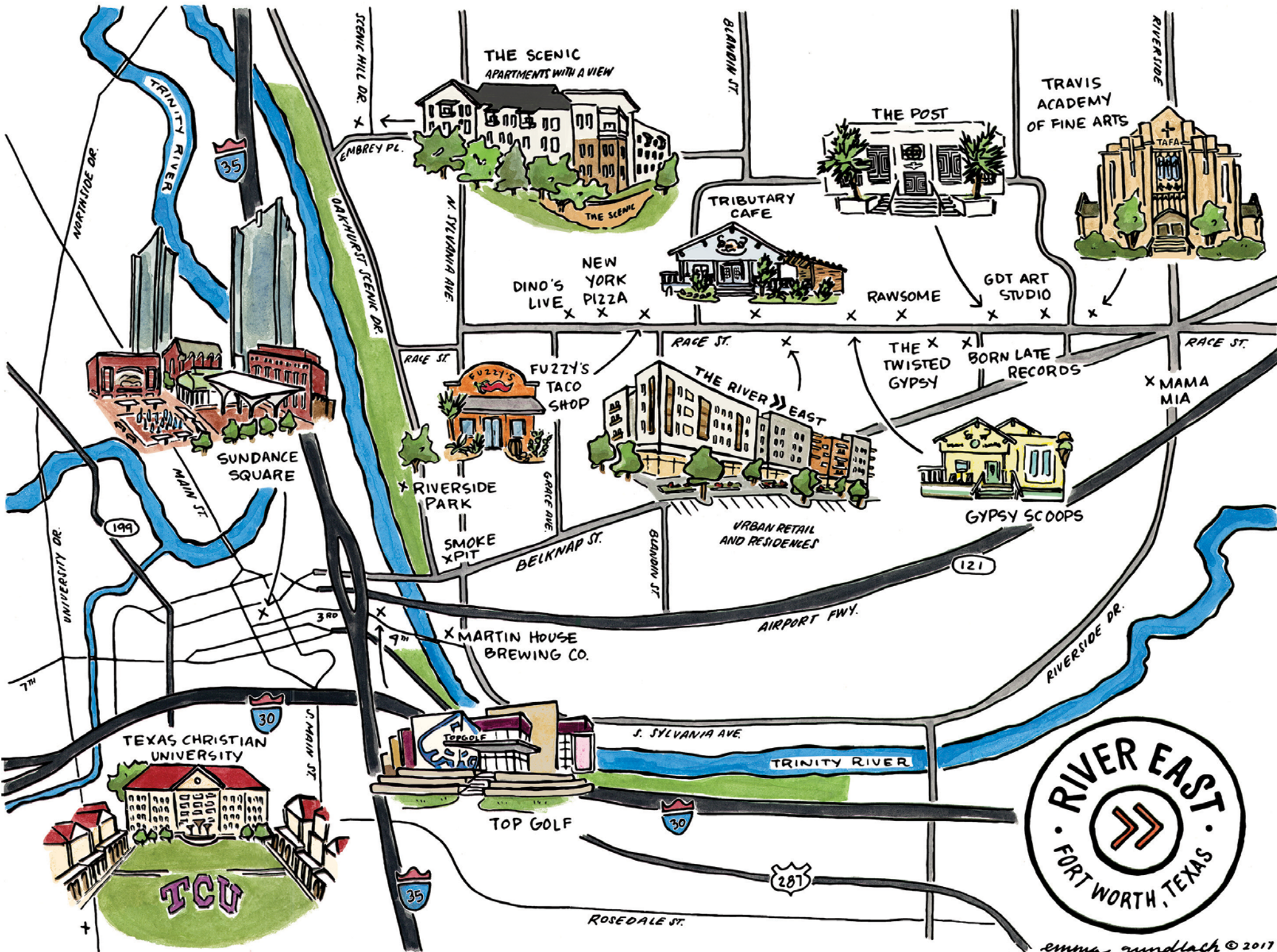


# 2907 Race Street

Building SF: 700 +/-







emma gundlach © 2017



## DEMOGRAPHICS >>

ATTRIBUTE	1 MILE	3 MILE	5 MILE
Population 2020	11,559	78,884	249,880
Median Age	32.1	32.3	33.0
Households	3,731	26,056	86,898
Daytime Population	4,369	81,719	188,385

	VPD ( TxDOT )
Belknap St	5,212 (2018)
N Sylvania Ave	14,580 (2014)
Riverside Dr	14,042 (2014)

## Other Area Tenants >>





## TENANTS »



# An eclectic group of existing retailers and restaurants

Brewery and Taproom with a New Orleans style flair opening on Race Street in 2020. With eight years of brewing experience, Stan and Sean have created a decidedly unique and well rounded selection of beer.

The Post has become the quintessential neighborhood hangout spot. It brings live music to the River East District along with specialty cocktails and food. True to its name, The Post resides in the old post office, which partially burnt down. What is left is one of the most charming buildings in all of Fort Worth.



**HOMEMADE**



**ICE CREAM**

2905



817-357-6730



# TENANTS >>



A local favorite serving Southern Creole cuisine. The restaurant dotes a rustic vibe and includes a large outdoor patio. Tributary café is a must and is the recipient of multiple accolades and press.

FORT WORTH  
**Weekly**  
[fwweekly.com](http://fwweekly.com)

**Readers' choice winner 2018**

**Best Restaurant Category**

**Readers' choice winner 2018**

**Critic's choice winner 2018**

**Best Cajun Restaurant Category**







# TENANTS >>



Oak Cliff Coffee Roasters have turned a tired freestanding building on the east side of Race Street into a one-of-a-kind coffee experience. The retro-themed build out with thoughtful modern elements creates an inviting atmosphere that will keep patrons drinking their locally roasted coffee from open to close. Race Street Coffee is planned to open 4Q 2019.

Voted one of the best record stores in Fort Worth by Dallas Observer. A local go-to for the best record, apparel, and vintage memorabilia.

The Twisted Gypsy started out doing local pop-up shows using a vintage 1959 camper. In October 2017, they opened their first brick and mortar on Race Street in River East. The Twisted Gypsy is a trendy boutique with a selection of jewelry, handbags and gifts.





No Soliciting



7-8

The main window display is framed in white and contains several elements. The central focus is the large, stylized text '3RD FLOOR' in a vibrant orange and pink color with a thick blue outline. Above this text, the word 'STORENT' is written in a white, hand-drawn style. A vinyl record with the 'KISS' logo is positioned behind the '3RD' part of the text. To the right of the main text, there is a poster for 'MOTHER TONGUES' featuring a blue owl and a golden chalice. At the bottom of the window, a sign reads 'RECORDS' in large blue letters, with 'GIFT SHOP' written in smaller letters below it. On the left side of the bottom, another sign partially visible says 'IF WE HAD THEM - We're OPEN'.







## The Union at River East >>

The Union at River East features 181 innovatively designed multi-family units and 9 live/work units in Phase I with distinctive amenities such as a resort style pool, fenced pet park, fitness center, sky lounge with downtown views, and more. Phase II will have approximately 330 units.

The mixed-use building includes new retail, residential, and office spaces. 4,400 SF of co-working space, 2,500 SF of retail space, 2,200 SF for a fitness studio, and 13,500 of live/work space. The property also features a public paseo that connects Race Street to Plumwood Street to encourage pedestrian connections and to plan for future development on Belknap Street.







## Race Street Improvement Completed >>

About \$6.4 Million has been spent on improving traffic flow, sidewalks, landscaping, lighting, and other outdoor furnishing.

- Phase I completed Spring 2019 - Race St
  - 80-90 on-street parking spaces added
- Phase II commenced July 2019 for Sylvania and Race St west to Oakhurst Scenic Dr





FORT WORTH

# RIVER » EAST

TEXAS

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**VENTURE**

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## 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 supervised by a broker to perform any services 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.

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**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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
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