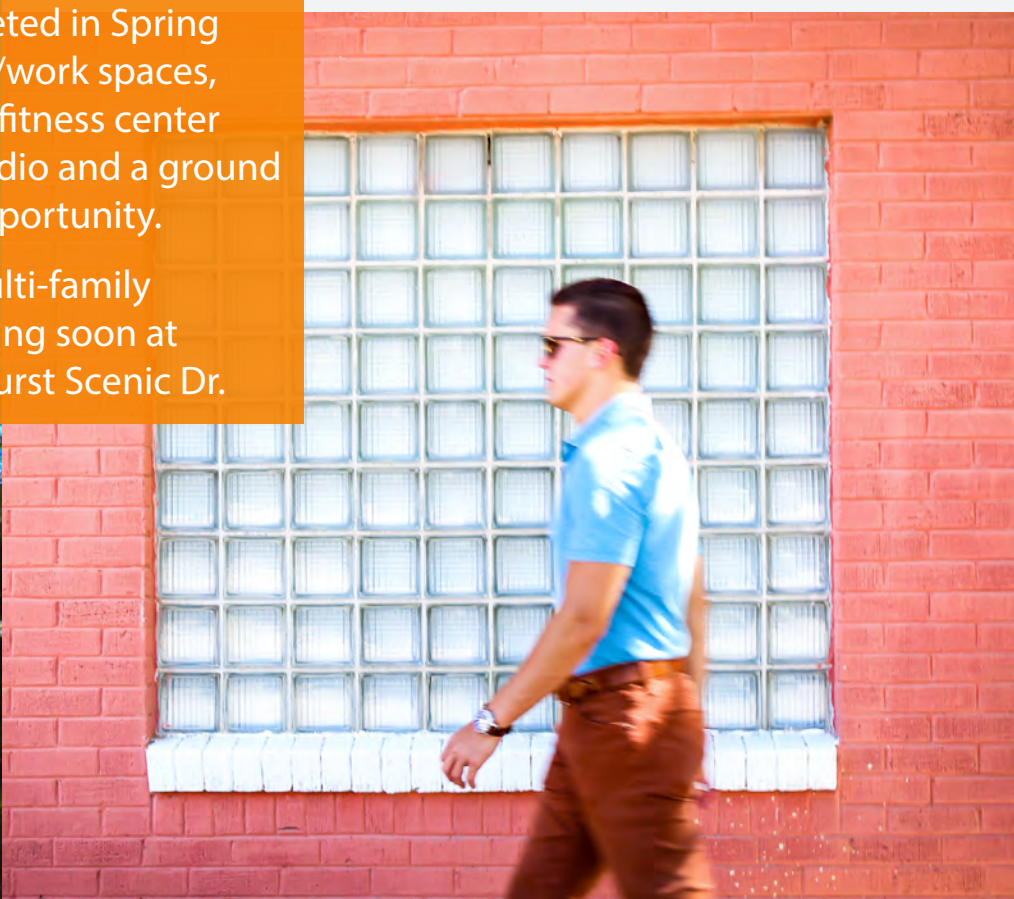


412 N Sylvania | Fort Worth





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.



“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

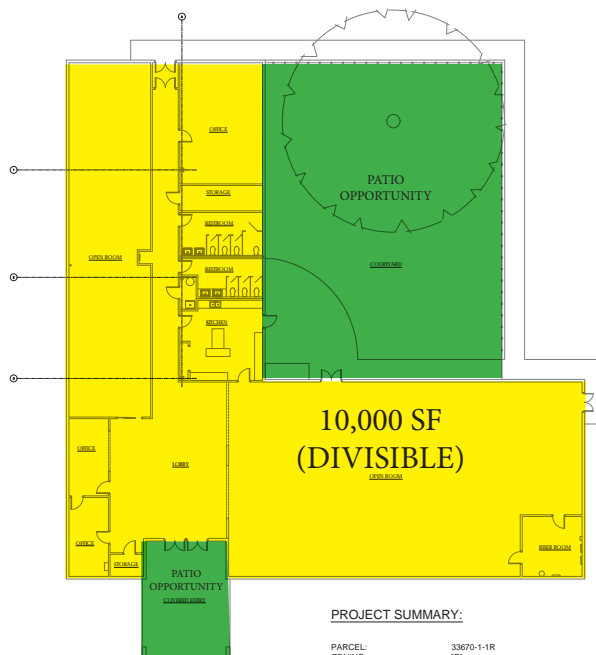


“Work Underway On Fort Worth’s Next ‘Hot’ Neighborhood”

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.

Close Aerial >>





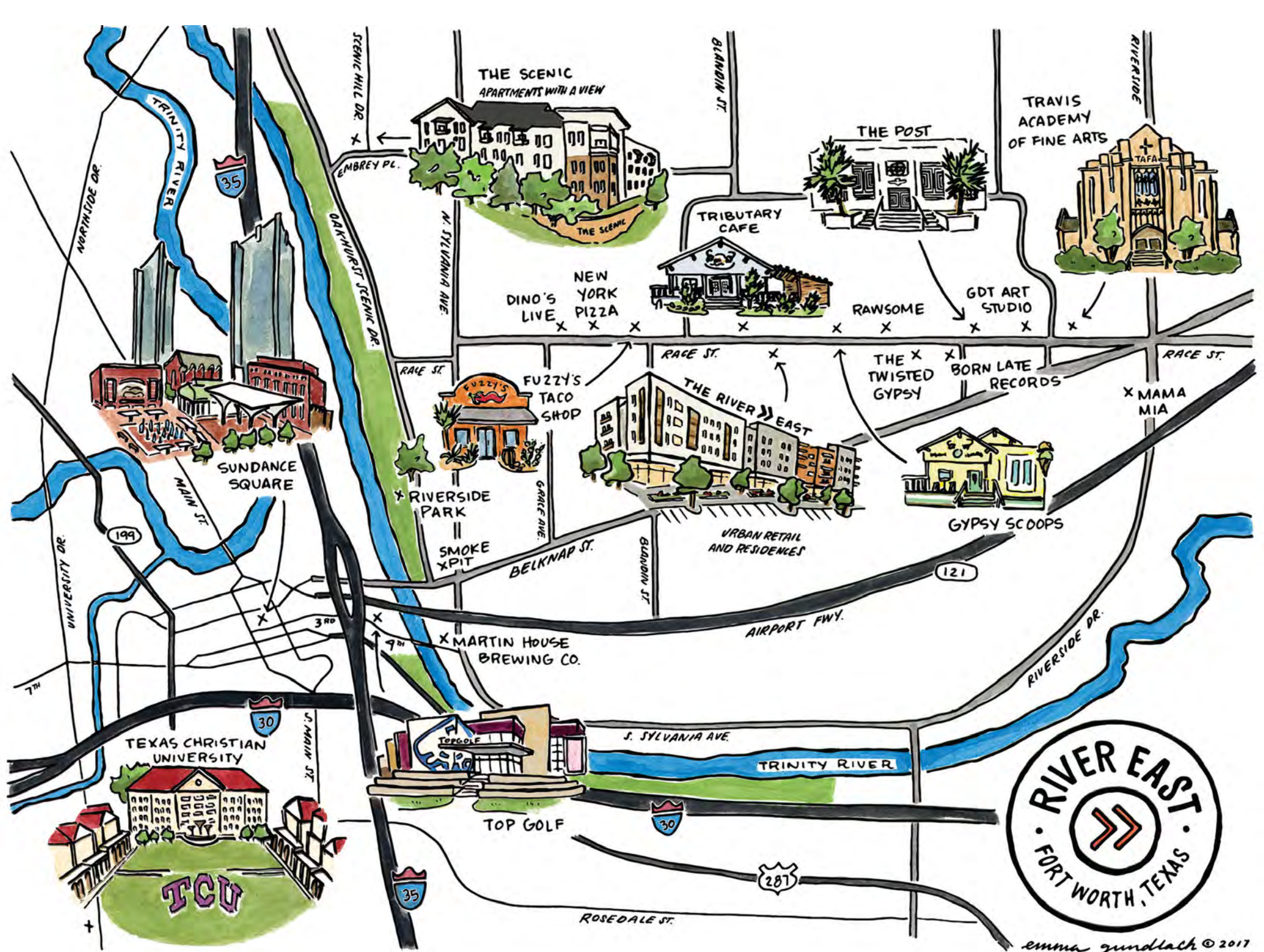
PROJECT SUMMARY:

PARCEL:	33670-1-1R
ZONING:	"E"
STORIES:	1
SPRINKLED:	YES
MECHANICAL:	11 ROOFTOP AIR HANDLERS
GROSS BUILDING AREA	10,300 S.F.
LAND AREA AREA	1.4235 ACRE/62,010 S.F.

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.



emma gundlach © 2017

DEMOGRAPHICS >>

ATTRIBUTE	1 MILE	3 MILE	5 MILE
Population 2022	11,298	80,424	250,392
Median Age	31.9	32.4	32.8
Households	3,403	25,700	84,485
Daytime Population	4,457	104,137	199,917

	VPD (TxDOT)
Belknap St	5,371 (2019)
N Sylvania Ave	13,204 (2019)
Riverside Dr	12,939 (2019)

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.



2925



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

Readers' choice winner 2018

Best Restaurant Category

Readers' choice winner 2018

Critic's choice winner 2018

Best Cajun Restaurant Category



F5
IPA

Palmaria

OHB

NVP

TENANTS



*The
Twisted
Gypsy*

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

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,

No Soliciting



7-8

STOP ENT



BORN
TATE



IF WE HAD TIME
-We're
OPEN

RECORDS
GIFT SHOP





The Union at River >>

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 >>

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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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.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- **AS AGENT OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

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.

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Agent’s Supervisor’s Name	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date