

FULL CITY BLOCK AVAILABLE IN DOWNTOWN FORT WORTH

ONE BLOCK (4 MINUTE WALK) FROM FORT WORTH CENTRAL STATION/TRINITY METRO

An aerial photograph of downtown Fort Worth, Texas, showing a dense urban landscape with numerous skyscrapers and commercial buildings. A red pin is placed on a city block, with a dark red speech bubble containing the text 'FOR SALE' pointing to it. The image also shows major highways, including Interstate 30 and Interstate 35W, and the Fort Worth Central Station area.

FOR SALE

801 & 811 CALHOUN STREET
FORT WORTH, TX 76102

OFFERING
MEMORANDUM

CITADEL
PARTNERS

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EXECUTIVE SUMMARY

Citadel Partners is excited to announce a high-impact development opportunity that consists of a full city block (0.918 Acres) in the core of Downtown Fort Worth.

Located at the intersection of Calhoun Street and 7th Street, this full city block offers maximum exposure and excellent access to both I-30 and I-35W—two of the region's most heavily trafficked interstates.

The location of this site offers unmatched visibility for a new development, along with walkability to Texas A&M Research and Law Campus, the Fort Worth Convention Center (which is undergoing an extensive renovation & expansion), the Omni Hotel (also being improved and expanded), and the recently delivered Deco 969, a high-end multi-family project.

Its flexible zoning (Zoned H – Central Business District – no height restrictions) and scale make it ideally suited for high-density residential, hospitality, office, or mixed-use development.

As a developer or investor, this is one of the few remaining chances to shape the skyline of one of the fastest growing cities in America.



PROPERTY SUMMARY

A RARE OPPORTUNITY TO PUT
A STAMP ON THE FORT WORTH
SKYLINE

LOCATION: 801 & 811
Calhoun Street,
Fort Worth, TX
76102

LOT SIZE: 0.918 Acres
(39,975 SF)

ZONING: H - Central
Business District
(No height
restrictions)

SALE PRICE: Market

PSF: Market



BURNETT PLAZA



OMNI HOTELS
& RESORTS
EXPANSION 400 ROOMS

777 MAIN

FORT WORTH
CONVENTION CENTER



SUNDANCE
SQUARE



FOR SALE
FULL CITY BLOCK

TEXAS A&M UNIVERSITY
ATM School of Law

COMMERCE STREET REALIGNMENT

CONVENTION CENTER
HOTEL DEVELOPMENT
1,000 ROOMS



RESIA MULTIFAMILY
HIGHRISE DEVELOPMENT

FW TRANSIT
AUTHORITY SITE

HILLWOOD SITE -
FUTURE DEVELOPMENT



DALLAS
~ 35 MIN



**RIVER
DISTRICT**

Fort Worth
STOCKYARDS


**PANTHER
ISLAND**



TRINITY RIVER

**FOR SALE
FULL CITY BLOCK**

**CULTURAL
DISTRICT**

DOWNTOWN




Arena

 **NEAR
SOUTHSIDE**

**MEDICAL
DISTRICT**

**COLONIAL
COUNTRY
CLUB**

TCU



DFW

The strategic gateway for business travel —
central, connected, and built for efficiency.

12 Min

Fort Worth Meacham
Intl. Airport

20 Min

DFW International
Airport

40 Min

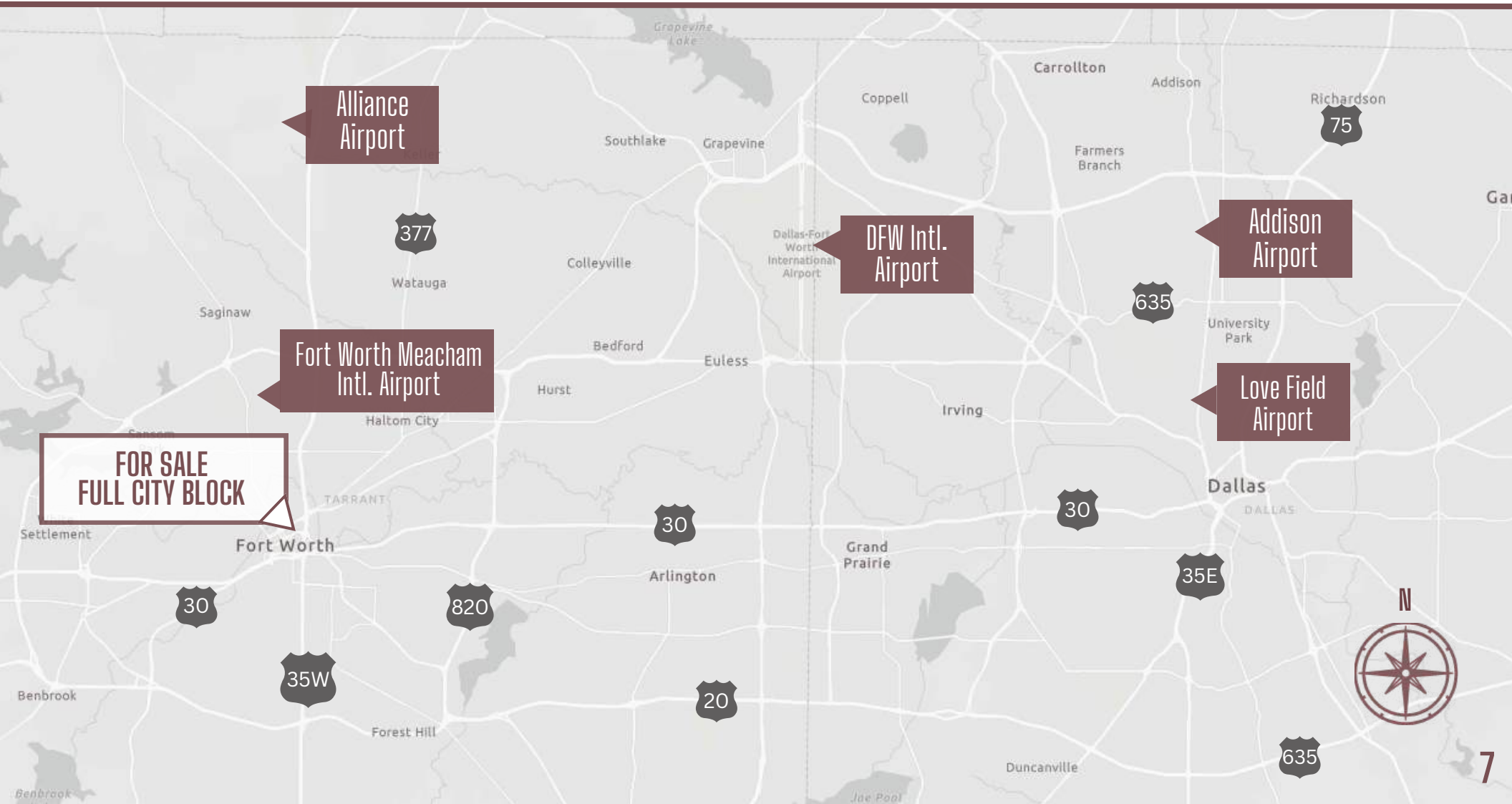
Addison Airport

20 Min

Alliance Airport

35 Min

Dallas Love Field Airport





EXCITING DEVELOPMENTS COMING TO THE AREA

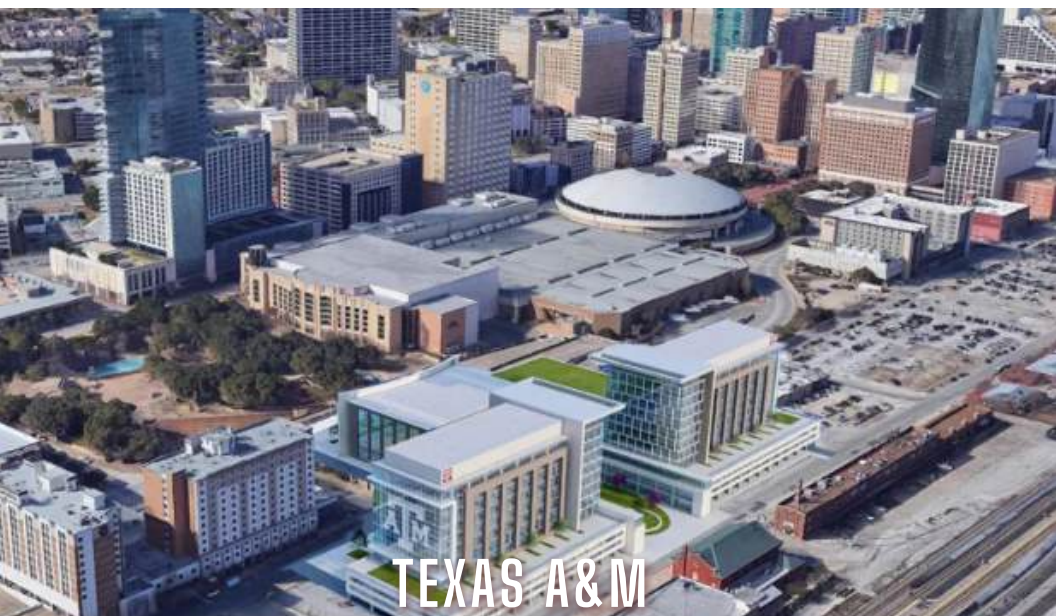
DECO 969

With design-centered fixtures and distinct textures, Deco 969, a newly delivered luxury high-rise apartment and penthouse development, channels energy from the urban streetscape below to the gilded elegance of Art Deco



OMNI HOTEL

The Omni Fort Worth Hotel is undergoing a \$217 million expansion, adding a new hotel tower and other amenities. The expansion will include 400 new hotel rooms, 50,000 square feet of meeting space, and 15,000 square feet of restaurant space.



TEXAS A&M

Texas A&M-Fort Worth will serve as the centerpiece of a new downtown innovation district, driving research, education, and workforce development. This collaborative hub will fuel economic growth in downtown Fort Worth through cutting-edge programs from multiple Texas A&M institutions.



CONVENTION CENTER

The Fort Worth Convention Center expansion aims to double the venue's hosting capacity, enhancing its ability to accommodate major events. The project includes a 75,000 sf expansion of exhibit space, a 40,000 sf addition of meeting space, and a 40,000 sf ballroom on the north end of the building.

MARKET OVERVIEW

#1 **SITE**
SELECTION
MAGAZINE

Top metro in the country to move a company to

#1 **BLS**

Largest metro to recover pandemic job losses

493,500 **BLS**

Jobs added in past 5 years (more than any other U.S. metro)

#6 **CBRE** Scoring
Tech Talent
2024

Top talent tech hubs in North America

1.6% **BLS**

Year-over-year job growth (#2 among largest U.S. metros)

100.5 **MOODY'S**

DFW's cost of doing business on par with U.S. average of 100

418 **United States®**
Census
Bureau

New residents added to the DFW Region each day

#22 of 500 **thinknow**

Most innovative metros in the world

22 **FORTUNE**

Fortune 500 companies

6 **FORTUNE**

Global 500 Companies

7 **FORTUNE**

America's Most Innovative Companies

\$60 B **USTRADENUMBERS**

DFW's Total Value of Goods Traded

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

POPULATION
2024

16,186

99,657

289,332

POPULATION GROWTH
Annually 2020-2024

6.5%

4.0%

2.0%

HOUSEHOLDS
2024

6,556

39,352

101,270

HOUSEHOLD GROWTH
Annually 2020-2024

7.8%

3.9%

2.3%

AVERAGE HOUSEHOLD INCOME

\$91,680

\$85,117

\$76,708

MEDIAN HOUSEHOLD INCOME

\$70,109

\$59,252

\$54,227

MEDIAN AGE

36.5

35.3

33.8

BUSINESSES

3,148

14,198

21,389

EMPLOYEES

45,446

139,744

201,559

PROPERTY INGRESS/EGRESS MAP

Fort Worth
Stockyards

Henderson Street

Weatherford Street

Belknap Street

Jones Street

The Cultural
District

W 7th Street

FOR SALE
FULL CITY BLOCK

Calhoun Street
TRINITY
METRO

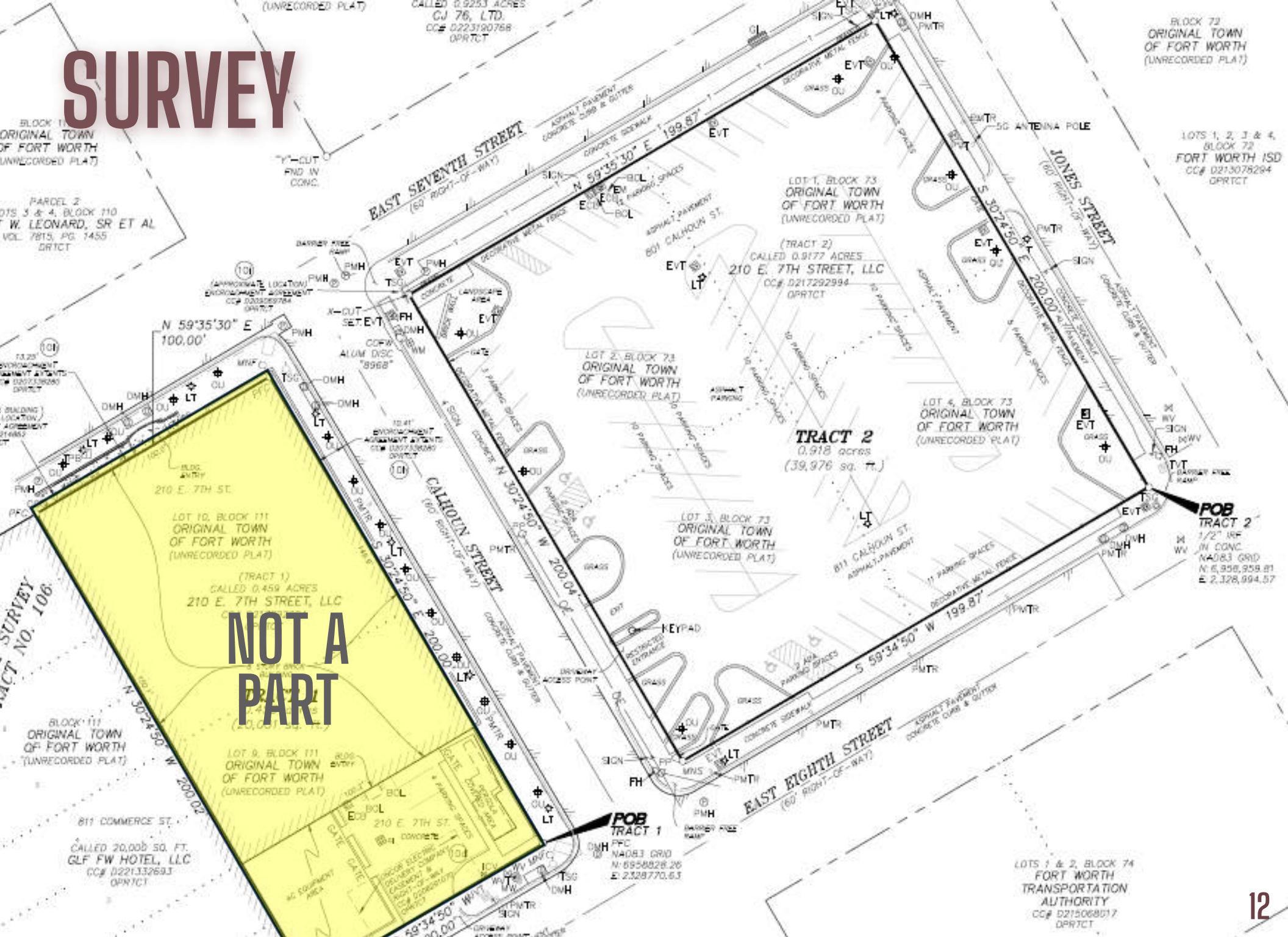
INTERSTATE
35W

Lancaster Avenue

INTERSTATE
30

- Ingress
- Egress

SURVEY



**801 & 811 CALHOUN STREET
FORT WORTH, TX 76102**

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DISCLOSURE

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. An owner’s agent fees are not set by law and are fully negotiable.

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. A buyer/tenant’s agent fees are not set by law and are fully negotiable.

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:
o that the owner will accept a price less than the written asking price;
o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
o 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.

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