



EXHIBITS BUILDING AT THE STOCKYARDS

2501-2519 Rodeo Plaza | Fort Worth, TX 76164





Constructed in 1911, the Exhibits Building is located in the heart of the Fort Worth Stockyards National Historic District. The building sits between Exchange Avenue and Stockyards Boulevard, across the street from the Cowtown Coliseum. The architectural style is Mission Revival and clad in stucco. The North Main & Rodeo Plaza facades are decorated and feature Missionesque parapets.

Building Summary

Building Size:	57,219 SF
Available Space:	2 nd Generation Retail/Restaurant
Visibility:	Visible along N. Main & Exchange Ave.
Pedestrian Access:	From Exchange Ave., N. Main & Rodeo Plaza

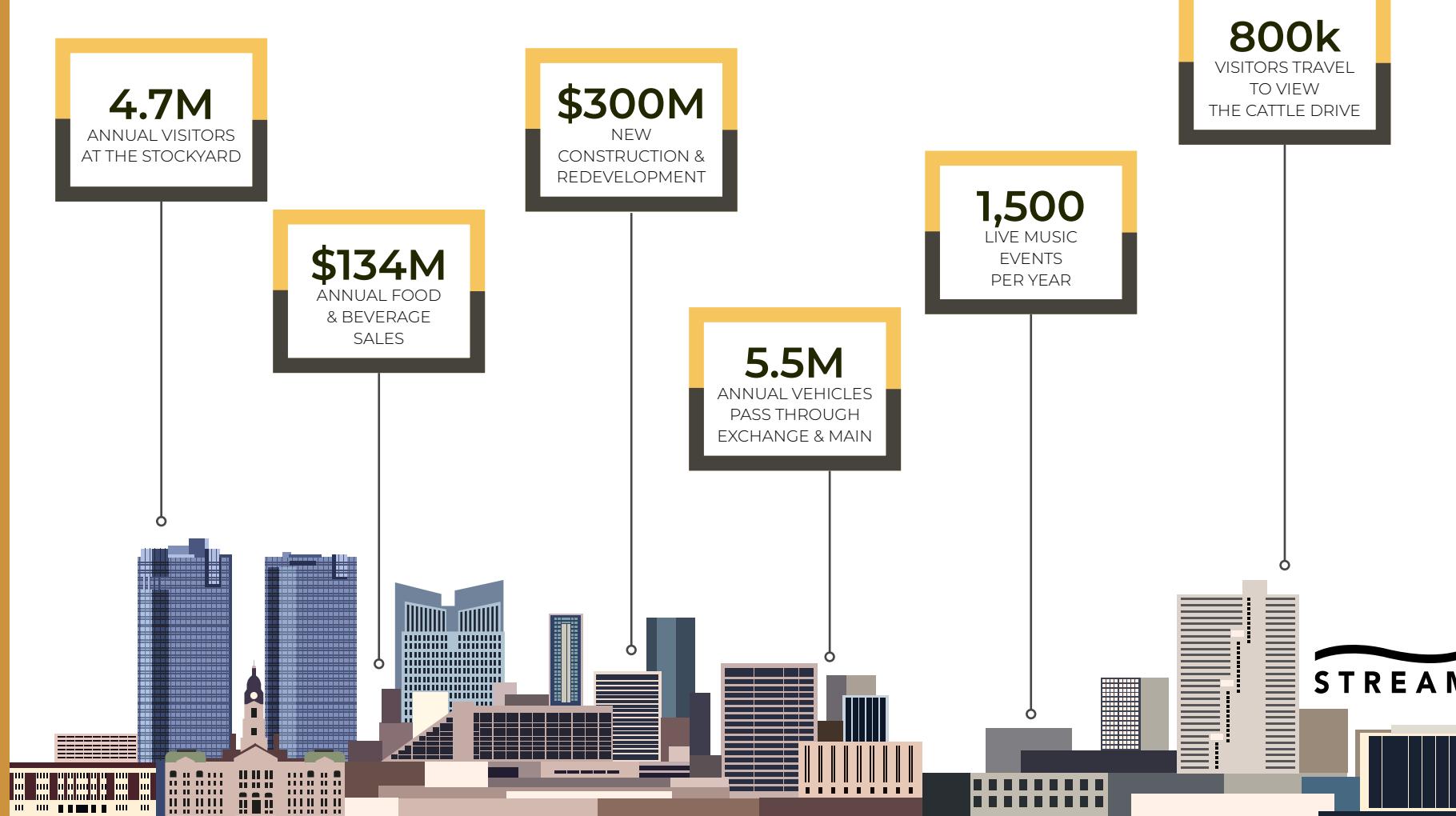
Demographics

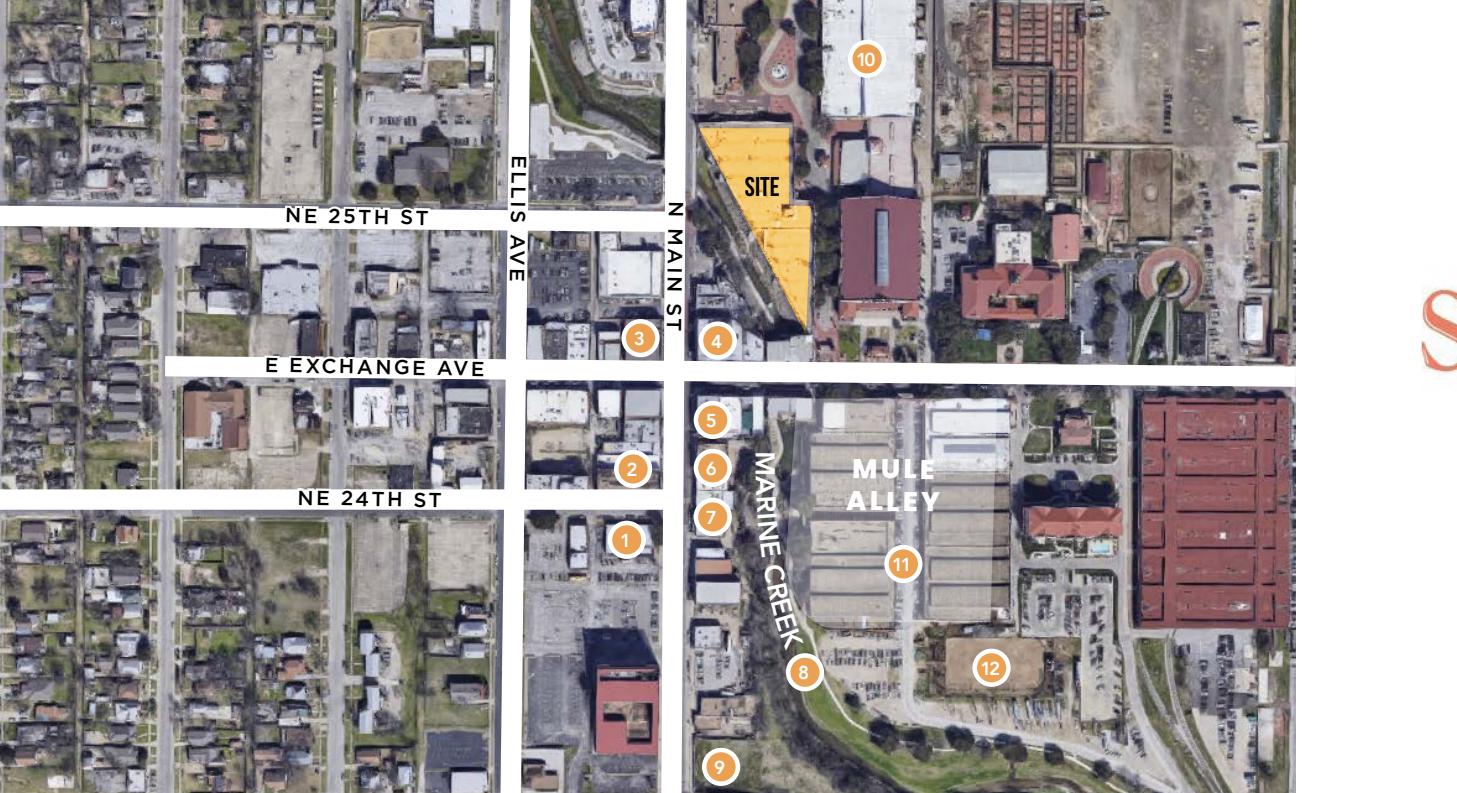
	1 Mile	3 Miles
Population:	13,044	97,236
Households:	3,491	31,622
Daytime Employees:	7,292	75,550
Pop. Growth '20-'25:	↑ 5.6%	↑ 7.0%
HH Growth '20-'25:	↑ 5.4%	↑ 7.5%

Source: CoStar

Fort Worth Stockyard Stats

The Fort Worth Stockyards is a historic district that is located in Fort Worth, Texas, north of the central business district. A 98-acre portion encompassing much of the district was listed on the National Register of Historic Places as Fort Worth Stockyards Historic District in 1976.



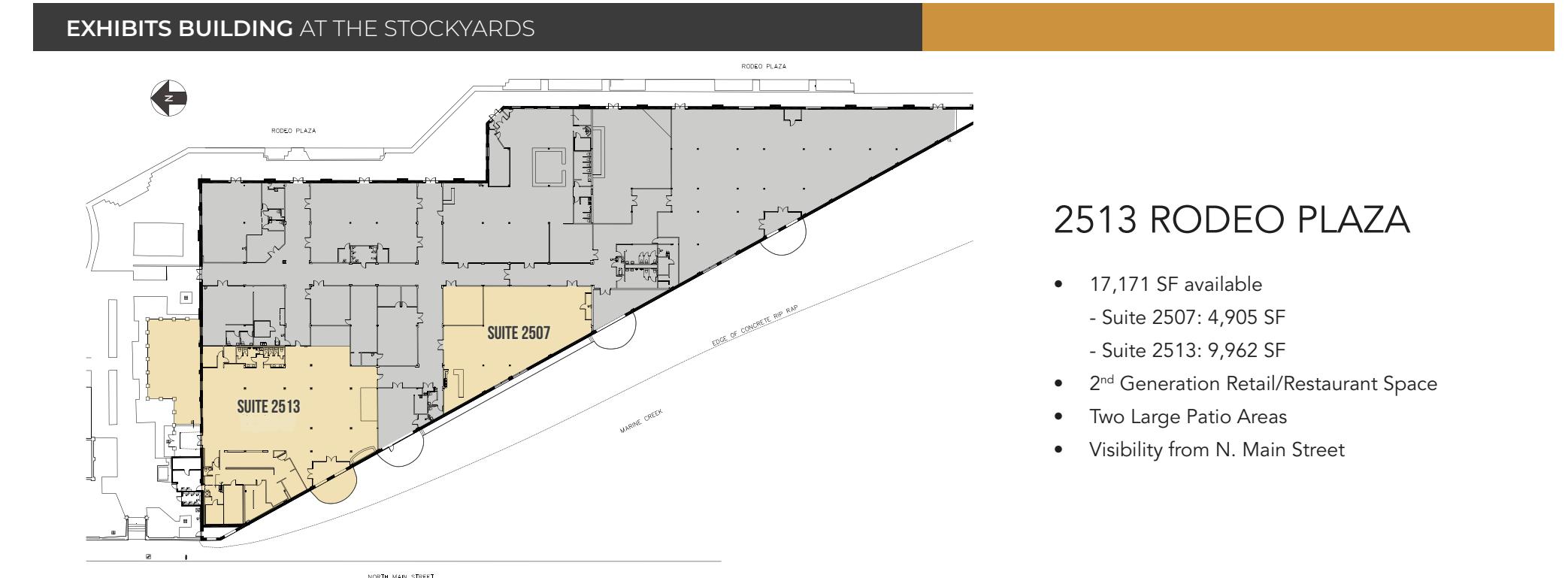


Fort Worth STOCKYARDS



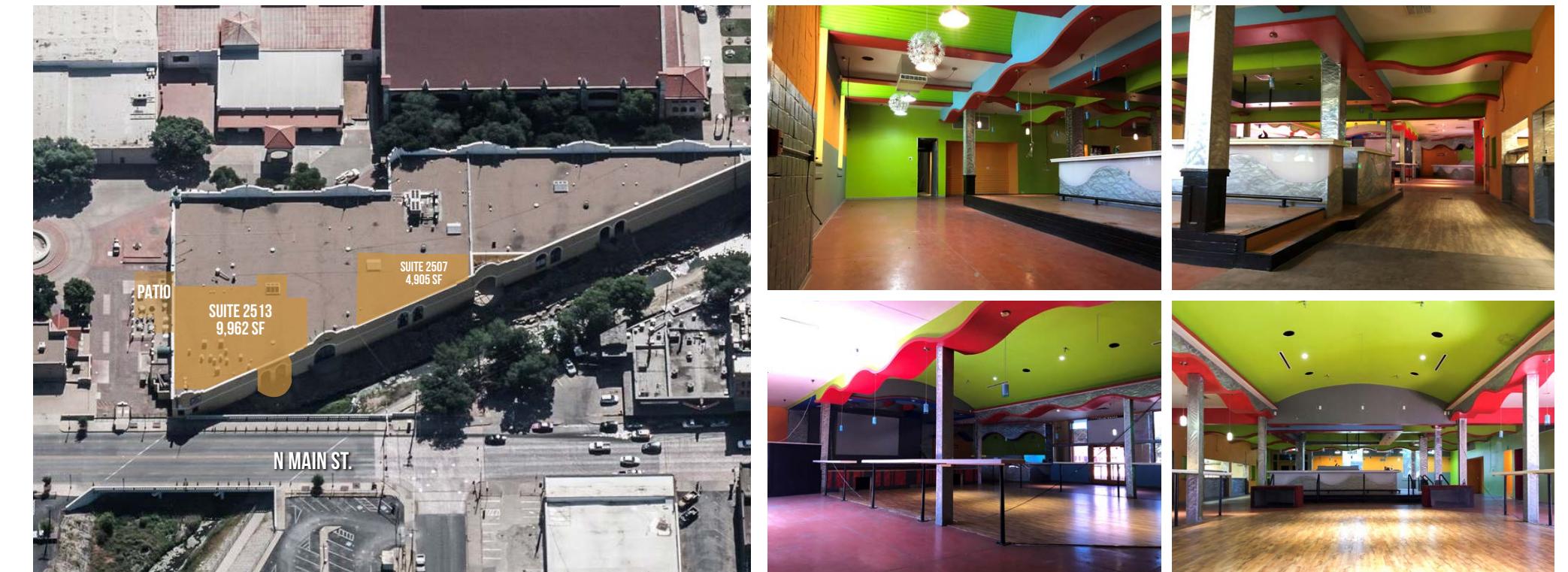
ON THE MOVE

- 24TH & MAIN:** Two-building redevelopment project owned by KRS Realty Advisors. Renovations will be completed Spring 2021.
- ISIS THEATER:** Renovations to restore the theater are actively underway.
- M.L. LEDDY'S:** M.L. Leddy's expanded into Fort Worth in 1944 with its second retail location. This store has become an icon for western wear and the Stockyards area.
- H3 RANCH:** Opened in 1998, the H3 ranch serves a variety of steak, BBQ and southern food, but this location is best known for its hickory wood grilled steaks.
- MAVERICK FINE WESTERN WEAR:** Maverick opened its doors in 1987 and is known as one of the best places to shop to find top quality western apparel and other western merchandise.
- STAGE COACH HOTEL:** The owners are actively pursuing a change of use for a new concept to lease the entire building, providing additional activation along Main Street.
- LONESOME DOVE:** Opened in 2000, chef Tim Love has helped Lonesome Dove Western Bistro quickly become the city's premiere dining establishment.
- MARINE CREEK:** Although well hidden, Marine Creek is a pedestrian friendly area with walking and biking trails leading to the heart of the Stockyards. There are also bridges in place, allowing easy access to the amenities along the east and west shores.
- NEC OF MAIN STREET & 23RD STREET:** This property was recently purchased by a hospitality developer. Their plans for this property have not been made public.
- BILLY BOB'S TEXAS:** Opening its doors in 1981, this 100,000 SF entertainment venue is a draw for country music's biggest names. With a capacity of 6,000 guests and averaging just under 200 events per year, Billy Bob's consistently records sales well over \$20 million per year.
- MULE ALLEY:** Phase I of a 70-acre, \$200M master planned redevelopment. Phase 1 includes a 180,000 SF redevelopment of the historic Horse and Mule Barns, providing 50,000 SF of retail space, 90,000 SF of office space as well as additional outdoor and entertainment areas. This phase is currently underway and scheduled to be completed in early 2020.
- HOTEL DROVER:** A 200-room Marriott Autograph Collection hotels, containing 15,000 square feet of meeting space, event barn, signature restaurant and boutique retail space. Construction is currently underway and scheduled to deliver in Summer 2020.



2513 RODEO PLAZA

- 17,171 SF available
 - Suite 2507: 4,905 SF
 - Suite 2513: 9,962 SF
- 2nd Generation Retail/Restaurant Space
- Two Large Patio Areas
- Visibility from N. Main Street



STREAM

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