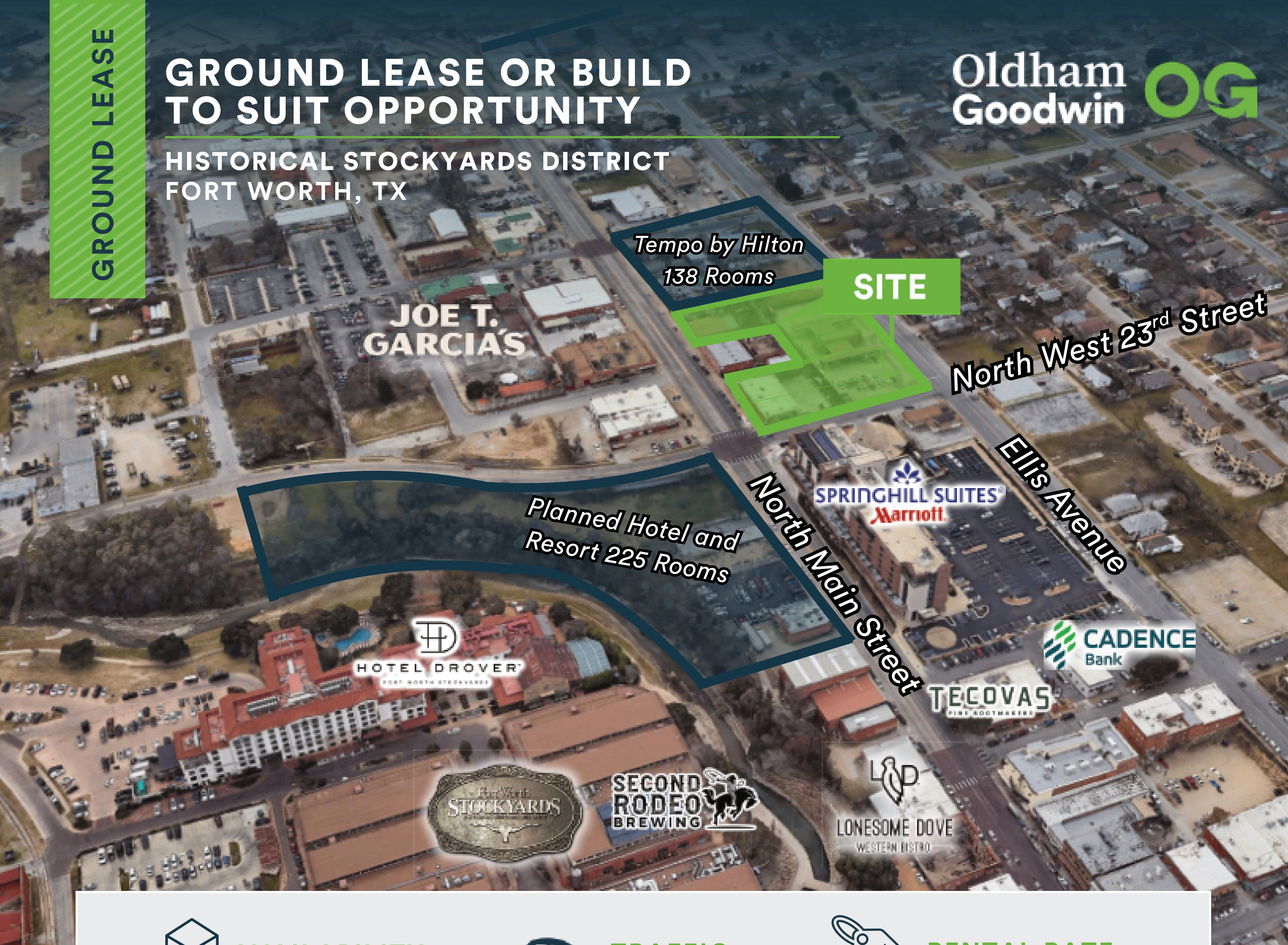
GROUND LEASE

GROUND LEASE OR BUILD TO SUIT OPPORTUNITY

HISTORICAL STOCKYARDS DISTRICT
FORT WORTH, TX

Oldham Goodwin OG



AVAILABILITY
1.41 AC

TRAFFIC
25,625 VPD

RENTAL RATE
CALL BROKER

PROPERTY HIGHLIGHTS

- Ground lease, build to suit opportunity located at the historic gates of the Fort Worth Stockyards National Historic District with an estimated total of 11 million plus visitors per year.

- Located in the Historic Fort Worth Stockyards, this property is adjacent to 343 planned hotel rooms and surrounded by world-class entertainment, popular restaurants, established hotels, and national retailers.

- Zoning is SY-TNX-55 and SY-ENX-55 that will allow a multitude of uses such as multifamily, retail, medical, bar or restaurant, and hospitality.

- Multiple curb cuts allowing easy access from three different sides of the site, N. Main Street, 23rd Street, and Ellis Avenue.

- The 1.41 AC site sits at the lighted intersection of N Main Street and 23rd Street that has an exposure to more than 25,625 vehicles per day

- 2 miles from Downtown Fort Worth; 2.5 miles from Fort Worth's Cultural District; 3.1 miles from Dickie's Arena; 5 miles from TCU.

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HISTORICAL STOCKYARDS DISTRICT FORT WORTH, TX

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HISTORICALSTOCKYARDSDISTRICT
FORT WORTH, TX

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HISTORICAL STOCKYARDS DISTRICT
FORT WORTH, TX

FORT WORTH STOCKYARDS

$175 MILLION IN RECENT DEVELOPMENTS

100+ BUSINESSES RETAIL, DINING, & ENTERTAINMENT

11+ MILLION TOURISTS PER YEAR

THE FORT WORTH STOCKYARDS is one of Texas' most iconic and visited destinations, attracting over 11 million visitors annually. This historic district blends Old West charm with modern development, thanks to a nearly $1 billion revitalization effort in Fort Worth, TX that includes new hotels, commercial space, housing, and major improvements to landmarks like the Cowtown Coliseum. Anchored by attractions such as the daily cattle drive, the Texas Cowboy Hall of Fame, and boutique destinations like Hotel Drover and the nearby Hilton in downtown Fort Worth, the Stockyards has evolved into a powerhouse of tourism, culture, and commerce while staying true to its Western roots.

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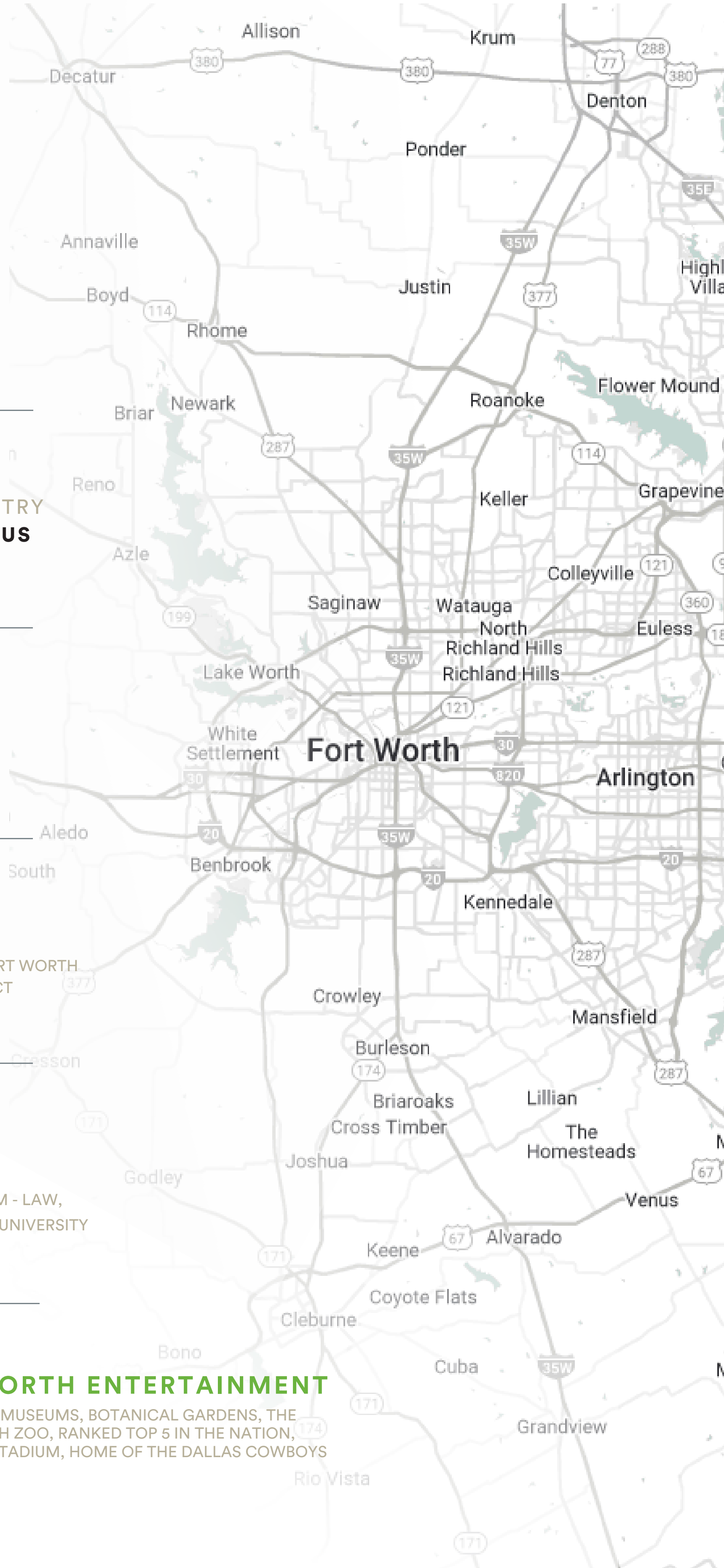
HISTORICAL STOCKYARDS DISTRICT

FORTH WORTH, TEXAS



POPULATION

1,028,117

7TH BEST IN REIDENTIAL REAL ESTATE FOR NEW HOMES

4TH IN THE COUNTRY **MOST PROSPEROUS CITY**

INDUSTRIES & TALENT

FORT WORTH ISTHE PERFECT LOCATION THAT GIVES COMPANIES A REAL COMPETITIVE ADVANTAGE

TRANSPORTATION HUB

FOUR AIRPORTS

OVER 11.7 MILLION ANNUAL VISTORS TO THE CITY OF FORT WORTH RESULTING IN 3.6 BILLION IN ANNUAL ECONOMIC IMPACT

---

4 MAJOR COLLEGES

WITHIN THE SURROUNDING AREA

INCLUDING TEXAS CHRISTIAN UNIVERSITY, TEXAS A&M - LAW, UNIVERSITY OF NORTH TEXAS, AND TEXAS WOMAN'S UNIVERSITY

2ND FASTEST GROWING CITY **IN THE UNITED STATES**

FORT WORTH ENTERTAINMENT

INCLUDES 5 MUSEUMS, BOTANICAL GARDENS, THE FORT WORTH ZOO, RANKED TOP 5 IN THE NATION, AND AT&T STADIUM, HOME OF THE DALLAS COWBOYS

GROUND LEASE

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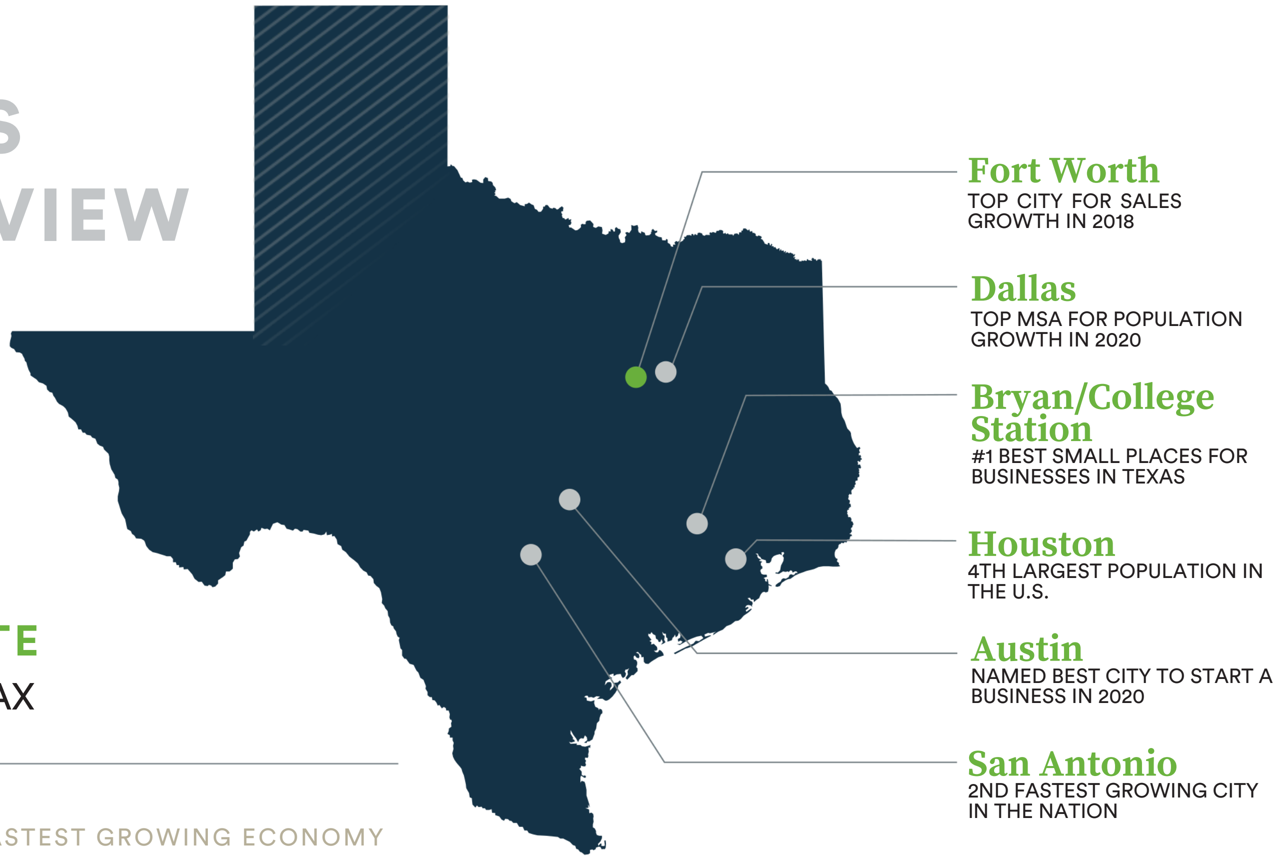
HISTORICAL STOCKYARDS DISTRICT

TEXAS OVERVIEW



NO STATE
INCOME TAX

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

POPULATION
28,995,881

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

BEST STATE
FOR BUSINESS

TOP STATE
FOR JOB GROWTH

LARGEST
MEDICAL CENTER

GROUND LEASE

GROUND LEASE OR BUILD TO SUIT OPPORTUNITY

HISTORICAL STOCKYARDS DISTRICT

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 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:
  - » 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.

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.

Oldham Goodwin Group, LLC	532457	Casey.Oldham@OldhamGoodwin.com	(979) 268-2000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	Licensed No.	Email	Phone
Designated Broker of Firm	Licensed No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	Licensed No.	Email	Phone
Sales Agent/Associate's Name	Licensed No.	Email	Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:

Casey Oldham

Chief Executive [illegible]

Chief [illegible]

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