

1100 Pennsylvania Avenue, Fort Worth, Texas 76104



1100 Pennsylvania Avenue is a premier commercial opportunity in the Medical District of Fort Worth on a corner lot of Pennsylvania & Adams Avenue. Boasting high visibility and effortless accessibility, this property offers seamless connections to major thoroughfares in downtown Fort Worth, vibrant retail hubs, and established neighborhoods. With heavy traffic counts and a strategic footprint, it's the perfect launchpad for owner users and investors looking to scale in a thriving market.

Prepared by:



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TEAM & VASSEUR
COMMERCIAL REAL ESTATE

4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107
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Office Space | For Sale

1100 Pennsylvania Avenue, Fort Worth, Texas 76104

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Property Overview

- Building Size: 4,379 SF (+/-) - two-story air conditioned office building, second story mezzanine space
- Lot Size: 0.1687 Acres (+/-)
- Year Built: 1920 (renovated in 2021)
- Parking: 14 Spaces
- Zoning: NS-T4, Near Southside Form-Based District-General Urban Neighborhood, which allows low rise office, indicating it allows low-rise office use with 3 story height limit . The NS-T4 zoning is part of the Near Southside district, which typically supports mixed-use urban development with a focus on walkability and neighborhood character. This zoning supports office, medical office, mixed urban neighborhood and live work uses.

Property Features

- Excellent accessibility to I-30 and I-35
- Heavy drive-by traffic with high exposure
- Located in Fort Worth's busy Medical District
- Prime for re-development or any office use
- Combines vintage character with modern functionality
- Signage options: monument & v-shaped billboard signs

Sales Price

\$850,000


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Demographic Summary Report

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Building Type: Class C Office	Total Available: 4,379 SF		
Class: C	% Leased: 0%		
RBA: 4,379 SF	Rent/SF/Yr: Negotiable		
Typical Floor: 2,379 SF			
Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	16,872	118,438	325,763
2025 Estimate	15,617	110,790	307,006
2020 Census	12,874	96,635	279,999
Growth 2025 - 2030	8.04%	6.90%	6.11%
Growth 2020 - 2025	21.31%	14.65%	9.65%
2025 Population by Hispanic Origin	3,907	42,650	161,014
2025 Population	15,617	110,790	307,006
White	8,944 57.27%	52,649 47.52%	122,003 39.74%
Black	3,149 20.16%	18,280 16.50%	43,235 14.08%
Am. Indian & Alaskan	63 0.40%	706 0.64%	2,288 0.75%
Asian	388 2.48%	3,572 3.22%	8,828 2.88%
Hawaiian & Pacific Island	10 0.06%	82 0.07%	223 0.07%
Other	3,062 19.61%	35,500 32.04%	130,428 42.48%
U.S. Armed Forces	9	92	500
Households			
2030 Projection	7,165	46,115	114,971
2025 Estimate	6,608	42,882	107,870
2020 Census	5,284	36,531	96,801
Growth 2025 - 2030	8.43%	7.54%	6.58%
Growth 2020 - 2025	25.06%	17.39%	11.43%
Owner Occupied	1,634 24.73%	17,513 40.84%	53,788 49.86%
Renter Occupied	4,974 75.27%	25,369 59.16%	54,083 50.14%
2025 Households by HH Income			
Income: <\$25,000	1,100 16.65%	8,302 19.36%	20,206 18.73%
Income: \$25,000 - \$50,000	810 12.26%	7,170 16.72%	21,722 20.14%
Income: \$50,000 - \$75,000	1,511 22.87%	8,028 18.72%	21,333 19.78%
Income: \$75,000 - \$100,000	765 11.58%	5,187 12.10%	13,413 12.43%
Income: \$100,000 - \$125,000	759 11.49%	3,997 9.32%	8,922 8.27%
Income: \$125,000 - \$150,000	491 7.43%	2,575 6.00%	6,223 5.77%
Income: \$150,000 - \$200,000	432 6.54%	2,449 5.71%	5,706 5.29%
Income: \$200,000+	740 11.20%	5,173 12.06%	10,347 9.59%
2025 Avg Household Income	\$100,447	\$97,119	\$89,456
2025 Med Household Income	\$73,393	\$68,919	\$63,857

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Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Pennsylvania Ave	College Ave W	8,963	2025	0.09 mi
S Henderson St	W Tucker St S	22,466	2025	0.09 mi
S Adams St	W Daggett Ave N	647	2025	0.22 mi
W Daggett Ave	S Henderson St W	1,587	2025	0.25 mi
W Daggett Ave	College Ave E	767	2025	0.26 mi
Pennsylvania Ave	S Ballinger St E	12,425	2018	0.26 mi
S Adams St	W Daggett Ave S	1,003	2025	0.27 mi
Hemphill St	W Broadway Ave N	3,464	2025	0.31 mi
Hemphill St	W Daggett Ave N	3,187	2025	0.34 mi
S Summit Ave	Summit Ave NE	23,099	2025	0.36 mi

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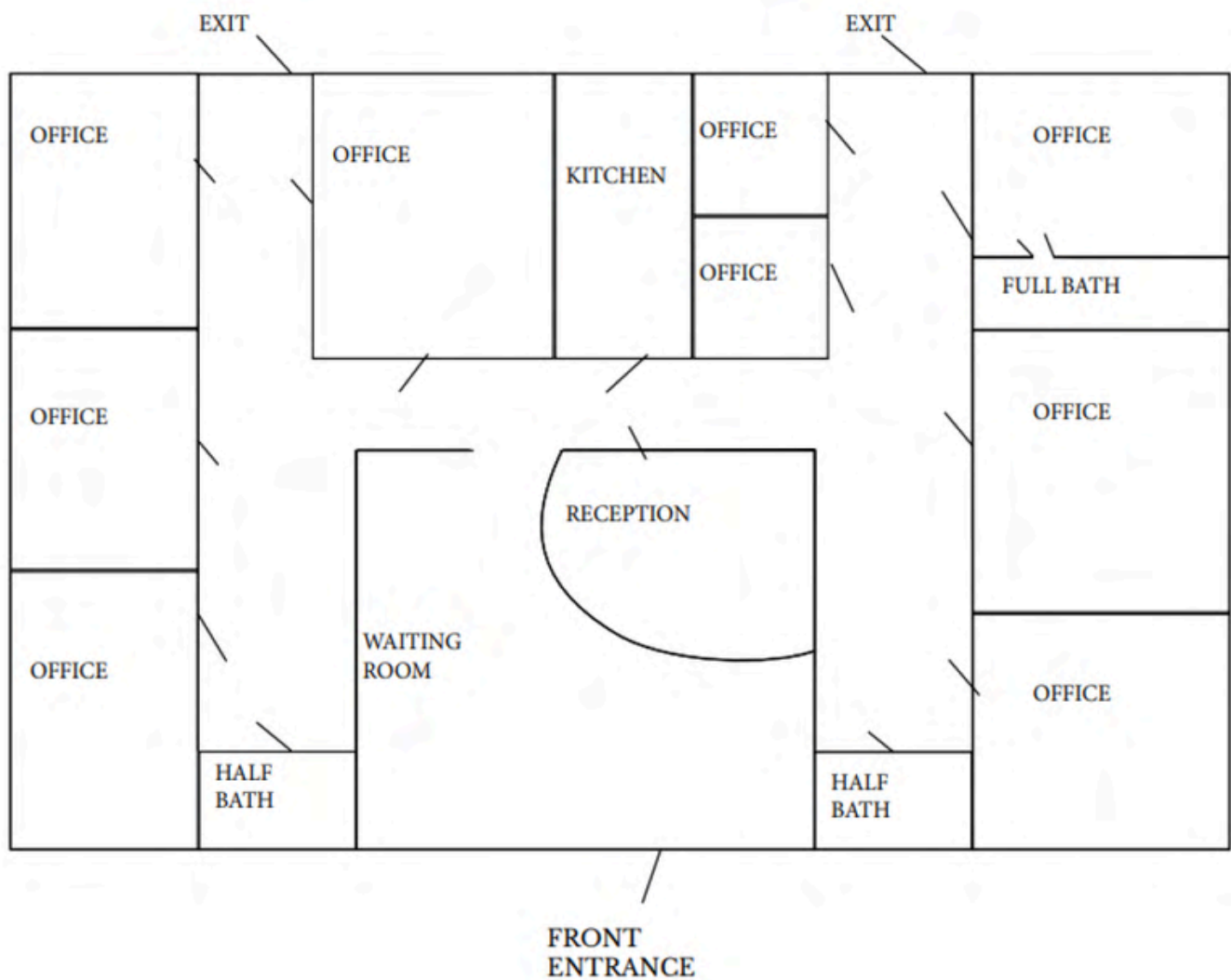
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FLOOR PLAN - FIRST FLOOR

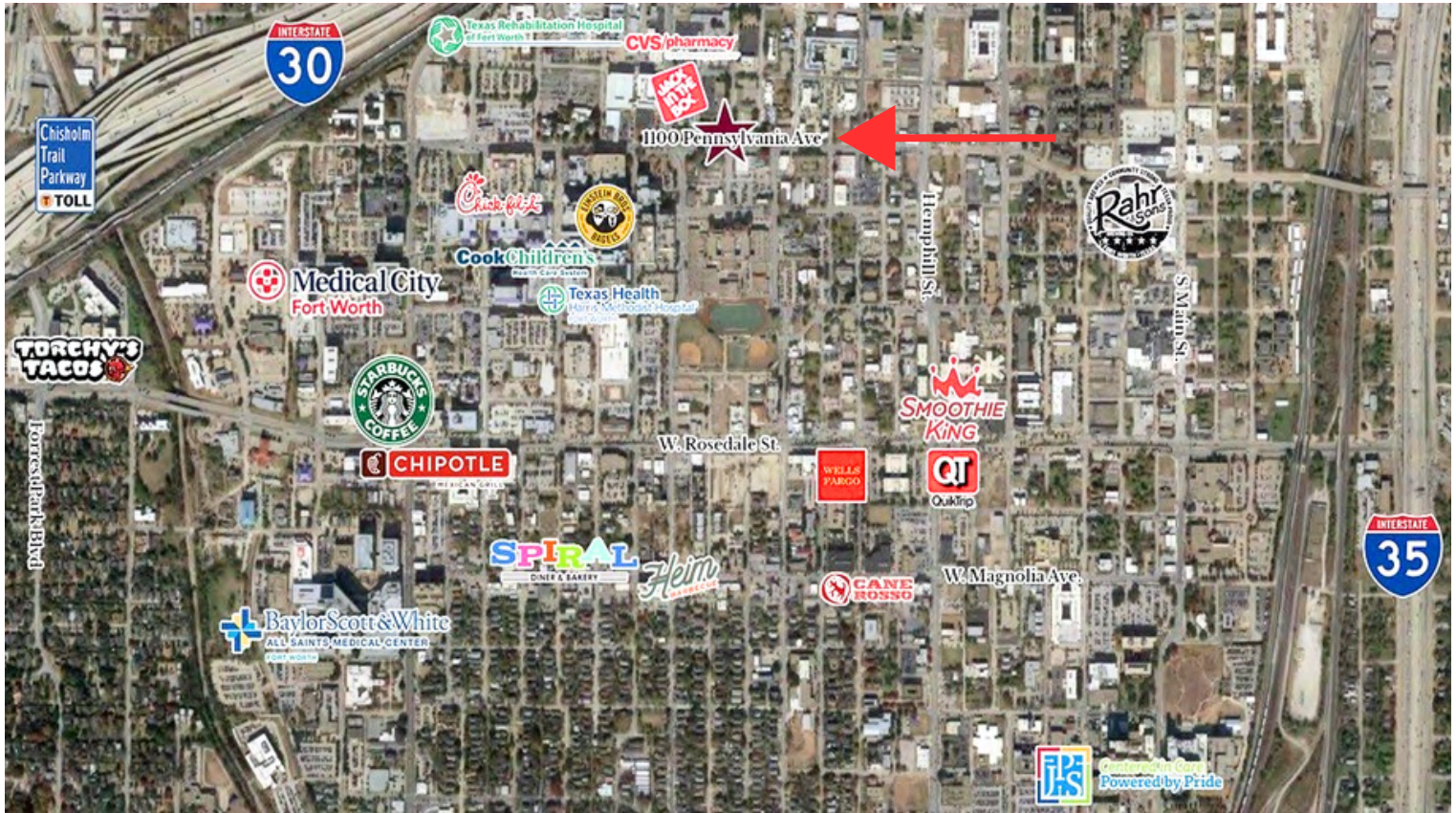


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AERIAL



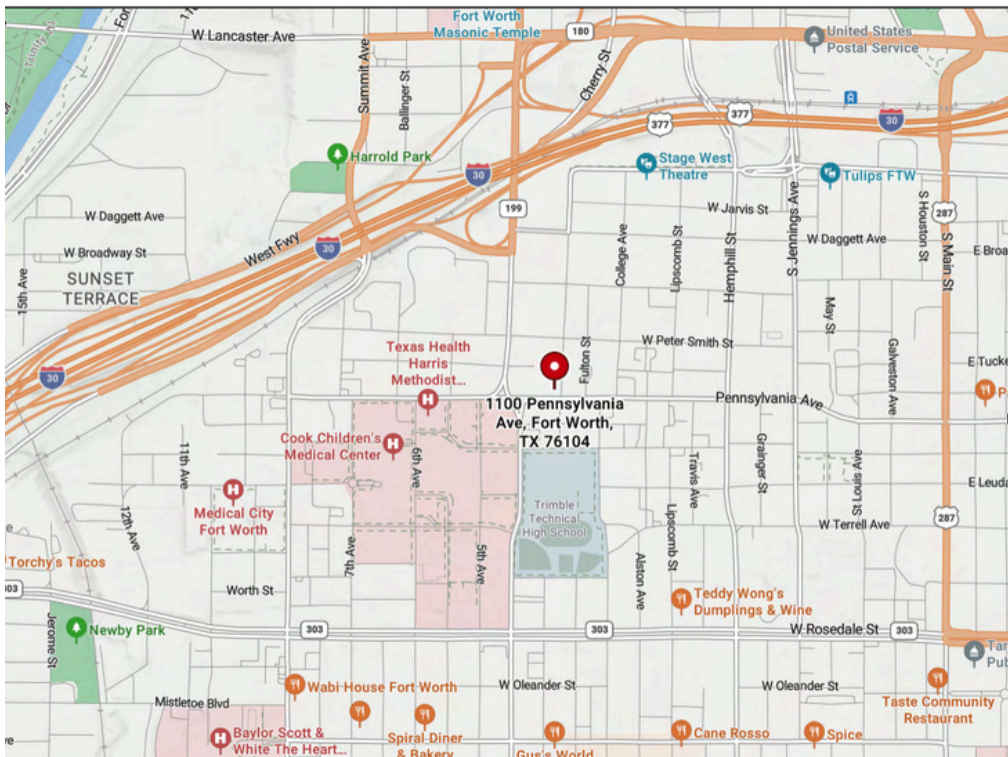
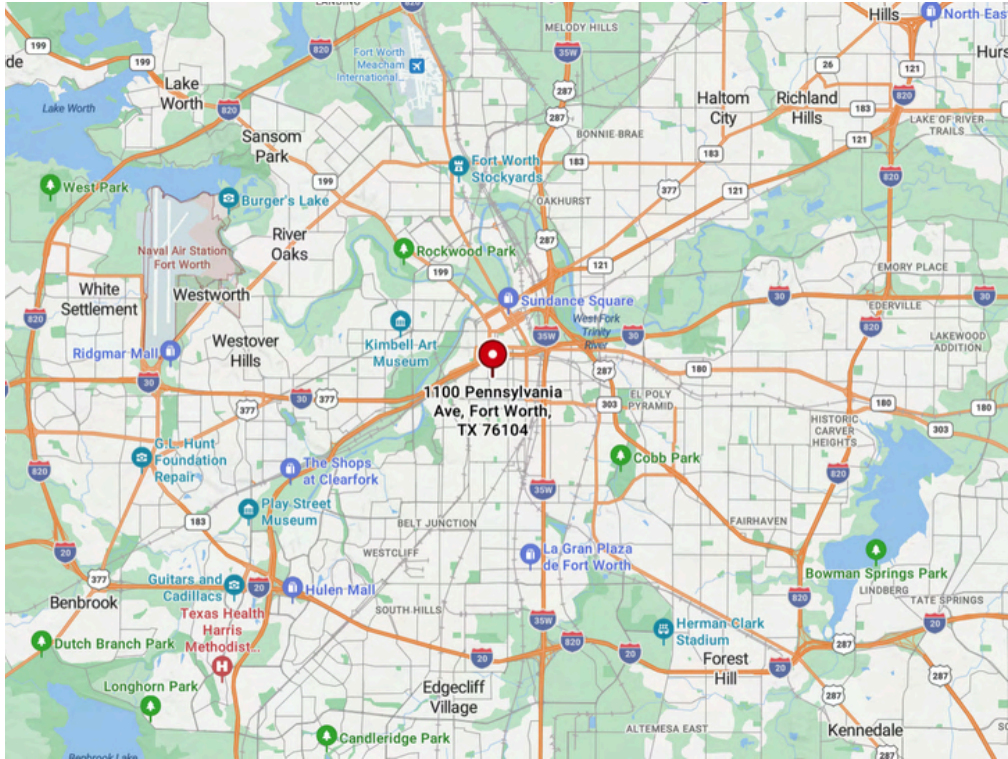
Property Location: Located in Fort Worth's busy Medical District Near Southside. This prime commercial property offers outstanding visibility and accessibility within Fort Worth's bustling Near Southside District. Located on Pennsylvania Avenue, the site features rapid transit links to downtown and surrounding areas via nearby I-35W and I-30. The surrounding neighborhood is a high-traffic destination, anchored by premier medical facilities—including Texas Health Harris Methodist and Baylor Scott & White All Saints—alongside diverse dining and cultural amenities. An ideal setting for professional offices seeking a central, high-profile location in Near Southside district.

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LOCATION MAPS



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>Team & Vasseur Commercial Real Estate</u>	<u>9015393</u>	<u>info@tvcre.com</u>	<u>817-335-7575</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Charles "C.B." Team</u>	<u>563820</u>	<u>cteam@tvcre.com</u>	<u>817-335-7575</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Charles "C.B." Team</u>	<u>563820</u>	<u>cteam@tvcre.com</u>	<u>817-335-7575</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Philip Samples</u>	<u>553590</u>	<u>psamples@tvcre.com</u>	<u>817-335-7575</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date