

# The Mercado Building

1500 North Main  
Street Fort Worth, TX

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Office/Retail  
Mixed Use

**FOR LEASE**



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## OVERVIEW

Strategically located along North Main Street in Fort Worth which is a major thoroughfare serving the city of Fort Worth, Panther Island, and the Stockyards.

The building is positioned near the Stockyards and Panther Island which attracts over 9 millions visitors annually. The Fort Worth Herd cattle drive brings in over 800,000 visitors in the immediate trade areas annually.

Furthermore, the Stockyards and Panther Island are undergoing a billion dollar expansion plan between the city and private investors with hotels, commercial space, multi-family, and parking garages. Tourism in the Stockyards has generated an estimated \$105 million in tax revenue alone

*Available:*  
**1500 N. Main Street**  
**Fort Worth, TX**





## FEATURES

**53,477 SF Mixed-Use Building**

**1st Floor Retail/Office**  
271 RSF - 1,593 RSF

**2nd Floor Office**  
166 RSF - 11,349 RSF

**3rd Floor Office/Entertainment**  
9,847 RSF

- Ownership is currently renovating the common areas and restrooms to enhance the aesthetics of the building
- Large surface parking lot with 200+ parking spaces
- Building signage available
- Convenient access to I-35, Stockyards, Panther Island, and the CBD/Sundance Square
- Strong tenant trade areas adjacent to Joe T. Garcia's, La Playa Maya, Byblos Mediterranean, Los Paisanos, Original Mexican Eat's and many others

## AREA DEMOGRAPHICS

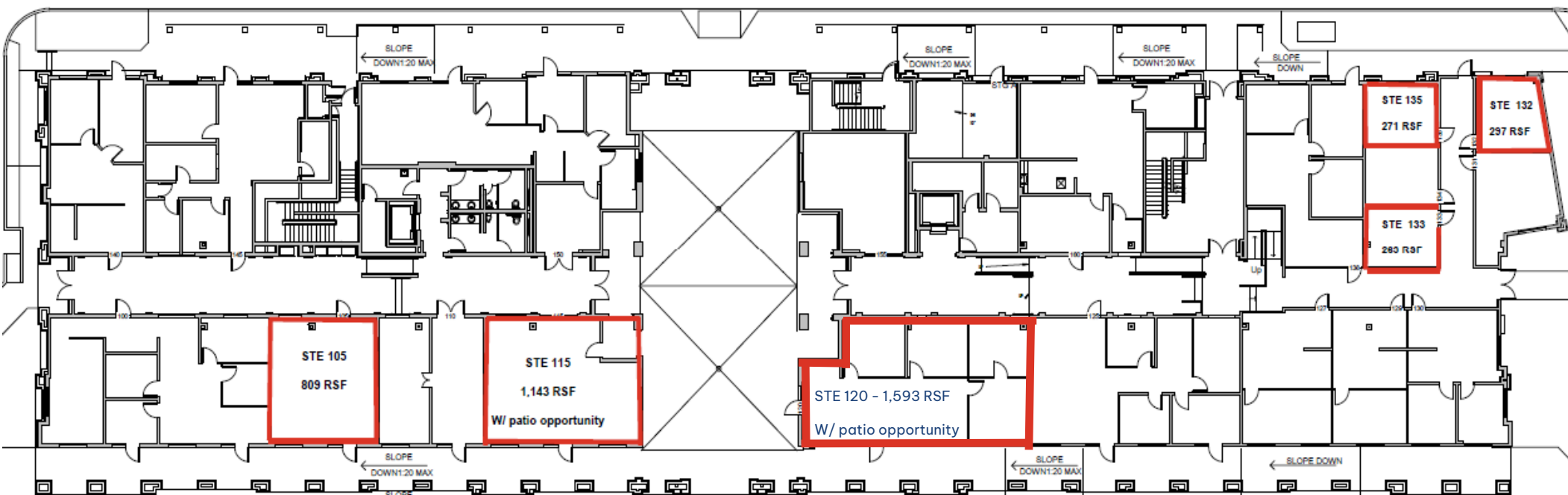
POPULATION	1 MILE	5 MILE	10 MILE
<b>2024 Population</b>	13,950	239,542	982,555

HOUSEHOLD INCOME	1 MILE	5 MILE	10 MILE
<b>2024 AVG. HH Income</b>	\$57,042	\$79,450	\$98,841

## TRAFFIC COUNTS

<b>N. Main Street</b>	42,347 VPD
<b>Jacksboro Hwy. (Hwy 199)</b>	46,236 VPD





## Availability

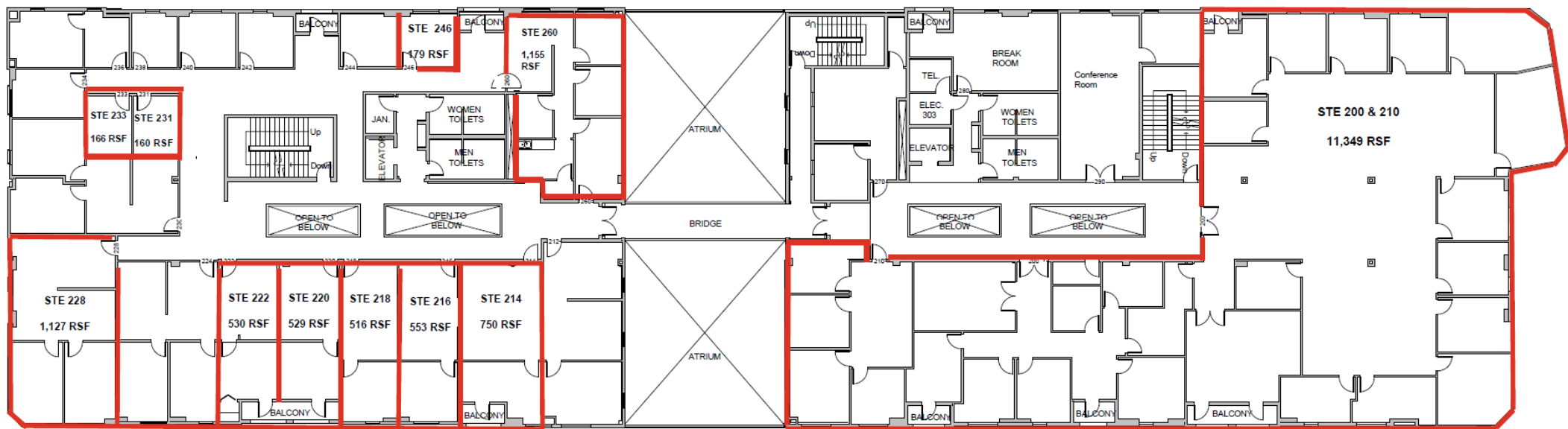
## RSF

Suite 115	1,143
Suite 105	809
Suite 120	1,593
Suite 132 & 135	297 & 271
Suite 133	263

- ❖ 1st floor common areas and restrooms to be renovated with a modernized atmosphere
- ❖ Suite 115 has opportunity for patio space within the breezeway. Great for a Cafe's and food & beverage operators.



1ST FLOOR



**Availability**

**RSF**

**Suite 200 & 210**

11,349 (can be demised)

**Suite 214**

750

**Suite 216**

553

**Suite 218**

516

**Suite 220**

529

**Suite 222**

530

**Suite 228**

1,127

**Suite 231**

160

**Suite 233**

166

**Availability**

**RSF**

**Suite 246**

179

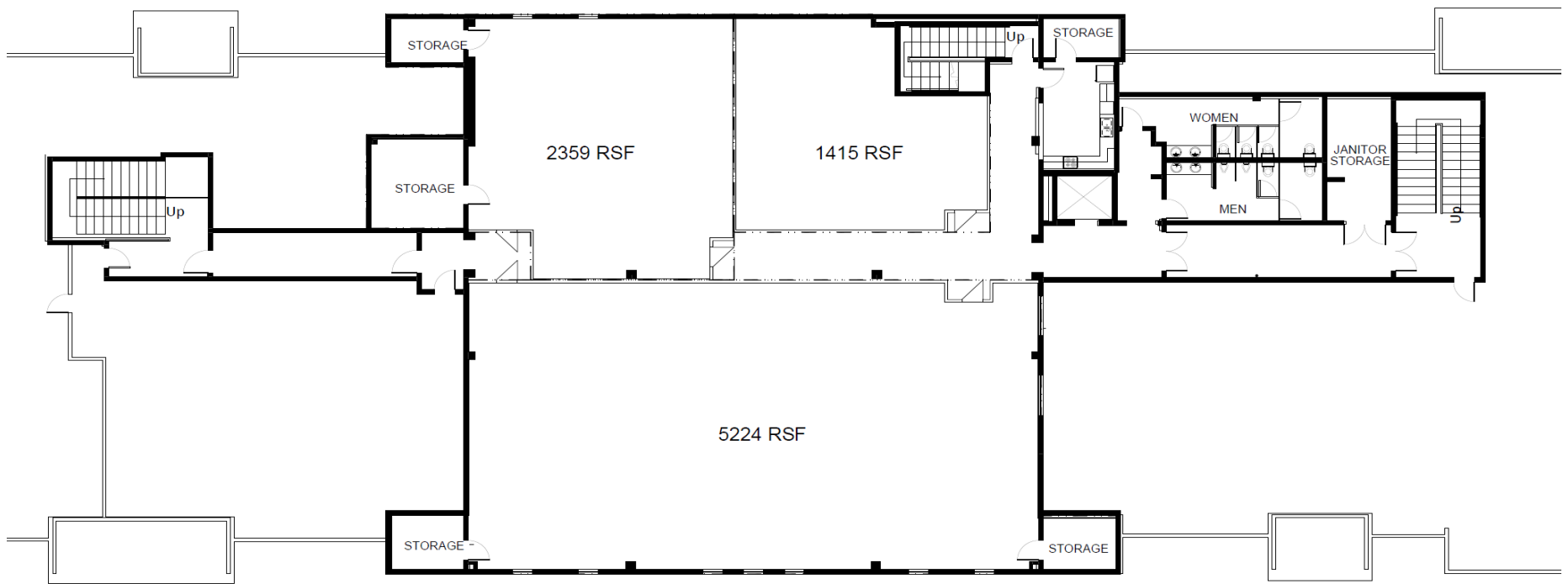
**Suite 260**

1,155

❖ 2nd floor common areas and restrooms to be renovated with a modernized atmosphere

❖ Select suites have private balconies

**2ND FLOOR**



## Availability

## RSF

### Suite 300

8,998 (can be demised)

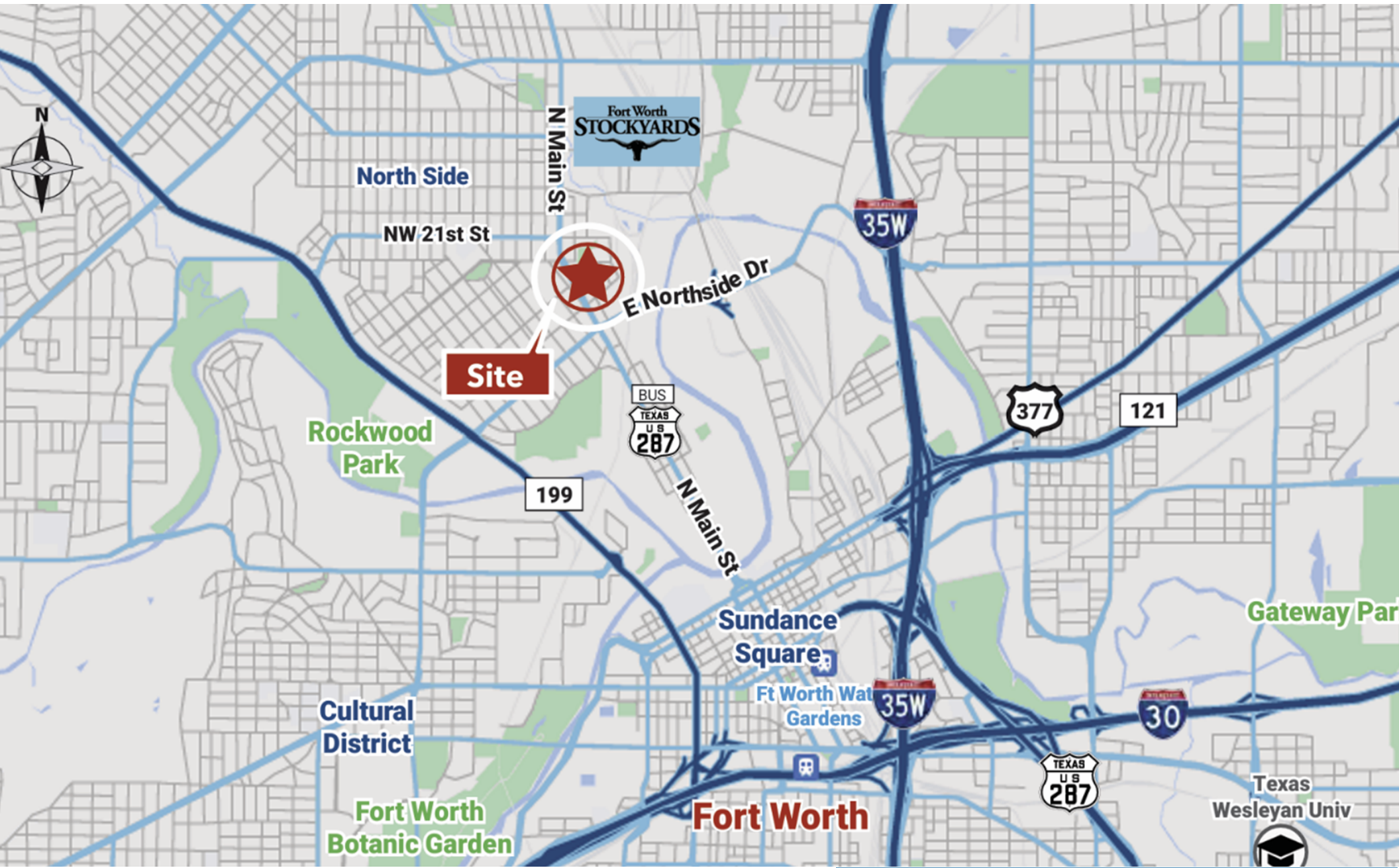
- ❖ 3rd floor common areas and restrooms to be renovated with a modernized atmosphere
- ❖ Large open space with a small kitchenette area and various storage rooms. Can be demised
- ❖ Private restrooms w/ one elevator and three stairwells
- ❖ Rooftop access with exceptional views of downtown Fort Worth and opportunity for an outdoor patio area



**3RD FLOOR**



PHOTOS



MAP/LOCATION



Fort Worth is the fastest-growing city of its size in the U.S., with a 42% growth from 2000 to 2013



18 annual events bring around 145,000 attendees, with the Red Steagall Cowboy Gathering drawing over 30,000

Combined annual restaurant and retail sales in the Stockyards exceed \$134 million. Achieve sales over \$825 per sq. ft.

Phase 1 of the Stockyards redevelopment is valued at over \$160 million, with further retail, dining, entertainment, and residential spaces planned

The project is part of a 70-acre, \$200 million master-planned development in partnership with the City of Fort Worth and Tarrant County



The Fort Worth Herd cattle drive draws more than 800,000 visitors annually



FORT WORTH STOCKYARDS

# START A CONVERSATION

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