REDEVELOPMENT OPPORTUNITY SUMMARY

South Main & Leuda Assemblage

Four-Parcel Near Southside Redevelopment Assemblage

810 S. MAIN ST. + 109, 115 & 117 W. LEUDA ST. · FORT WORTH, TX 76104

FOUR CONTIGUOUS PARCELS · ±27,816 SF (0.64 AC) · NS-T5I · NO MAX RESIDENTIAL DENSITY

ASKING PRICE
$3,100,000

One of the largest contiguous redevelopment assemblages currently available within the South Main / Near Southside corridor — positioned between Downtown Fort Worth and the Medical District. This summary is provided for preliminary review; a full Offering Memorandum is available upon request.

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Executive Summary

ASKING PRICE
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Black Tie Real Estate is pleased to present the **South Main & Leuda Assemblage** — a rare Near Southside infill assemblage with density-unrestricted NS-T5I zoning, positioned between Downtown Fort Worth and the Medical District for multifamily, mixed-use, medical/clinical, hospitality, or other urban infill redevelopment.

The offering comprises **four contiguous parcels** totaling approximately **27,816 square feet (0.64 acres)** under coordinated ownership, offered as a single redevelopment opportunity. The site holds dual frontage on South Main Street (±50') and West Leuda Street (±144' deeded / ±155' point-to-point span, subject to survey verification), within Fort Worth's most active urban redevelopment district.

Under the NS-T5I designation, the site carries **no maximum residential density** and supports a broad mix of zoning-supported uses with building height scaling by project type. Unit and program yield are driven primarily by design and parking strategy rather than a density cap — an unusual degree of latitude for a walkable, employment-rich location minutes from Downtown and adjacent to one of Tarrant County's largest medical-employment concentrations.

Existing improvements are considered secondary to land value and may provide limited interim holding income while redevelopment plans are advanced. Coordinated ownership of four contiguous parcels eliminates the assembly risk typically associated with urban infill — scale that is increasingly scarce within the Near Southside.

The property also sits within a **Qualified Opportunity Zone**, a **Fort Worth Neighborhood Empowerment Zone (NEZ)**, and the **Southside / Medical District TIF #4** area. Together with flexible NS-T5I zoning, these create a layered redevelopment framework that may offer qualifying projects potential federal tax advantages, municipal redevelopment incentives, and tax-increment-financing support for eligible public improvements — subject to investor-specific eligibility, application, City and TIF Board approval, and independent verification.

$3,100,000	±27,816 SF	±$111 / SF	4	NS-T5I
ASKING PRICE	0.64 ACRES	LAND	PARCELS	NO DENSITY CAP

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OFFERING — INVESTMENT HIGHLIGHTS

Investment Highlights

ASKING PRICE
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PRIMARY VALUE DRIVERS

DENSITY-UNRESTRICTED NS-T5I ZONING

No maximum residential density; mixed-use, multifamily, medical/clinical, hospitality, office, retail, and commercial uses generally supported under NS-T5I, subject to City verification. Yield is driven by design and parking, not a density cap.

FOUR-PARCEL CONTIGUOUS ASSEMBLAGE

±27,816 SF / 0.64 acres under coordinated ownership, offered as a single site — eliminating the assembly risk and timing typical of urban infill.

BETWEEN DOWNTOWN & THE MEDICAL DISTRICT

Minutes from Downtown Fort Worth and adjacent to one of Tarrant County's largest medical-employment concentrations, led by JPS Health Network on South Main Street.

DUAL FRONTAGE, WALKABLE CORRIDOR

Frontage on South Main Street and West Leuda Street in a walkable district anchored by the Magnolia Avenue and South Main urban villages.

MIXED-USE HEIGHT POTENTIAL

Height scaling to ten stories for qualifying mixed-use development; certain healthcare-related projects may qualify for additional height, subject to City verification.

ACTIVE, HIGH-BARRIER SUBMARKET

Surrounded by active redevelopment and institutional ownership; $500M+ in district investment and 775+ residential units under construction. Assemblage scale of this kind is increasingly scarce.

PUBLIC INCENTIVE POSITIONING

- **Qualified Opportunity Zone —** potential long-term federal tax advantages for qualifying investors.
- **Fort Worth NEZ Location —** potential municipal incentives — City property-tax abatement and certain fee waivers.
- **Southside / Medical District TIF #4 —** potential tax-increment-financing for eligible public improvements.

All incentives are potential only and subject to eligibility, application, and City/TIF approval; verify independently.

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Offering Summary

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SUMMARY OF TERMS

OFFERING PRICE	**$3,100,000**
TOTAL SITE AREA	**±27,816 SF / 0.64 acres**
PRICE PER SF (LAND)	**±$111 / SF**
PARCELS	**Four (4) contiguous parcels**
ADDRESSES	**810 S. Main St. + 109, 115 & 117 W. Leuda St.**
ZONING	**NS-T5I — Near Southside**
DENSITY	**No maximum residential density**
S. MAIN ST. FRONTAGE	**±50'**
W. LEUDA ST. FRONTAGE	**±144' deeded / ±155' point-to-point span ***
OPPORTUNITY	**Mixed-use, multifamily, medical/clinical, hospitality, office, retail & commercial redevelopment**
IMPROVEMENTS	**Secondary to land value; possible limited interim holding income**

PUBLIC INCENTIVES & REDEVELOPMENT POSITIONING

Qualified Opportunity Zone — potential federal tax advantages for qualifying investors.

Fort Worth NEZ — potential City tax abatement and certain fee waivers.

Southside / Medical District TIF #4 — potential tax-increment-financing for eligible public improvements.

NS-T5I Zoning — flexible form-based zoning for dense mixed-use and urban-infill redevelopment.

Source: Near Southside, Inc., "Tax Increment Financing (TIF) District #4." Incentives are potential and subject to eligibility, application, and City/TIF approval.

* W. Leuda frontage of ±155' is the continuous point-to-point span (117 to 109) including a ±11' platted alley; deeded parcel frontage is ±144'. All figures approximate and subject to verification per the Texas Land Title Survey and the City of Fort Worth. The platted alley is shown for survey context only and is not represented as usable access or a development amenity.

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LOCATION — AT THE INTERSECTION OF THREE GROWTH DRIVERS

Location & Growth Drivers

ASKING PRICE
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DOWNTOWN FORT WORTH · NEAR SOUTHSIDE · MEDICAL DISTRICT

The assemblage sits at the intersection of three of Fort Worth's most powerful urban growth drivers — Downtown Fort Worth, the Near Southside, and the Medical District. Minutes from the Downtown core and anchored by the adjacent hospital and medical employment center, including Texas Health Harris Methodist Hospital, it is surrounded by active redevelopment and institutional ownership.

AT THE INTERSECTION OF DOWNTOWN FORT WORTH, THE NEAR SOUTHSIDE & THE MEDICAL DISTRICT

WHY THIS LOCATION

- **Downtown Fort Worth**
  Minutes north — Fort Worth's employment, dining & entertainment core.
- **Medical District**
  Anchored by Texas Health Harris Methodist & the hospital district — a major employment center just west.
- **Near Southside**
  Surrounded by active redevelopment and institutional ownership.
- **Magnolia Ave & South Main**
  Walkable dining, entertainment & mixed-use — the immediate corridor.
- **Highway access**
  Direct I-30 and I-35W connectivity for regional reach.
- **Cultural District**
  Museums, Dickies Arena & Will Rogers — a short drive west.

Aerial imagery: Google. Demand-driver locations are approximate and shown for context only; distances and drive times should be confirmed independently.

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NEXT STEPS — CALL FOR OFFERS

Contact & Call for Offers

ASKING PRICE
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FOR ADDITIONAL INFORMATION OR TO TOUR THE SITE

Offered exclusively by Black Tie Real Estate under coordinated ownership. Qualified developers and investors are invited to review the diligence materials, schedule a tour, and submit offers. Offers should include proposed purchase price, earnest money, feasibility period, closing timeline, financing assumptions, and any major contingencies. The owner reserves the right to review offers as received.

FOR MORE INFORMATION, PLEASE CONTACT

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