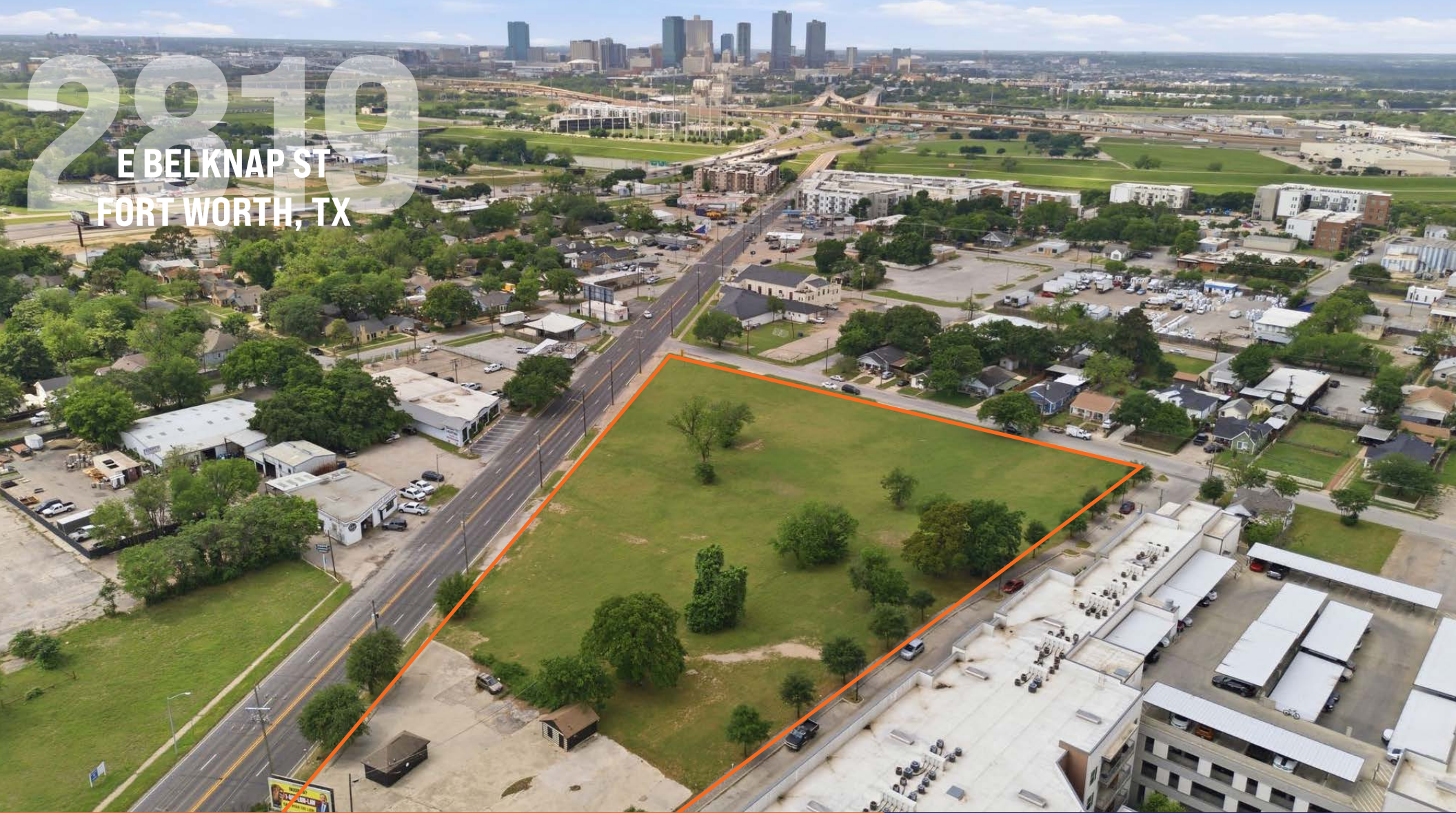


2810
E BELKNAP ST
FORT WORTH, TX



±3.93 AC COMMERCIAL DEVELOPMENT OPPORTUNITY

DEVELOPMENT-READY SITE IN FORT WORTH



JAMES BLAKE, CCIM

Managing Director, SVN | Trinity Advisors

O: 817.288.5508

james.blake@svn.com

CONFIDENTIALITY & DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property.

This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

TABLE OF CONTENTS

03
PROPERTY SUMMARY

08
AERIALS

11
LOCATION OVERVIEW



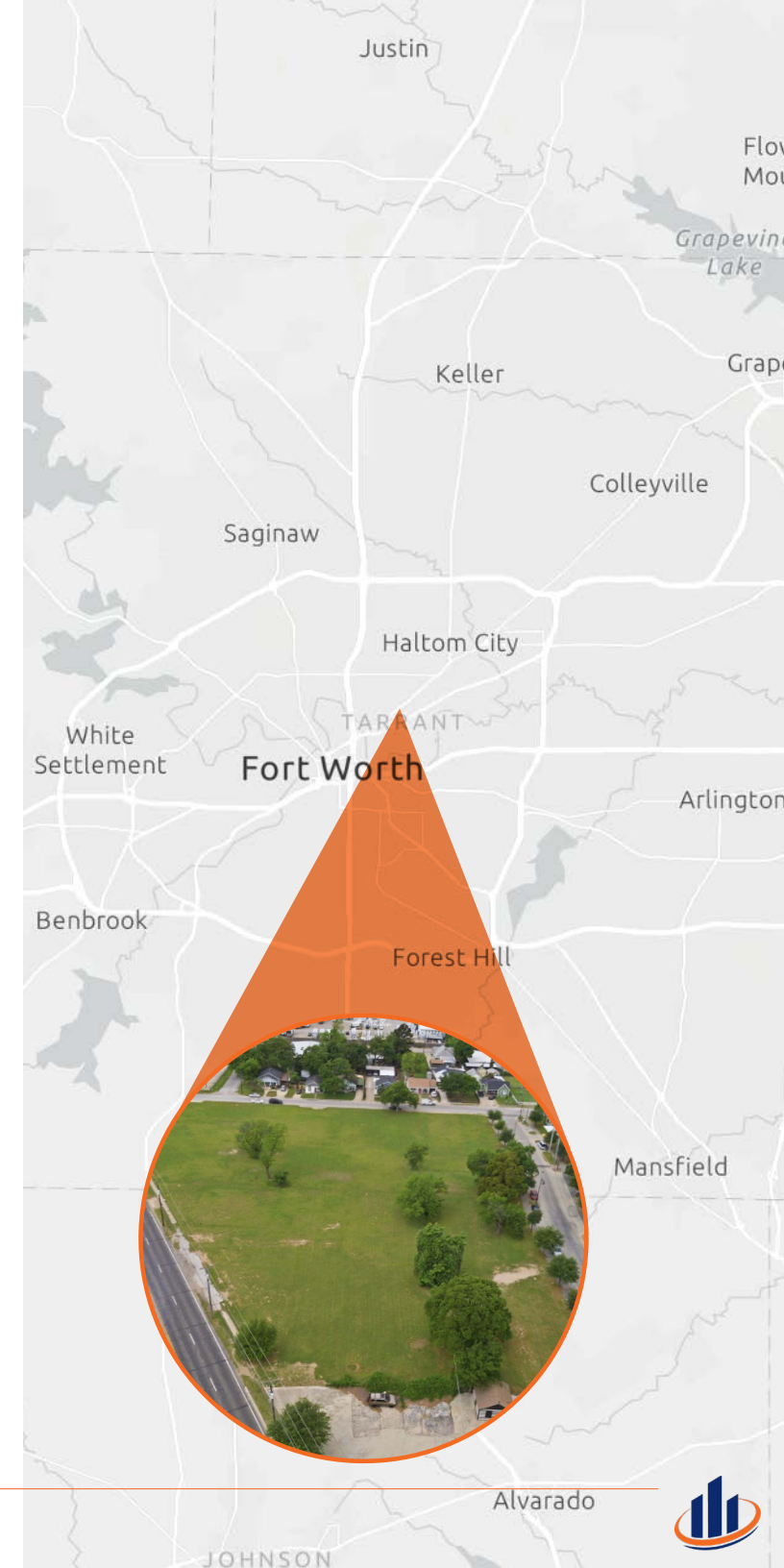
01

PROPERTY SUMMARY

PROPERTY SUMMARY

Strategically located on East Belknap Street just east of Downtown Fort Worth and moments from the Trinity River Trails, this development opportunity is positioned within one of Fort Worth's fastest-transforming urban corridors. The River East/Riverside district has experienced substantial revitalization over the past decade, highlighted by the delivery of more than 1,865 new multifamily units, significant public and private investment, and the continued evolution of the Race Street corridor into a vibrant destination for dining, retail, office, and entertainment uses. Located only one block from the property, Race Street has become a centerpiece of the area's redevelopment, featuring eclectic restaurants, boutique retail, creative office space, and walkable urban amenities that continue to attract new residents and businesses.

This land parcel offers a clean slate for development in Fort Worth. The flat buildable site accommodates a range of commercial uses, with utilities accessible on the street and a regular footprint that streamlines planning. Developers will appreciate the unobstructed building envelope, ideal for speculative or user-driven projects. The property is prepared for a timely entitlement process and can support construction without extensive work. Thoughtfully positioned to maximize exposure along Belknap Street, it appeals to developers and seeks a well-located raw land opportunity with strong future potential of retail, multi-family or office uses.

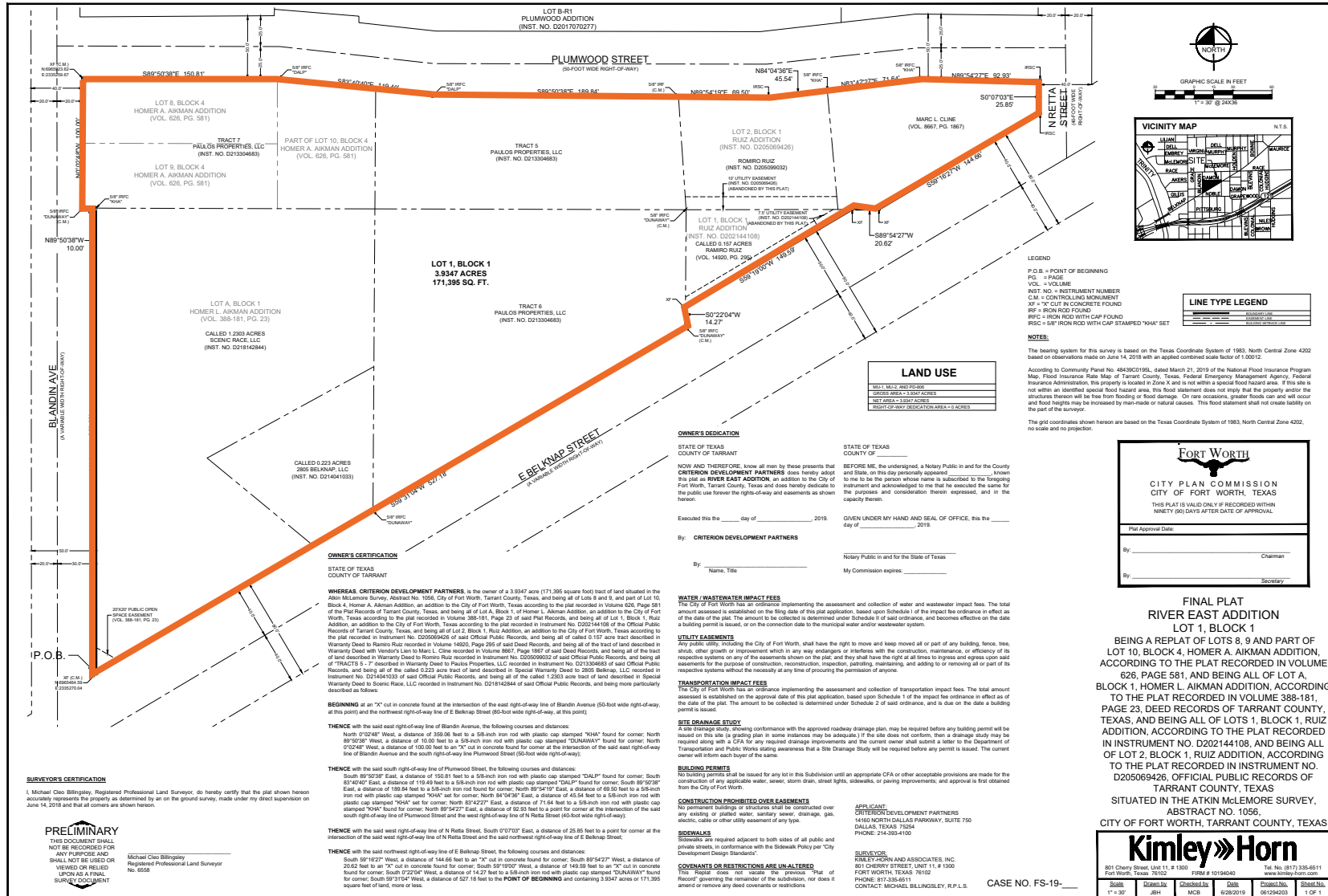


PROPERTY HIGHLIGHTS

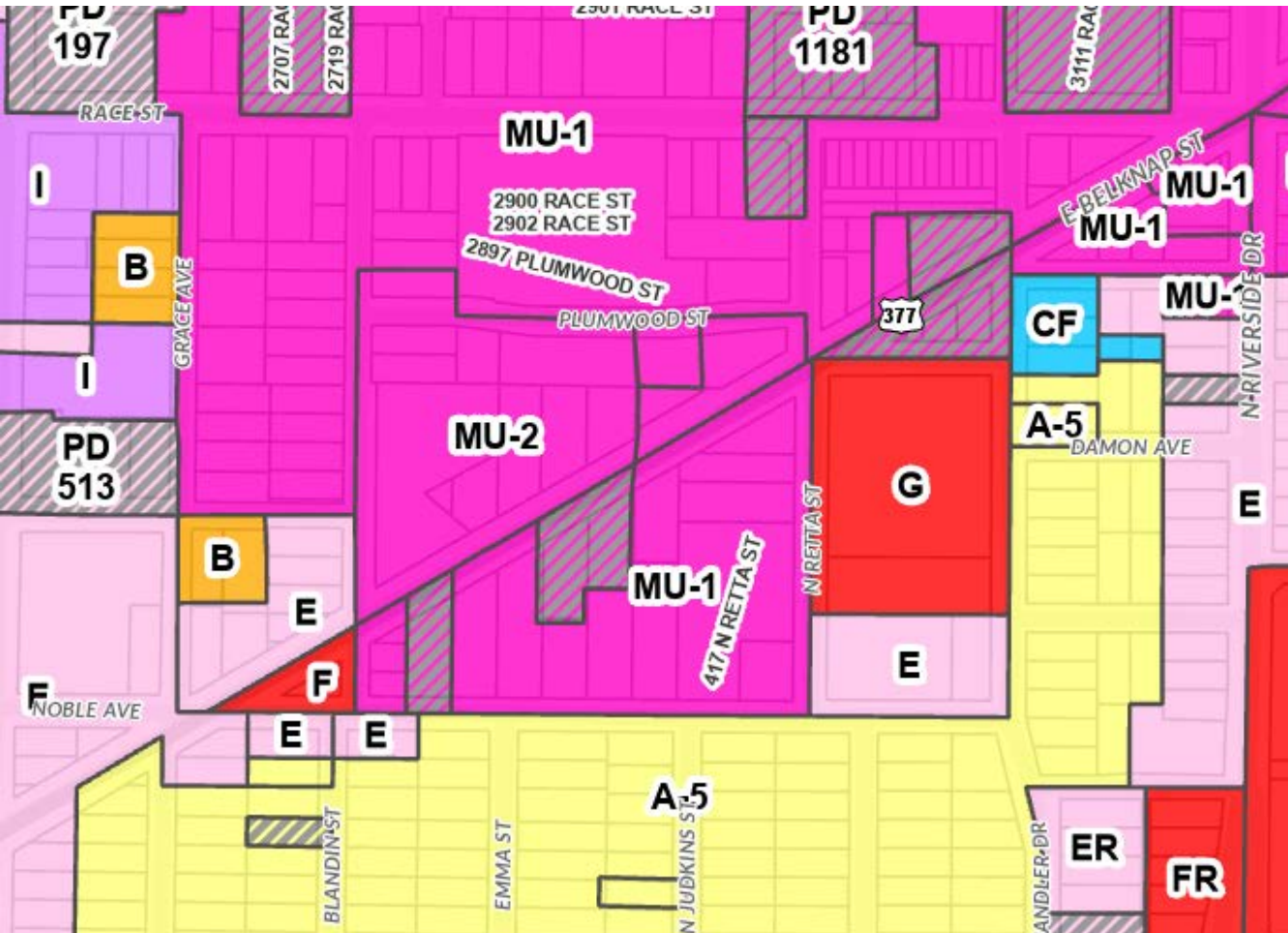
- » **Strategic Infill Development Opportunity:** ±3.93-acre vacant land parcel positioned within an established and steadily growing area of Fort Worth, offering a rare opportunity for ground-up commercial development in a supply-constrained urban infill location.
- » **Utilities Available / Development-Ready Site:** All major utilities are available at or near the property line, significantly reducing upfront infrastructure costs and expediting the development timeline.
- » **Functional Rectangular Configuration:** Regular, rectangular lot layout allows for efficient site planning, maximizing buildable area and accommodating a wide range of commercial uses.
- » **Strong Accessibility & Central Location:** Conveniently located along E Belknap Street with connectivity to key thoroughfares including Interstate 35W and State Highway 121, providing direct access to Downtown Fort Worth and the broader DFW Metroplex.
- » **Dense Surrounding Population & Workforce Base:** Situated within a well-established trade area supported by a dense residential population and nearby employment centers.



PROPERTY SURVEY



ZONING MAP





02

AERIALS

AERIALS



3 Miles | Downtown Fort Worth

AIRPORT FWY (71,000 VPD)

E BELKNAP ST (5,700 VPD)

BLANDIN ST

PLUMWOOD ST

CLIFTON RIVERSIDE

LUXIA
RIVER EAST

THE UNION
AT RIVER EAST



AERIALS



THE UNION
AT RIVER EAST

RACE STREET COFFEE

THE LAST DROP

RACE ST

PLUMWOOD ST

E BELKNAP ST (5,700 VPD)

BLANDIN ST





03

LOCATION OVERVIEW

RACE ST CORRIDOR

The Race Street corridor has emerged as one of Fort Worth's most dynamic urban redevelopment districts, fueled by significant infrastructure investment, adaptive reuse projects, and growing mixed-use density. Anchored within the River East neighborhood just minutes from Downtown, the corridor continues attracting new residential, retail, restaurant, and entertainment concepts that are reshaping the area into a highly activated live-work-play environment.

- 2 Miles from Downtown Fort Worth
- Located in the River East / Six Points Urban Village
- Walkable Entertainment & Dining Corridor
- Significant Public & Private Revitalization Investment
- Growing Multifamily & Mixed-Use Development Hub
- Bike-Friendly Streetscape Improvements
- Adaptive Reuse + Creative Retail Environment
- Emerging Live-Work-Play District

RACE STREET COFFEE



THE LAST DROP



35W

(115,298 VPD)

THE SCENIC
AT RIVER EAST

JOHNNY'S
WORLD FAMOUS
CHICKEN & WAFFLES

THE UNION
AT RIVER EAST

Marquecoulter

W

377

EL RANCHO
BEYOND PIZZA

cicis

POPEYES
KFC
TACO BELL

T-Mobile

PRESIDIO
RIVER EAST

Jack
in the box

(9,620 VPD)

121
TEXAS

LUXIA
RIVER EAST



Auto
Zone

TACO CABANA

377

(102,000 VPD)

121
TEXAS

Walmart

McDonald's

Little Caesars

WHATABURGER

LONG JOHN SILVER'S

BEACH ST (24,840 VPD)

CLIFTON RIVERSIDE

RIVERSIDE DR (12,590 VPD)

35W

TOPGOLF

town talk
FOODS

Come for the Hunt. Stay for the Savings.

PROXIMITY MAP



3 Miles | Downtown Fort Worth

37 Miles | Dallas

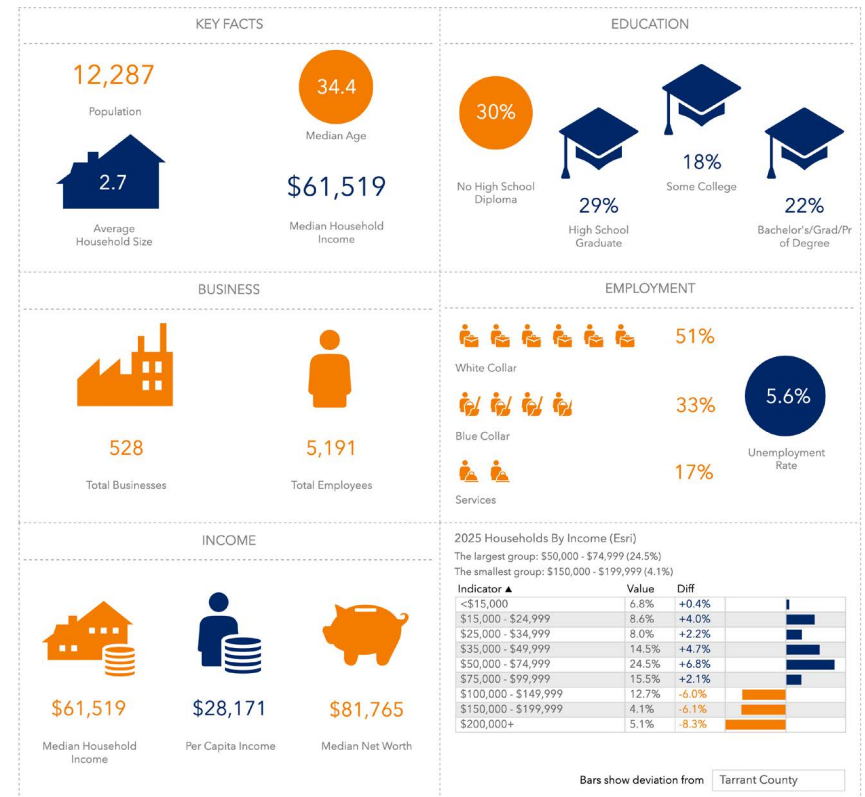
2819 E Belknap Street is strategically positioned along a well-traveled commercial corridor in Fort Worth, serving a dense and established trade area just minutes from downtown. Surrounded by a mix of residential neighborhoods, local businesses, and industrial users, the site benefits from steady daily traffic and a built-in customer base supporting a variety of commercial uses. Its accessible location near major thoroughfares including Interstate 35W enhances connectivity to key employment centers and regional population hubs.



DEMOGRAPHIC DATA

2025 Summary	1 MILE	3 MILE	5 MILE
Population	12,287	79,192	244,146
Households	4,466	27,976	88,841
Families	2,811	15,571	53,306
Average HH Size	2.69	2.58	2.66
Owner Occupied Housing Units	2,102	11,796	42,571
Renter Occupied Housing Units	2,364	16,180	46,270
Median Age	34.4	34.3	33.9
Median HH Income	\$61,519	\$62,457	\$62,175
Average HH Income	\$77,649	\$84,119	\$85,777
2030 Summary	1 MILE	3 MILE	5 MILE
Population	13,187	83,889	250,493
Households	4,913	30,582	93,635
Families	3,047	16,653	55,047
Average HH Size	2.63	2.51	2.59
Owner Occupied Housing Units	2,296	12,498	44,934
Renter Occupied Housing Units	2,618	18,084	48,701
Median Age	35.7	35.1	34.8
Median HH Income	\$67,371	\$68,511	\$68,008
Average HH Income	\$86,725	\$92,441	\$94,805

1 MILE KEY FACTS



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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FORT WORTH TEXAS

Fort Worth is a major economic hub within the Dallas–Fort Worth (DFW) Metroplex, strategically located in Tarrant County approximately 30 miles west of downtown Dallas. As one of the fastest-growing large cities in the United States, Fort Worth benefits from exceptional regional connectivity via key transportation corridors including Interstate 35W, Interstate 30, Loop 820, and State Highway 121, providing efficient access to major employment centers throughout the metroplex. Additionally, Dallas/Fort Worth International Airport is located approximately 25 miles northeast, further enhancing the city’s accessibility for businesses, logistics, and commercial users operating on a regional and national scale.

Fort Worth has experienced sustained population and economic growth driven by the broader expansion of the DFW Metroplex—one of the most dynamic and resilient economic regions in the country. The city features a diverse economic base anchored by industries such as aerospace, defense, logistics, healthcare, and advanced manufacturing, with major employers including Lockheed Martin, American Airlines, and BNSF Railway. This employment base supports a growing population, a skilled workforce, and steady demand across retail, office, industrial, and medical real estate sectors.

The city continues to implement a strategic, growth-oriented development approach focused on infrastructure investment, economic diversification, and revitalization of key corridors and urban districts. Areas such as downtown Fort Worth, the Cultural District, and the Alliance submarket have emerged as major centers for business, entertainment, and logistics activity. Supported by strong demographic trends, continued in-migration, and proximity to major regional transportation networks, Fort Worth offers long-term stability and compelling fundamentals for commercial real estate investment within the DFW Metroplex.



LOCKHEED MARTIN CORP.
18,700 EMPLOYEES



DALLAS FORT WORTH
INTERNATIONAL
AIRPORT
14,000 EMPLOYEES



GENERAL MOTORS
ARLINGTON ASSEMBLY
PLANT
10,512 EMPLOYEES



NAVAL AIR STATION
JOINT RESERVE
10,500 EMPLOYEES

TARRANT COUNTY TOP EMPLOYERS



JAMES BLAKE, CCIM

Managing Director, SVN | Trinity Advisors

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All SVN offices are independently owned and operated.



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:
 - 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.

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.

SVN Trinity Advisors	-	-	817.288.5525
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
-	-	-	-
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
-	-	-	-
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
James Blake, CCIM	TX #340987	james.blake@svn.com	817.288.5508
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date