

A HISTORIC OPPORTUNITY, WITH NO LIMITS

Make Your Mark on the Stockyards



Campana
REALTY

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EXECUTIVE SUMMARY



Located south of the Historic Fort Worth Stockyards, one of the most visited heritage destinations in Texas, lies the perfect opportunity to write a new chapter in Fort Worth History.

The 3.25-acre site offers a unique balance of authenticity and flexibility, allowing developers to create a distinctive, high-impact project that complements the surrounding Western heritage.

Its flexible zoning (Zoned K – Heavy Industrial) and scale make it ideally suited for high-density restaurant & retail, hospitality, office, or mixed-use development.

Historical Districts come with limitations to new buildings, but when you're across the street, the possibilities are endless. A new hotel, a mid-rise office building, a unique restaurant or bar, whatever you can imagine, can be built.

CURRENT & FUTURE GROWTH

Positioned in between the Stockyards and Panther Island Transformation, the largest and most transformative redevelopment effort in Fort Worth, giving developers built-in demand drivers. Future growth is driven by continued investment into the districts. The area attract millions of vistors annually.

319 NE 23RD ST Fort Worth, TX

3.25 ACRES

Contiguous across three TAD parcels

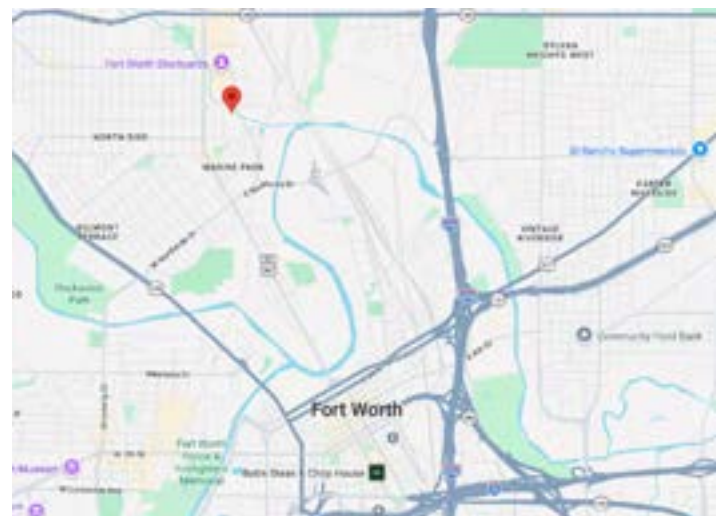


K-Heavy Industrial Zoning Site Development

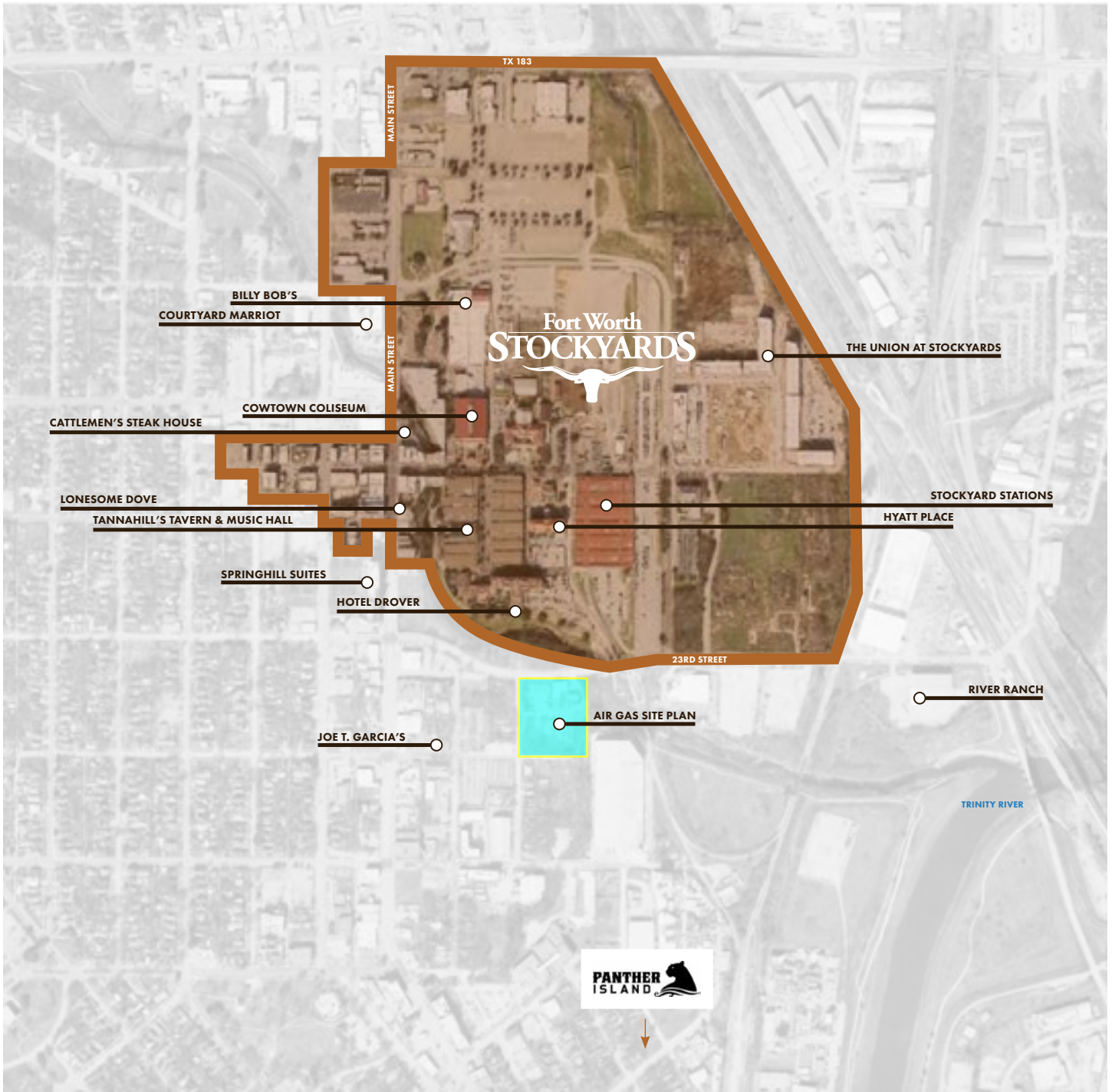
- 120-foot Maximum Building Height
- High-flexibility Multi-use Vertical and Horizontal Development
- High-Value Destination Development
- No Zoning or Entitlement Friction

Zoning Supports a Mixed-use Program by Right:

- **Hospitality**
 - Limited-service Hotel
 - Boutique Hotel Tailored to Stockyards Tourism
 - Resort-style Hospitality
- **Retail & Restaurant**
 - Ground-floor Restaurant with Rooftop
 - Scenic River-facing Patio
 - Destination Food/Beverage Concepts
 - Service and High-end Retail
- **Mid-Rise Office or Creative Office**
 - Co-working or Creative Flex Office Concepts
 - Western Themed Corporate HQ Opportunity
 - 120' Height Allows 8-10 Stories



LOCATION



TOURISM & STOCKYARDS



Cattle Drive



Mule Alley



Cowboy Sign - Hotel Drover

11.5M

ANNUAL FORT WORTH VISITORS

10M

ANNUAL STOCKYARD VISITORS

30K

JOBS SUPPORTED BY HOSPITALITY & TOURISM

\$3.5B

ANNUAL TOURISM ECONOMIC IMPACT

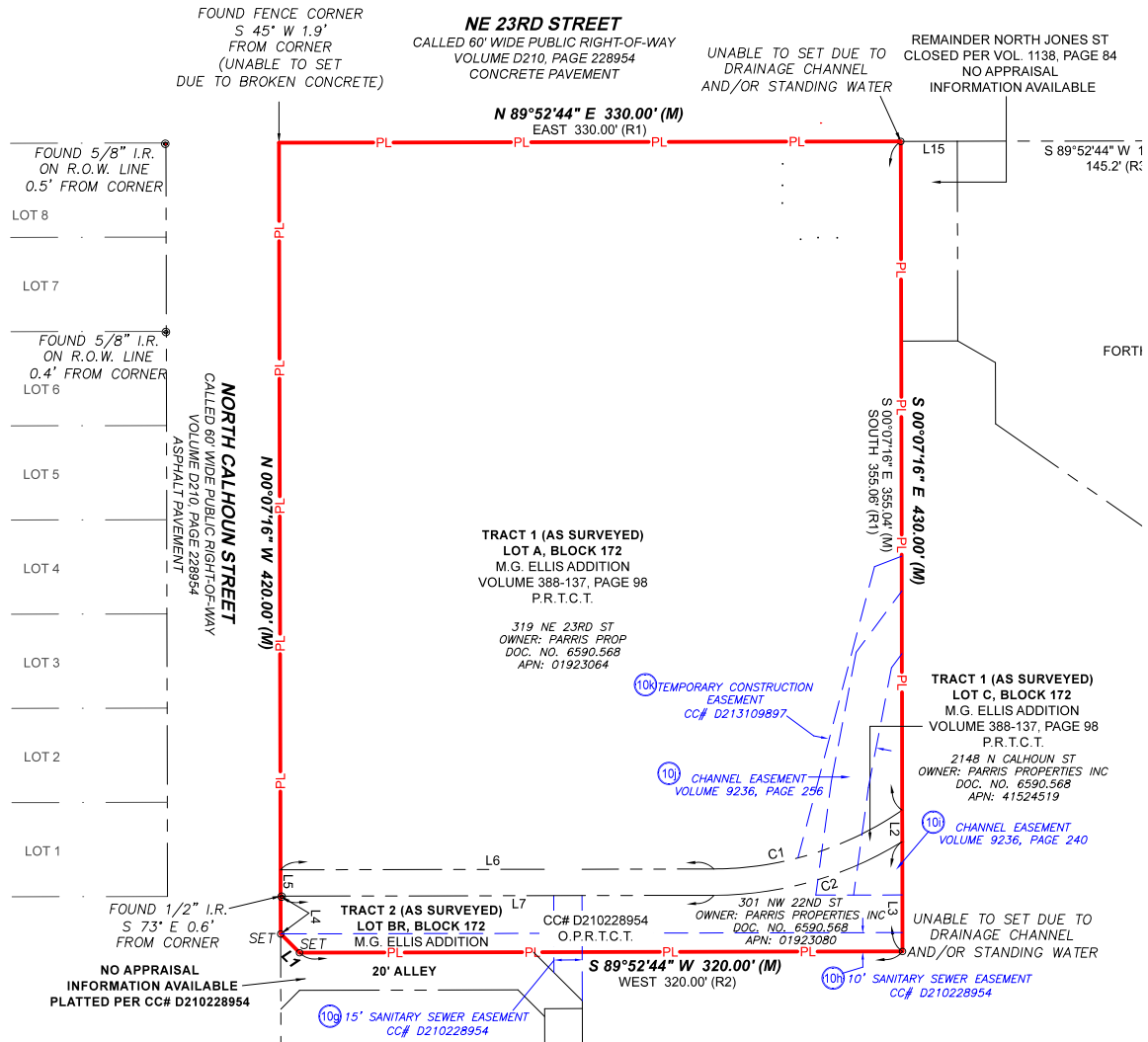
\$250M

ANNUAL TOURISM TAX REVENUE

319 NE 23RD ST
Fort Worth, TX

3.25 ACRES

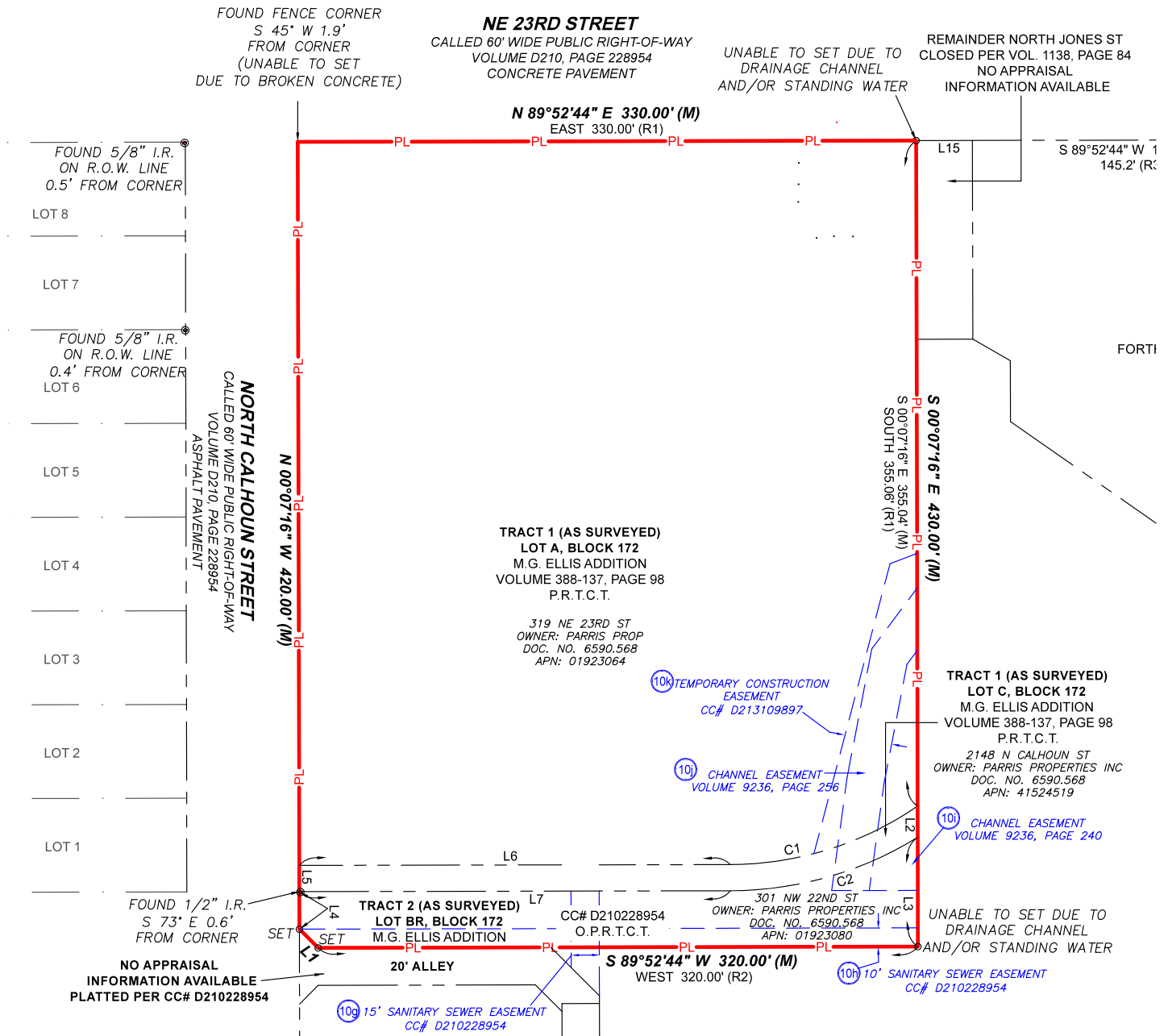
Contiguous across three TAD parcels



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THE STOCKYARDS SOUTH

Destined for Success



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