

# HOTEL REVEL FORT WORTH, TX



1165 8TH AVE  
FORT WORTH, TX 76104

**CBRE**

# Price: Market

- 21,925 SF Four-Story Property Featuring Steel and Concrete Construction
- Completed in 2018
- Operates Today as a 23-Room Boutique Hotel
- Includes an On-Site Bar Along With Meeting and Event Space
- Contemporary Architectural Design With Expansive Glass Frontage
- Adaptable Floorplates Ideal For Hospitality, Office, or Medical Applications
- Situated On .577 AC Total (.27 AC Hotel & .31 AC Dedicated Parking)



Located in Fort Worth's thriving Near Southside district, 1165 8th Avenue is a four-story urban property completed in 2018. The building currently functions as a 23-room boutique hotel, providing immediate income-producing potential while also offering flexibility for future repositioning or alternative use strategies.

With its distinctive design and prominent setting, 1165 8th Avenue represents a unique opportunity to acquire a landmark asset along one of Fort Worth's most dynamic and highly trafficked corridors.

# Level 1 Floor Plan

FIRST FLOOR LOBBY: 593 SF

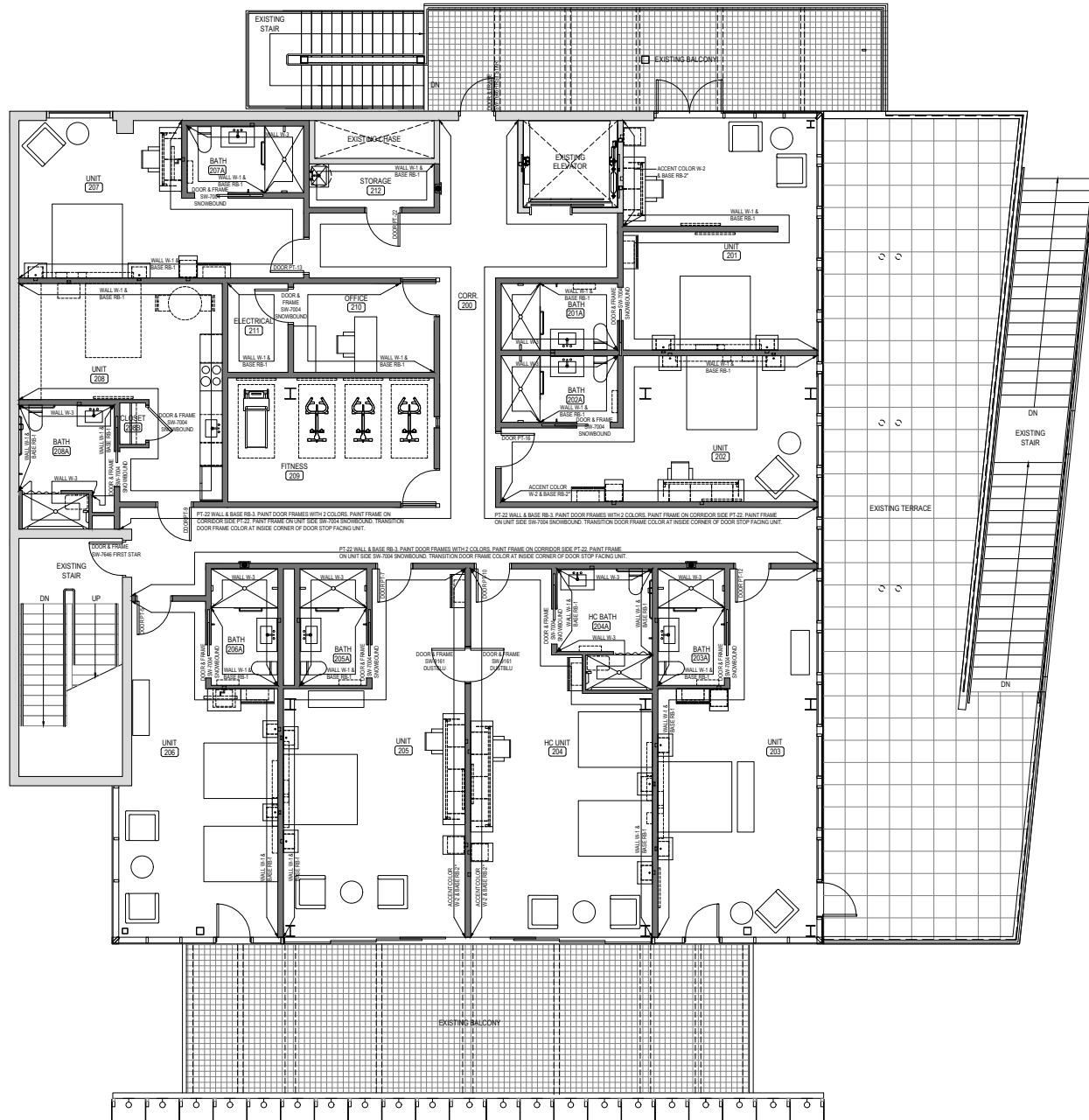
FIRST FLOOR BAR: 1,776 SF

CAST & HOOK  
 FIRST FLOOR: 3,639 SF  
 MEZZANINE FLOOR: 1,384 SF  
 TOTAL: 5,023 SF

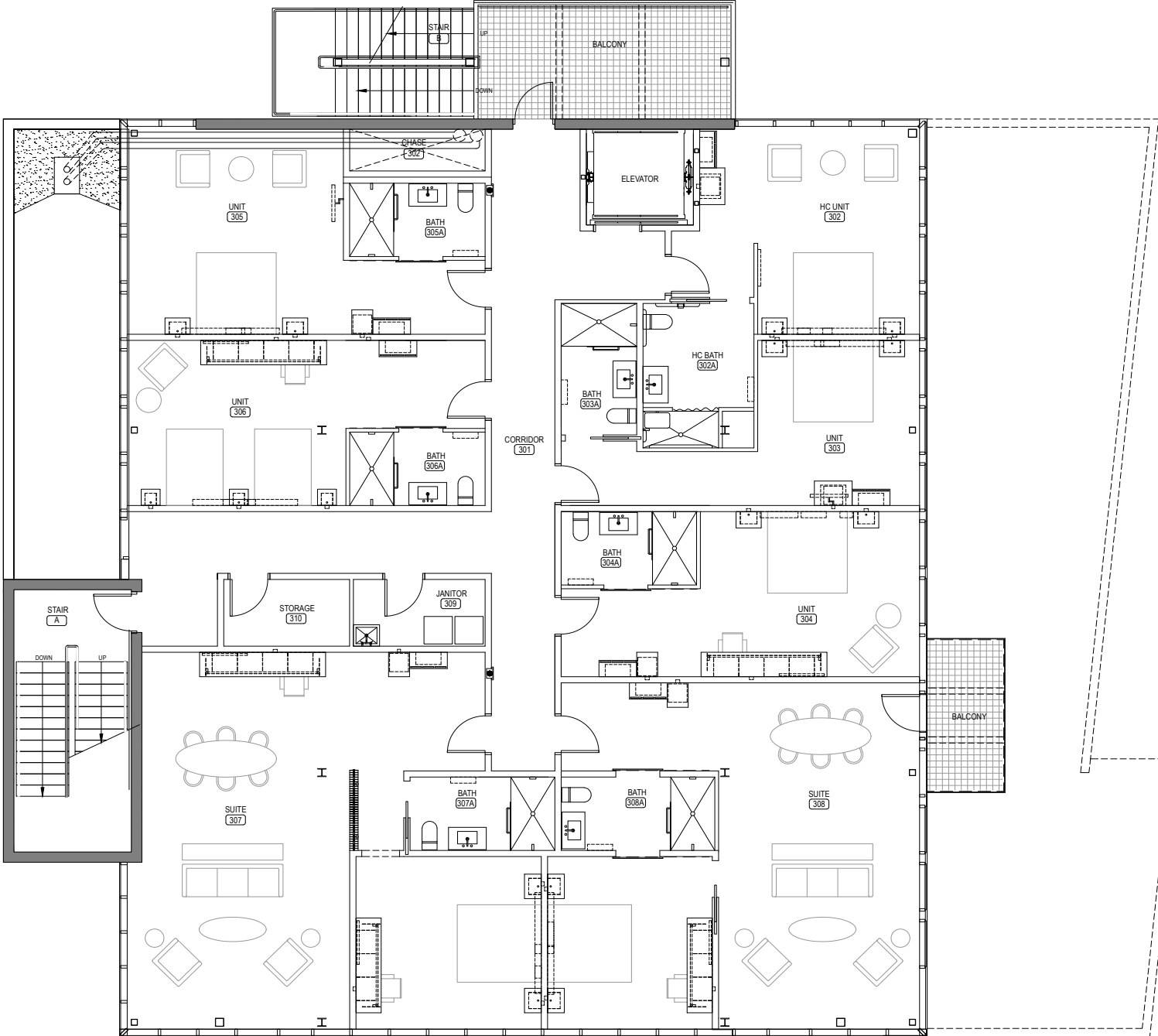




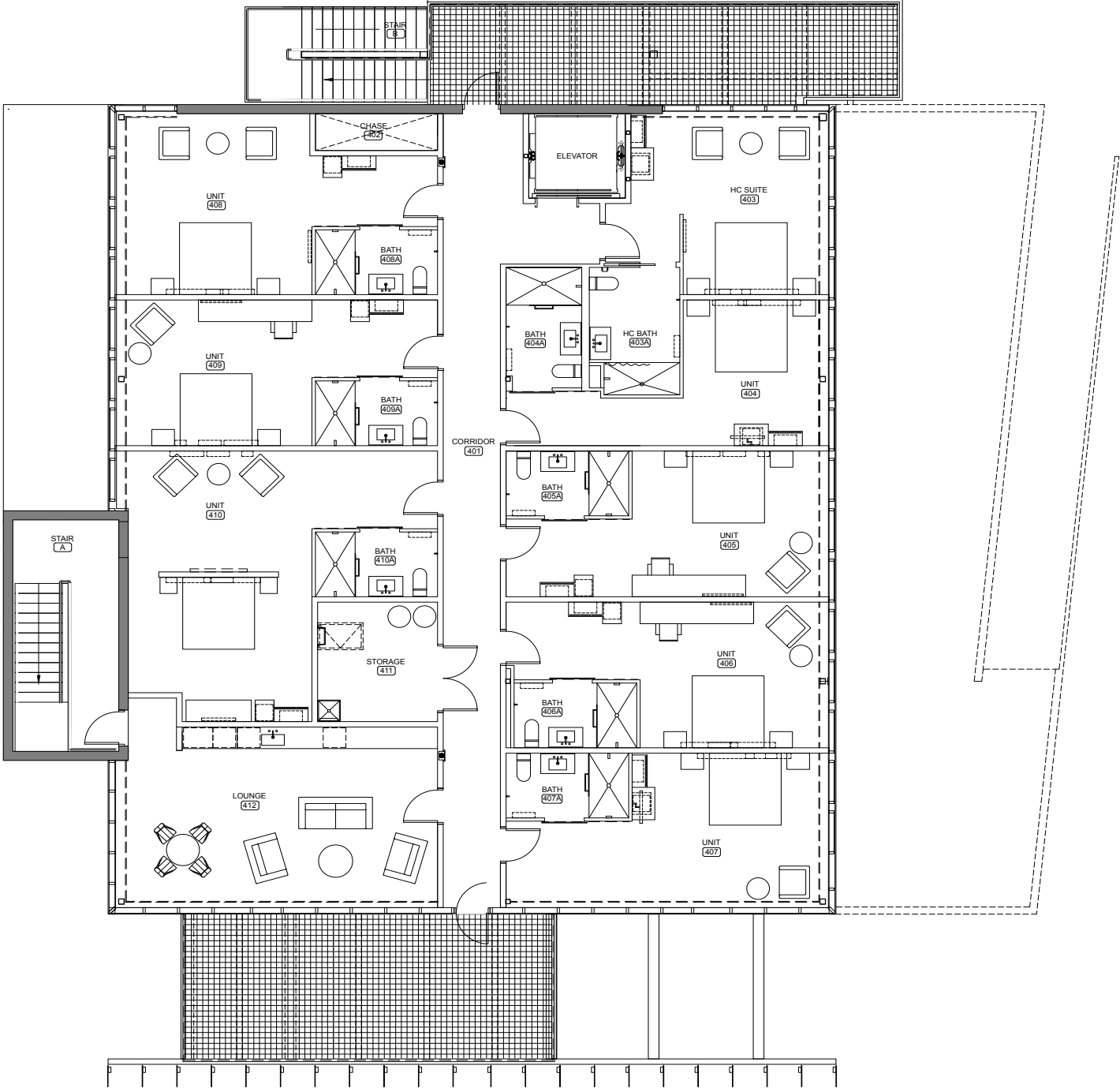
# Level 2 Floor Plan



# Level 3 Floor Plan



# Level 4 Floor Plan



## Investment Highlights

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**Across from Baylor Scott & White All Saints Medical Center** – The 538-bed hospital provides a wide range of healthcare services including programs of excellence in cardiology, transplantation, oncology, and women’s and children’s services



**Features Excellent Highway Visibility and Accessibility with Strong Traffic Counts** – The site sits directly off 8th Ave (26,637 VPD) and W Rosedale St (37,880 VPD) with easy access to I-30 (165,647 VPD) (Source: CBRE Analytics)



**Prime Near Southside Location** – Located along 8th Avenue in the heart of Fort Worth’s Near Southside district, the property benefits from strong surrounding residential density, proximity to downtown, Texas Health Resources, and major employment and entertainment nodes



**Densely Developed Residential Market with Ideal Consumer Demographics** – There are over 514,466 residents within a 7-mile radius of the property with an average household income of \$91,488



**2 Miles from Texas Christian University with Annual Enrollment of Over 13,000 Students**



**Business Friendly Climate** – Texas is the World’s 9th Largest Economy, has been the #1 State for Export Trade for 19 consecutive years, and is currently the #1 State for Job Creation, Population Growth, and Corporate Expansions/Relocations



**Dynamic Population Growth** – Fort Worth is one of the fastest growing cities in the country, adding over 20,000 residents each year



**Texas has NO State Income Tax**

# Surrounding Area

DOWNTOWN FORT WORTH

TRIMBLE TECHNICAL HIGH SCHOOL  
1700+ STUDENTS

INTERSTATE  
30  
165,647 VPD

CookChildren's

Ronald McDonald House  
Dallas

Texas Health  
Resources

Medical City  
Fort Worth

Starbucks  
FIREHOUSE  
SUBS

Site  
HOTEL REVEL

THE MONARCH MEDICAL DISTRICT APARTMENTS  
327 UNITS

CVS  
pharmacy

W ROSEDALE ST - 37,880 VPD

HURTADO  
BARBECUE

CONNECTED  
America

CHABA HUT  
TOASTED SUBS

SUBWAY

SOUL SWEAT  
HOT YOGA

HILL & WILKINSON  
GENERAL CONTRACTORS

BaylorScott&White  
HEALTH  
ALL SAINT'S MEDICAL CENTER

8TH AVE - 26,637 VPD

ATOMIC WINGS AVAILABLE  
1,800 SF

wabi  
HOUSE

# Surrounding Area

## Site

### 2 Miles



**BANK OF TEXAS**  
Powered by BOK Financial

**Chips & Summer Smores**  
COFFEE

W 7th St

**W Lancaster Ave**

**Pinnacle Bank**



303

Forest Park Blvd

199

**Trimble Technical HS**  
Students: 1,699

**De Zavala ES**  
Students: 266



E Berry St

Busey

the **Y**

**Frost**

SUNDANCE SQUARE

Comerica CHASE ROOFTOP CINEMA CLUB charles SCHWAB  
PROSPERITY BANK OVERLAND ESTABLISHED 1973  
AMC THEATRES TRUIST MERRILL LYNCH A BANK OF AMERICA COMPANY WELLS FARGO  
BANK OF AMERICA P.F. CHANG'S  
Cakes & Cream Factory RISING ROLL FRODOLOTTI M

SUBWAY

Starbucks PlainsCapitalBank

MONTGOMERY PLAZA

**Target** Michaels ROSS DRESS FOR LESS Starbucks  
Marshall's Office DEPOT WELLS FARGO  
PET SMART RALLY HOUSE LOCAL STUFF  
Orangetheory FITNESS HOTWORX FLEET FEET  
PIE FIVE PIZZA GLORIA'S LATIN CUISINE SUBWAY

SUBWAY

**Frost**

Jack in the box

WELLS FARGO

SUBWAY

GUS'S FRIED CHICKEN WORLD FRANCHISE

WHICH WICH? SUPERIOR SANDWICHES Starbucks

i Fratelli Pizza

ANYTIME FITNESS

Pizza Hut

TYLER'S INDOCHINO MADE TO MEASURE

Johnnie-O corepower YOGA

Wings

JAZZERCISE

BANK OF AMERICA

**NATURAL GROCERS**  
good4u

WALMART

Dutch Bros

CHASE **Carle's**

UNIVERSITY PARK VILLAGE

Levi's J. McLaughlin J. CREW

FAHERTY ATHLETA Abercrombie & Fitch FLOWER CHILD

Staples

Panera IHOP BREAD

**Fiesta**

cicis

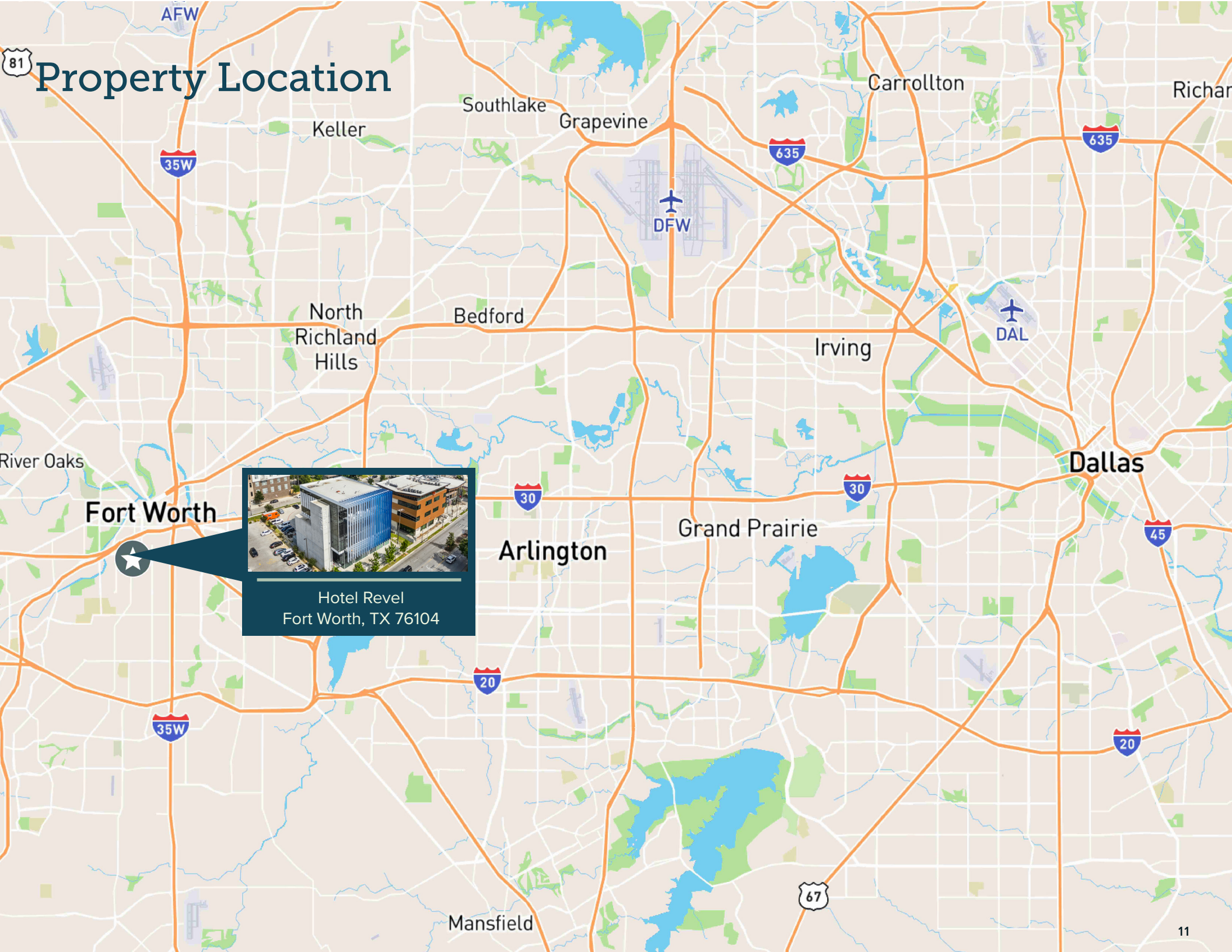
Little Caesars SUBWAY

Dutch Bros Chick-fil-A

Jersey Mike's

SONIC

# Property Location



Hotel Revel  
Fort Worth, TX 76104

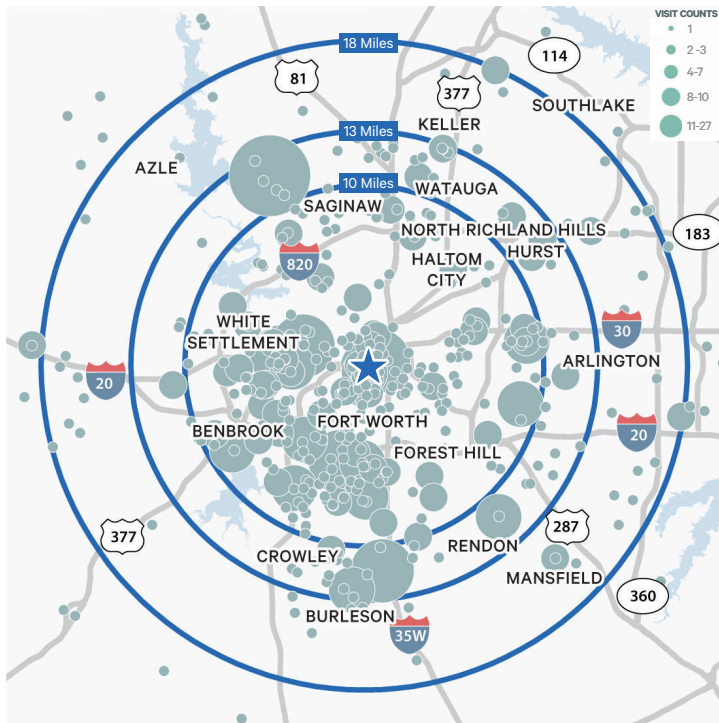
# Hotel Revel | Mass Mobile Data

1165 8th Ave Fort Worth, TX 76104

Study Period: March 2025 to March 2026

**Massive Mobile Data** – Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Mobile data is the most trusted solution for strategic marketplace analysis.

## Common Evening Radius



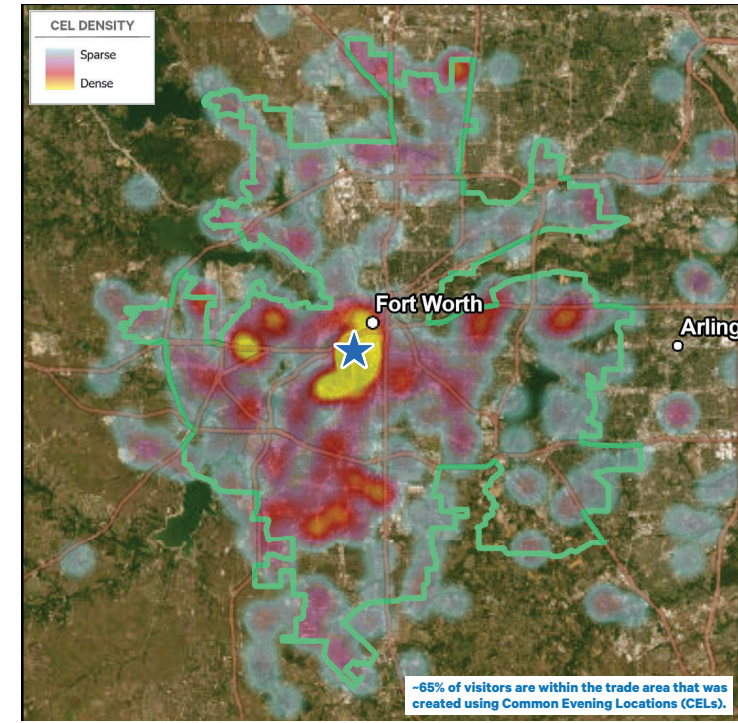
## Trade Area Demographics

<b>Total Population</b>	<b>Average Household Income</b>
1,002,330	\$99,025
<b>Total Households</b>	<b>2025 Retail Trade Sales SIC</b>
372,043	\$16 Billion
<b>Educational Attainment</b>	<b>Median Age</b>
8% Associates 20% Bachelors 1% Graduate	35

## Site Demographics

<b>Top Tapestry Segment</b>	<b>Visitor Frequency</b>
8% E6 Family Bonds	Return 38% One-Time 62%

## Trade Area

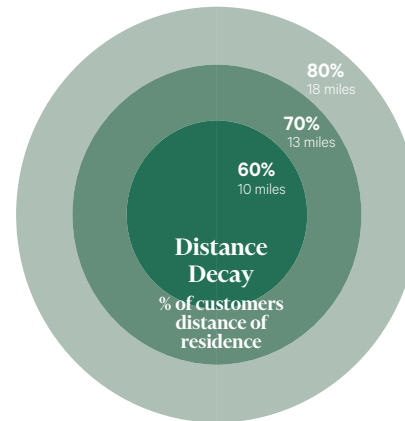


## Percent Daytime Locations

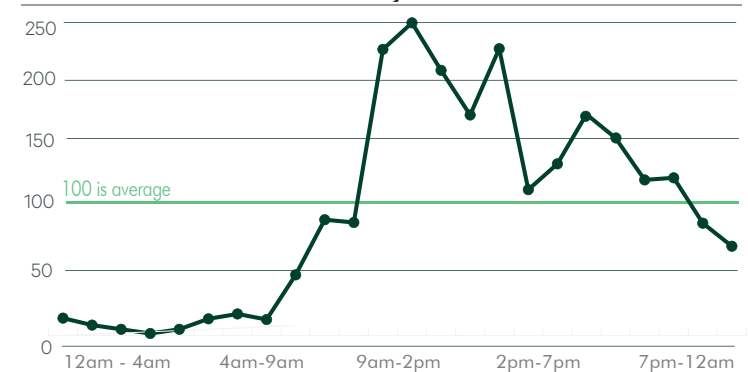
Fort Worth	59%
Arlington	4%
Dallas	3%
Weatherford	3%

## Percent Evening Locations

Fort Worth	55%
Arlington	4%
Weatherford	3%
Dallas	3%

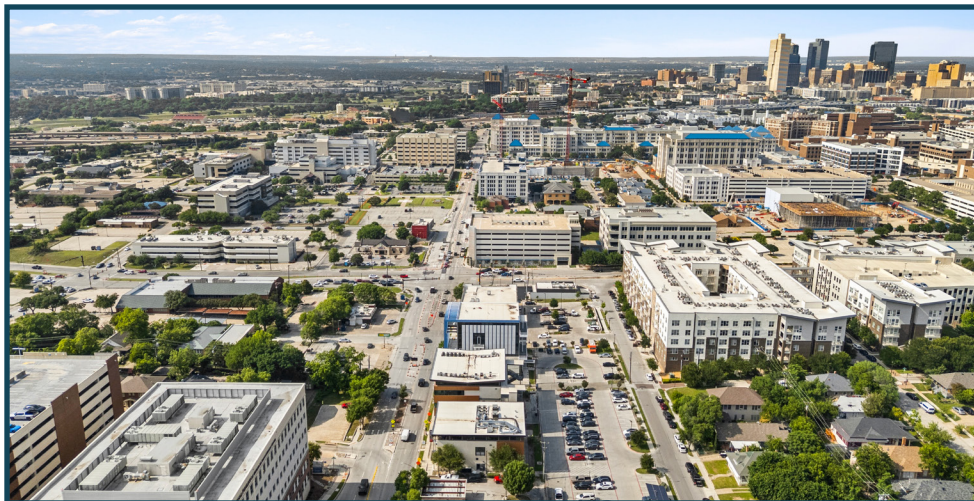


## Traffic By Hour



# Demographics

	1 Mile	3 Miles	5 Miles	7 Miles
<b>POPULATION</b>				
2025 Population - Current Year Estimate	12,462	109,457	292,388	514,466
2030 Population - Current Year Estimate	13,231	114,261	299,982	520,756
2020-2025 Annual Population Growth Rate	3.62%	1.09%	0.66%	0.33%
2025-2030 Annual Population Growth Rate	1.20%	0.86%	0.51%	0.24%
<b>HOUSEHOLDS</b>				
2025 Households - Current Year Estimate	5,786	43,761	108,176	190,252
2030 Households - Current Year Estimate	6,302	47,175	113,799	196,651
2020-2025 Compound Annual Household Growth Rate	4.31%	1.88%	1.45%	0.96%
2025-2030 Annual Household Growth Rate	1.72%	1.51%	1.02%	0.66%
<b>HOUSEHOLD INCOME</b>				
2025 Average Household Income	\$123,709	\$106,905	\$98,781	\$91,488
2030 Average Household Income	\$132,011	\$114,680	\$108,021	\$100,548
<b>TRAFFIC COUNTS</b>				
	<b>8TH AVE</b>	<b>W ROSEDALE ST</b>		
Vehicles Per Day	26,637 VPD	37,880 VPD		



# Dallas-Fort Worth Overview



Dallas-Fort Worth, the fourth-largest metropolitan area in the United States, offers unparalleled business advantages and an exceptional quality of life. Centrally located within the U.S., residents and businesses alike benefit from the great connectivity and easy accessibility to anywhere in the country. With a lower cost of living than most other major metros, the region has experienced population growth over 25% since 2010. The booming population, businesses, and real estate market in DFW sees no signs of slowing anytime soon. According to CBRE's 2024 U.S. Investor Intentions Survey, DFW was the most preferred real estate investment market for the third consecutive year, as well as the top market for total property returns. Retail specifically in the area is strong, with the industry reaching the highest occupancy levels on record at 95.2% in 2024.

Dallas-Fort Worth is one of the top regions in the nation for business, thanks to a low cost of living, no state corporate or income taxes, strong base of well educated and skilled employees, and robust access to both U.S. and international markets through its transportation network. The strength and diversity of the DFW economy is represented by the host of North American headquarters located in the area, including 24 Fortune 500 Companies and 49 Fortune 1000 Companies. Revenues earned by Fortune 500 companies located in DFW total \$1.4 trillion, second only to the New York metro area. Dallas Fort Worth has been an attractive destination for companies looking to relocate or expand and was the first among large metros to recover pandemic job losses, adding more jobs in the past 5 years than the next two metros combined. Over the past 10 years, DFW has gained a significant number of international investments as well, creating nearly 42,000 new jobs and a total capital expenditure of \$13.68 billion. In 2023, Financial Times ranked three DFW cities—Plano, Irving, and Dallas—among the top five best U.S. cities for foreign multinationals to do business. 14

# Dallas-Fort Worth Overview

## 4TH LARGEST MSA

in United States

## LARGEST MSA

in Texas

24

Fortune 500 Companies

49

Fortune 1000 Companies

**\$600+ BILLION**

GDP

**OVER 8 MILLION RESIDENTS**

10.5 Million Residents Estimated by 2040

**#1 METRO**

for Population Growth over the Past Decade (25%)

**#1 REAL ESTATE**

Investment Market

**#1 LARGE METRO FOR JOB GROWTH**

250,000+ jobs added per year

**#1 STATE FOR DOING BUSINESS**

for 19 Consecutive Years

**#1 QUANTITY & QUALITY ENTREPRENEURSHIP**

Among U.S. Metros

**2ND BUSIEST AIRPORT**

in the World (DFW International)

**99.3 MILLION**

Annual Passengers (DFW International & Dallas Love Field)

**48.9 MILLION**

Annual Visitors

## Disclosure and Agreement

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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# HOTEL REVEL FORT WORTH, TX



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