



MERRIMAC

Fort Worth



TRANSWESTERN RETAIL SERVICES

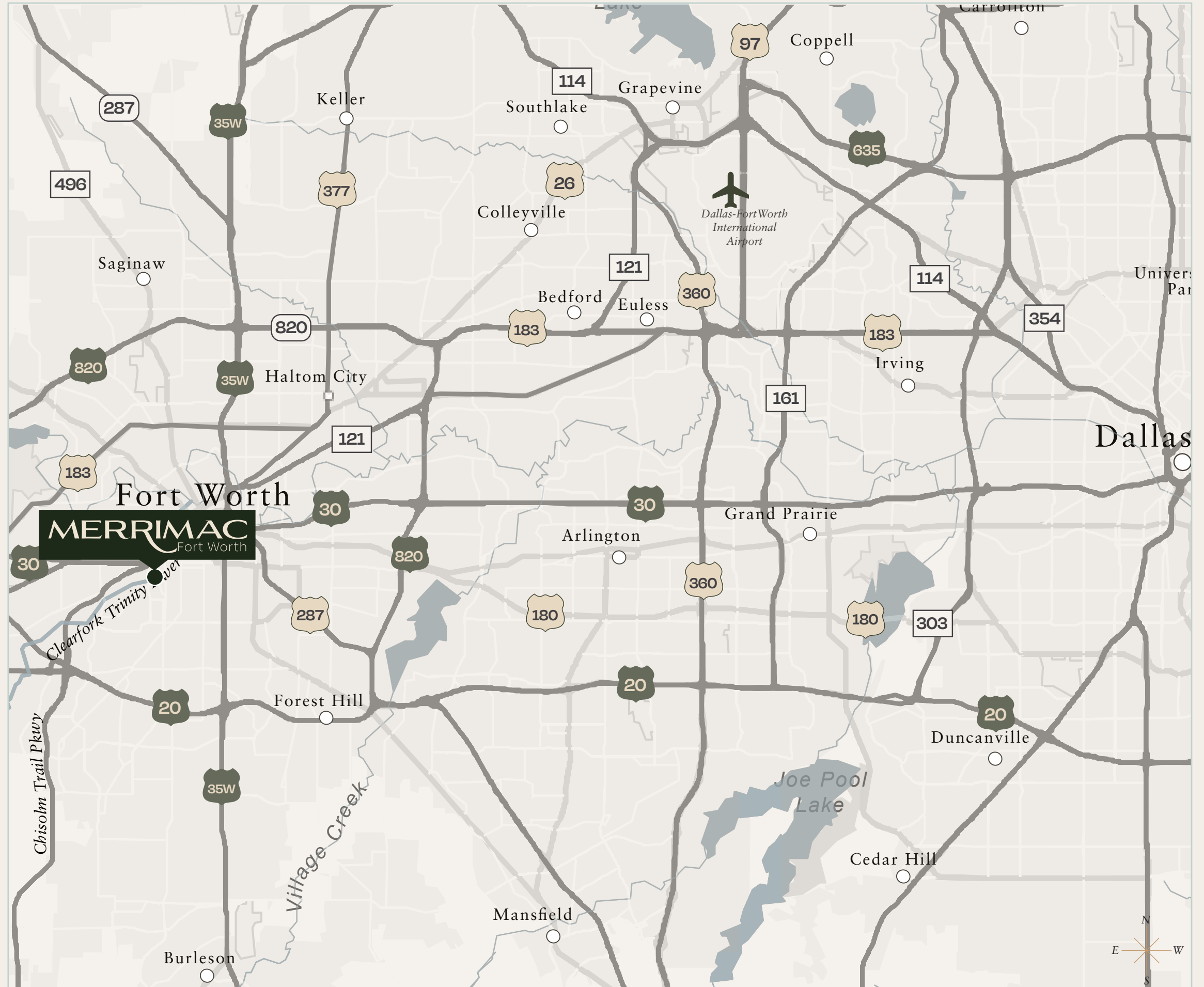
Set along the river's edge, the project offers a vibrant destination where dining, shopping, and social life flow together naturally. Riverside restaurants and cafés invite you to linger over meals with sweeping water views, from casual coffee catch-ups to evening dining as the lights reflect across the river.

Gather Riverside

NEW RETAIL/RESTAURANT VILLAGE COMING SOON



The Greater Dallas/Fort Worth Connection



Fort Worth Deep Culture



Downtown Fort Worth



Fort Worth Zoo



Dickies Arena



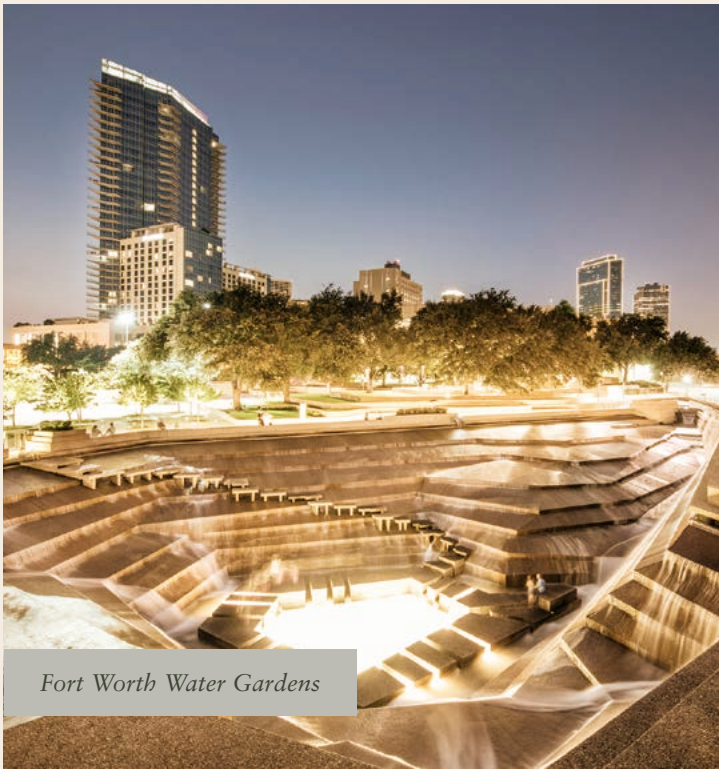
Billy Bob's



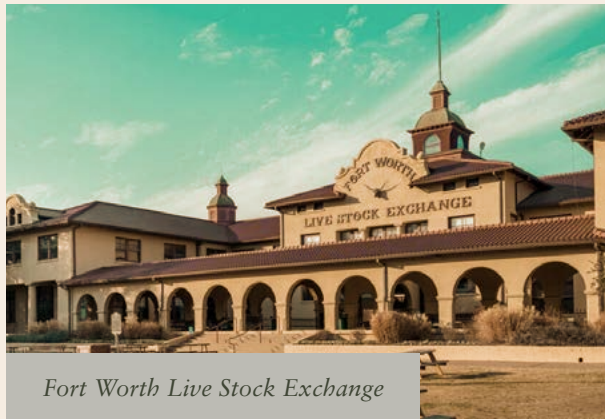
Fort Worth Stock Yards



Texas Ballet Theater



Fort Worth Water Gardens



Fort Worth Live Stock Exchange

The Heart of Fort Worth



NEIGHBORHOOD MEETS DESTINATION

University Park



Fort Worth Botanic Garden



TCU



City Boots



Trinity River Bridge



Goldees BBQ

“

Offering classic Western experiences like bull riding, cattle drives, and stock shows, Fort Worth, Texas, is booming, bringing in \$3 billion in tourism revenue last year alone.

TRAVEL+
LEISURE

The 50 Best Places to Travel in the World 2024, April 1, 2024

THE UNEXPECTED CITY

The 11th Largest City in the U.S.

Fort Worth is the 11th largest city in the United States, larger than San Francisco, Boston and Nashville

U.S. Census Bureau, and Bureau of Labor Statistics, 2024

One of the Fastest Growing Cities in the US

Population: 1,008,106 (as of July 1, 2024)

TMC Facts & Figures, 2024

#1 City For Hosting Sporting Events

The city hosts some of the most exciting athletic competitions in the nation. In 2025-2026, Fort Worth will host the NCAA National Women's Gymnastics Championships, FEI World Cup, NCAA Women's Basketball Regional and Professional Bull Riding World Finals elimination events, to name a few

Fort Worth Stockyards

Fort Worth Stockyards ranked in best things to do in Texas. Stockyards National Historic District features Fort Worth's western heritage, including the world's only twice-daily cattle drive and year-round rodeo. Mule Alley is a collection of restaurants, venues and heritage brands, reviving 108-year-old original mule barns into an iconic destination loved by locals and visitors. It is anchored by Hotel Drover, a Marriott Autograph Collection resort and MICHELIN One Key hotel, and features upscale shopping, live music and a variety of restaurant

Lonely Planet, 2025

Home to more than 5 Universities

Fort Worth is home to more than five impactful universities: Texas Christian University, Texas A&M School of Law, Texas Wesleyan University, University of North Texas Health, University of Arlington West, Tarleton State University and Tarrant County College

#1 Zoo in Texas

Fort Worth Zoo ranked #1 zoo in Texas. The top-rated Fort Worth Zoo opened in 1909, making it the first zoo in Texas. It was ranked the No. 2 zoo in America by USA Today in 2021 and continues to receive recognition as one of the best zoos in the nation

Texas Travel Awards, 2025

AMERICA'S FASTEST GROWING CITIES

¹ San Antonio, TX

² Fort Worth, TX

³ Charlotte, NC

⁴ Jacksonville, FL

⁵ Port St Lucie, FL

⁶ Atlanta, GA

⁷ Houston, TX

⁸ Georgetown, TX

⁹ Celina, TX

¹⁰ Raleigh, NC

www.census.gov/

Demographics

5 Mile Radius

286,051

Total Population

406,713

Daytime Population

296,524

Projected Population 2029

\$175,918

Average Household Income

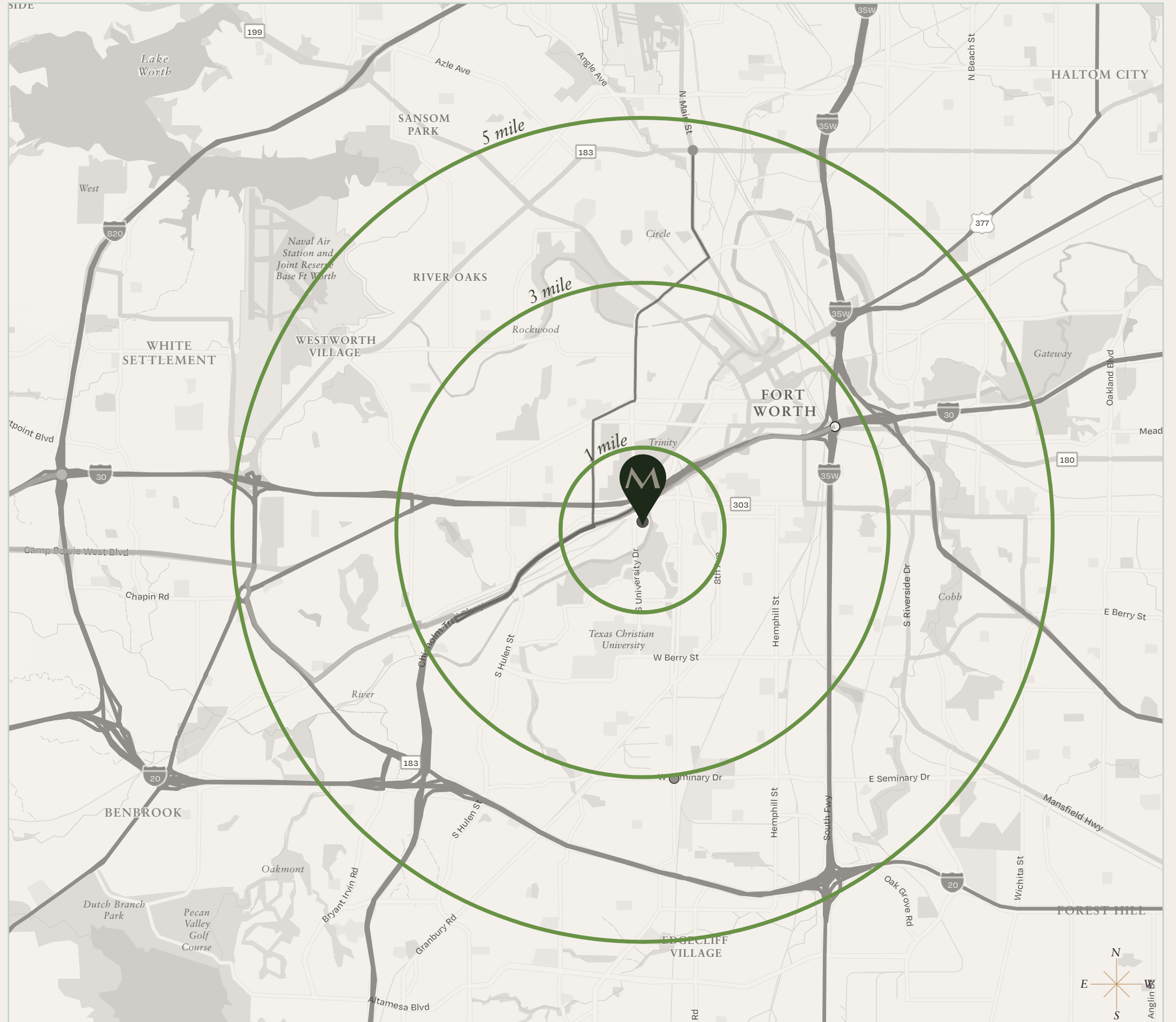
\$395,199

Average Home Value

47.5%

Earned a Bachelor's Degree or Higher

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography



In the Vicinity

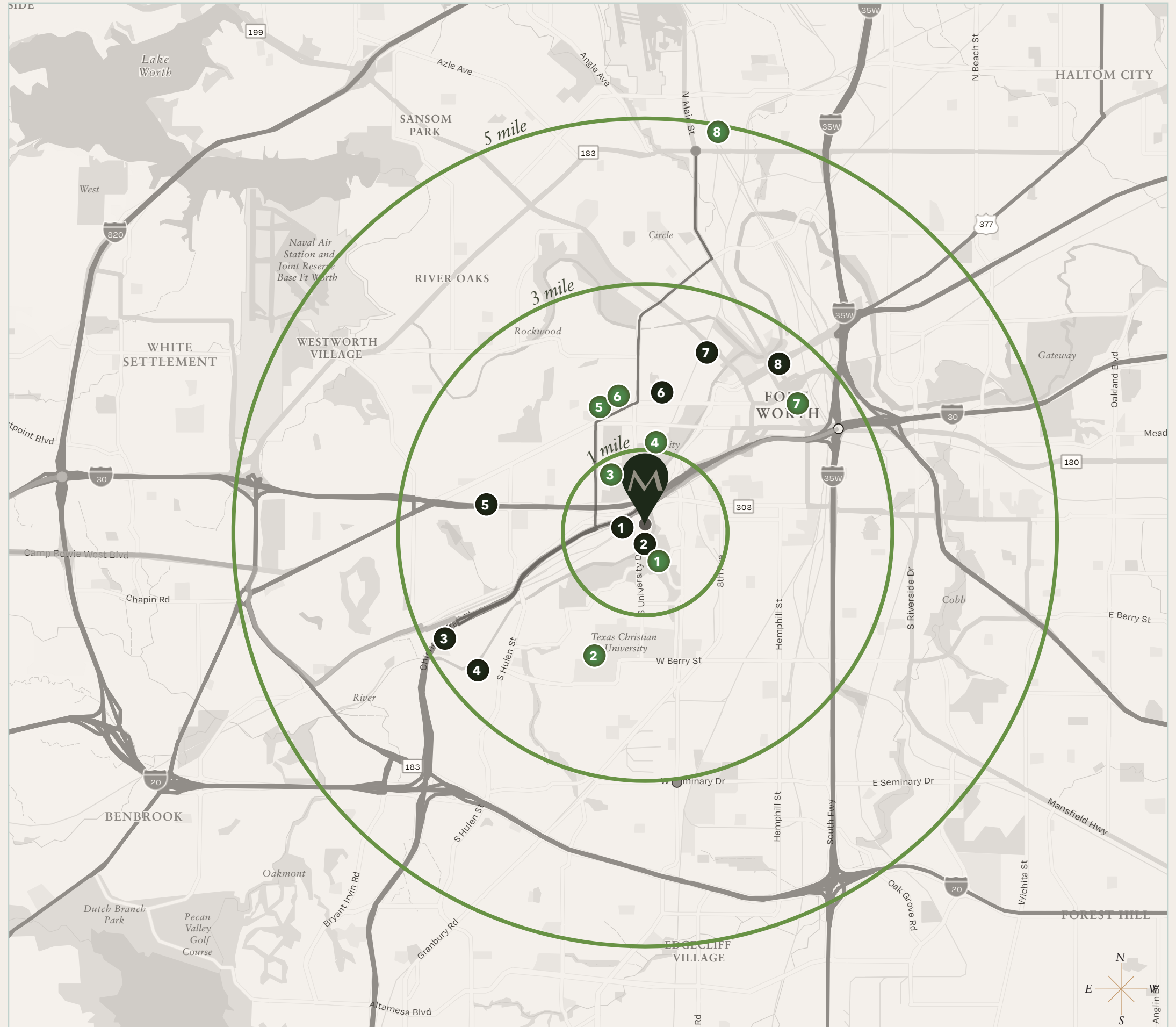
Amenities & Attractions

SHOPPING CENTERS

- 1 University Park Village
- 2 Westbend
- 3 The Shops at Clearfork
- 4 Trinity Commons
- 5 Chapel Hill
- 6 Artisan Circle
- 7 Montgomery Plaza
- 8 Sundance Square

ATTRACTIONS

- 1 Fort Worth Zoo
- 2 TCU
- 3 Fort Worth Botanical Garden
- 4 Trinity Park
- 5 Kimbell Art Museum
- 6 The Modern
- 7 Fort Worth Water Gardens
- 8 Fort Worth Stockyards





RIVER DISTRICT

WEST 7TH DISTRICT

DOWNTOWN

CULTURAL DISTRICT

FORT WORTH MEDICAL DISTRICT

CRESTLINE/
CAMP BOWIE

ARLINGTON HEIGHTS

30

30

180

Chilsolm Trail - 44,500 CPD

MERRIMAC
Fort Worth

Westbend

University
Park Village

Fort Worth Zoo

Near Southside

Trinity River

South East
Fort Worth

Colonial County Club

UNIVERSITY
PLACE

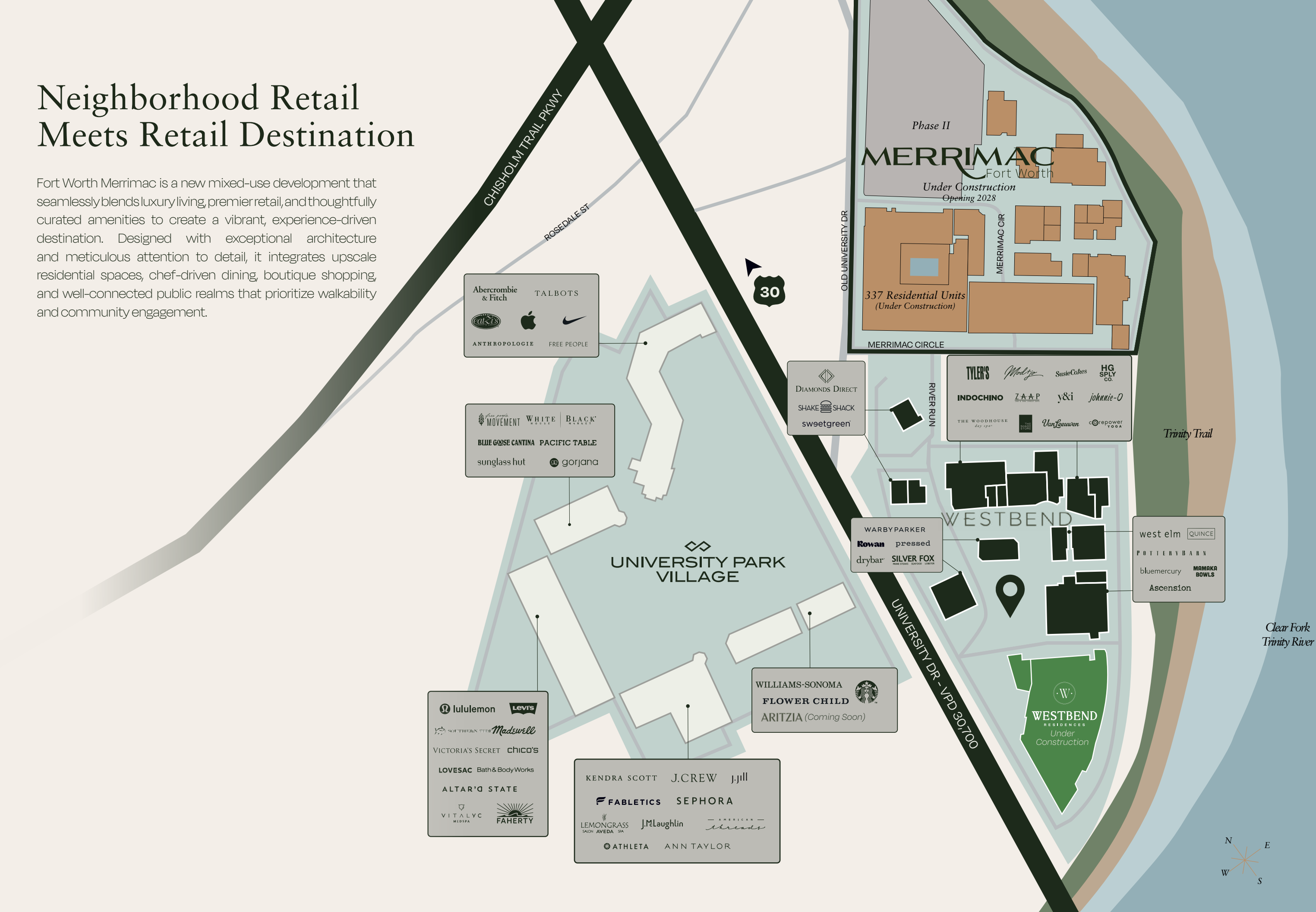
TCU
Texan Christian University

Clear Fork District



Neighborhood Retail Meets Retail Destination

Fort Worth Merrimac is a new mixed-use development that seamlessly blends luxury living, premier retail, and thoughtfully curated amenities to create a vibrant, experience-driven destination. Designed with exceptional architecture and meticulous attention to detail, it integrates upscale residential spaces, chef-driven dining, boutique shopping, and well-connected public realms that prioritize walkability and community engagement.



Abercrombie & Fitch | TALBOTS
 catz | Apple | Nike
 ANTHROPOLOGIE | FREE PEOPLE

MOVEMENT | WHITE HOUSE | BLACK MARKET
 BLUE GOOSE CANTINA | PACIFIC TABLE
 sunglass hut | gorjana

lululemon | Levi's
 Madewell
 VICTORIA'S SECRET | chico's
 LOVESAC Bath & Body Works
 ALTAR'D STATE
 VITALVC MEDSPA | FAHERTY

KENDRA SCOTT | J.CREW | J.Jill
 FABLETICS | SEPHORA
 LEMONGRASS | J.M. Laughlin | AMERICAN THREADS
 ATHLETA | ANN TAYLOR

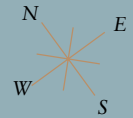
WILLIAMS-SONOMA | Starbucks
 FLOWER CHILD
 ARITZIA (Coming Soon)

DIAMONDS DIRECT
 SHAKE SHACK
 sweetgreen

WARBY PARKER
 Rowan | pressed
 drybar | SILVER FOX

TYLER'S | Mod'jo | Susie Cakes | HG SPLY CO.
 INDOCHINO | ZAAP | y&i | johnnie-O
 THE WOODHOUSE | VanLeeuwen | c@re power YOGA

west elm | QUINCE
 POTTERY BARN
 bluemercury | MAMAKA BOWLS
 Ascension





WESTBEND

UNIVERSITY PARK VILLAGE

MERRIMAC
Fort Worth

Old University Drive

Trinity Trail System

Fort Worth Zoo

Clear Fork Trinity River

Trinity Trail System

Trinity Trail System

MERRIMAC
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Old University Drive

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Trinity River

WESTBEND

MERRIMAC
Fort Worth

UNIVERSITY PARK
VILLAGE

Old University Drive

S University Drive

Trinity Trail System



*Downtown
Fort Worth*



Trinity Trail System

Clear Fork Trinity River

Trinity Trail System

MERRIMAC

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Old University Drive

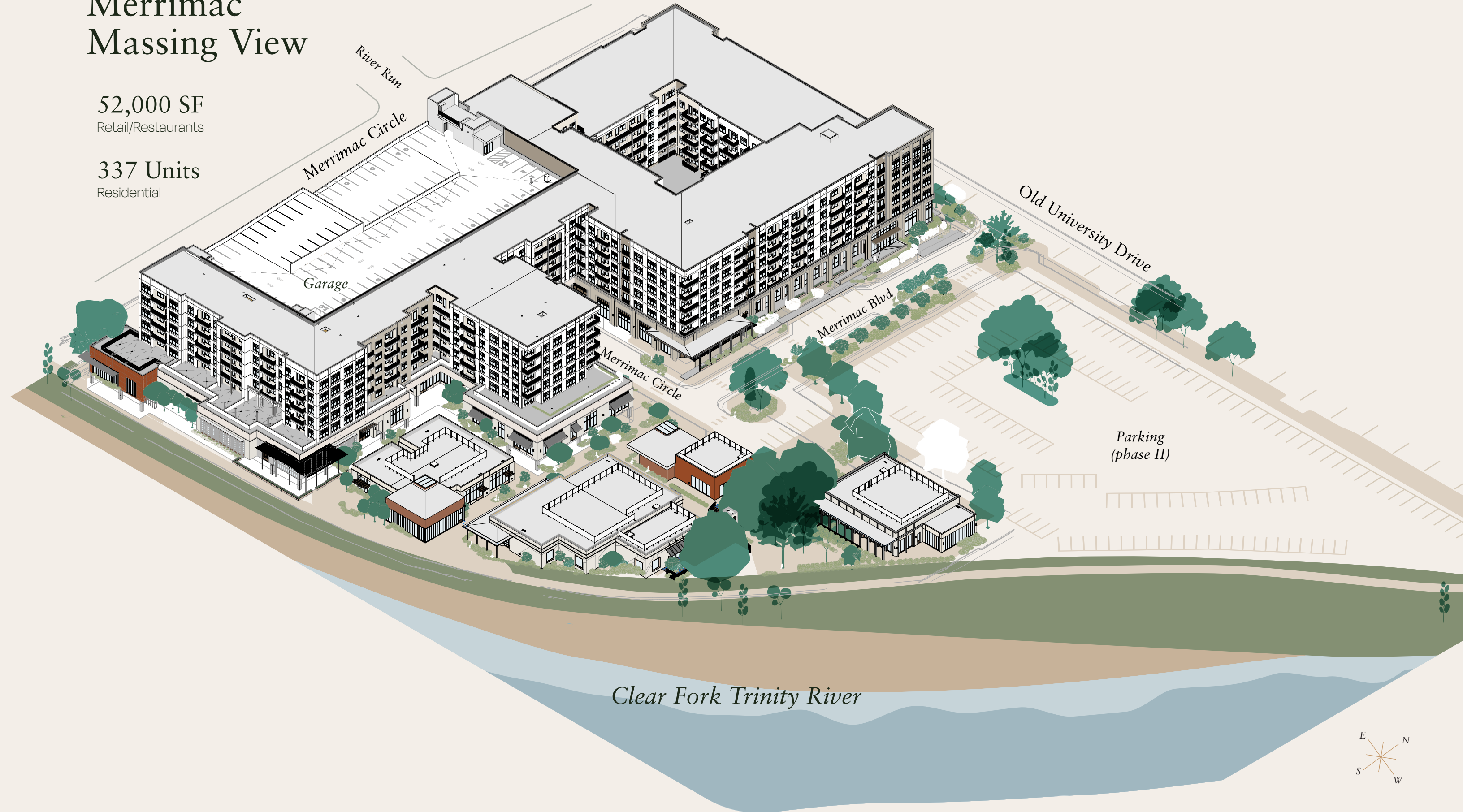
Merrimac Circle

River Run

Merrimac Massing View

52,000 SF
Retail/Restaurants

337 Units
Residential



River Run

Merrimac Circle

Garage

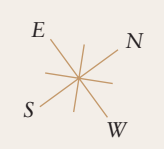
Merrimac Circle

Merrimac Blvd

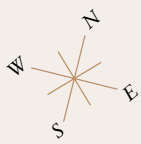
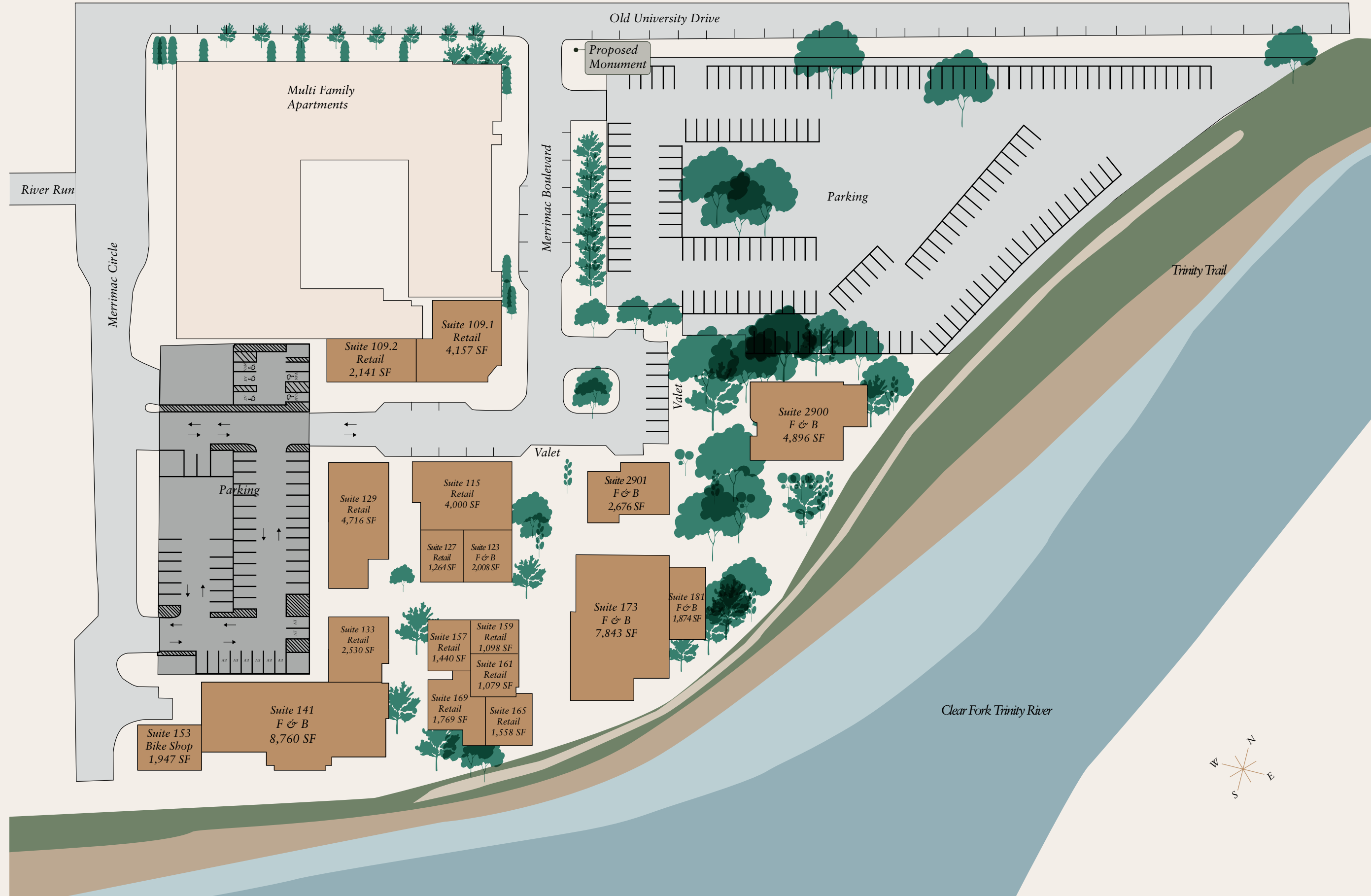
Old University Drive

Parking
(phase II)

Clear Fork Trinity River



Site Plan



Curated Prospects



RETAIL
Artisan & Local



RESTAURANTS
Upscale & Lively



WELLNESS & FITNESS
Modern & Energetic



MIRON CRCSBY

Reformation



POSTINO



[solidcore]



SKIN LAUNDRY

BUCK MASON



HILLSTONE



Aēsop.

COS BAR
BEAUTY ELEVATED

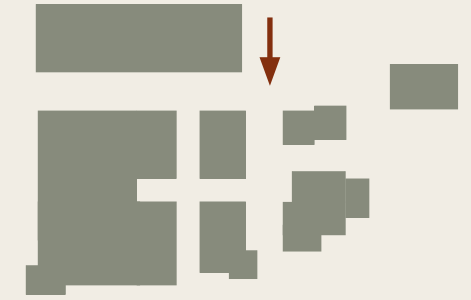
SUGARED + BRONZED

LOVESHACKFANCY



Merrimac Boulevard

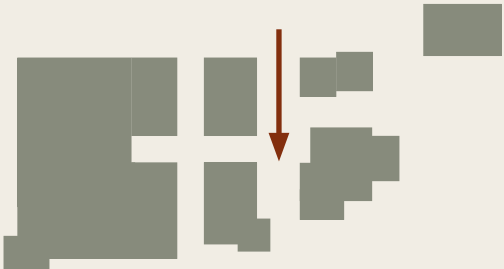
Entry Drive



Merrimac Fort Worth

Merrimac Boulevard

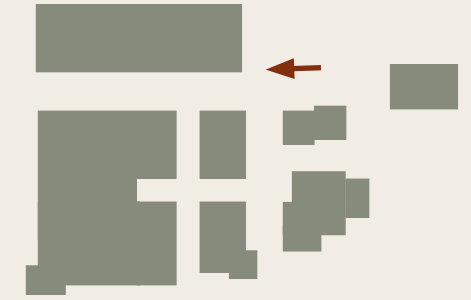
Parking Roundabout



Merrimac Fort Worth

Merrimac Boulevard

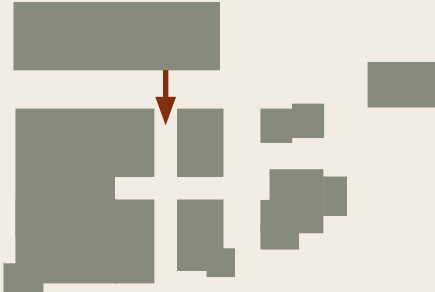
Garage Parking Entry



Merrimac Fort Worth

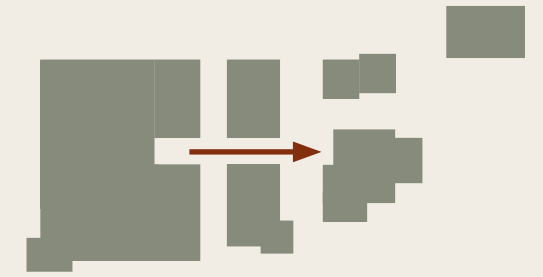
Garage Parking Entry

Paseo



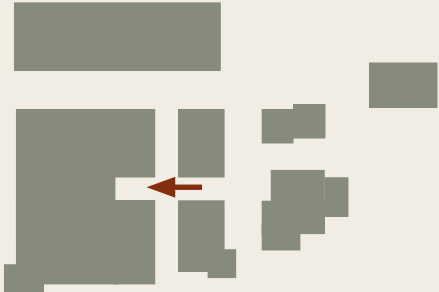
Pedestrian Paseo

Exiting Garage



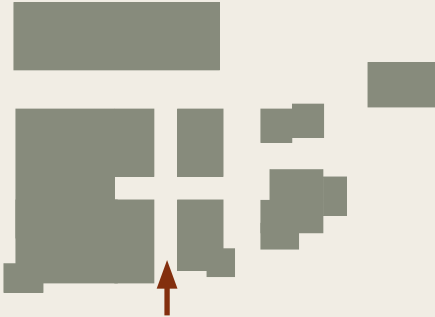
Pedestrian Paseo

Garage View



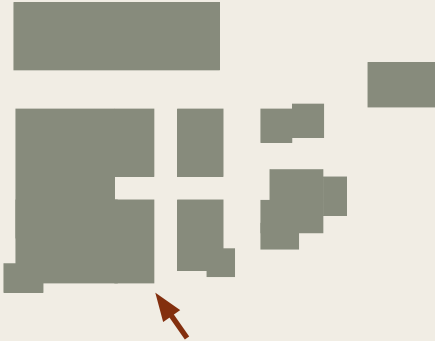
Pedestrian Paseo

View from Retail Edge



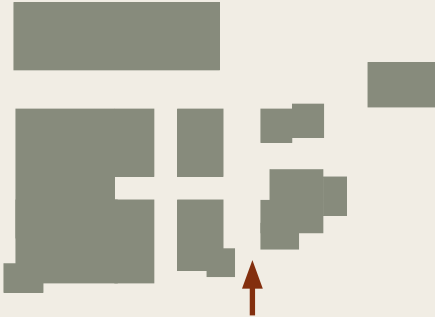
F&B Patio

View from River



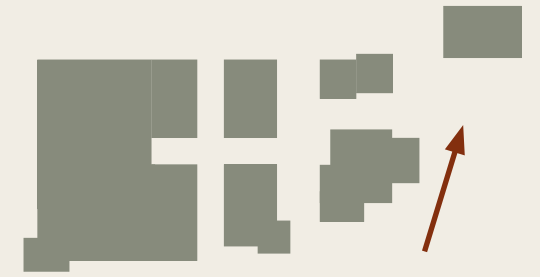
In Line Retail

F&B 6 / Retail 10 Edge



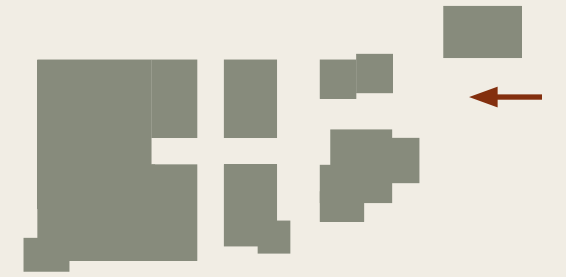
Merrimac Fort Worth

Grove View



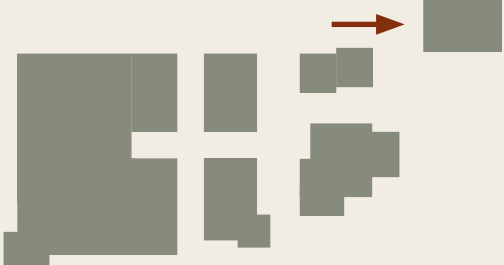
Merrimac Fort Worth

Grove View



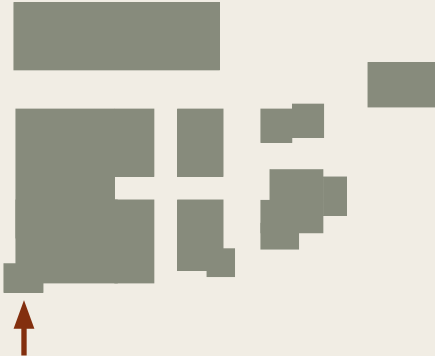
Freestanding Restaurant

Entry View



In Line Retail

Bike Shop





MERRIMAC

Fort Worth

TRANSWESTERN RETAIL SERVICES

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Paula Musa

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Loch Cook

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 Transwestern

