HOTEL REVEL
FORT WORTH, TX

1165 8TH AVE
FORT WORTH, TX 76104

CBRE

Property Summary & Features

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

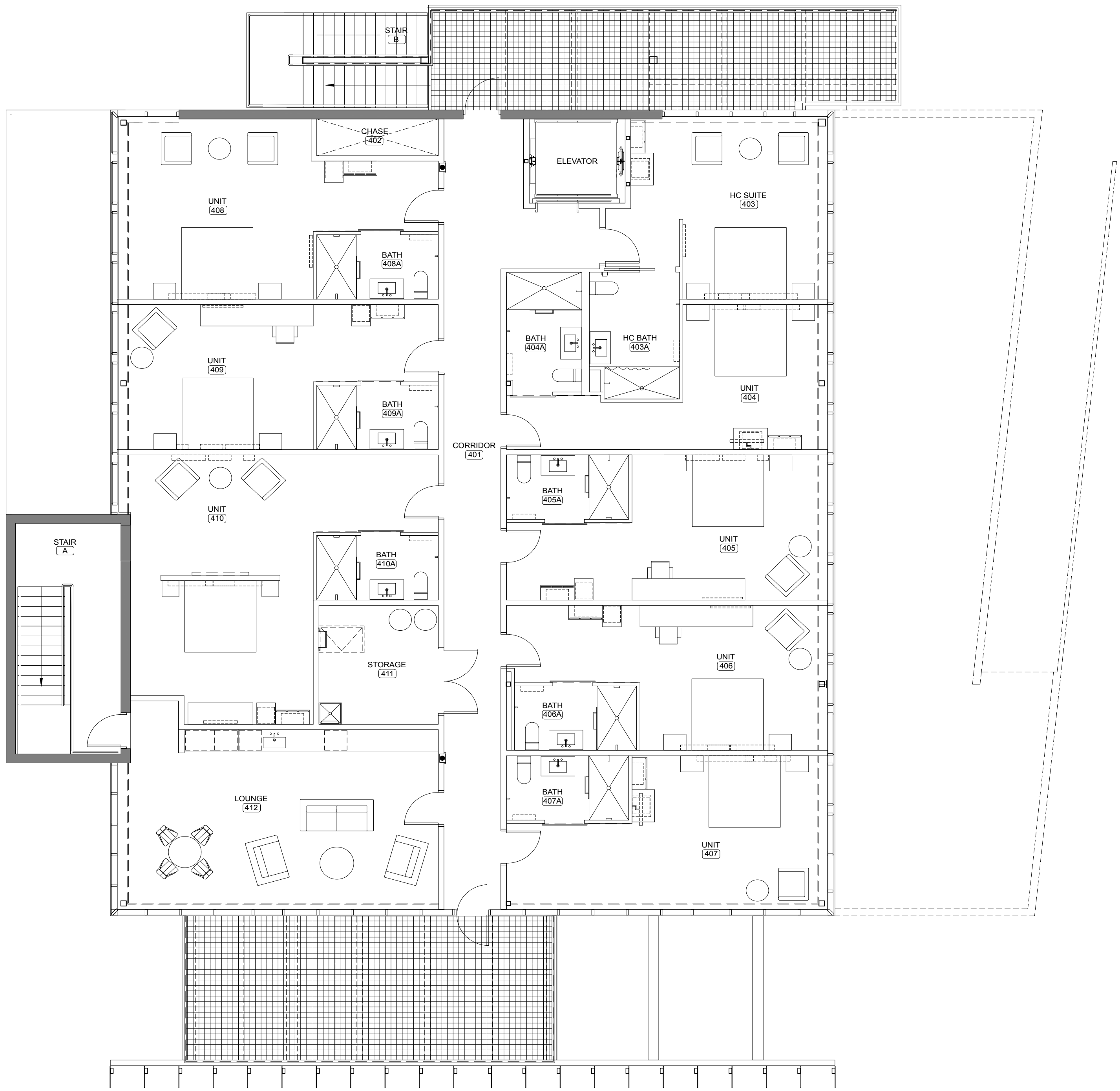
CAST & HOOK
FIRST FLOOR: 3,639 SF
MEZZANINE FLOOR: 1,384 SF
TOTAL: 5,023 SF

Mezzanine Floor Plan

Level 2 Floor Plan

Level 3 Floor Plan

Level 4 Floor Plan



Investment Highlights

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

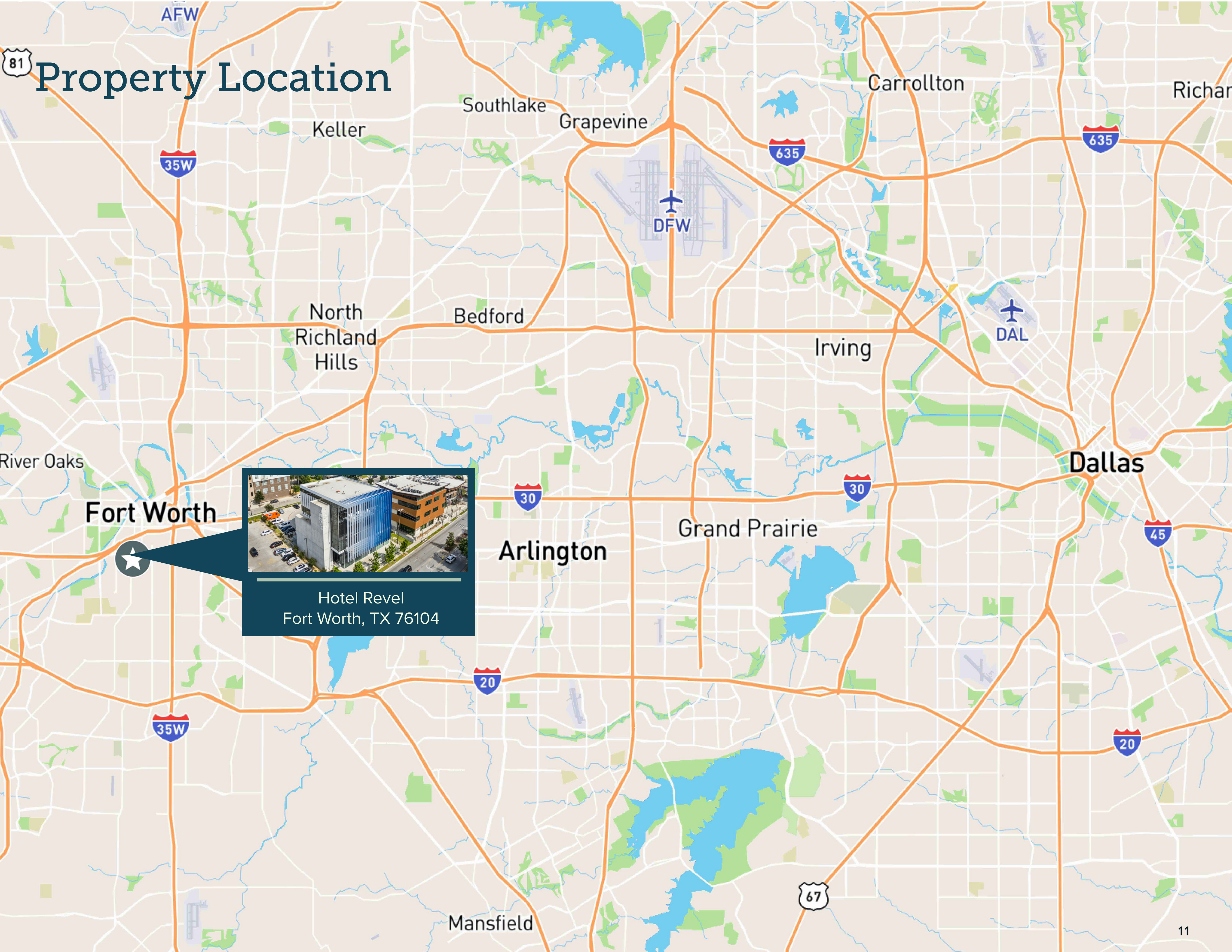
Also Available: Near Southside Mercantile

Click Here To View Offering Memorandum

Surrounding Area


Surrounding Area
Site
2 Miles
SUNDANCE SQUARE
Comerica
CHASE
ROOFTOP CINEMA CLUB
charles SCHWAB
PROSPERITY BANK
OVERLAND ESTABLISHED 1973
RAZZOO'S CAJUN CAFE
AMC THEATRES
TRUIST
MERRILL A BANK OF AMERICA COMPANY
WELLS FARGO
BANK OF AMERICA
P.F. CHANG'S
The Cheesecake Factory
RISING ROLL
POTBELLY
Busey
the Y
Frost
BANK OF TEXAS Powered by BOK Financial
Chuy's
Summer Moon COFFEE
Stoner's Pizza Joint
Pinnacle Bank
SUBWAY
PlainsCapital Bank
MONTGOMERY PLAZA
Michaels
ROSS DRESS FOR LESS
Marshalls
Office DEPOT
PETSMART
RALLY HOUSE LOCAL STUFF
orangetheory FITNESS
HOTWORX
FLEET FEET
PIE FIVE PIZZA
GLORIA'S
Trimble Technical HS
Students: 1,699
De Zavala ES
Students: 266
W 7th St
W Lancaster Ave
Forest Park Blvd
E Berry St
347
199
30
303
35W
BANK OF AMERICA
NATURAL GROCERS good4u
WHATABURGER
DUTCH BROS
CHASE
Raising Cane's
UNIVERSITY PARK VILLAGE
Levi's
J.McLaughlin
J.CREW
FAHERTY
ATHLETA
Abercrombie & Fitch
FLOWER CHILD
Staples
Panera BREAD
IHOP
Fiesta
cicis
Little Caesars
SUBWAY
DUTCH BROS
Chicken Express
Jersey Mike's SUBS
Jack in the box
Frost
WELLS FARGO
GUS'S FRIED CHICKEN WORLD FAMOUS
WHICH WICH SUPERIOR SANDWICHES
i Fratelli Pizza
ANYTIME FITNESS
Pizza Hut
TYLER'S
INDOCHINO MADE TO MEASURE
Johnnie-O
corepower YOGA
WINGSTOP
JAZZERCISE
SONIC
441334

Property Location



Hotel Revel
Fort Worth, TX 76104

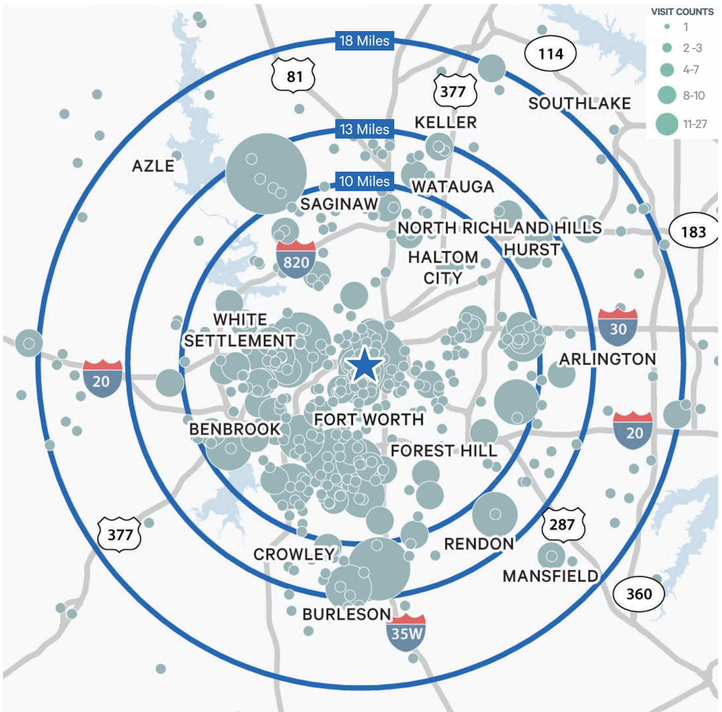
Hotel Revel | Mass Mobile Data

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

Total Population	Average Household Income
1,002,330	$99,025

Total Households	2025 Retail Trade Sales SIC
372,043	$16 Billion

Educational Attainment

8% Associates
20% Bachelors
1% Graduate

Median Age

35

Site Demographics

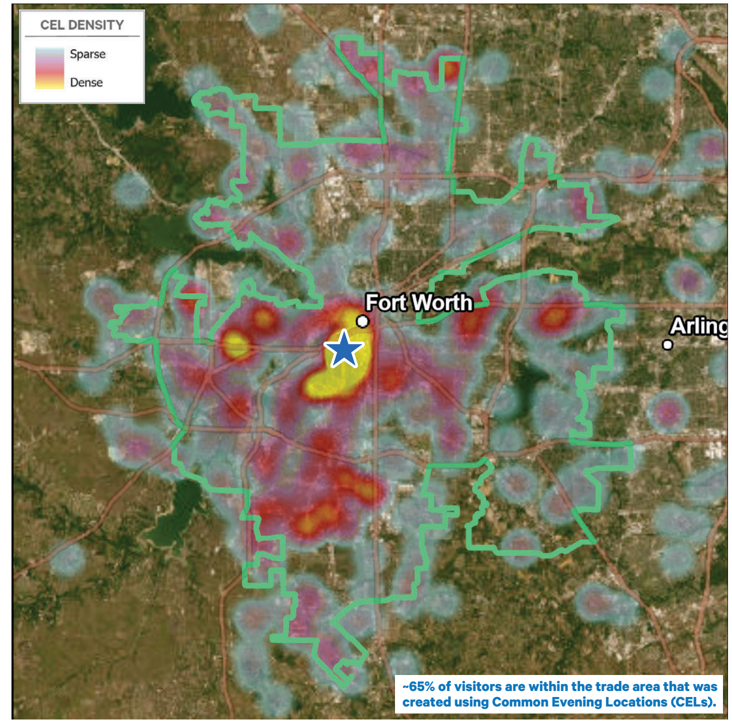
Top Tapestry Segment

8%
E6 Family Bonds

Visitor Frequency

Return 38%
One-Time 62%

Trade Area

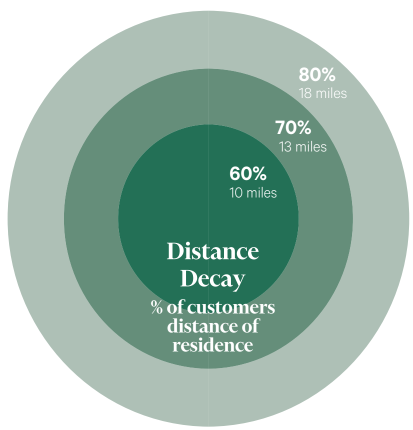


Percent Daytime Locations

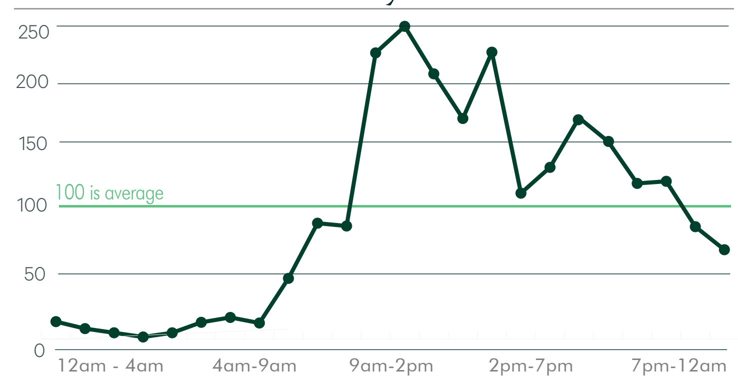
Fort Worth	59%
Arlington	4%
Dallas	3%
Weatherford	3%

Percent Evening Locations

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

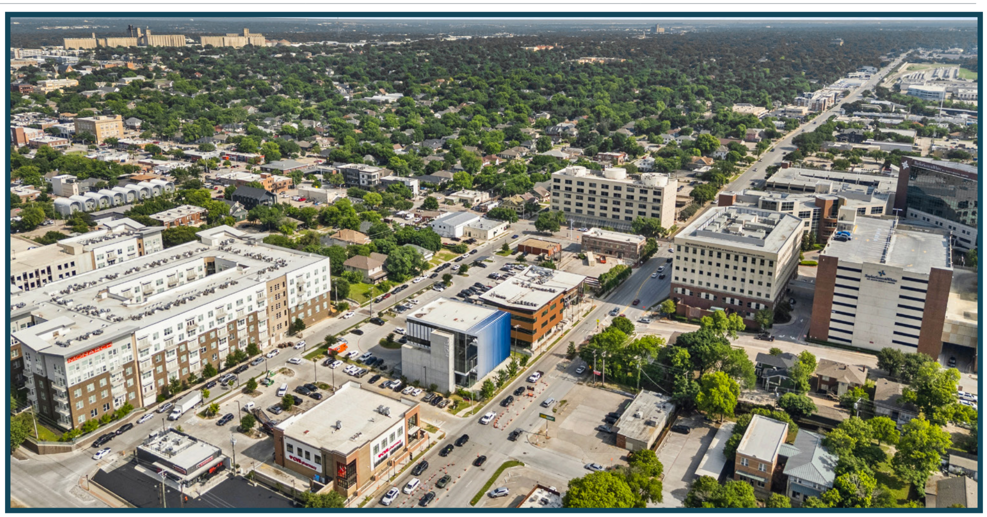


Traffic By Hour



Demographics

	1 Mile	3 Miles	5 Miles	7 Miles
POPULATION				
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%
HOUSEHOLDS				
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%
HOUSEHOLD INCOME				
2025 Average Household Income	$123,709	$106,905	$98,781	$91,488
2030 Average Household Income	$132,011	$114,680	$108,021	$100,548
TRAFFIC COUNTS	**8TH AVE**	**W ROSEDALE ST**		
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.

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 MILLON
Annual Passengers (DFW International & Dallas Love Field)

48.9 MILLION
Annual Visitors

Disclosure and Agreement

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

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

Disclaimer

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FORT WORTH, TX

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