



TRANSWESTERN

REAL ESTATE
SERVICES

FOR SALE

THE RIDGLEA COMPLEX PORTFOLIO | FORT WORTH, TX

85,057 SQUARE FEET - INVESTMENT OPPORTUNITY



PROPERTY SUMMARY

ADDRESS	6025 Camp Bowie Blvd, 3309 Winthrop Ave, & 3341 Winthrop Ave Fort Worth, TX 76116
PRICE	Contact Broker
SQUARE FOOTAGE	85,057 SF Total
NUMBER OF BUILDINGS	Single, interconnected building that spans three (3) separate parcels.
NUMBER OF STORIES	Two (2)
LAND AREA	4.04 Acres
YEAR BUILT	1950
ZONING	CB-RUS (Camp Bowie -Ridglea Urban Village South)
TOTAL AREA LEASED	51.84%
DETAILS	<ul style="list-style-type: none">• Listed as Historic Landmark Status• Current Use: Theater, Retail, Office• Ample Parking Availability• Close proximity to Cultural District, dining and shopping• Condition: Renovated/historically preserved



Investment Highlights

- **Historic Landmark:** The Ridglea Theater, located at 6025 Camp Bowie Blvd., is a renowned historic venue that has been modernized to blend classic charm with contemporary amenities.
- **Cultural Significance:** As a cherished cultural hub, the Ridglea Theater adds intrinsic value to the investment, drawing consistent community engagement and support.
- **Ownership Advantage:** Ownership of this property presents significant financial and tax advantages, particularly through historic tax credits and other incentives. As a designated historic landmark, the Ridglea Theater qualifies for federal and state historic tax credits, allowing investors to recover a percentage of eligible renovation costs as a dollar-for-dollar reduction in tax liability. Additionally, property owners may benefit from accelerated depreciation and other cost segregation strategies to maximize tax efficiency. Fort Worth's economic growth and ongoing infrastructure improvements in the Camp Bowie district further enhance long-term property appreciation, making this a rare investment opportunity with both immediate income potential and long-term financial upside.
- **Diverse Revenue Stream:** The Ridglea Portfolio offers a unique blend of revenue-generating opportunities, combining entertainment, retail, and office under one ownership.

PROPERTY OVERVIEW



Total Building Area

85,057 SF



Total Land Area

175,982 SF



Class

“C”



Leased

51.84%



Visibility

34K VPD
APPROX.



Floors

2



Parking Ratio

3.69
per 1,000



Landmark
Destination in
Mature Market
Area

Property Description

1

RIDGLEA THEATER
6025 Camp Bowie Blvd
Fort Worth, Texas 76116

TAD ACCOUNT # 04681819
Legal Description:
LUTHER QUADRANGLE ADDITION
Lot A1 A2A A2A2 & 3B1

2

RIDGLEA VILLAGE
3309 Winthrop Ave
Fort Worth, Texas 76116

TAD ACCOUNT # 01619128
Legal Description:
LUTHER QUADRANGLE ADDITION
Lot B & 3B

3

RENAISSANCE
3341 Winthrop Ave
Fort Worth, Texas 76116

TAD ACCOUNT # 01619144
Legal Description:
LUTHER QUADRANGLE ADDITION
Lot A2 A2A1 C1 C2 3C 3D & 8



Site Plan

3

3341 Winthrop Ave
33,273 SF on 2.34 AC

1

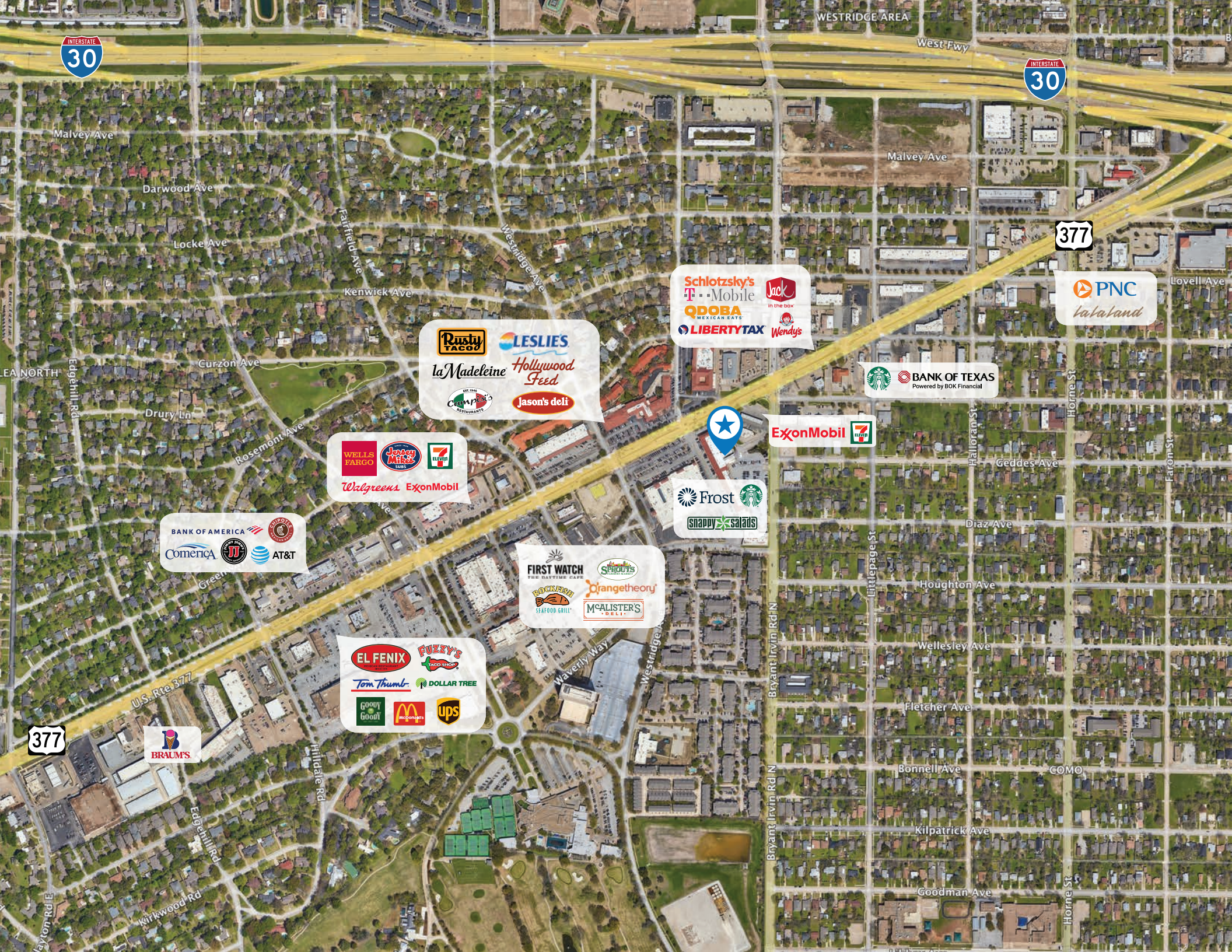
6025 Camp Bowie
19,513 SF on 1.02

2

3309 Winthrop Ave
32,271 SF on 0.68 AC

BRYANT IRVIN RD N

CAMP BOWIE BLVD



Ridgela Theater:

The Ridgela Theater is a historic 17,578 square foot venue renowned for its distinctive Mission/Spanish revival architecture. Designed by architects A.C Luther and the firm Pettigrew and Worley, with artistic contributions from Eugene J. Gilboe, the theater opened its doors in December 1950. In recognition of its architectural and cultural importance, the Ridgela Theater was added to the National Register of Historic Places on December 30, 2011. The Ridgela Theater stands as a testament to Fort Worth's rich history, seamlessly blending historic architectural elements with modern amenities to serve as a premier venue for diverse events.



Architectural Features:

- Facade and Tower:** The theater's exterior showcases a prominent 70-foot stone tower, serving as a landmark along Camp Bowie Boulevard. The facade embodies classic Spanish revival elements, including red tile roofing, stucco walls, and arched entryways.
- Interior Details:** Upon entering, guests are greeted by original terrazzo tile flooring featuring an intricate compass rose design. A panoramic mural by Eugene J. Gilboe adorns the interior, capturing attention with its artistic depiction.





Building Layout:

- **Main Theater:** The central auditorium retains its vintage charm with a grand balcony overlooking the main floor. It houses the area's largest traditional movie screen complemented by a state-of-the-art sound system. The space is versatile, accommodating various seating arrangements from auditorium-style to banquet setups.
- **Private Bars and Concessions:** Two private bar and concession areas are situated within the theater, enhancing the guest experience during events.
- **Additional Event Spaces:** Beyond the main theater, the Ridgela complex offers two additional spaces-the Ridgela Room and the Ridgela Lounge-providing flexible options for hosting a range of events, from corporate functions to private parties.



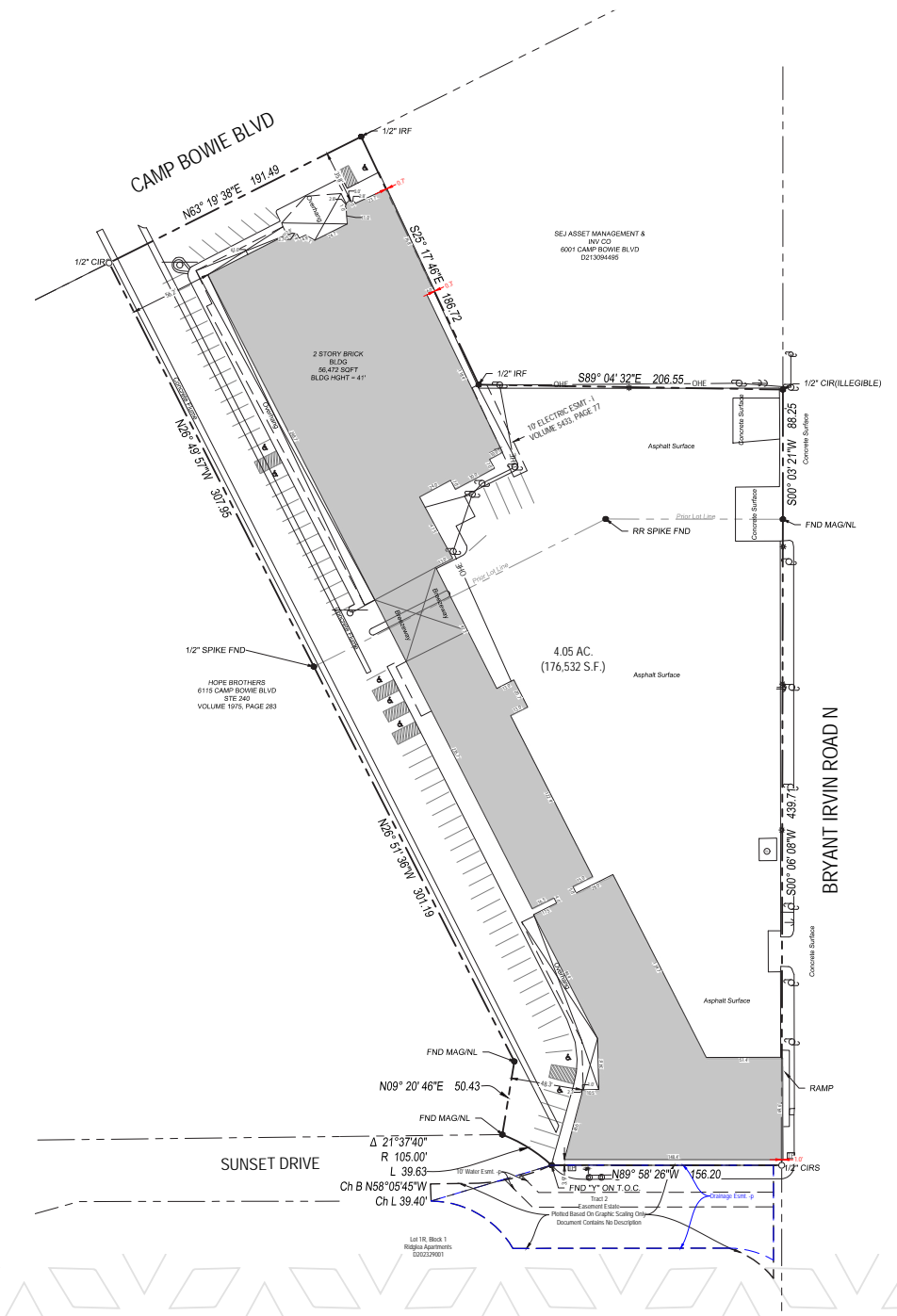
Ridgela Village and Renaissance:

Ridgela Village and Renaissance office space is a historic mixed-use development adjacent to the iconic Ridgela Theater. Constructed in the 1940s by developer A.C. Luther, the complex embodies the Mediterranean architectural style, featuring distinctive elements such as red clay tile roofs, painted brick exteriors, and cantilevered balconies. Strategically positioned along Camp Bowie Boulevard, Ridgela Complex benefits from high visibility and accessibility, with traffic counts exceeding 33,500 vehicles per day. Its proximity to the historic Ridgela Theater further enhances its appeal, creating a vibrant hub for commerce and culture in Fort Worth's Camp Bowie District. Ridgela Complex seamlessly integrates historic architectural charm with modern functionality, offering a dynamic mix of retail and office spaces that contribute to the area's rich heritage and contemporary vitality.

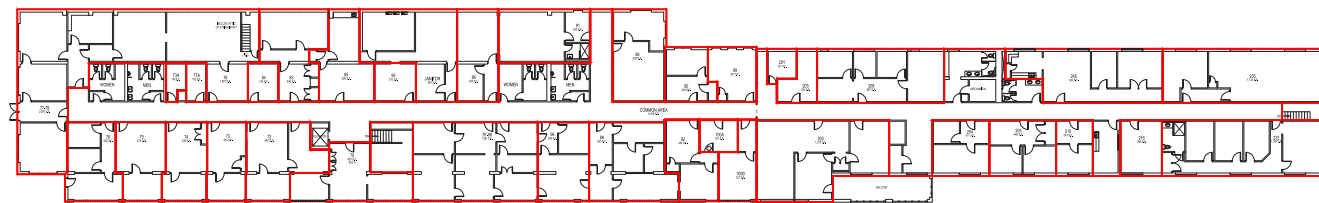


Building Layout:

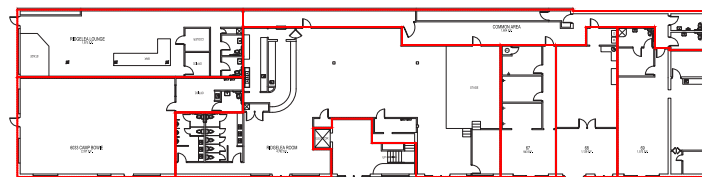
- **Ground Floor:** The ground level primarily accomodates retail spaces, offering street-level access and visibility to various businesses.
- **Upper Floor:** The upper level is designated for offices spaces, providing professional environments suitable for a range of business operations.



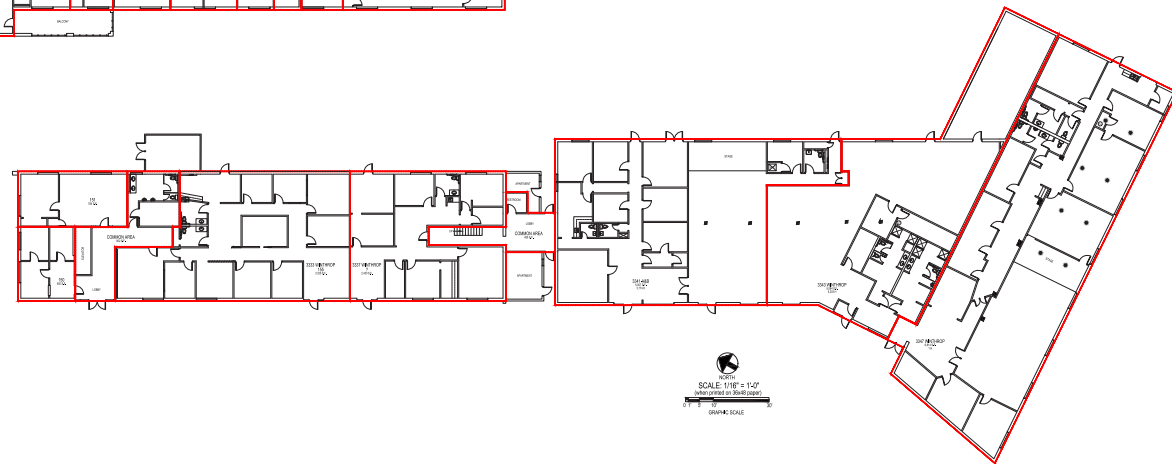
SITE PLAN



SECOND FLOOR

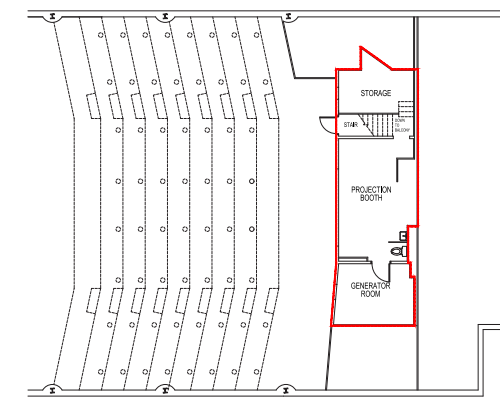


GROUND FLOOR
Revised 5/22/25

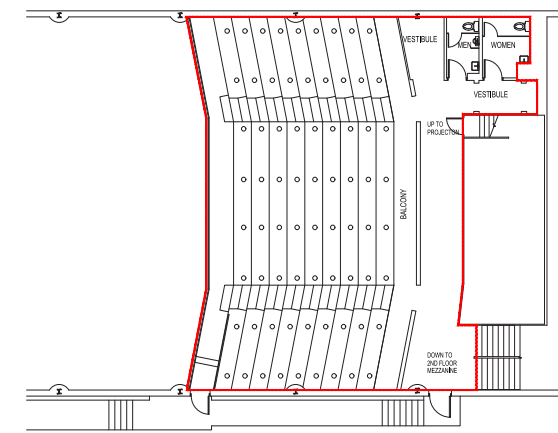


SCALE: 1/8" = 1'-0"
(when printed on 24X36 paper)

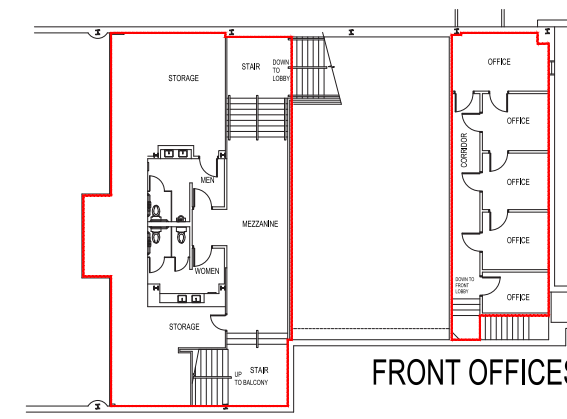
GRAPHIC SCALE



3RD FLOOR / PROJECTION - 543 S.F.



2ND FLOOR BALCONY - 2,926 S.F.

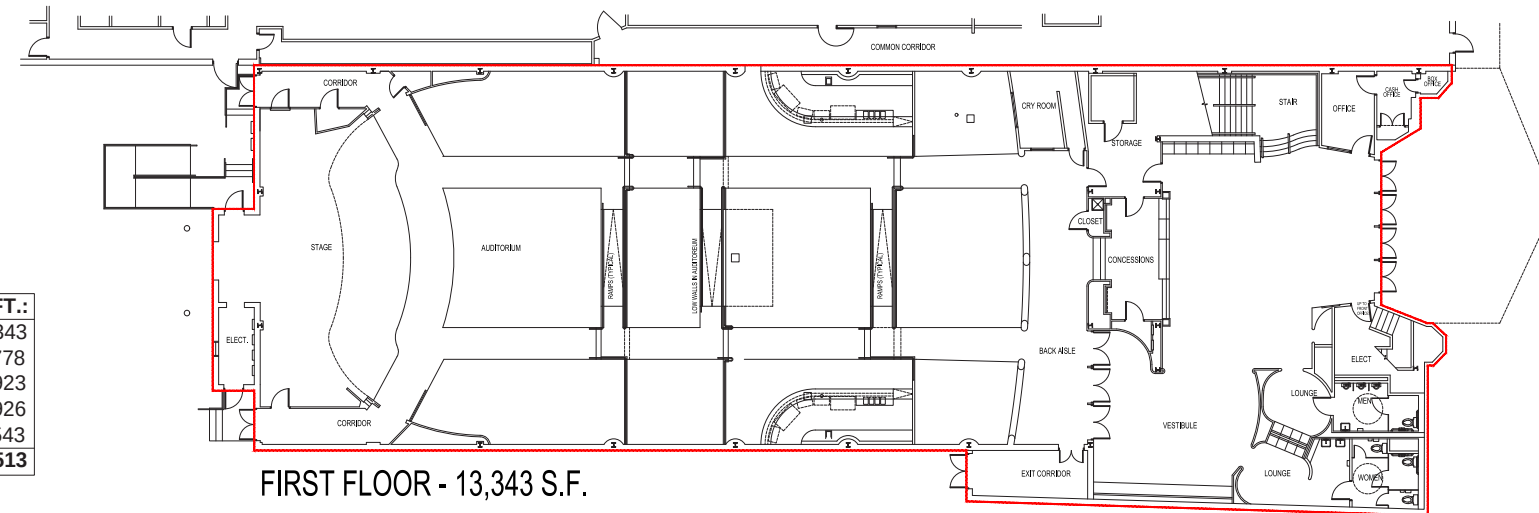


MEZZANINE - 1,923 S.F.

FRONT OFFICES - 778 S.F.

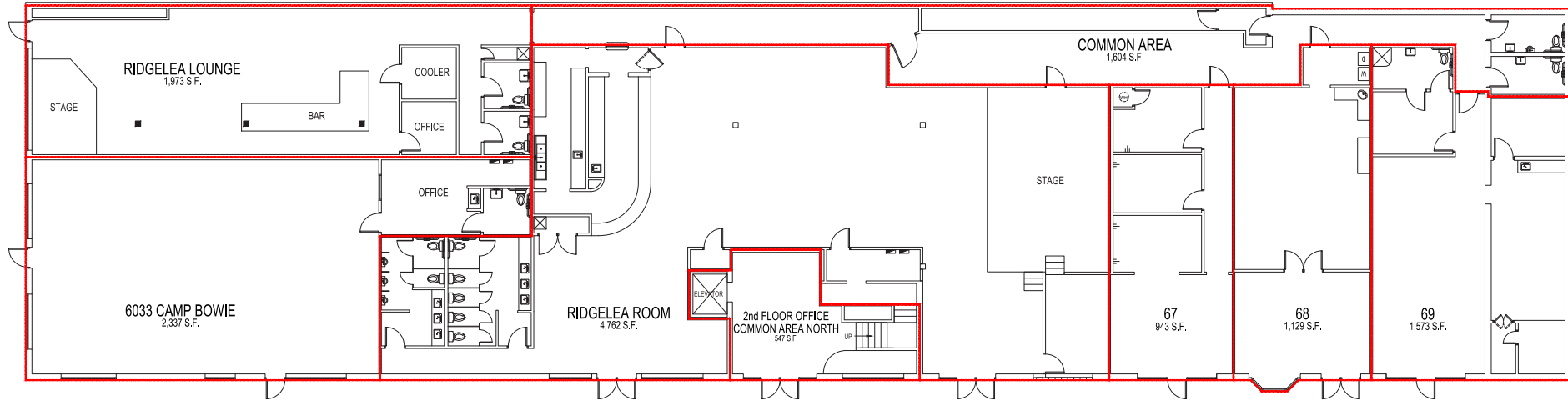
TABULATIONS:

AREA:	SQ. FT.:
FIRST FLOOR	13,343
MEZZANINE OFFICES	778
MEZZANINE LEVEL	1,923
2ND FLOOR BALCONY	2,926
3RD FLOOR PROJECTION	543
TOTAL:	19,513

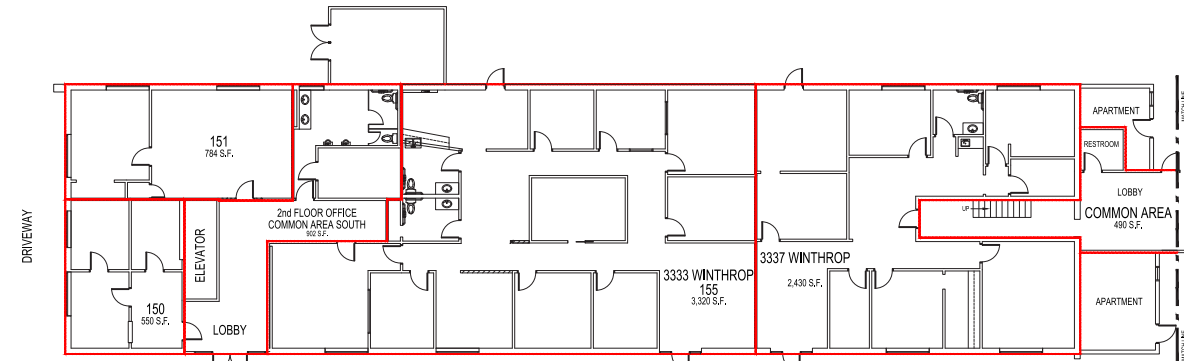
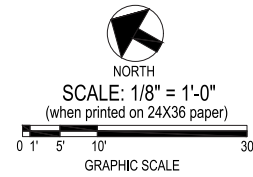


FIRST FLOOR - 13,343 S.F.

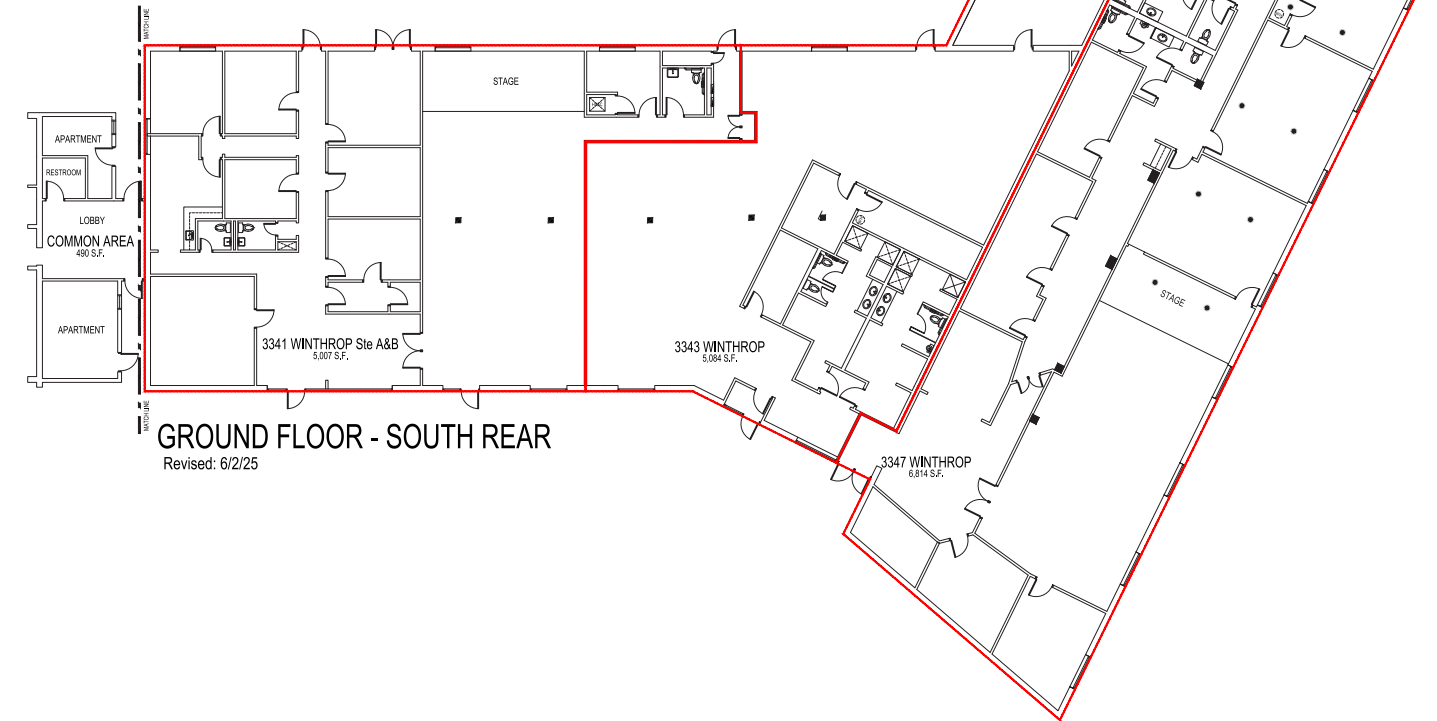
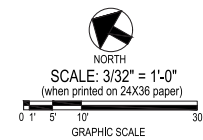
THEATRE



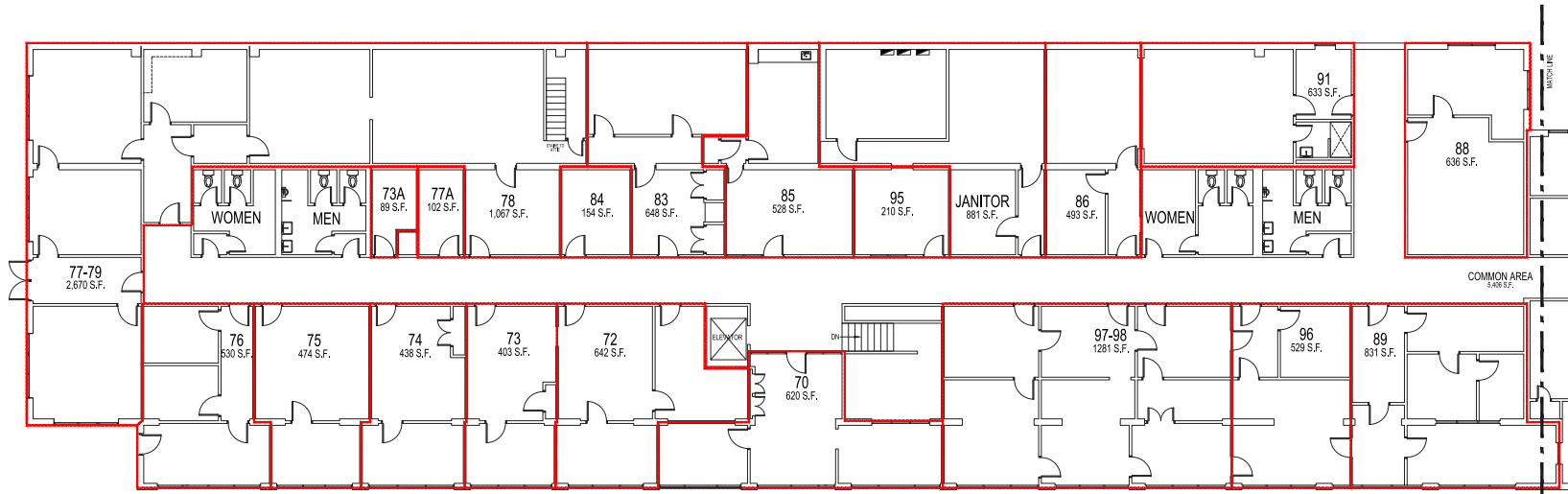
GROUND FLOOR - NORTH
Revised: 6/2/25



GROUND FLOOR - SOUTH FRONT
Revised: 6/2/25

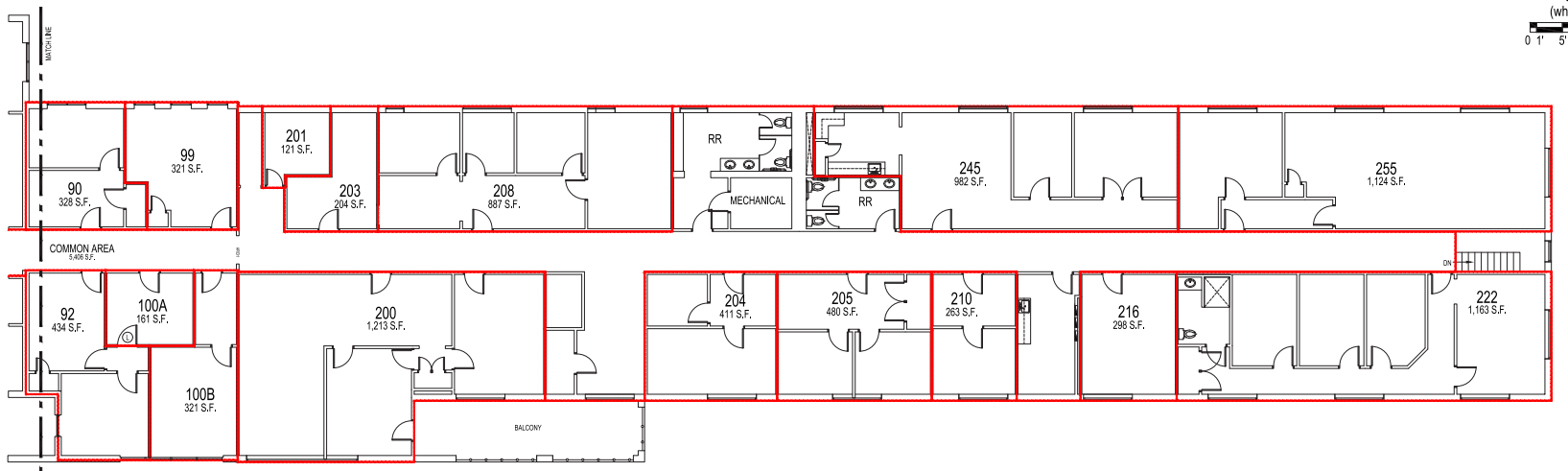


GROUND FLOOR - SOUTH REAR
Revised: 6/2/25



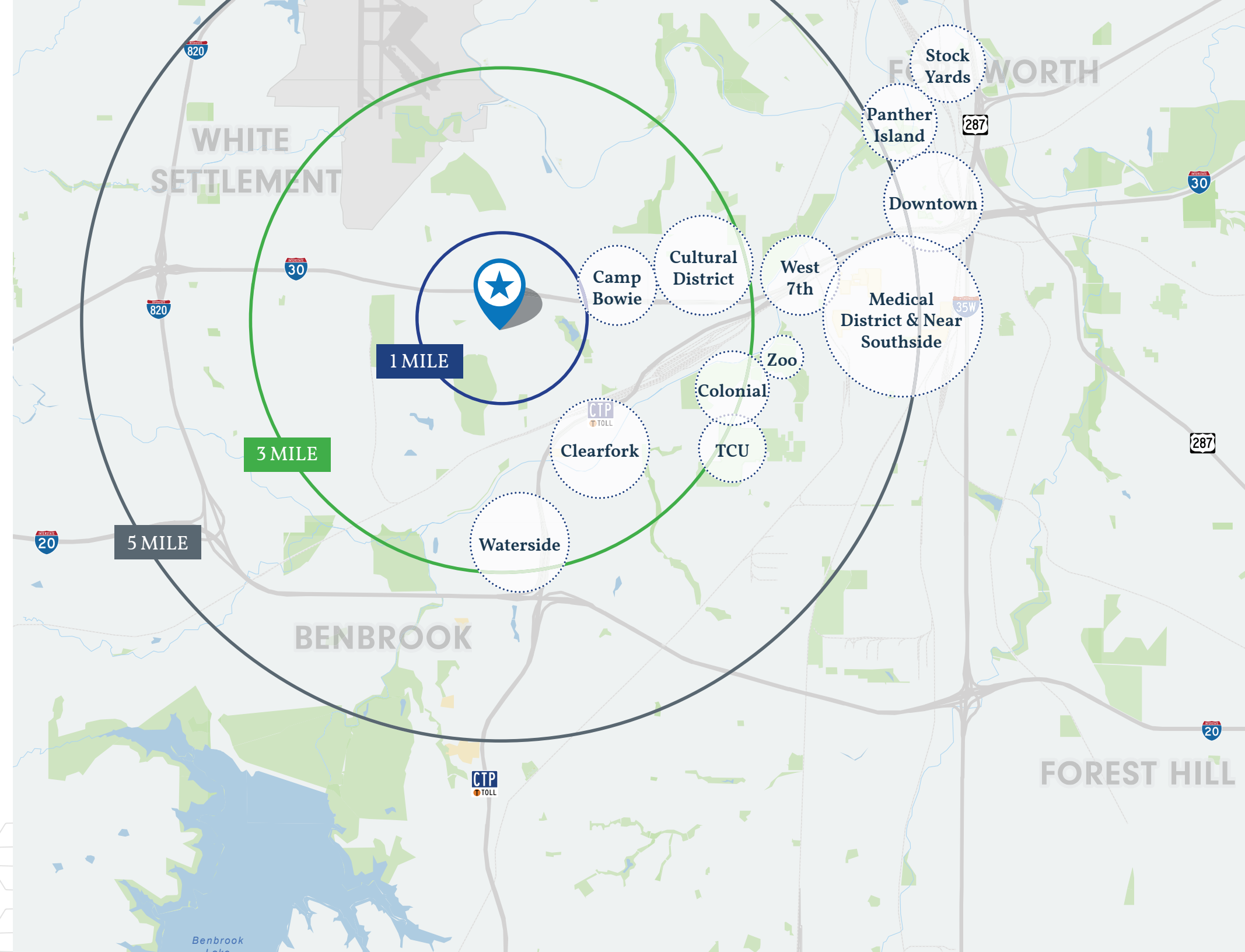
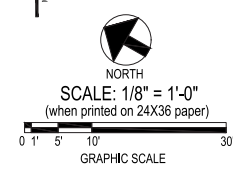
SECOND FLOOR - NORTH

Revised: 6/2/25



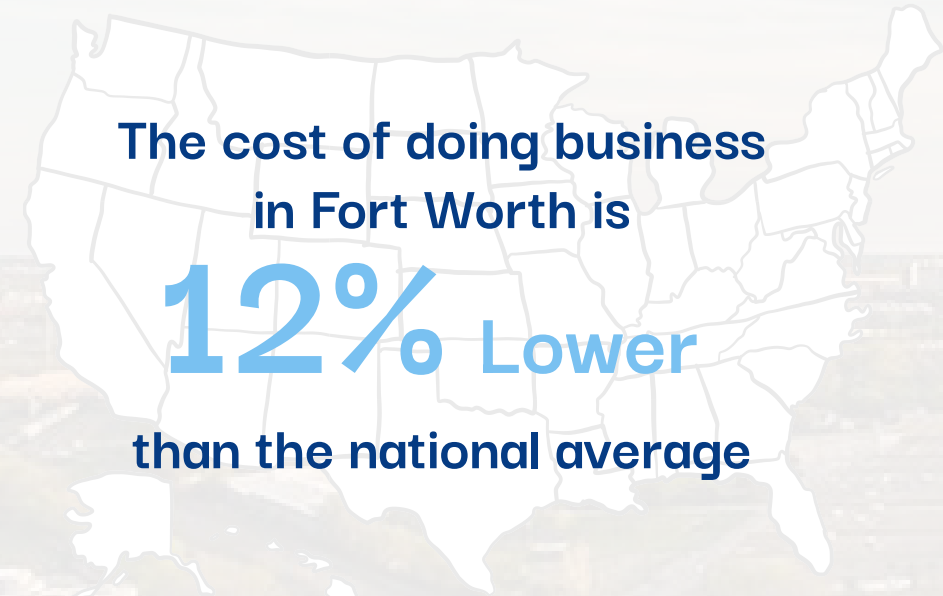
SECOND FLOOR - SOUTH

Revised: 6/2/25



Fort Worth, Texas Overview

Fort Worth, Texas, notably referred to as “Where the West Begins”, stands as a vibrant and rapidly growing city, rich in history and economic vitality. Established in 1849 as an Army outpost, it has evolved into the fastest growing large city in the U.S., the fourth-largest city in Texas and the 12th-largest in the United States. Known for its deep-rooted Western heritage, Fort Worth seamlessly blends traditional charm with modern amenities, making it an attractive destination for residents and businesses alike.



Average Home Prices

The housing market in Fort Worth is robust yet relatively affordable compared to national averages. The median value of owner-occupied housing units is estimated at \$318,300, which is about 80% of the median home value in the Dallas-Fort Worth-Arlington MSA. Affordability, combined with a variety of housing options, make Fort Worth an appealing place for homeowners.



Top Employers

Number of jobs per Company based in Fort Worth



*Source: Fort Worth Chamber of Commerce

Top Universities



THE RIDGLEA PORTFOLIO



PRESENTED BY:

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Principal

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