

The Mercado Building

**1500 North Main
Street Fort Worth, TX**

Office/Retail
Mixed Use

FOR LEASE



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OVERVIEW

Strategically located along North Main Street in Fort Worth which is a major thoroughfare serving the city of Fort Worth, Panther Island, and the Stockyards.

The building is positioned near the Stockyards and Panther Island which attracts over 9 millions visitors annually. The Fort Worth Herd cattle drive brings in over 800,000 visitors in the immediate trade areas annually.

Furthermore, the Stockyards and Panther Island are undergoing a billion dollar expansion plan between the city and private investors with hotels, commercial space, multi-family, and parking garages. Tourism in the Stockyards has generated an estimated \$105 million in tax revenue alone

Available:
1500 N. Main Street
Fort Worth, TX





FEATURES

53,477 SF Mixed-Use Building

1st Floor Retail/Office

271 RSF - 1,593 RSF

2nd Floor Office

166 RSF - 3,511 RSF

3rd Floor Office/Entertainment

8,998 RSF (can be demised)

- Ownership is currently renovating the common areas and restrooms to enhance the aesthetics of the building
- Large surface parking lot with 200+ parking spaces
- Building signage available
- Convenient access to I-35, Stockyards, Panther Island, and the CBD/Sundance Square
- Strong tenant trade areas adjacent to Joe T. Garcia's, La Playa Maya, Byblos Mediterranean, Los Paisanos, Original Mexican Eat's and many others

AREA DEMOGRAPHICS

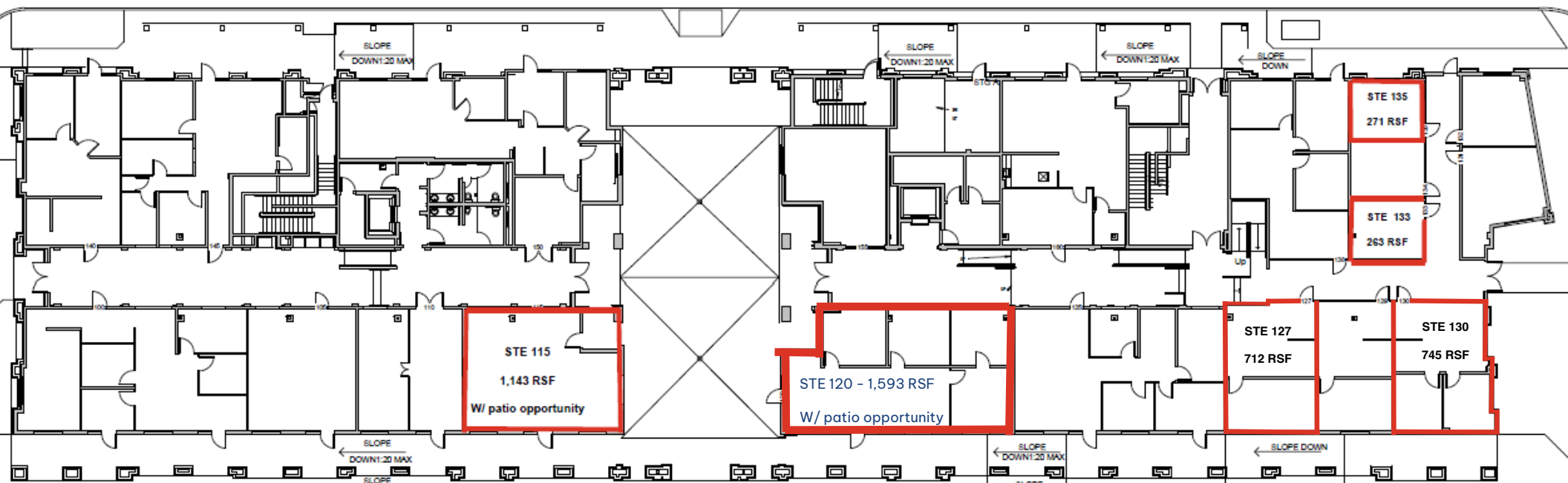
POPULATION	1 MILE	5 MILE	10 MILE
2024 Population	13,950	239,542	982,555

HOUSEHOLD INCOME	1 MILE	5 MILE	10 MILE
2024 AVG. HH Income	\$57,042	\$79,450	\$98,841

TRAFFIC COUNTS

N. Main Street	42,347 VPD
Jacksboro Hwy. (Hwy 199)	46,236 VPD





Availability

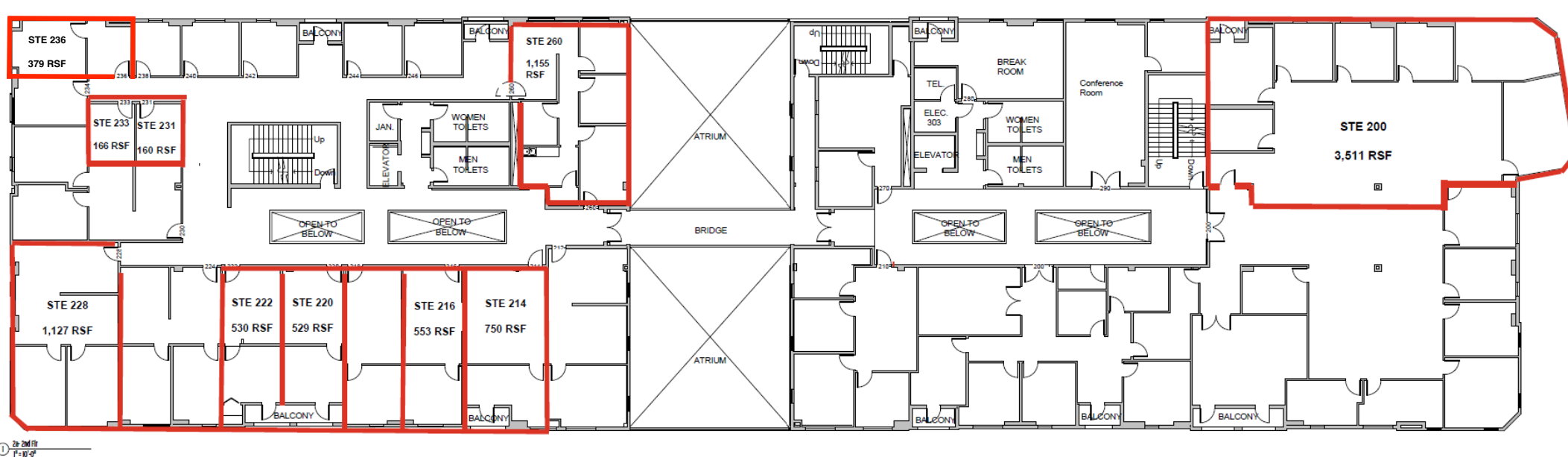
RSF

Suite 115	1,143
Suite 120	1,593
Suite 135	271
Suite 133	263

- ❖ 1st floor common areas and restrooms to be renovated with a modernized atmosphere
- ❖ Suite 115 has opportunity for patio space within the breezeway. Great for a Cafe's and food & beverage operators.



1ST FLOOR



Availability

RSF

Suite 200	3,511
Suite 214	750
Suite 216	553
Suite 220	529
Suite 222	530
Suite 228	1,127
Suite 233	166

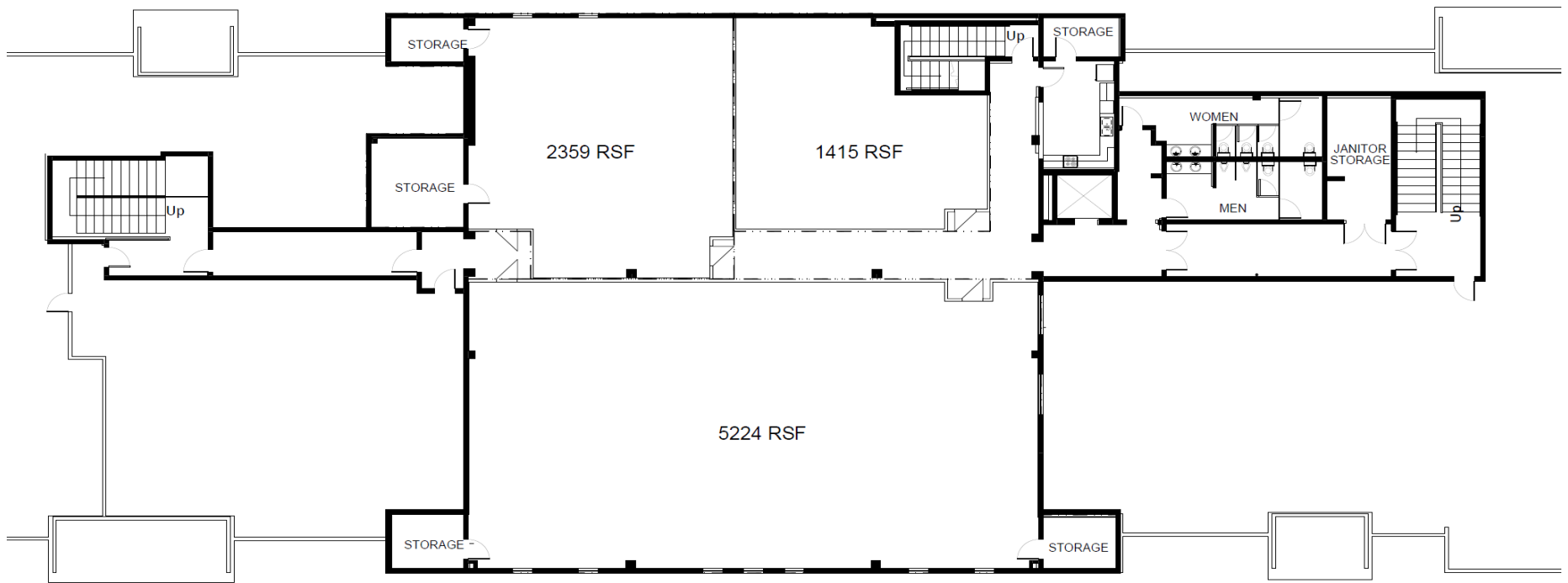
Availability

RSF

Suite 260 1,155

- ❖ 2nd floor common areas and restrooms to be renovated with a modernized atmosphere
- ❖ Select suites have private balconies

2ND FLOOR



Availability

RSF

Suite 300

8,998 (can be demised)

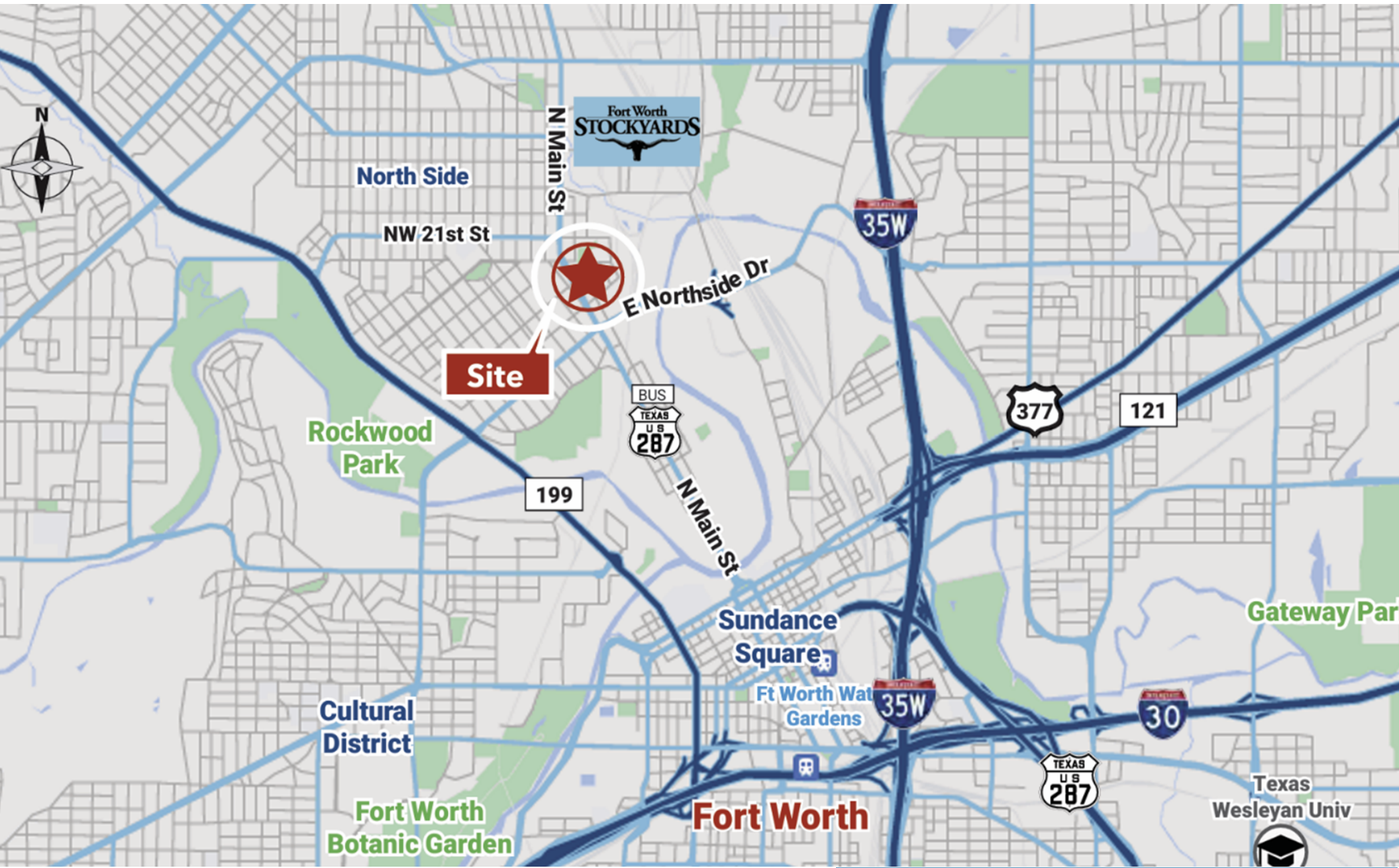
- ❖ 3rd floor common areas and restrooms to be renovated with a modernized atmosphere
- ❖ Large open space with a small kitchenette area and various storage rooms. Can be demised
- ❖ Private restrooms w/ one elevator and three stairwells
- ❖ Rooftop access with exceptional views of downtown Fort Worth and opportunity for an outdoor patio area



3RD FLOOR



PHOTOS



MAP/LOCATION



Fort Worth is the fastest-growing city of its size in the U.S., with a 42% growth from 2000 to 2013

The Stockyards see over **9 million visitors** annually, making it a top attraction

18 annual events bring around 145,000 attendees, with the Red Steagall Cowboy Gathering drawing over 30,000

Combined annual restaurant and retail sales in the Stockyards exceed \$134 million. Achieve sales over \$825 per sq. ft.

Phase 1 of the Stockyards redevelopment is valued at over \$160 million, with further retail, dining, entertainment, and residential spaces planned

The project is part of a 70-acre, \$200 million master-planned development in partnership with the City of Fort Worth and Tarrant County

The Cowtown Coliseum rodeo events host over **200,000 visitors** per year

The Fort Worth Herd cattle drive draws more than **800,000 visitors** annually

The Grapevine Vintage Railroad delivers over **100,000 visitors** to the Stockyards each year



FORT WORTH STOCKYARDS

START A CONVERSATION

[BLUEALPHACAP.COM](https://bluealphacap.com)

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