



Scott Lowe
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Downtown Fort Worth Office For Lease

\$18/SF + NNN | 1413 Rio Grande Ave Fort Worth, TX 76102

LEAGUE Commercial

THE SPACE

Location

1413 Rio Grande Ave
Fort Worth, TX 76102

HIGHLIGHTS

- **2,800 SF Professional Office Space in Downtown Fort Worth Now Available for Lease**
- First Floor Space Includes 3 Offices, a Bullpen, Kitchenette, 2 Bathrooms and 2 Storage Rooms
- The versatile space is suitable for a variety of tenants, including general office, financial, legal or counseling.
- The office is perfectly situated off I-30 in Downtown Fort Worth and surrounded by a variety of local and national businesses, restaurants and retailers.
- **Steady Growth Rate Expected in the Area:** 7.15% Population Growth within 1-mile from 2026-2031
- **Affluent Demographics:** Average Household Income Exceeds \$100,000 within 3 miles
- 3:1 Parking Ratio



POPULATION

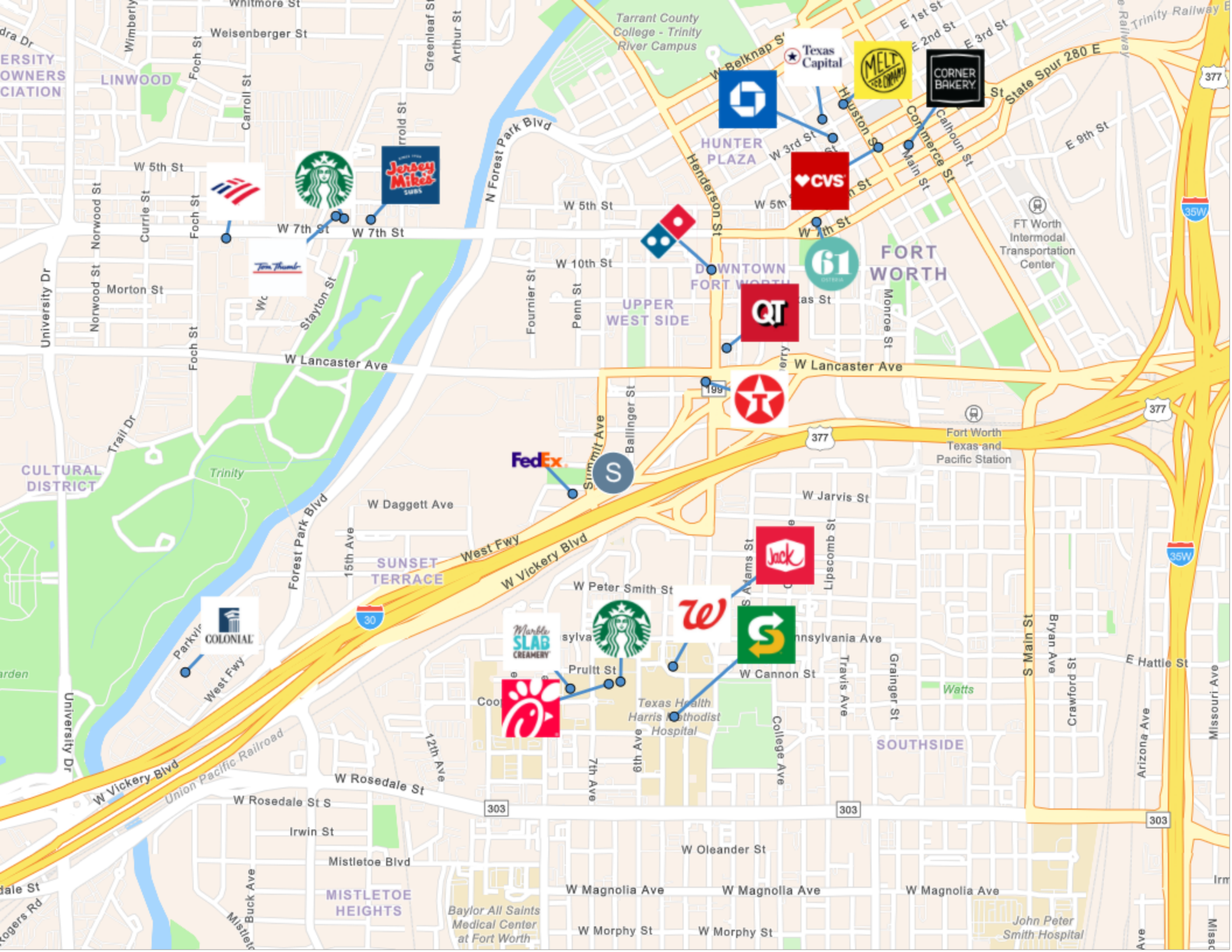
1.00 MILE	3.00 MILE	5.00 MILE
16,688	100,382	287,771

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$113,031	\$106,453	\$97,479

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,575	40,616	104,946



UNIVERSITY OWNERS ASSOCIATION

LINWOOD

CULTURAL DISTRICT

SUNSET TERRACE

FORT WORTH

SOUTHSIDE

MISTLETOE HEIGHTS

HUNTER PLAZA

DOWNTOWN FORT WORTH

UPPER WEST SIDE

W Magnolia Ave

W Magnolia Ave

W Magnolia Ave

Weisenberger St

W 5th St

W 7th St

W 7th St

W 5th St

W 10th St

W 7th St

W Lancaster Ave

W Lancaster Ave

W Daggett Ave

W Jarvis St

W Peter Smith St

W Pennsylvania Ave

W Cannon St

W Rosedale St

Irwin St

Mistletoe Blvd

W Oleander St

W Magnolia Ave

W Magnolia Ave

W Magnolia Ave

W Morphy St

W Morphy St

John Peter Smith Hospital

Baylor All Saints Medical Center at Fort Worth

Tarrant County College - Trinity River Campus

Texas Capital

FT Worth Intermodal Transportation Center

Fort Worth Texas and Pacific Station

COLONIAL

Marble SLAB CREAMERY

W

Jack

FedEx

Star

QT

61

CVS

Jersey Mike's Subs

Starbucks

Tim Hortons

MELT

CORNER BAKERY

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Fournier St

Penn St

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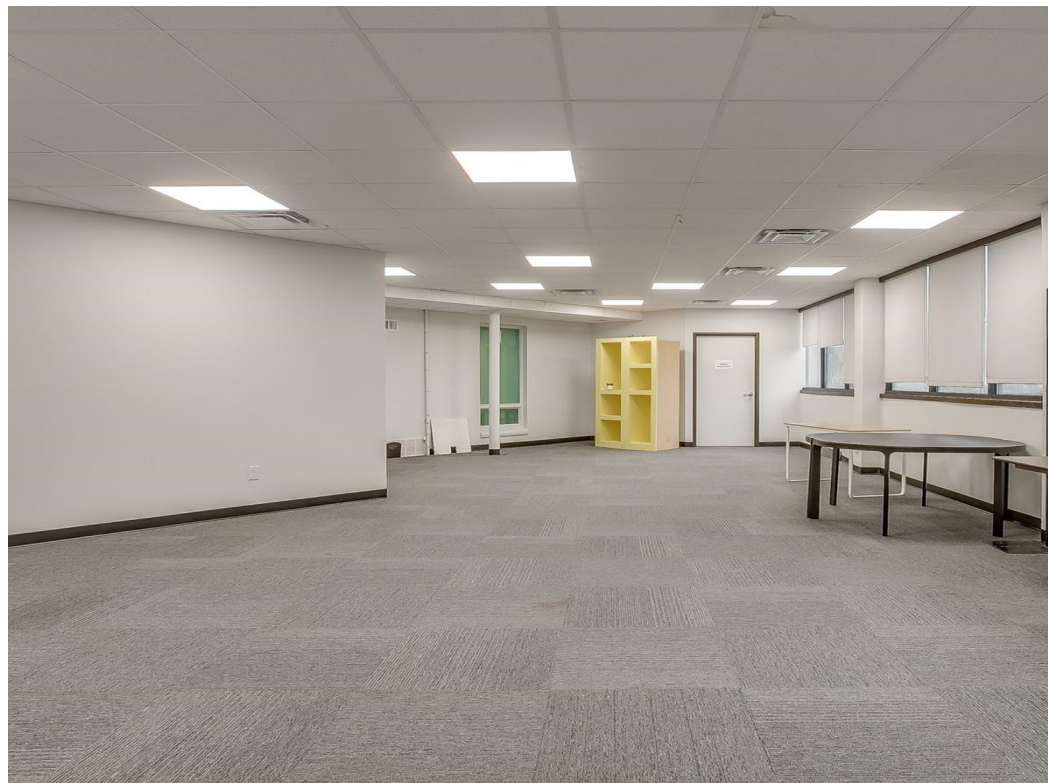
W 467th St

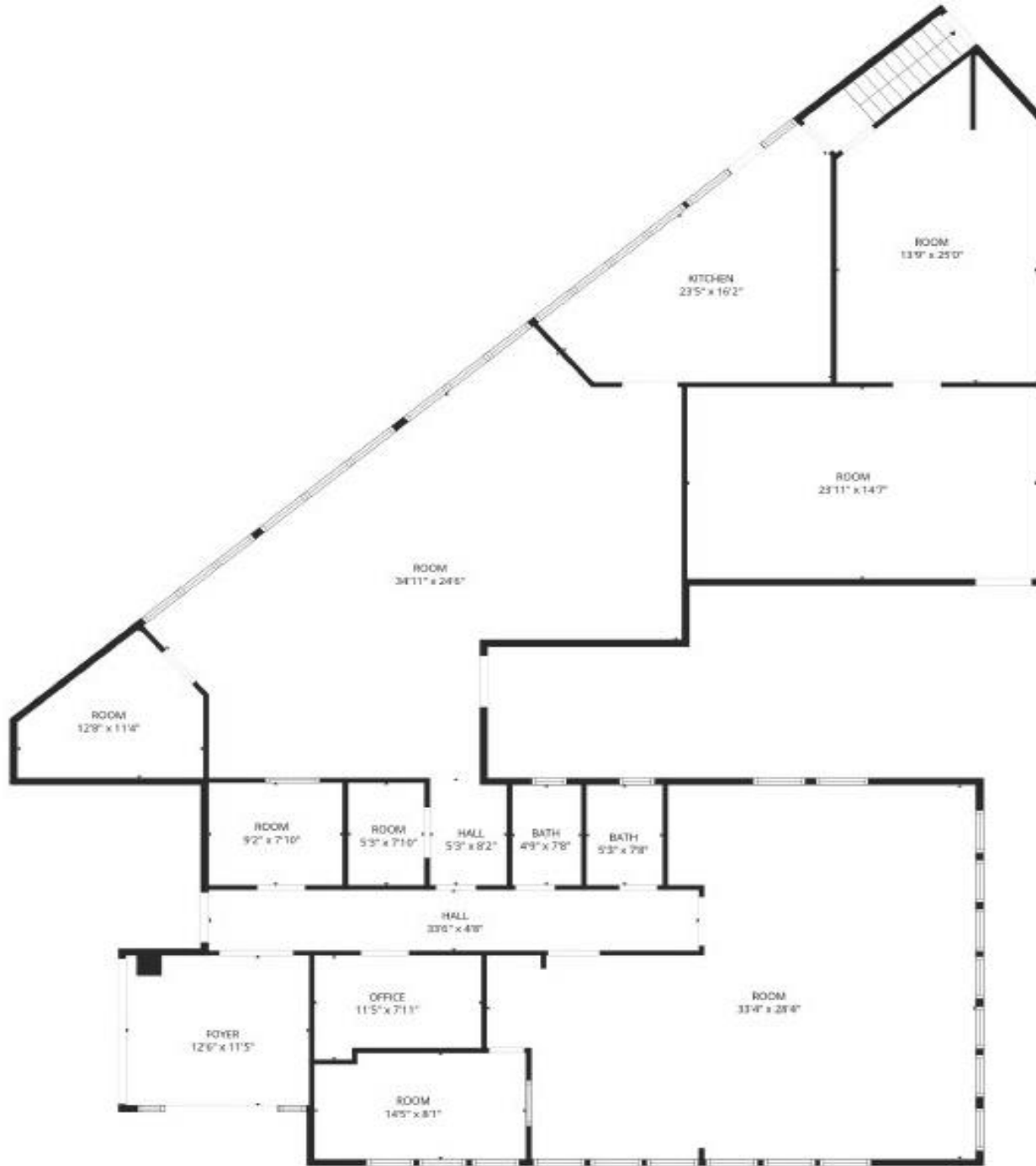
W 469th St

W 471st





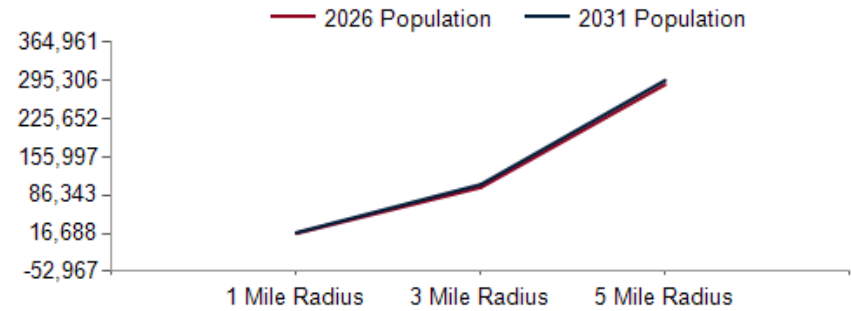




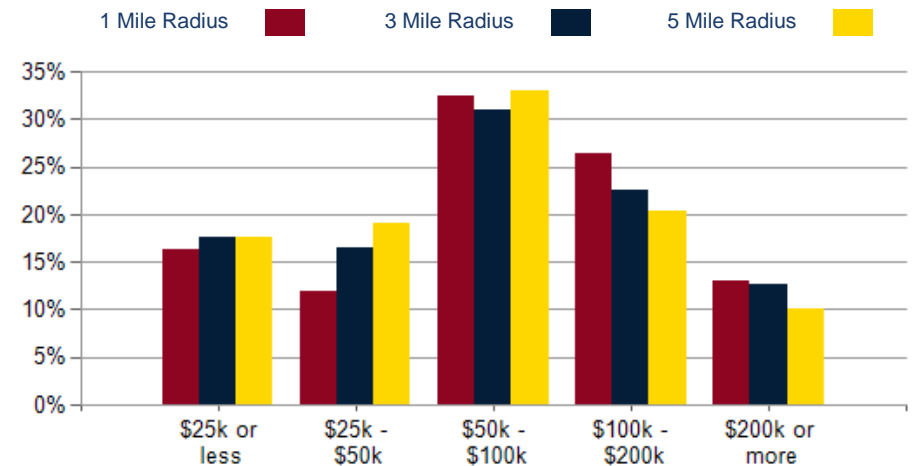
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,735	81,650	256,439
2010 Population	7,474	78,679	257,342
2026 Population	16,688	100,382	287,771
2031 Population	17,916	105,622	295,306
2026 African American	3,681	15,888	37,788
2026 American Indian	75	887	2,951
2026 Asian	505	3,555	8,408
2026 Hispanic	3,310	38,191	154,407
2026 Other Race	717	15,521	68,751
2026 White	10,174	49,409	117,571
2026 Multiracial	1,526	15,058	52,111

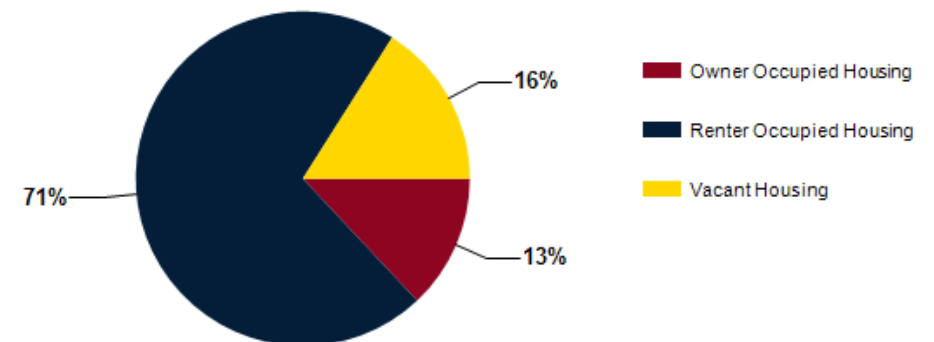
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	933	4,765	11,355
\$15,000-\$24,999	299	2,400	7,166
\$25,000-\$34,999	422	2,631	7,738
\$35,000-\$49,999	486	4,035	12,239
\$50,000-\$74,999	1,429	7,502	21,211
\$75,000-\$99,999	1,027	5,053	13,388
\$100,000-\$149,999	1,414	6,409	15,245
\$150,000-\$199,999	582	2,719	6,031
\$200,000 or greater	983	5,097	10,568
Median HH Income	\$79,209	\$71,149	\$65,770
Average HH Income	\$113,031	\$106,453	\$97,479



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

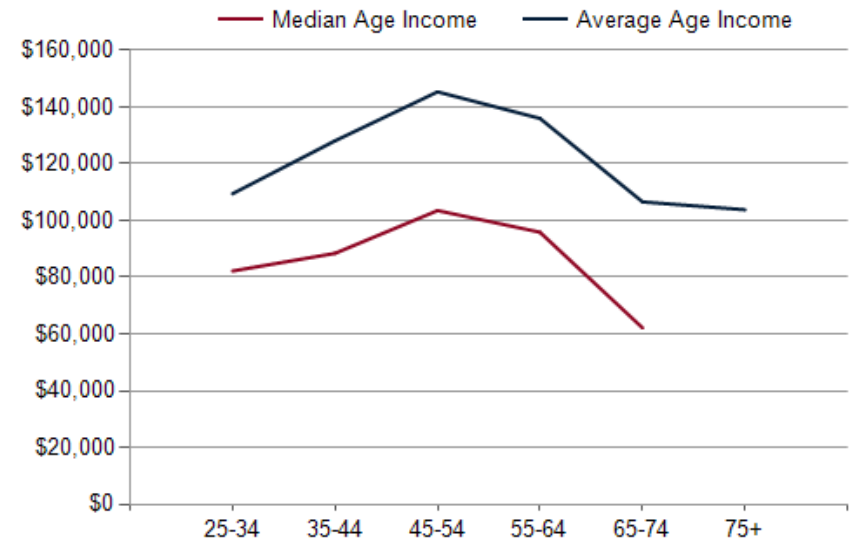
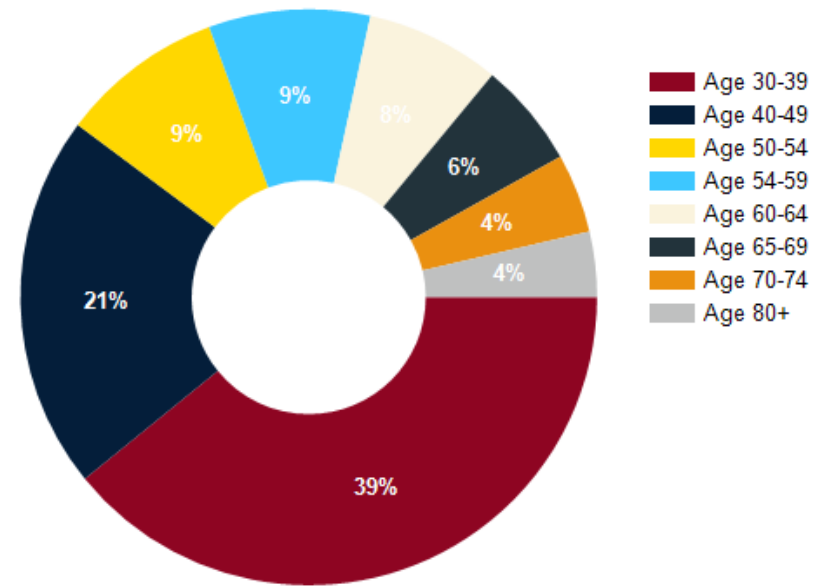


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,144	9,298	23,259
2026 Population Age 35-39	1,623	7,667	20,329
2026 Population Age 40-44	1,173	6,551	18,413
2026 Population Age 45-49	854	5,176	15,848
2026 Population Age 50-54	883	5,294	15,399
2026 Population Age 55-59	871	5,083	14,906
2026 Population Age 60-64	726	4,940	14,482
2026 Population Age 65-69	568	4,295	12,552
2026 Population Age 70-74	428	3,415	9,992
2026 Population Age 75-79	353	2,371	6,853
2026 Population Age 80-84	335	1,556	4,331
2026 Population Age 85+	502	1,485	3,743
2026 Population Age 18+	15,492	82,437	221,853
2026 Median Age	35	34	34
2031 Median Age	36	35	35

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,163	\$77,237	\$74,261
Average Household Income 25-34	\$109,419	\$103,034	\$97,791
Median Household Income 35-44	\$88,401	\$83,573	\$72,697
Average Household Income 35-44	\$128,059	\$127,101	\$113,693
Median Household Income 45-54	\$103,480	\$84,748	\$72,103
Average Household Income 45-54	\$145,313	\$128,535	\$110,016
Median Household Income 55-64	\$95,815	\$71,535	\$62,526
Average Household Income 55-64	\$135,944	\$117,456	\$101,871
Median Household Income 65-74	\$62,139	\$58,484	\$53,162
Average Household Income 65-74	\$106,532	\$96,057	\$86,513
Average Household Income 75+	\$103,748	\$84,192	\$78,431

Population By Age



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Exclusively Marketed by:



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Brokerage License No.: 9005641
<https://leaguecommercial.com/>

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

League Real Estate	9005641	hello@leaguere.com	817-523-9113
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Matt Lewis	0502746	matt@leguere.com	9728499889
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Scott Lowe	613739	scott@leaguecre.com	469-682-8661
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Scott Lowe	613739	scott@leaguecre.com	4696828661
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date