



Street
Slideshows - February 2014

OFFERING MEMORANDUM

830 TAYLOR

830 TAYLOR STREET
FORT WORTH, TEXAS 76102

street.™



Information About Brokerage Services

3-06-2026

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

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 or subagent 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 options or advise 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 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.

STREET REALTY LLC	9010542	alex@streetrealty.com	713-992-2578
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Alex S. Bryant	568528	alex@streetrealty.com	817-469-4868
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

Buyer/Tenant/Seller/Landlord's Initials

Date

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TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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www.streetrealty.com

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LISTED BY

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VISIT OUR WEBSITE!

SECTION 1

01

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY
INVESTMENT OVERVIEW
REGIONAL MAP
LOCAL MAP
MAJOR ATTRACTIONS MAP

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EXECUTIVE SUMMARY

830 TAYLOR ST



Listing Price
Request for Offer



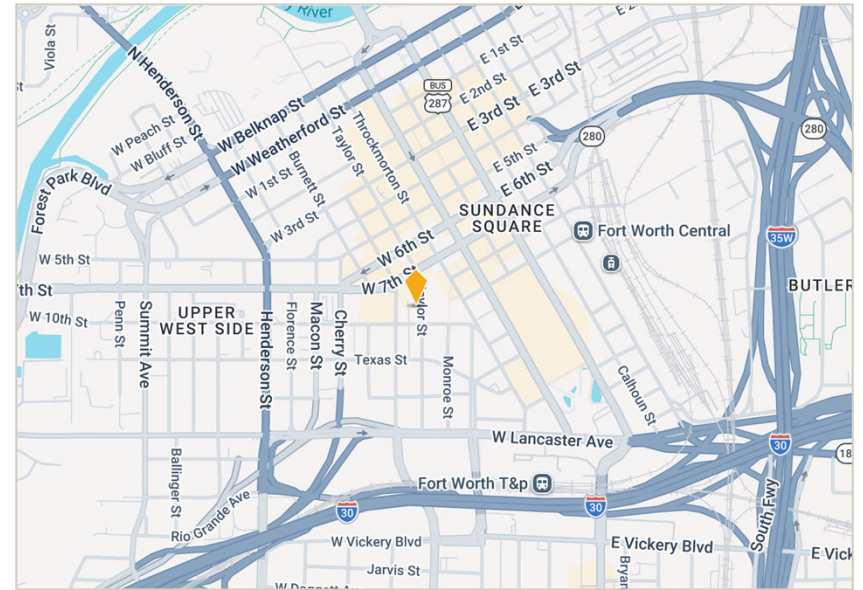
Zoning
H



Building Size
11,582-SF

OFFERING DETAILS

Listing Price:	Request for Offer
Building Size:	11,582-SF
Total Lot Size:	0.09-AC
Total Number of Lots:	3
Year Built:	1925
Parking Spaces:	Adjacent Contract Parking Available
Zoning:	H
Max Build Height:	No Restrictions
Max Lot Coverage Ratio:	100%



830 TAYLOR

830 Taylor St
Fort Worth, TX 76102

INVESTMENT OVERVIEW

830 Taylor Street represents a compelling opportunity to acquire a boutique office asset located in the core of downtown Fort Worth. The ±11,582 square foot building is positioned along Taylor Street, a primary north-south corridor through the central business district, offering strong visibility and immediate access to the area's premier business, dining, and entertainment amenities.

The property benefits from its proximity to major downtown demand drivers including Sundance Square and the civic institutions surrounding Tarrant County Courthouse. This highly walkable location provides tenants and users with direct access to Fort Worth's most active employment centers, hospitality destinations, and retail corridors. Additionally, the property offers convenient connectivity to regional transportation routes including I-30 and I-35W, allowing efficient access throughout the Dallas-Fort Worth metroplex.

With its manageable size and central location, 830 Taylor Street presents an attractive opportunity for investors seeking a unique downtown asset with long-term appreciation potential, or for an owner-user looking to secure a prominent presence in Fort Worth's CBD. The building's flexible layout supports a variety of professional office, creative workspace, or boutique commercial uses, positioning the asset to capture demand from both established firms and growing businesses seeking a downtown address.

Downtown Fort Worth continues to experience strong investment activity, population growth, and ongoing public and private investment, reinforcing the long-term fundamentals of the market. 830 Taylor Street offers investors the opportunity to capitalize on these trends through ownership of a strategically located asset in one of North Texas' most dynamic urban environments.

INVESTMENT HIGHLIGHTS

Premier Downtown Office Opportunity

Two-Story | ±11,582-SF Building | Located in the Core of Downtown Fort Worth

Prime CBD Location

Walkable to Sundance Square, major employers, restaurants, hotels, and entertainment.

Flexible Use Potential

Ideal for Office, Professional Services, Creative Workspace, or Boutique Commercial Uses.

Strong Downtown Demand Drivers

Near government and legal institutions surrounding Tarrant County Courthouse.

Excellent Accessibility

Quick access to I-30 and I-35W with connectivity across the DFW metroplex.

Rare Boutique Asset

Limited supply of small-format CBD buildings available for acquisition.

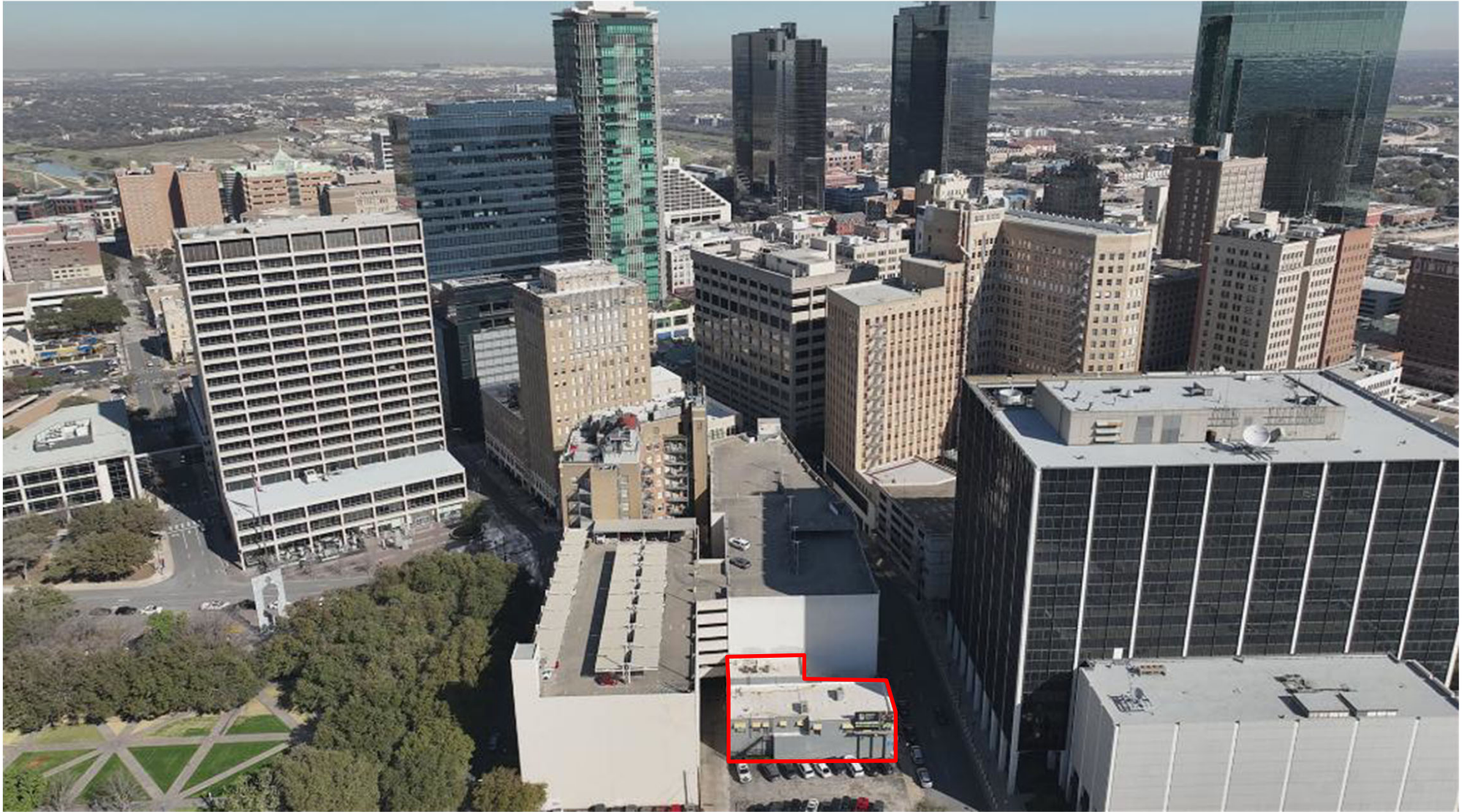


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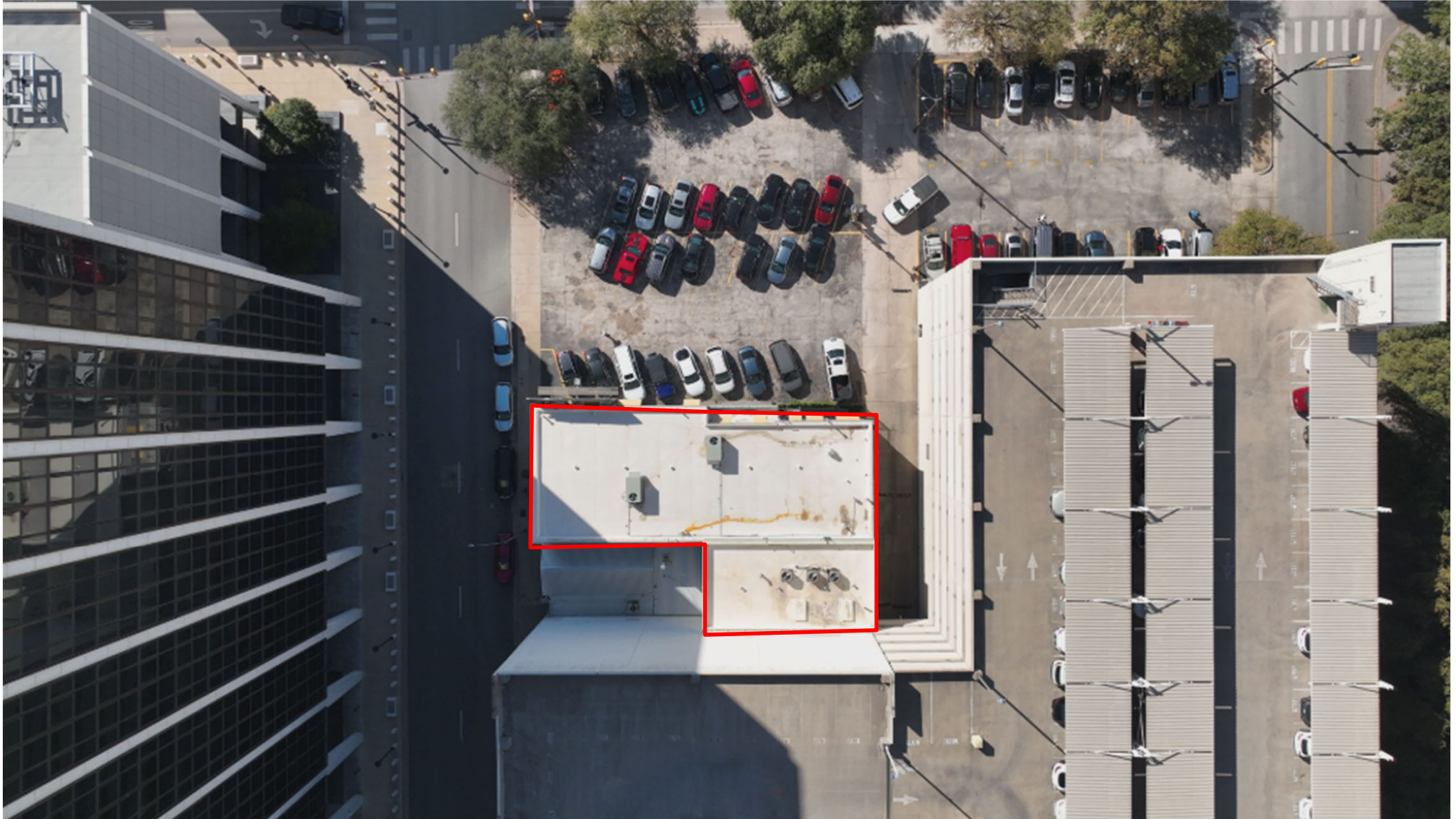
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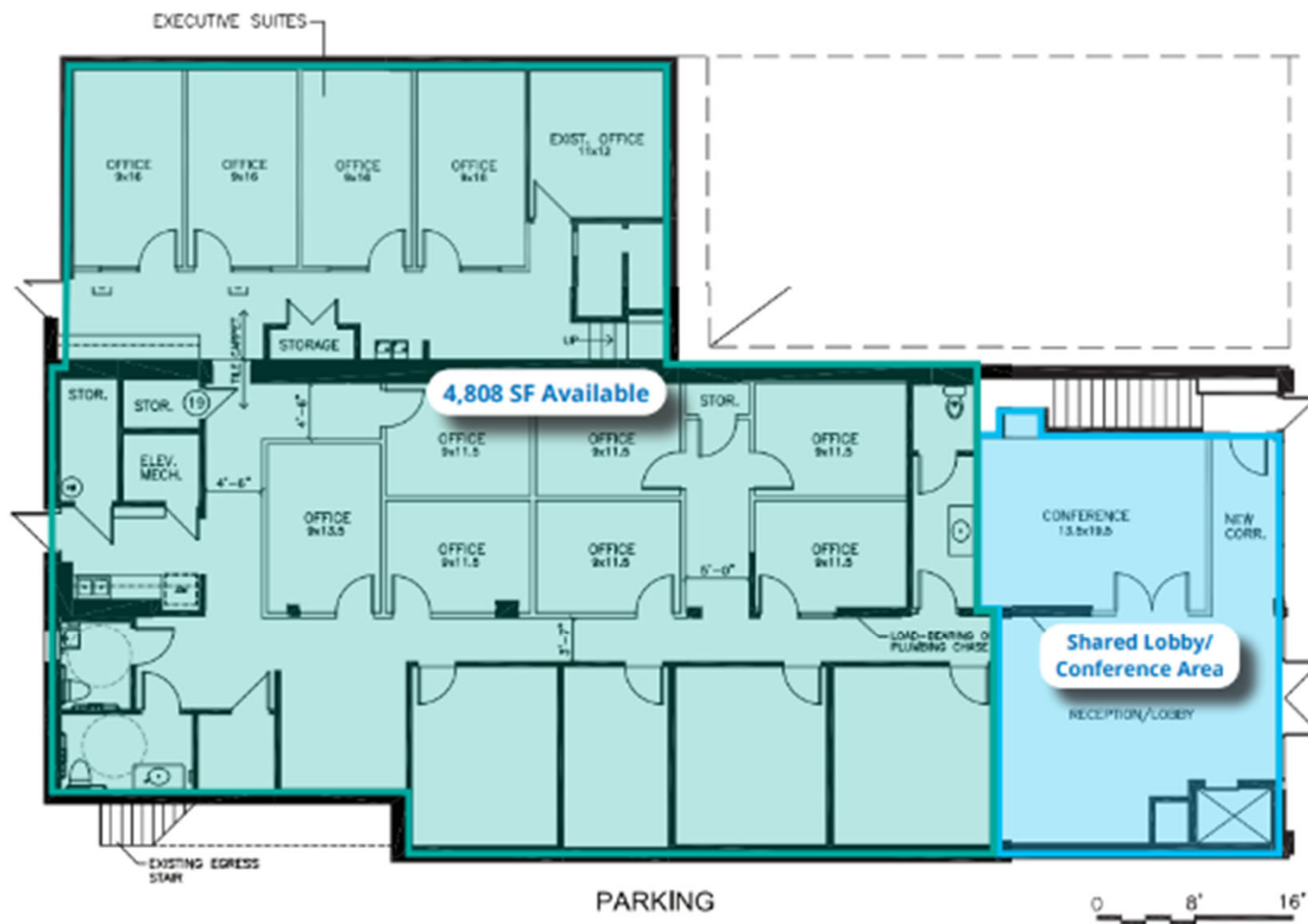
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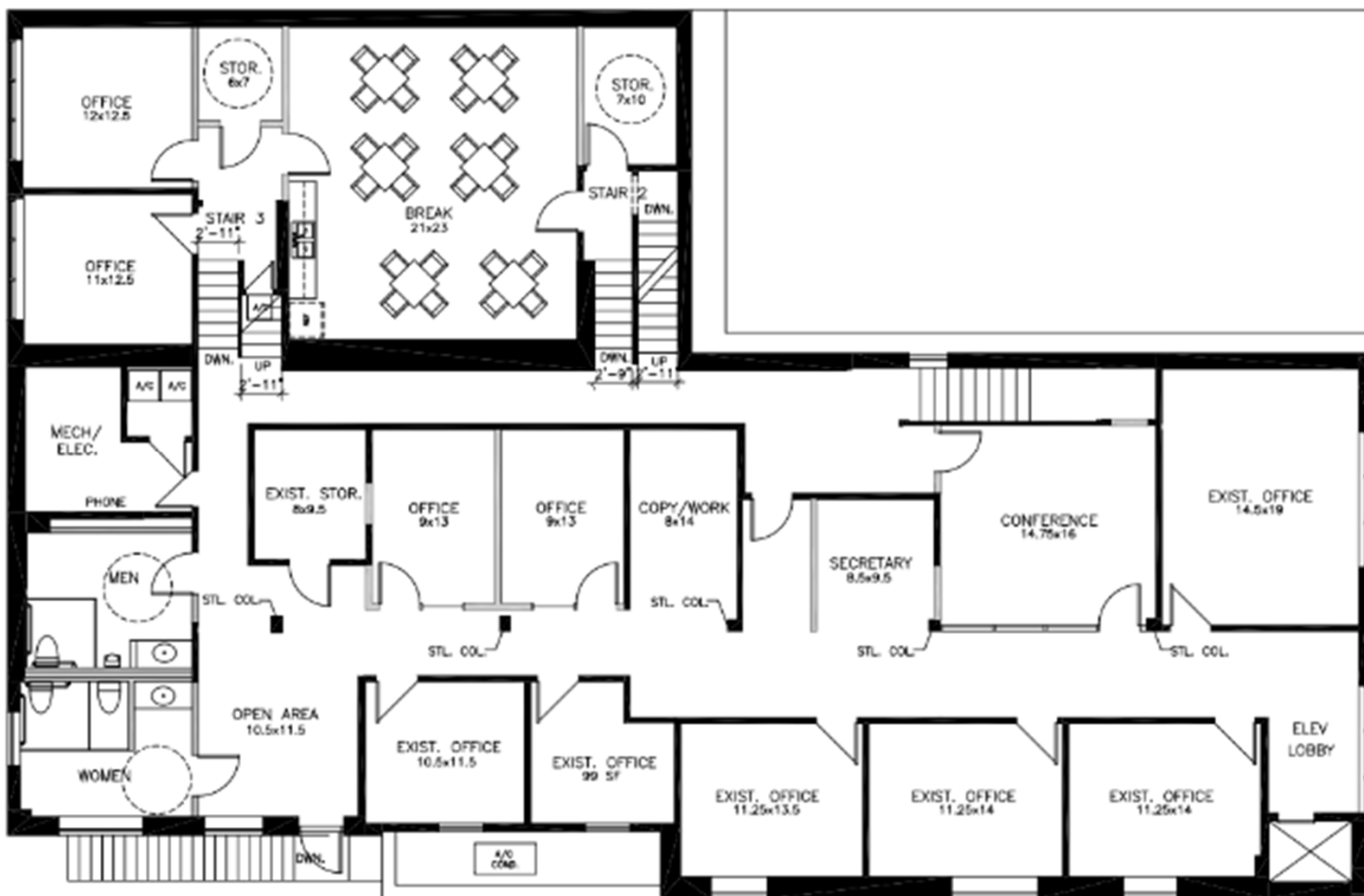
1ST Floor Plan



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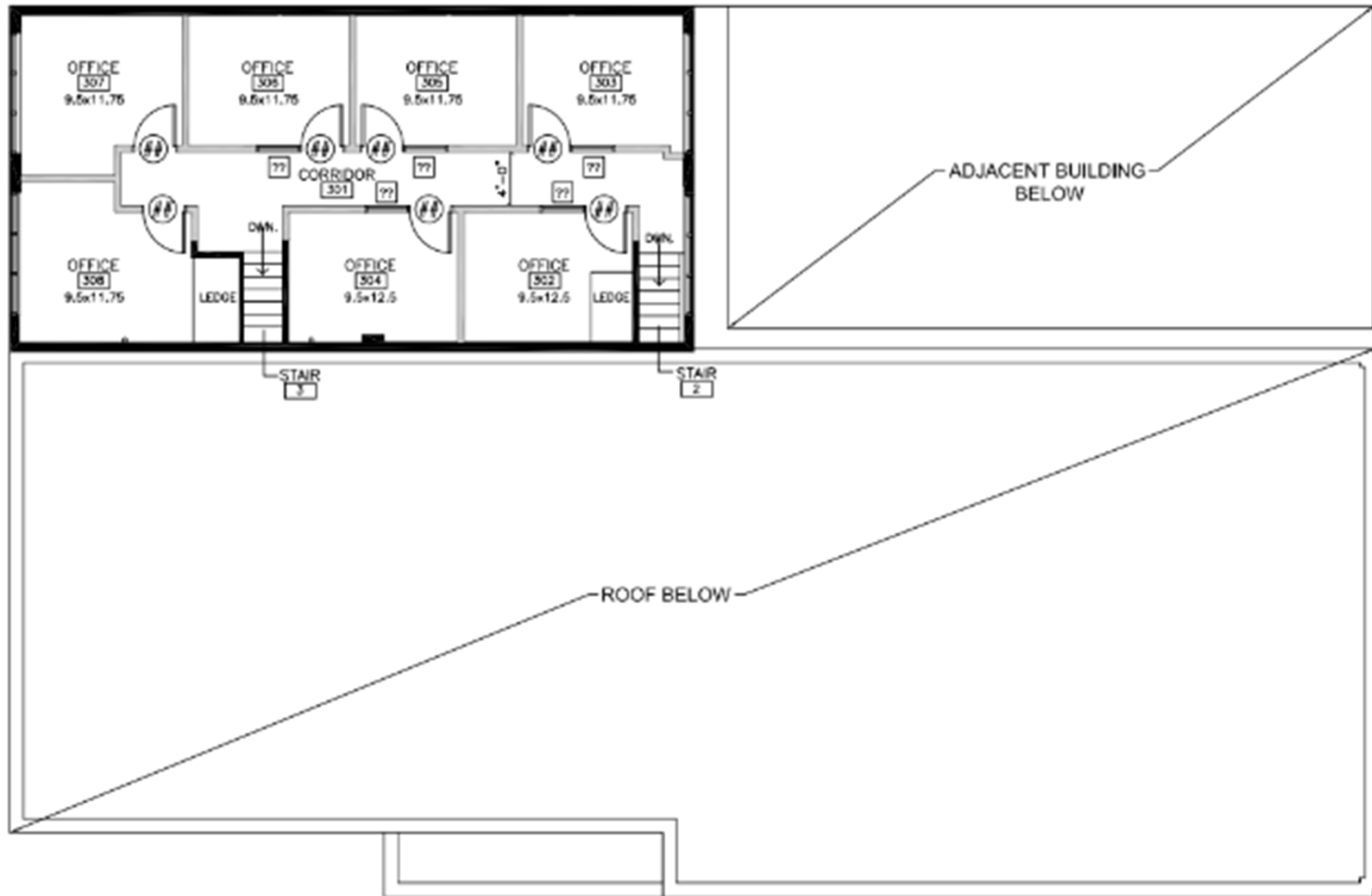
2nd Floor Plan



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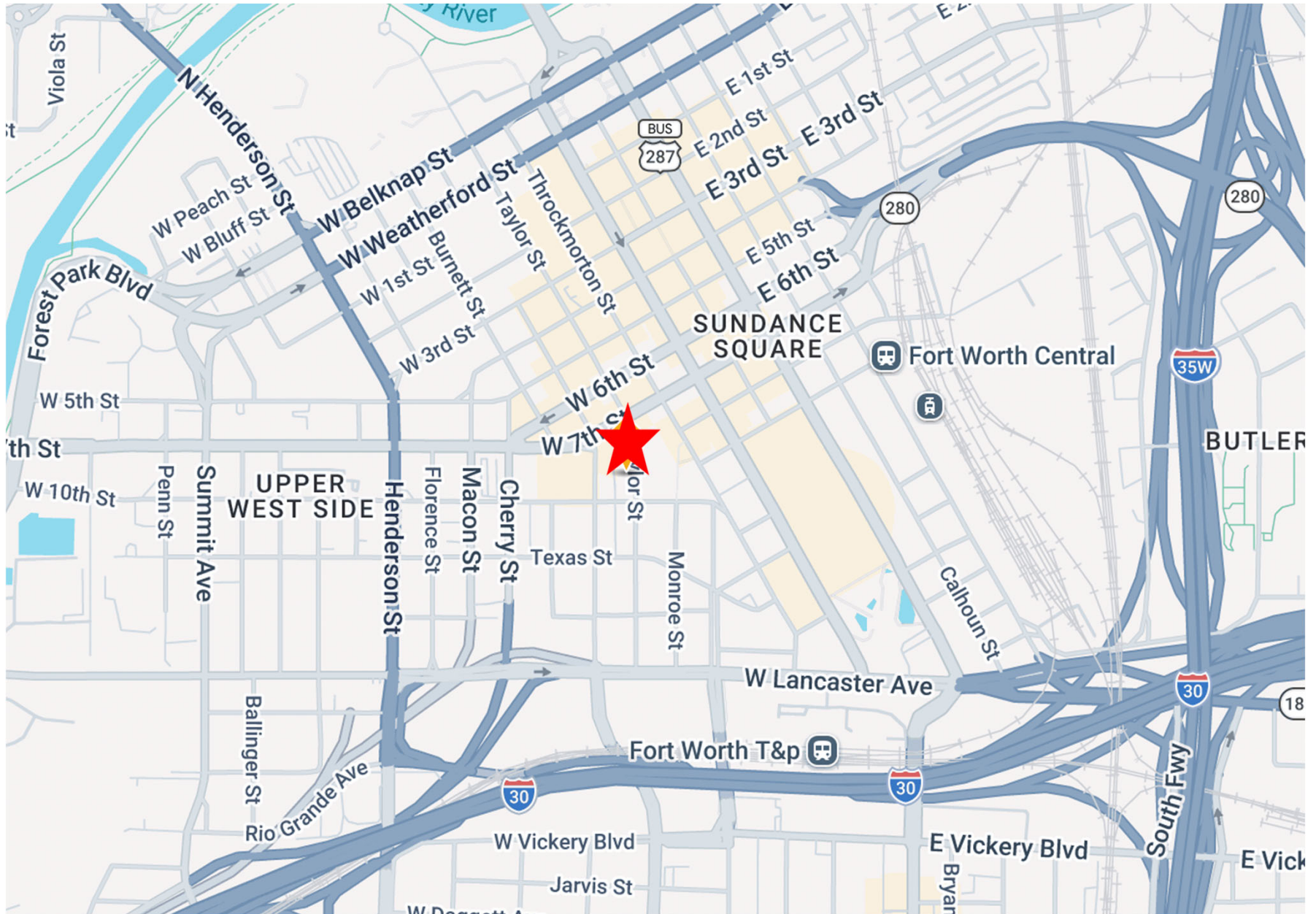
3rd Floor Plan



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LOCATION MAP





SECTION 2

02

MARKET OVERVIEW

SUBMARKET OVERVIEW

MARKET OVERVIEW

DEMOGRAPHICS

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SUBMARKET OVERVIEW

FORT WORTH CENTRAL BUSINESS DISTRICT

The Fort Worth Central Business District (CBD) is the economic and cultural core of Fort Worth and one of the most active urban submarkets in North Texas. The area is anchored by major employers, government institutions, and a vibrant mix of office, residential, retail, and entertainment uses.

At the center of the district is Sundance Square, a 35-block mixed-use environment featuring Class A office space, restaurants, retail, hotels, and entertainment venues. The CBD also benefits from the nearby civic and legal institutions surrounding Tarrant County Courthouse, which drive strong daytime population and office demand.

Downtown Fort Worth continues to experience steady investment and redevelopment, supported by a growing residential base and strong demand for walkable urban amenities. With convenient access to I-30, I-35W, and transit connections through Fort Worth Central Station, the CBD remains one of the region's most desirable locations for office and commercial investment.

▀ SUBMARKET HIGHLIGHTS



POPULATION GROWTH

Fort Worth has surpassed 1 million residents, reaching approximately 1,008,000 people in 2024, making it one of the fastest-growing large cities in the United States. This rapid population growth continues to drive demand for office, retail, and mixed-use development throughout the city's urban core and downtown districts.



HISTORY AND CULTURE

Downtown Fort Worth serves as the city's historic commercial center and remains the hub for business, entertainment, and civic activity. Revitalization efforts anchored by Sundance Square have transformed the district into a vibrant, walkable environment with a mix of office, retail, dining, and entertainment.



PRIME LOCATION

Downtown Fort Worth is one of the most desirable business locations in North Texas, offering immediate access to major employers, government offices, and entertainment destinations. Its walkable environment and proximity to Sundance Square make it a premier location for office and commercial users.



DALLAS – FORT WORTH

The Dallas-Fort Worth Metroplex is the fourth-most populous metro in the nation, with an aggregate of 7.8 million residents. It is composed of 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house approximately 1.3 million and 935,000 residents, respectively.

Strong corporate relocations and the resulting job gains continue to draw new residents to the region, which has added more than 625,000 people over the past five years. To accommodate the additional roadway traffic, the region's transportation network is continually evolving. The expansion of the transportation network is vital in supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro's numerous corporations and expanding array of industries.

METRO HIGHLIGHTS



LARGE CORPORATE BASE

The Metroplex is home to 23 Fortune 500 companies and many regional headquarters, drawing workers and residents.



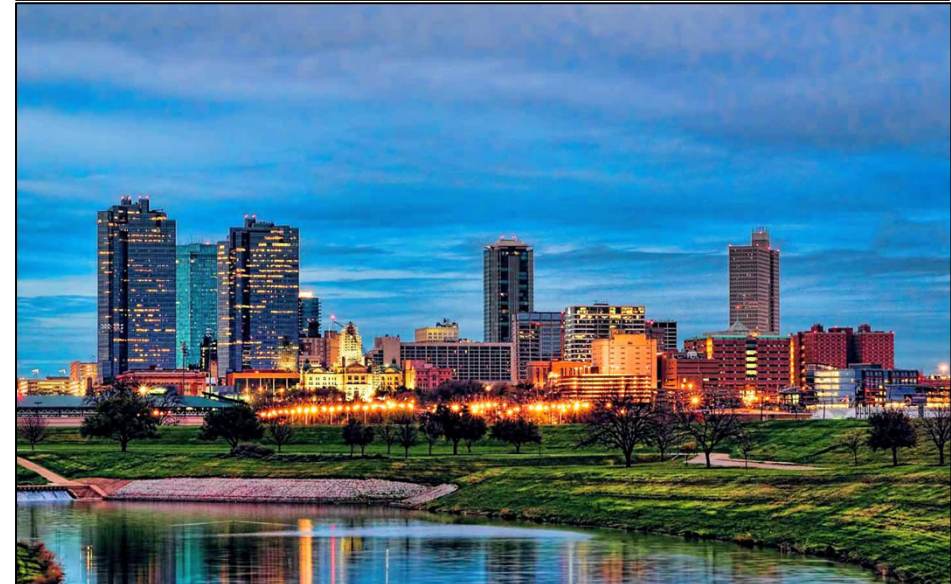
SUBSTANTIAL POPULATION GAINS

Dallas-Fort Worth was the fourth-fastest growing major metro over the past decade, a trend that is set to continue for the near future.



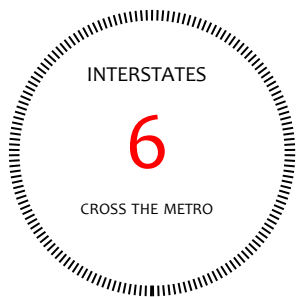
MAJOR DISTRIBUTION CENTER

The area's extensive network of rail and highways, along with the International Inland Port of Dallas and multiple airports, solidify its status as a national distribution hub.

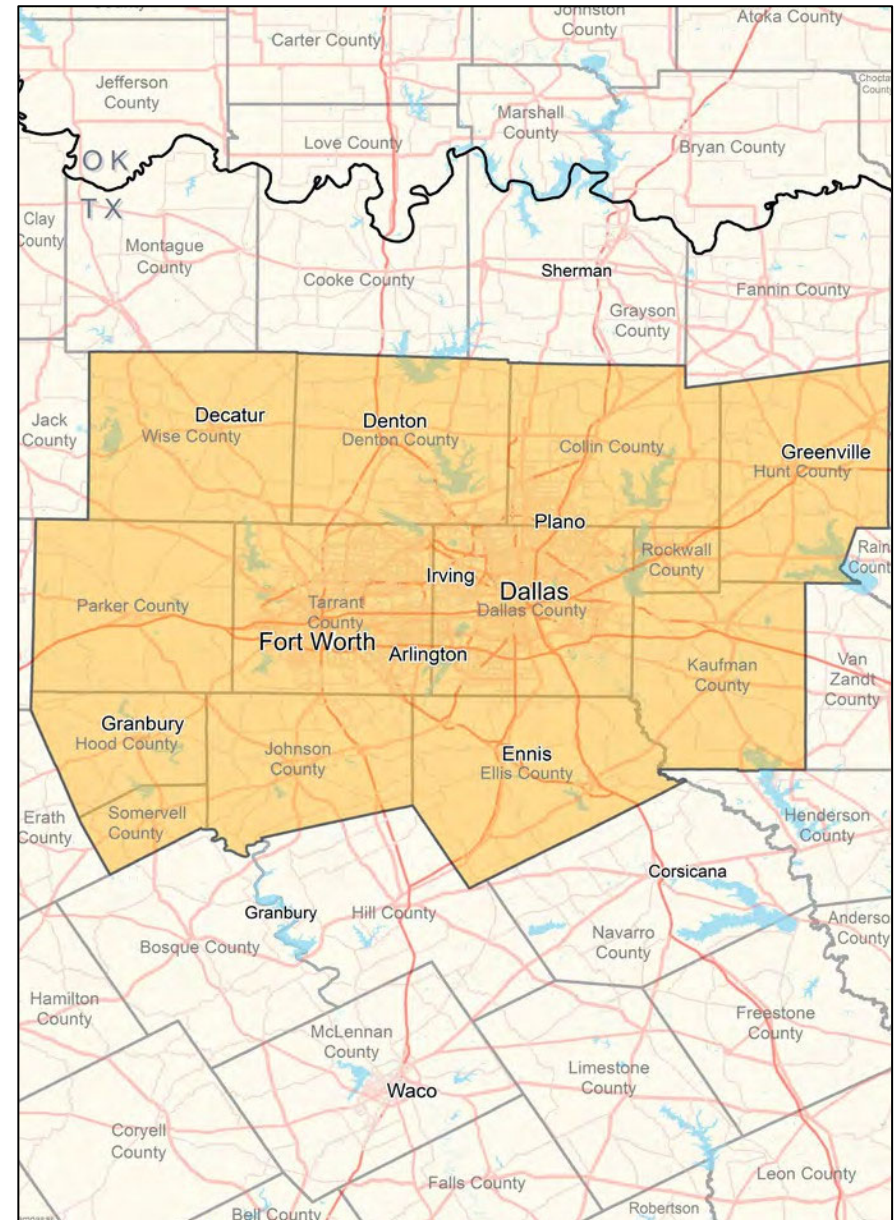


TRANSPORTATION

- The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 345, 635, and 820, along with other major thoroughfares.
- Dallas Area Rapid Transit covers Dallas and surrounding cities, consisting of buses and a light rail system. The system had a ridership exceeding 21 million in 2023. Trinity Railway Express and Amtrak also provide passenger rail service.
- Freight-serving lines in the region include Union Pacific, BNSF, and Kansas City Southern. BNSF is headquartered in Fort Worth. Via rail to Port Houston, and Highways 20 and 45, the International Inland Port of Dallas connects the region to global markets.
- Two airports that service passengers are Dallas/Fort Worth International and Dallas Love Field, while Fort Worth Alliance is the center of a major cargo alliance. There are also 13 smaller airports in the area. The Alliance Global Logistics Hub is one of two intermodal facilities in Texas that connects road, rail and air.



MILES OF A LIGHT RAIL SYSTEM
SERVING DALLAS AND
SURROUNDING CITIES

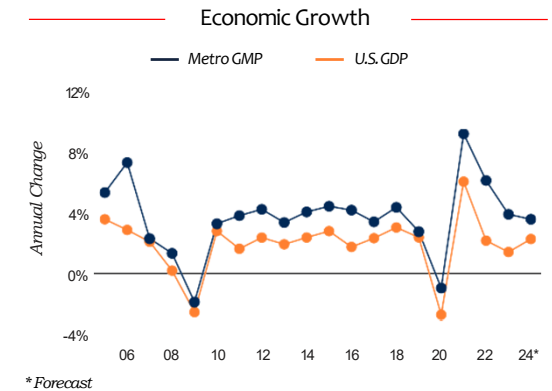


ECONOMY

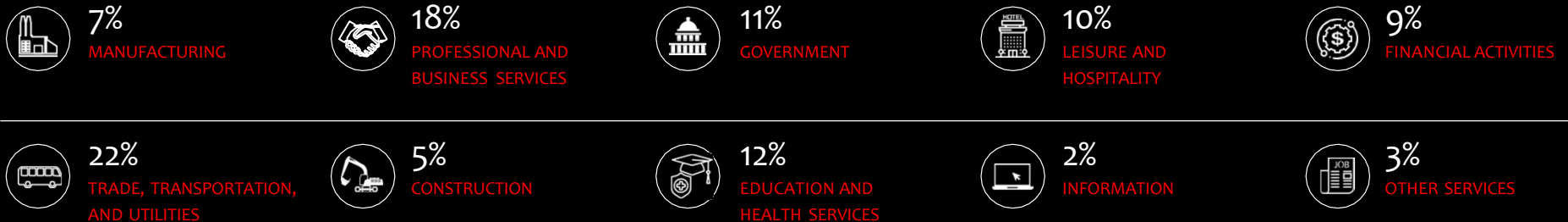
- The Metroplex’s central location, temperate climate, no state income tax and a right-to-work labor policy attract employers.
- Dallas-Fort Worth is one of the nation’s largest employment markets, with nearly 4.3 million jobs at the onset of 2024. The local labor force has doubled since 1993.
- The region is home to numerous Fortune 500 companies in a variety of sectors, including American Airlines Group, Southwest Airlines, Exxon Mobil, McKesson, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark, HF Sinclair, Charles Schwab, Texas Instruments, AECOM, and D.R. Horton.
- The area is forecast to add the greatest number of new positions among major U.S. markets in 2024. Dallas-Fort Worth also led the country in net employment growth since the onset of the pandemic in 2020.
- Economic expansion will be further fueled by a rise in financial services and high-tech companies.

MAJOR AREA EMPLOYERS

- American Airlines
- BNSF Railway
- Cook Children’s Health Care System
- TTI, Inc.
- Bell Textron Inc.
- Thryv Holdings, Inc.
- GM Financial
- Lockheed Martin
- Boeing Company
- Verizon Business Network Services



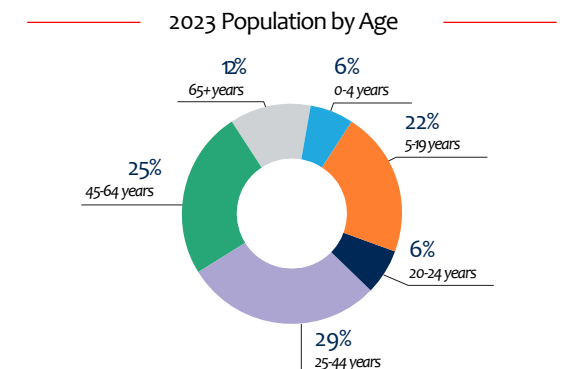
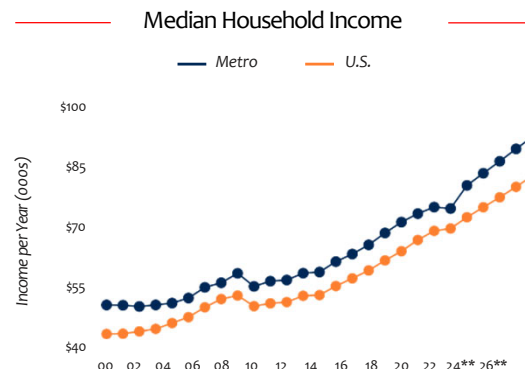
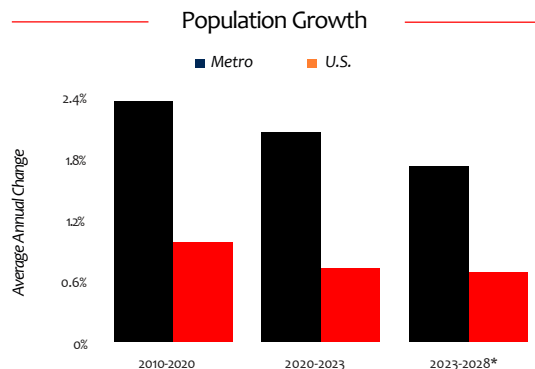
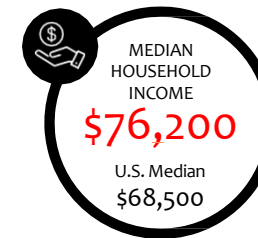
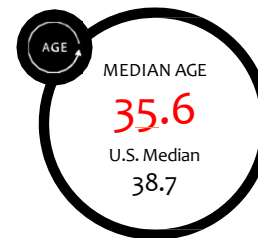
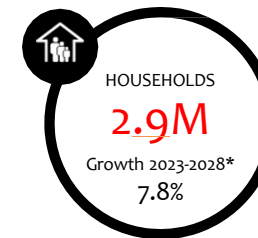
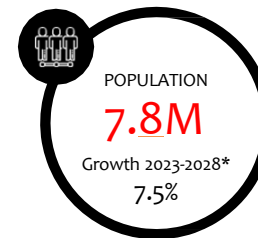
SHARE OF 2025 TOTAL EMPLOYMENT



DEMOGRAPHICS

- Roughly 585,000 new people are expected through 2028, fueled by robust job growth, natural increases, and north-to-south migration.
- The Metroplex is projected to add 225,000 households during the same period, generating the need for additional housing options.
- A younger population resides in the Metroplex, indicated by a median age that is below that of the U.S. measure.
- An educated populace translates to a skilled labor pool and higher incomes. Roughly 35 percent of residents ages 25 and older have at least a bachelor's degree, exceeding the U.S. average. The median income is \$77,700 above the national level.
- Given the market's younger median age, approximately 60 percent of residents owned their homes in 2022 — providing a vibrant rental market.

QUICK FACTS



* Forecast

Sources: BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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MARKET OVERVIEW

QUALITY OF LIFE

The Metroplex provides residents with an unparalleled lifestyle at a reasonable cost. The region continually ranks high for its affordability, when compared with other large metros. A temperate climate provides ample opportunities for outdoor enthusiasts to enjoy. The region has many golf courses and activities at the metro's several reservoirs. Dallas-Fort Worth hosts professional teams in baseball, football, hockey, and basketball.

Numerous educational institutions contribute to a continued supply of educated workers. Texas Christian University, The University of Texas at Dallas, University of North Texas, Texas Woman's University, Denton, Southern Methodist University, and the University of Texas at Arlington are among the numerous higher education institutions in the region. Metroplex residents are proximate to nationally-recognized health centers, including Parkland Memorial Hospital, Baylor University Medical Center, and Texas Health Harris Methodist Hospital Fort Worth. Four medical schools also contribute to Dallas-Fort Worth's excellent health care network.

\$379,800

MEDIAN HOME PRICE

150+

VARIOUS MUSEUMS
AND ART GALLERIES

150+

PUBLIC AND PRIVATE
GOLF COURSES

SPORTS

Baseball	MLB	TEXAS RANGERS
Football	NFL	DALLAS COWBOYS
Basketball	NBA	DALLAS MAVERICKS
Ice Hockey	NHL	DALLAS STARS
Soccer	MLS	FC DALLAS
Basketball	WNBA	DALLAS WINGS

EDUCATION

- UNIVERSITY OF TEXAS AT DALLAS
- UNIVERSITY OF NORTH TEXAS AT DALLAS
- SOUTHERN METHODIST UNIVERSITY
- TEXAS CHRISTIAN UNIVERSITY
- UNIVERSITY OF DALLAS
- TEXAS WOMAN'S UNIVERSITY, DENTON

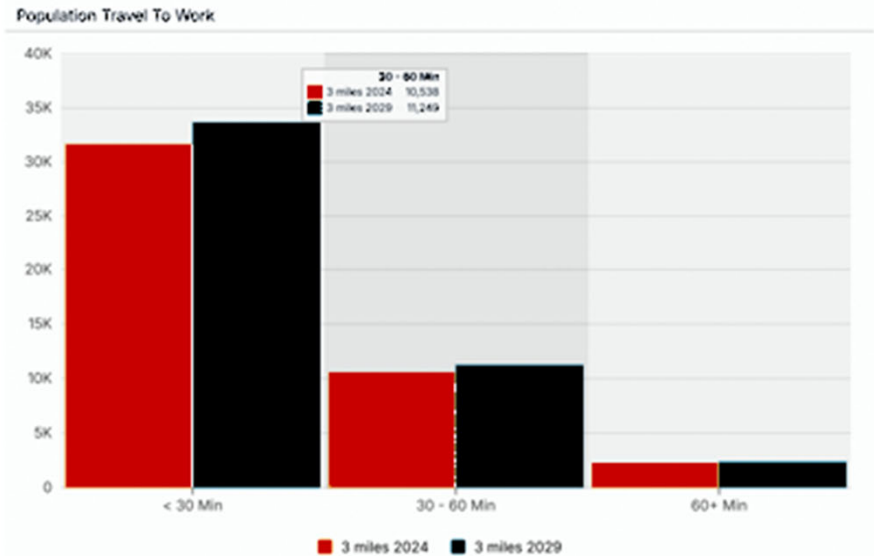
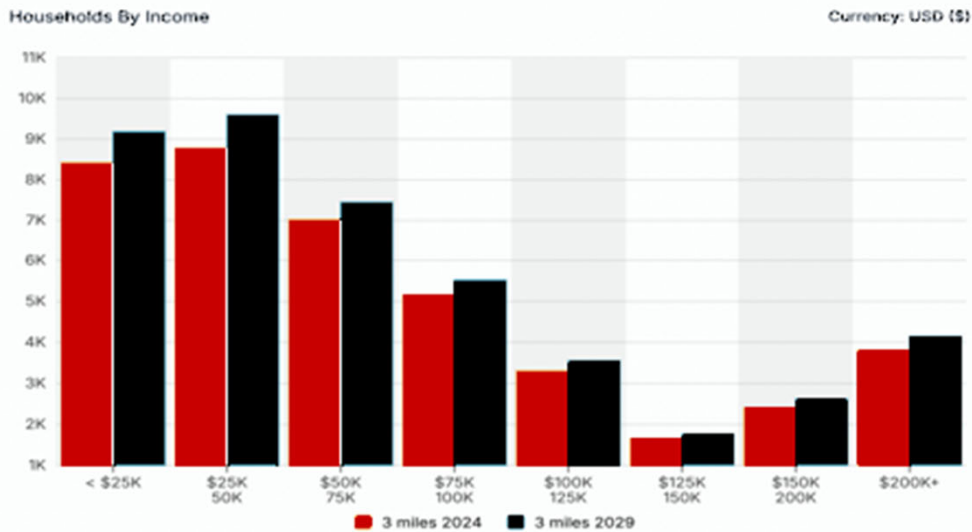
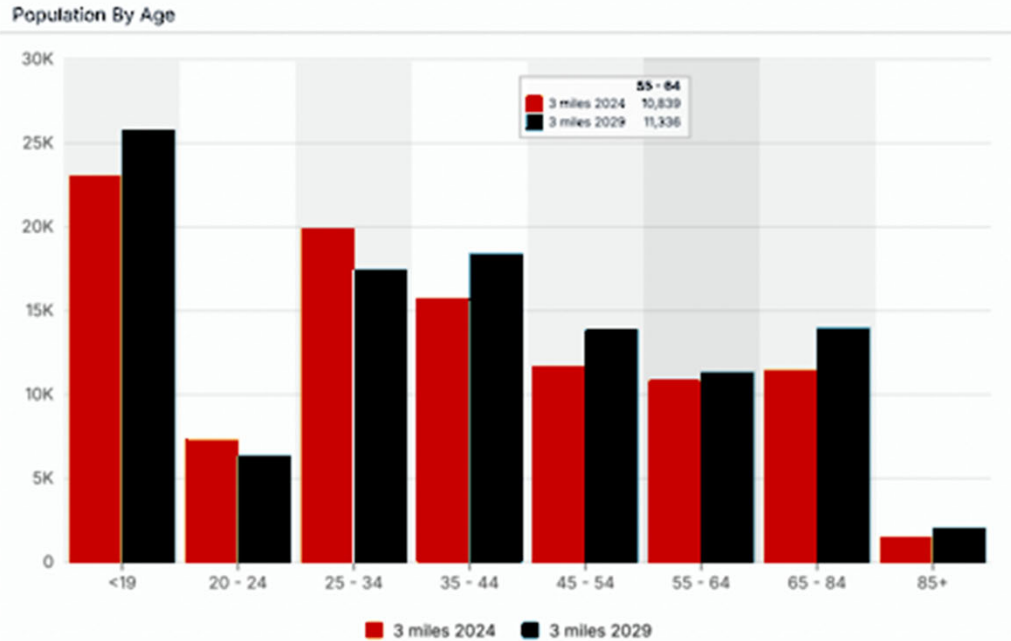
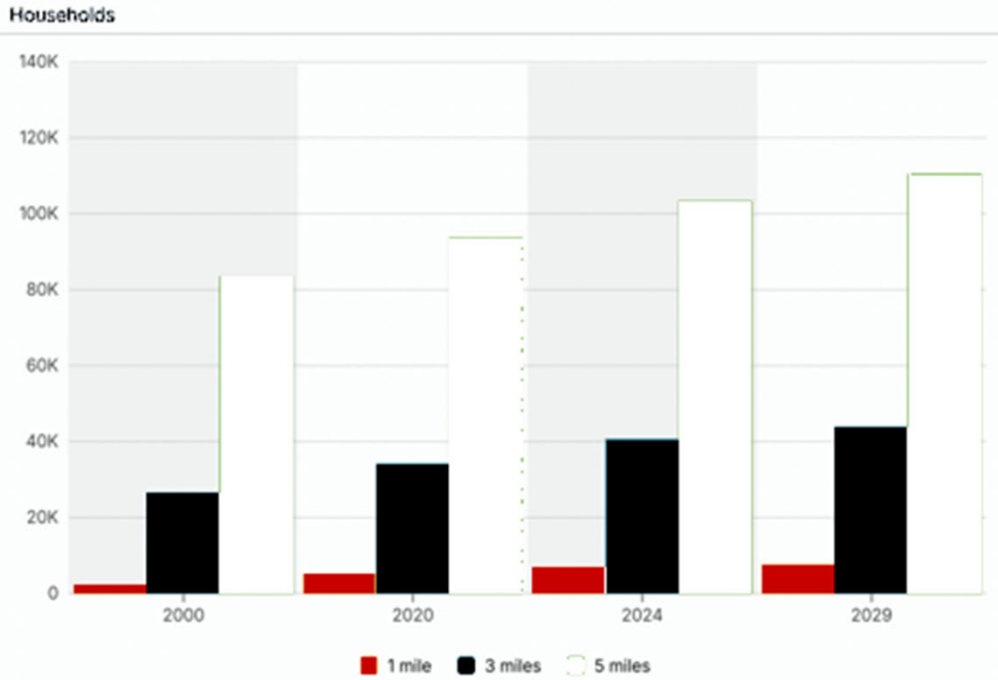
ENTERTAINMENT & ARTS

- THE MODERN ART MUSEUM OF FORT WORTH
- KIMBELL ART MUSEUM
- Fort Worth ZOO

Sources: BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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DEMOGRAPHICS





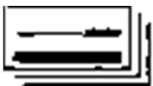
POPULATION

The 2025 projected population for ZIP 76102 is approximately 12,967. The area has seen a 25.1% population change from 2018 to 2023, and the 2025 estimation assumes an annual rate of change of 5.0%. [Texas Demographics](#) The gender split is 63.2% male and 36.8% female — a notably male-majority area compared to the national split of 49.1% male. The median age is 35.8 years, about the same as the state (35.6) and younger than the national median (38.8). [ZIP-Codes.com](#) Population density is higher than average for the area.



HOUSEHOLDS

Downtown Fort Worth has 10,818 households, with an average of 2 members in each. Of these, 46.6% are family households, while 53.4% are individuals living alone or with non-relatives.



INCOME

The median household income for 76102 is \$75,859, the average household income is \$112,011, and the per-capita income is \$50,186. [Income by Zipcode](#) These figures are above the national median of \$80,734 on a per-capita basis and reflect a largely professional downtown workforce. Median household income is up 74.2% since 2011 and above pre-pandemic (2019) levels.



EMPLOYMENT

The labor-force participation rate is 43.8%, which is notably below the national rate of 63.5%. The unemployment rate is 4.2%, below the national rate of 5.2%. The largest occupation group is Management, at 68.4%.



HOUSING

As of October 2025, the median home price in Downtown Fort Worth is \$273,000, with a year-over-year change of -5.7%. The average rent as of July 2025 is \$1,770/month, with a year-over-year change of -3.3%. [Prop:Metrics](#) Of occupied housing units, 36.9% are owner-occupied and 63.1% are renter-occupied. About 15.7% of all homes on the local market are vacant.



EDUCATION

The area has a moderately educated workforce, with 36.5% of adult residents holding a bachelor's degree or higher. [Prop:Metrics](#) The population has a higher-than-average percentage of people with low education levels (less than high school), but despite lower high-school graduation rates, the area has some of the highest percentages of people who attended college. [United States Zip Codes](#) About 22.7% of residents report working from home

Daytime Employment

Radius	2 miles			5 miles			10 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industri...	104,935	9,978	11	182,410	19,987	9	379,959	42,017	9
Trade Transportation & Uti...	7,566	531	14	24,276	2,385	10	75,677	6,402	12
Information	2,670	105	25	4,278	300	14	7,653	661	12
Financial Activities	9,729	1,068	9	17,433	2,408	7	35,040	5,576	6
Professional & Business S...	17,159	1,379	12	26,625	2,729	10	57,599	5,814	10
Education & Health Services	41,574	5,543	8	59,111	8,065	7	103,631	14,043	7
Leisure & Hospitality	8,341	554	15	21,004	1,495	14	50,147	3,566	14
Other Services	3,837	592	6	13,395	2,271	6	28,006	5,319	5
Public Administration	14,059	206	68	16,288	334	49	22,206	636	35
Goods-Producing Industries	6,775	507	13	18,199	1,535	12	54,230	4,112	13
Natural Resources & Mining	209	36	6	352	64	6	621	118	5
Construction	2,438	289	8	7,695	973	8	20,663	2,675	8
Manufacturing	4,128	182	23	10,152	498	20	32,946	1,319	25
Total Daytime Employment	111,710	10,485	11	200,609	21,522	9	434,189	46,129	9

Source: CoStar Group, Inc.

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