

OFFERING MEMORANDUM

THE HAMILTON APARTMENTS

2837 Hemphill Street, Fort Worth, Texas 76110



Northern
Crain

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2837

THE
HAMILTON
APARTMENTS

EXECUTIVE SUMMARY

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The Hamilton Apartments presents a rare opportunity to own a piece of Fort Worth history, located just south of Downtown Fort Worth in the fast developing May, Jennings, St Louis Neighborhood, and is adjacent to the highly sought after Ryan Place Neighborhood. Residents enjoy close proximity to the Fort Worth's world class Medical/Hospital District, Near Southside, South Main Village, Magnolia Avenue, and the city's thriving cultural and entertainment districts.

PROPERTY DESCRIPTION

The Hamilton Apartments is a historic eight-unit multifamily property originally constructed circa 1926 and thoughtfully restored in 2019 in accordance with National Preservation Standards. Designed as a two-story U-plan building clad in red brick, the property reflects Colonial Revival influences through its symmetrical composition, prominent gabled porticos, cast-stone window trim, and tile-clad hipped roofs. Centered around a private interior courtyard, the building combines the charm and craftsmanship of the 1920s with the comforts of modern living.

After more than 20 years of vacancy and deferred maintenance, the property was acquired in 2015 and underwent a comprehensive restoration completed in 2019, preserving its historic integrity while returning the asset to active residential use. Today, residents enjoy a unique living experience within an exclusive eight-unit community featuring gated common areas, gated covered parking, a welcoming lobby, landscaped courtyard, and garden green space designed for relaxation and entertaining.

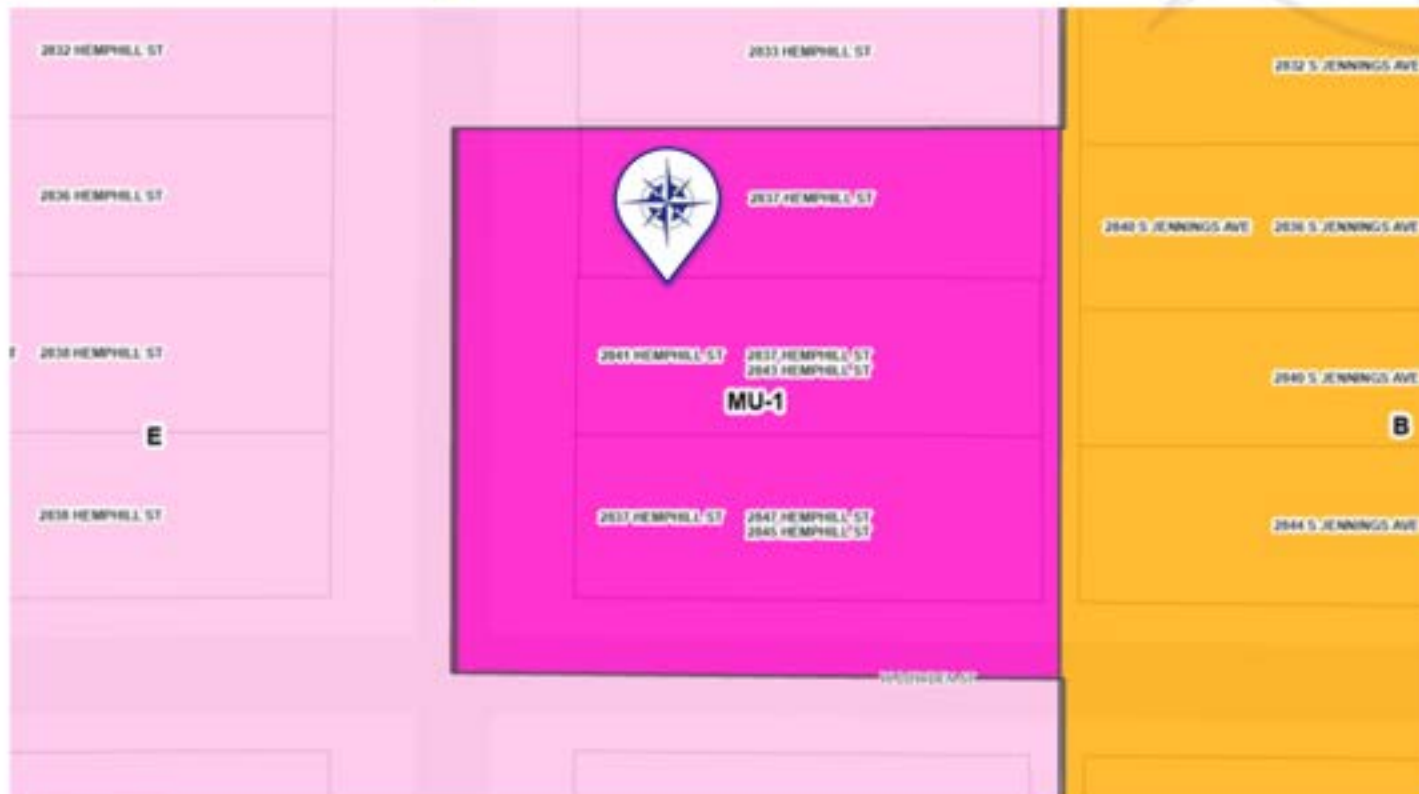
Interior features include original hardwood floors, crown molding, French doors, in-unit washers and dryers, and updated kitchens with stainless steel appliances, handcrafted cabinetry, and generous closet storage. The Hamilton Apartments is listed on the National Register of Historic Places and designated as a **Highly Significant Endangered (HSE)** Landmark by the City of Fort Worth, making it one of the city's most distinctive historic multifamily assets. The property is zoned **Low Intensity Mixed-Use (MU-1)**.

PROPERTY ZONING

The property is zoned Low Intensity Mixed-Use (MU-1). MU-1 (Low Intensity Mixed-Use) zoning provides a unique combination of flexibility and long-term upside. Designed to encourage walkable, mixed-use neighborhoods, MU-1 allows for a blend of residential, office, retail, and live-work uses while promoting pedestrian-friendly development patterns. For investors, this zoning designation offers enhanced adaptability and positions the property within an area of Fort Worth targeted for continued urban growth, redevelopment, and infrastructure investment.

Review the [City of Fort Worth Informational Pamphlet](#).

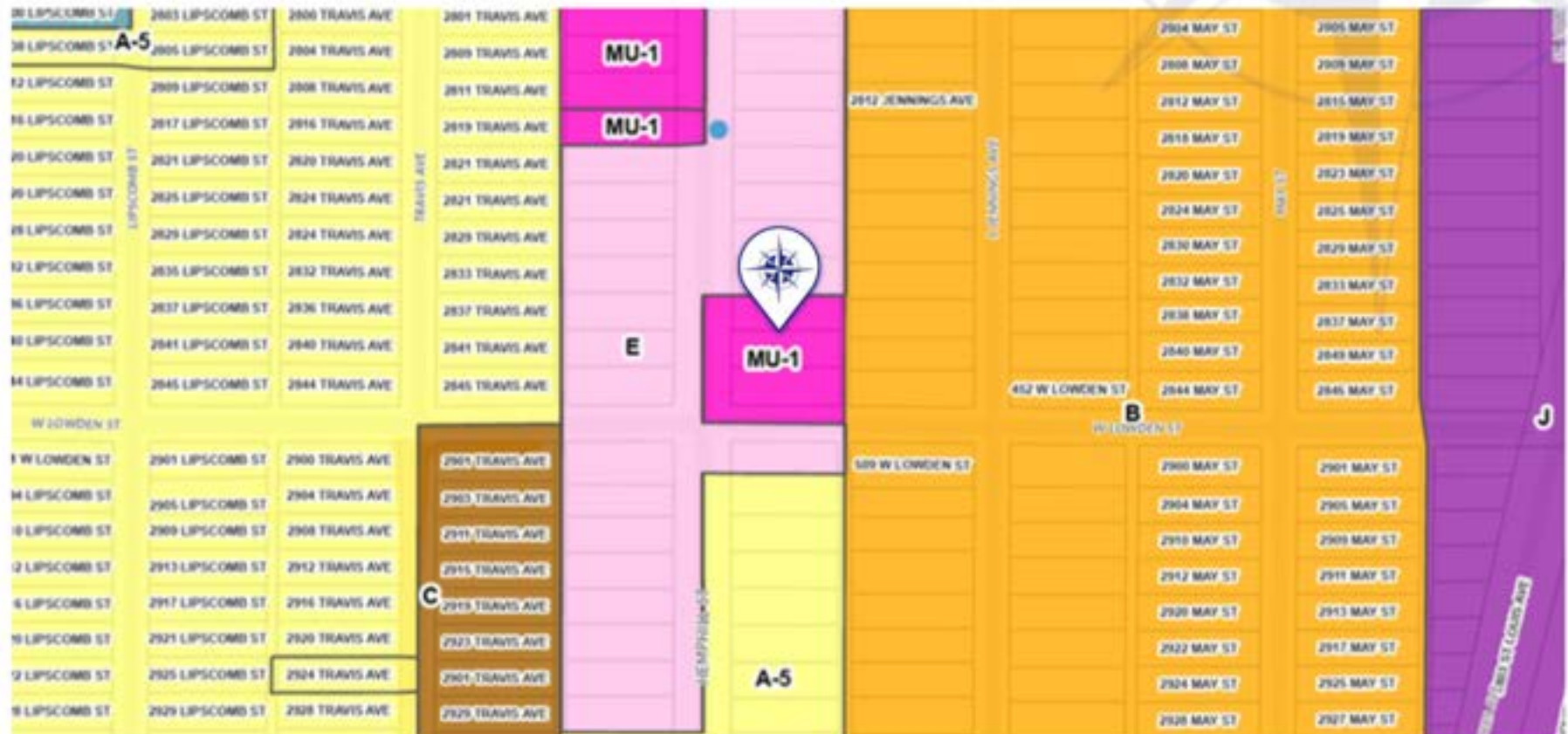
ZONING MAP



MU-1 (Low Intensity Mixed-Use)

MU-1 (Low Intensity Mixed-Use) in Fort Worth is a zoning designation that blends residential housing with neighborhood-serving commercial and institutional uses to create compact, walkable urban environments. It is primarily designed to reduce car dependency, encourage pedestrian-oriented streetscapes, and allow both retail and apartments in the same building or block.

Mixed-Use Zoning (MU-1) provides flexibility for a variety of residential, retail, office, and live-work uses, allowing ownership to adapt the property to evolving market demands.



HISTORIC DESIGNATION

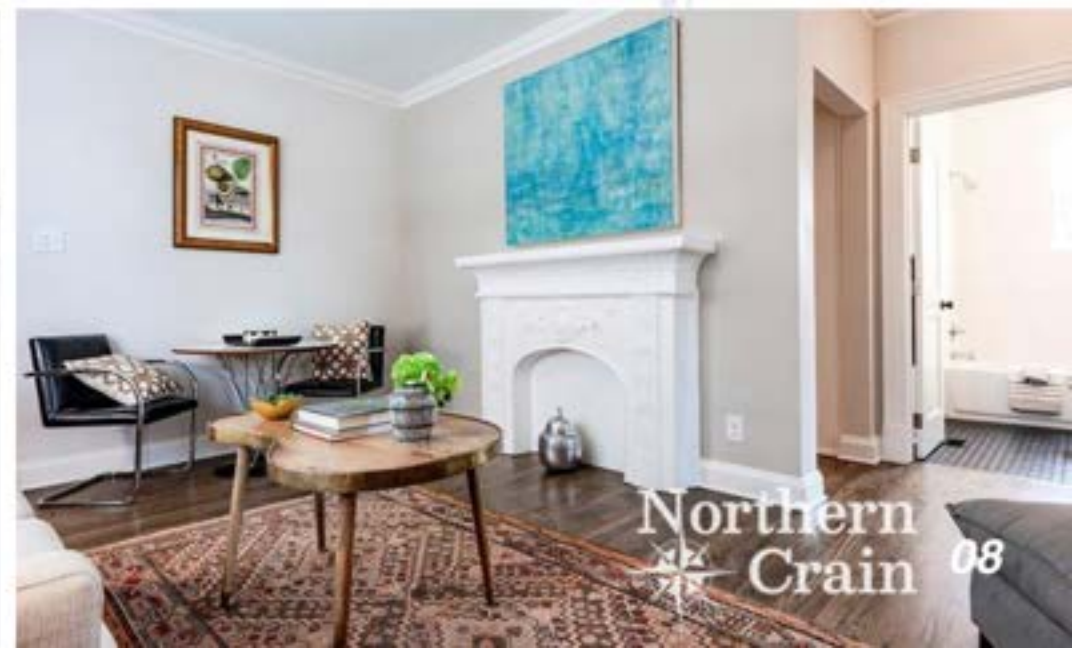
The Hamilton Apartments is designated a **Highly Significant Endangered (HSE)** Property by the City of Fort Worth and is listed on the National Register of Historic Places, underscoring its architectural significance and long-term preservation value.

Review [City of Fort Worth's Historic Preservation & Historic Designations](#) website.



PROPERTY HIGHLIGHTS

- Luxury Interior Finishes incorporated during restoration, blending historic character with contemporary living standards.
- Updated Kitchens and Bathrooms completed during the 2019 restoration
- Well-Maintained Common Areas and Grounds including landscaped shared spaces within the courtyard and surrounding yard areas.
- Abundant Natural Light through regularly spaced windows
- Period Architectural Details preserved throughout select interior elements
- Central Interior Courtyard and South Park Yard serve as a shared outdoor gathering space
- Gated Private Parking offering controlled access and resident convenience
- Two-Story Gabled Porticos, with original tile details, located on the north and south elevations
- Large Walk-In Closets offering enhanced storage and livability





PROPERTY DETAILS

PROPERTY DETAILS

Unit Mix Summary

- Five (5) One-Bedroom / One-Bathroom
 - Units: 101, 102, 104, 201, and 204
- Two (2) Two-Bedroom / Two-Bathroom
 - Units: 202 and 203
- One (1) Two-Bedroom / One-Bathroom
 - Unit: 103

PROPERTY DETAILS

FLOOR PLANS - 1ST FLOOR

Unit 101



Unit 102



Unit 103



Unit 104



PROPERTY DETAILS

FLOOR PLANS - 2nd FLOOR

Unit 201



Unit 202



Unit 203



Unit 204



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS





BUILDING HISTORY

PRE-RESTORED IMAGES



BUILDING HISTORY

The Hamilton Apartments originally consisted of a twelve-unit, two-story brick apartment building constructed circa 1926 in a U-shaped configuration organized around a central courtyard. Designed in the Colonial Revival style, the structure features brick masonry construction, cast-stone trim, symmetrical façade elements, and prominent entry porticos typical of early twentieth-century small-scale urban apartment design. The building served residential tenants for several decades but fell into decline during the late twentieth century, eventually becoming vacant and deteriorated after passing through multiple owners. In 2015, the property was acquired by the current owners, who undertook a comprehensive rehabilitation to restore the building's historic character while updating it for modern residential use. The restoration, completed in 2019 with architectural oversight by Allen Architecture, preserved many original architectural details and returned the property to active residential use. The Hamilton Apartments have been recognized for their historic and architectural significance and were listed in the National Register of Historic Places, reflecting their importance as an early example of courtyard-style apartment construction in Fort Worth.

(Historic Fort Worth website, 2019. <https://historicfortworth.org/the-hamilton-apartments/>)



BUILDING HISTORY



BUILDING HISTORY





LOCATION

Elementary School

2837 Hemphill St

RETAIL MAP

FAIRMOUNT NEIGHBORHOOD

Daggett Montessori School

Westside Unitarian Universalist Church

Deaf Goodrich Center Social Services

Boswell Windows

Joy Coffee Roasters

God's Dwelling Place Church

LaunchBox COLLECTIVE Video Production Company

My Pro Auto Glass Auto Glass Shop

Nutrition Fit Club Fitness Bootcamp

The Desperado Event Venue

J Drive - DFW Car Dealership

2837 Hemphill St

- Same Block:
- Laudromat
 - Beauty Salon
 - Barber Academy
 - Sports Bar
 - Service Station
 - Mystic Shop

HEMPHILL ST



Pixie Glam Studio Hair Salon

Watermill EXPRESS

Super Mercado Monterrey

Chapman Motor Car Dealership

The Barber Barber Shop

Mari's Salon Hair Salon

7-ELEVEN

Jennings-May St. Louis Park

U-HAUL

W BERRY ST

W BERRY ST

SHAW CLARKE NEIGHBORHOOD

SUPERCUTS

Capps Park

Walmart Neighborhood Market

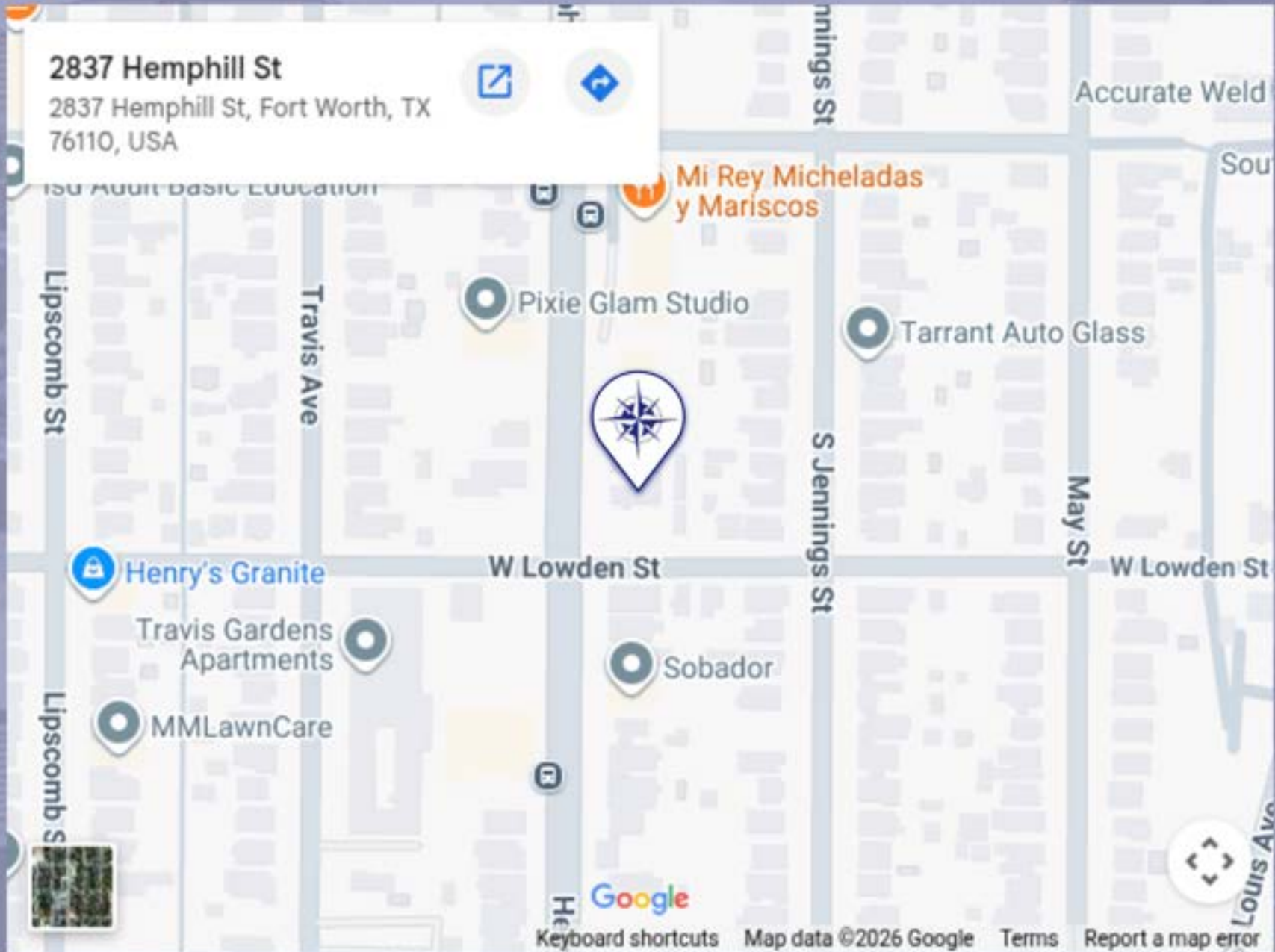
LAPLAYA MAMA

HEMPHILL ST

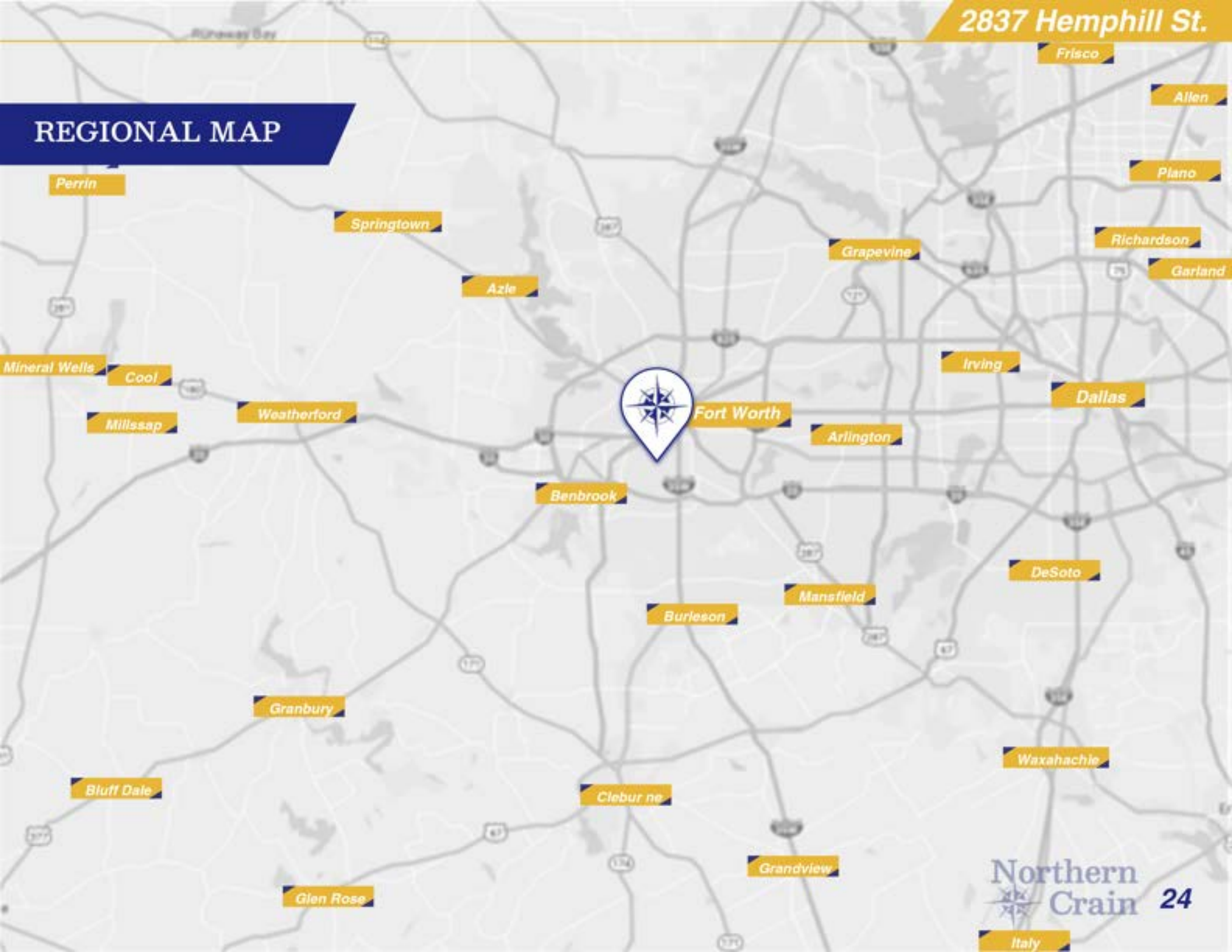
O'Reilly AUTO PARTS

RaceTrac

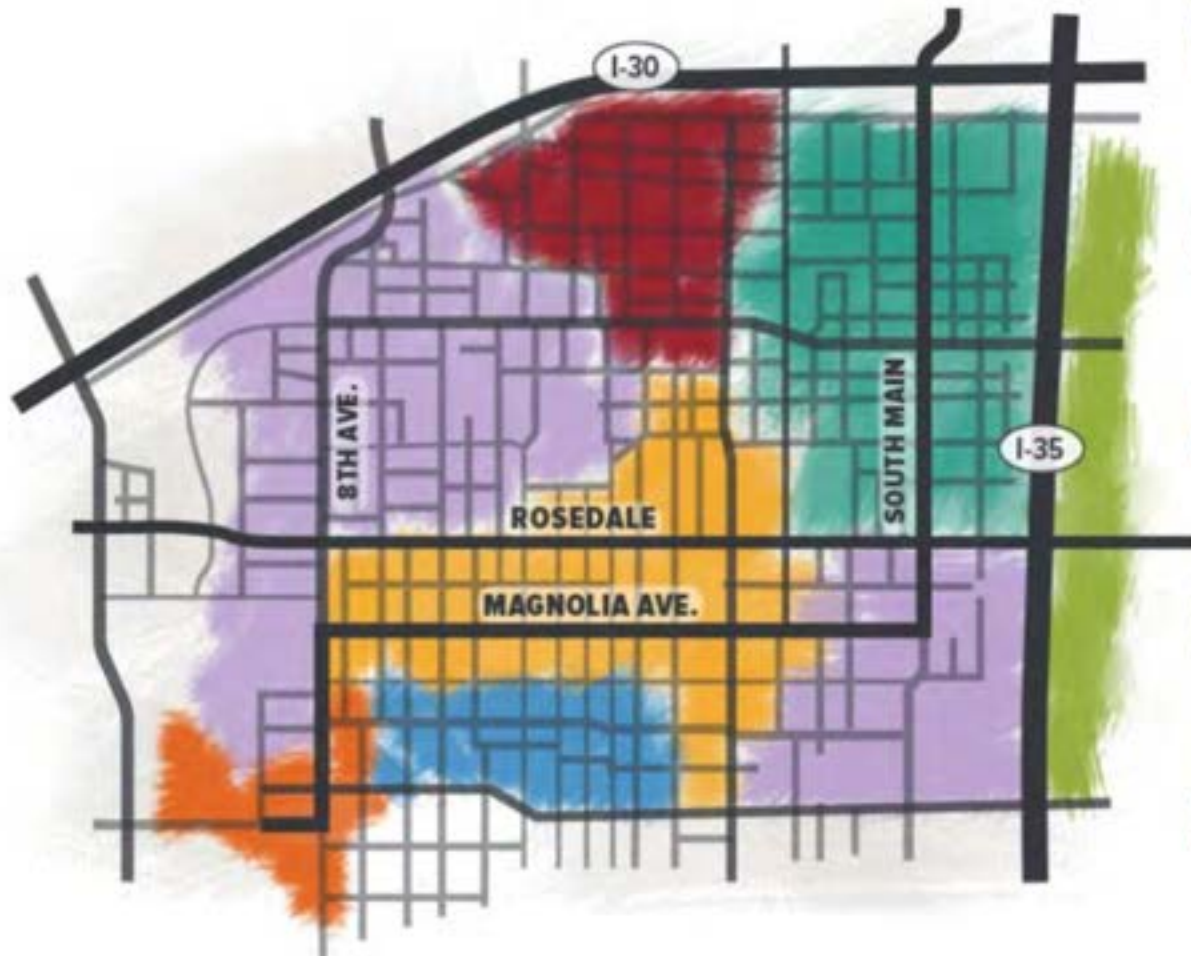
GOOGLE MAPS



REGIONAL MAP



NEAR SOUTHSIDE

**MAGNOLIA AVENUE**

The visible vibrancy of Magnolia Village is the result of 30 years of work to bring this historic, mixed-use area back to life.

SOUTH MAIN VILLAGE

An eclectic mix of locally-owned and operated entertainment venues and neighborhood staples line the streets, all of which are turning this formerly sleepy corner of the Near Southside into a destination all its own.

PARK PLACE VILLAGE

The extensive renovation of the historic storefronts along 8th Avenue coupled with the variety of independent retail businesses on Park Place Avenue have preserved the historic charm of this short but highly visible stretch.

EVANS & ROSEDALE

This school is just the latest in new construction in the area, following the Ella Mae Shamblee Branch Library and Hazel Harvey Peace Center for Neighborhoods, where both act as cornerstones to a town village located near I-35W.

VICKERY VILLAGE

A pivotal area at the edge of Downtown that is starting to see many signs of change. Event space, residential options, restaurants and distilleries are just a few improvements to this area.

MEDICAL DISTRICTS

This school is just the latest in new construction in the area, following the Ella Mae Shamblee Branch Library and Hazel Harvey Peace Center for Neighborhoods, where both act as cornerstones to a town village located near I-35W.

LOCATION

- Located in the rapidly evolving **May-Jennings-St. Louis Neighborhood**, an area experiencing ongoing reinvestment and redevelopment just south of Downtown Fort Worth.
- Approximately 1.5 miles from **Near Southside**, one of Fort Worth's most vibrant districts, featuring Magnolia Avenue's restaurants, coffee shops, nightlife, boutiques, and entertainment venues.
- Less than 10 minutes from **Downtown Fort Worth**, providing access to major employers, government offices, **Sundance Square**, and the city's cultural amenities.
- Conveniently located near Fort Worth's premier healthcare corridor, including **Texas Health Harris Methodist Hospital Fort Worth**, **JPS Health Network**, and **Cook Children's Medical Center**.
- Approximately 3 miles from **Texas Christian University (TCU)**, a major educational institution with more than 12,000 students, faculty, and staff.
- Easy access to **Interstates 35W, 30, and 20**, providing connectivity throughout Fort Worth and the DFW Metroplex.
- Approximately 28 miles from **Dallas/Fort Worth International Airport (DFW)**, one of the busiest airports in the world, and approximately 37 miles from **Dallas Love Field Airport**.
- Located within the nation's fourth-largest metropolitan area, benefiting from the continued population and employment growth of the Dallas-Fort Worth Metroplex.
- Near major employment centers including Downtown Fort Worth, the Medical District, the Cultural District, Lockheed Martin, Naval Air Station Joint Reserve Base Fort Worth, and AllianceTexas.





MARKET OVERVIEW

MARKET OVERVIEW

Fort Worth Market Overview

- Fort Worth is one of the fastest-growing major cities in Texas, supported by strong population growth, corporate relocations, and a diverse employment base including aerospace, healthcare, logistics, and finance.
- Fort Worth's affordability relative to other major Texas metros continues to attract residents and renters, supporting long-term housing demand throughout the city.
- The Dallas-Fort Worth Metroplex remains one of the nation's leading economic centers, with ongoing population growth and business expansion driving housing demand.
- The DFW apartment market maintains healthy occupancy levels above 93%, demonstrating continued strength in the region's rental housing sector.

MARKET OVERVIEW



2025 CITY FACTS

POPULATION



1 MILLION
11th LARGEST CITY
in the U.S. by population

Fastest-growing large city in the U.S.

170,237
Population Change
2010-2020

2,690
Population Density
per Square Mile

1,306,400
Projected
Population by 2050



361 SQUARE MILES
Land area

3.8%
Unemployment
rate in Fort Worth
as of July 2025.
(Although it
fluctuates.)

AVERAGE WEATHER (2012-2022)



- Avg. Rainfall: 42 inches
- Avg. High Temperature: 77°F
- Avg. Low Temperature: 54°F
- Avg. Snowfall: 2 inches

AIRPORTS



- Dallas/Fort Worth International (3rd largest in terms of passenger traffic)
- Perot Field at Alliance Airport
- Fort Worth Meacham International Airport
- Spinks Airport



Some current major projects include the \$700 million Fort Worth Convention Center expansion and the development of the Texas A&M-Fort Worth campus at the site of the Texas A&M Law School.

LARGEST LAND USE

37.6%
(84,976 acres) Vacant,
Agricultural, Undeveloped

24.1%
Single-Family
Homes

HOUSEHOLDS



334,230
Total
Households

56.7%
Owner
Occupied

43.3%
Renter
Occupied

DEMOGRAPHICS

37%
White Alone

19%
Black

5%
Asian Alone

35%
Hispanic (all races)

4%
Other

ATTRACTIONS

- Fort Worth Zoo
- Fort Worth Botanic Garden
- Kimbell Art Museum
- Aron Carter Museum of American Art
- Modern Art Museum
- Fort Worth Museum of Science and History
- National Cowgirl Museum and Hall of Fame
- Fort Worth Stockyards National Historic District
- Fort Worth Stock Show & Rodeo (oldest and largest public event in Fort Worth with over 1.2 million visitors annually)



PARKS

The Park & Recreation Department maintains **300 parks** containing **13,000 acres**. They also maintain three public swimming pools/spray grounds, three 18-hole golf courses, 16 pickle ball courts and five skate parks.

The Fort Worth Nature Center & Refuge (FWNC&R) is a natural area comprised of forests, prairies and wetlands allowing you to step back in time to the early 20th century. The inception of the FWNC&R was based on protecting the area's local watershed. In 1914 when Lake Worth was built, land was purchased around the West Fork of the Trinity River by the City of Fort Worth to protect the quality of drinking water for the Fort Worth community. In 1964, the Park Board designated some land to create a wildlife sanctuary and nature preserve.

The FWNC&R covers 3,621 acres and includes over 20 miles of hiking trails, making the park one of the largest city-owned nature centers in the U.S. In 1980, it was designated as a National Natural Landmark by the U.S. Department of the Interior.

WATER TREATMENT PLANTS



Fort Worth operates five **water treatment plants** serving 1.4 million people in Tarrant, Johnson, Denton, Parker and Wise counties. The plants produced 82.4 billion gallons in 2023. Fort Worth maintains 3,978 miles of pipe for distribution.

BARNETT SHALE

Fort Worth is located in the **Barnett Shale**, which covers 5,000 square miles in North and Central Texas, and is one of the largest onshore natural gas fields in the U.S. There are 15,000 wells drilled in the shale formation to date.



MAJOR UNIVERSITIES

- Campuses in Fort Worth include:
- Texas Christian University
 - Texas Wesleyan University
 - Texas A&M University
 - University of Texas at Arlington - Fort Worth

The City of Fort Worth is served by **13 independent school districts**.

USS FORT WORTH

The U.S. Navy in 2012 named a littoral combat ship after the city - the **USS Fort Worth**. It is still in commission.



Fort Worth is the only location outside of Washington D.C. where money is printed. More than half of the nation's paper money is printed here at the **Bureau of Engraving and Printing**.

LARGEST EMPLOYERS

- Fort Worth's **largest employers** are:
- AMR Corp./American Airlines (Fortune 500 company)
 - Lockheed Martin
 - NAS Fort Worth Joint Reserve Base
 - Alcon Laboratories
 - Bell Flight Fort Worth
 - Burlington Northern Santa Fe LLC
 - JPS Health Network/John Peter Smith Hospital
 - Tarrant County College
 - Fort Worth Independent School District

Fort Worth is the **third-safest city** in the U.S. (Smart Assets 2025)





DISCLAIMERS

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All material and information received or derived from Northern Crain Realty, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warrant as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Northern Crain Realty makes no warranties and/or representations regarding the veracity, completeness or relevance of any financial data or assumptions. Northern Crain Realty does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, 16 vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Fort Worth in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Information About Brokerage Services

DISCLAIMERS



Texas law requires all real estate licensees 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.

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.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Designated Broker of Firm

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ABOUT

Northern Crain Realty's mission is to serve individuals and businesses by facilitating their real estate transactions with competent professional service that exceeds expectations.

The Northern Crain Realty team consists of forward-thinking Realtors who utilize modern technology and strong sense of character to provide a superior experience to clients. With extensive knowledge of the real estate market, your REALTOR will serve as an advisor to share pertinent resources, provide an unbiased opinion and facilitate the buying, selling, leasing or management process with open lines of communication.

Northern  Crain



PRODIGE P
PSH AWARDS
2016

FEATURED IN



Money

Fort Worth
BusinessPress

FWinc.
Greater Fort Worth's Premier Business Magazine

360West

BISNOW
(ALMOST) NEVER BORING

realtor.com

Dallas Business Journal

CandySDirt.com

Star-Telegram
FORT WORTH



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