

**APARTMENT
BUILDING FOR
SALE**

75,412 SF
BUILDING

46 UNITS



TRANSWESTERN

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Victory Arts Center
801 W Shaw St, Fort Worth, TX

801 W Shaw St

Fort Worth, Texas 76110


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Property Information:

- Located in the southside Fort Worth market
- 4 stories with 46 apartment units
- 75,412 SF building situated on 3.01 acres of land
- Studio apartment units - average size is 1,210 SF
- The Victory Arts Center offers dramatic loft spaces ranging from 600 SF to 1,600 SF
- Update lofts feature large open floor plans, high ceilings, natural light and original hardwood or terrazzo floors
- Located inside the historic building, Victory Hall is a unique space available for events & weddings



For More Information:

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801 W. Shaw St

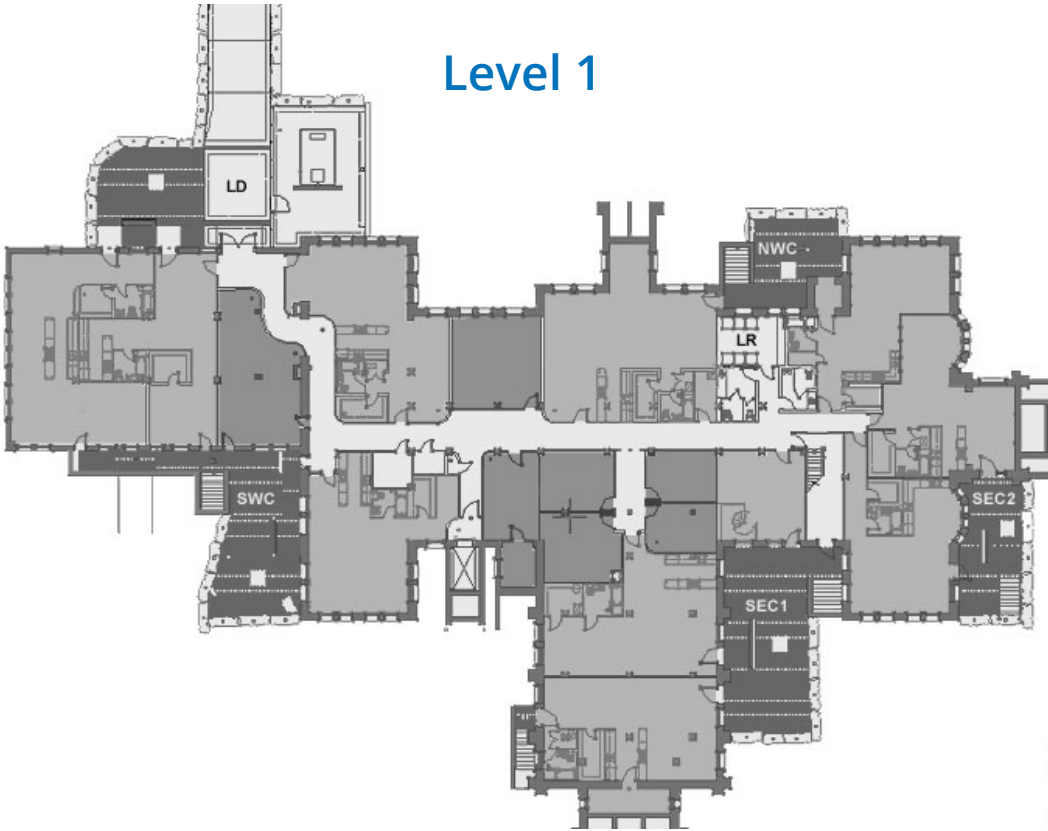
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Level 1



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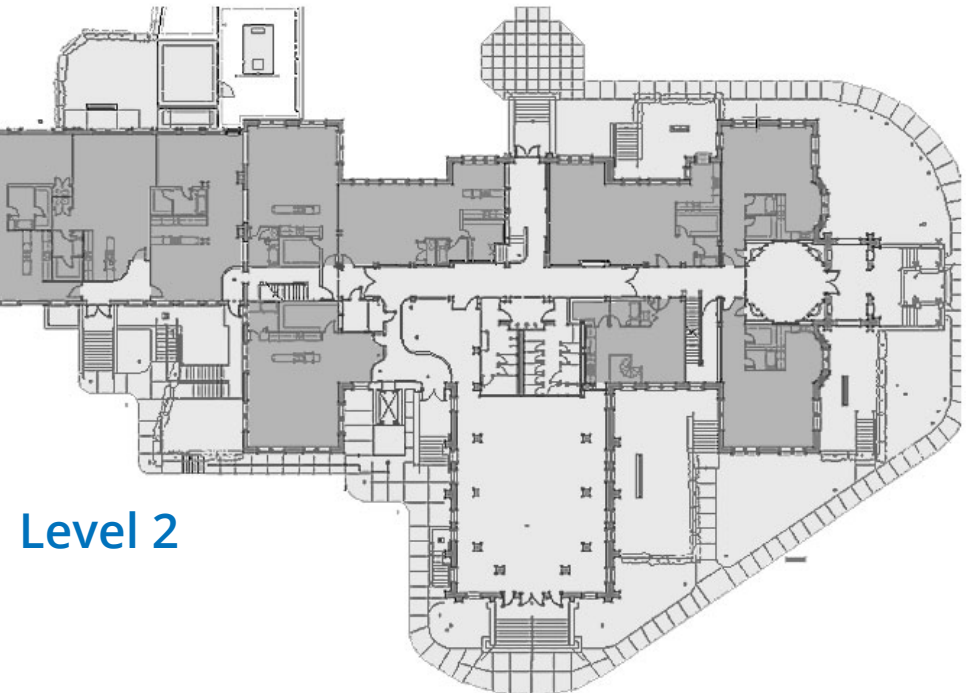
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Level 2

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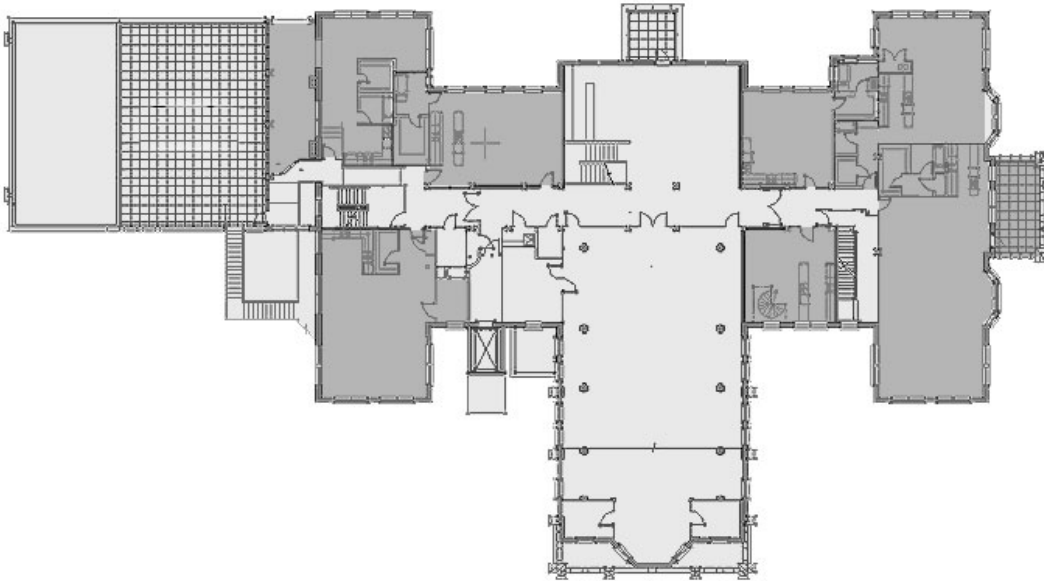
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Level 3



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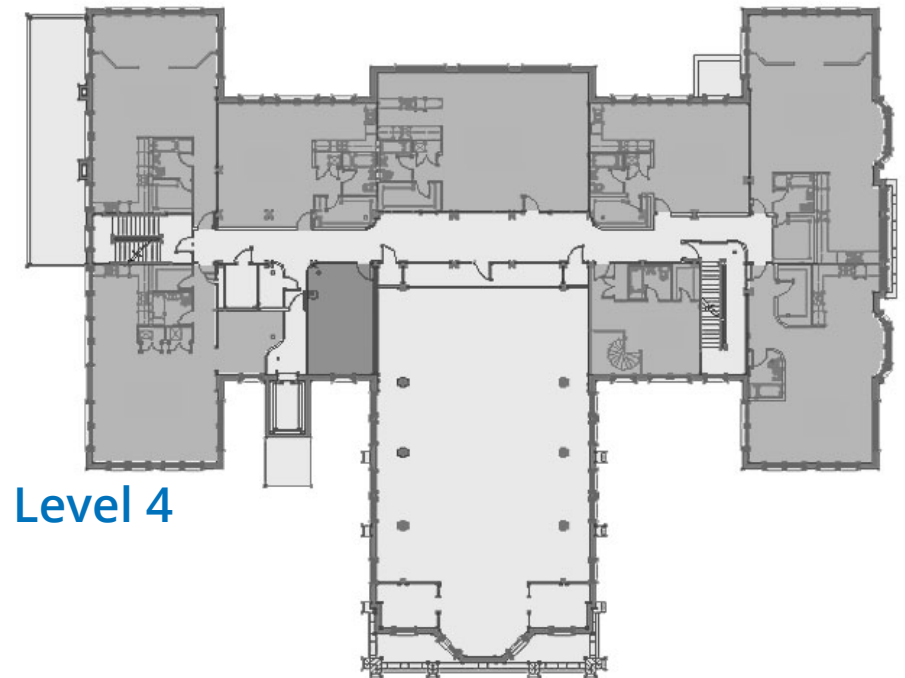
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Level 4

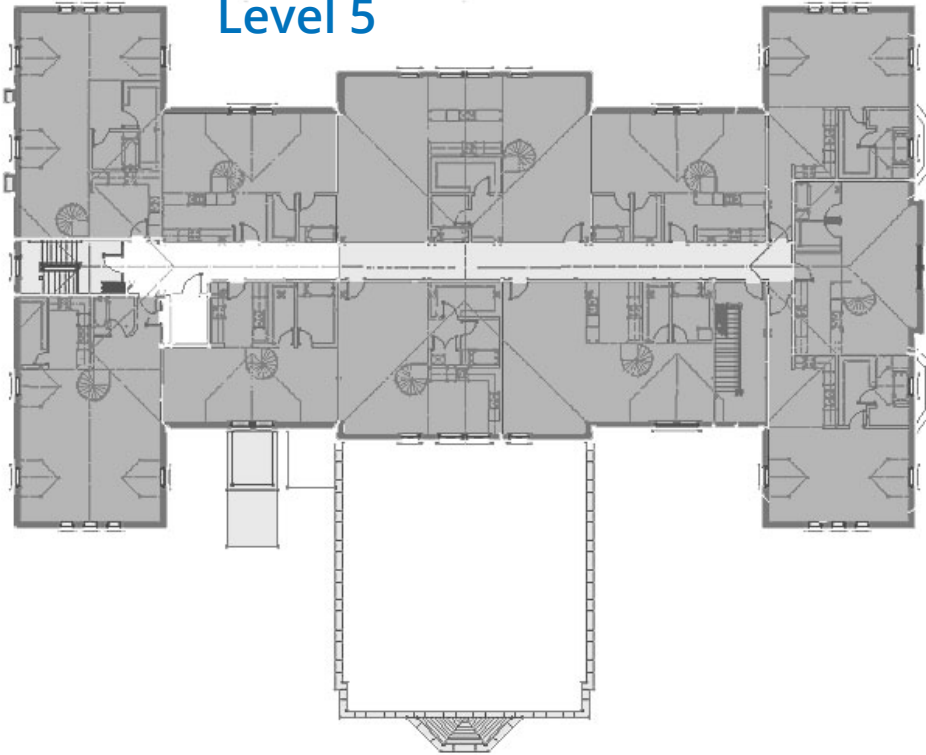
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Level 5



VICTORY ARTS CENTER HISTORY

1909 - Our Lady of Victory Academy was designed by the prominent Fort Worth architectural firm of Sanguinet and Staats. The large Gothic Revival style structure featured red pressed brick with limestone trim. The cornerstone was laid in a ceremony on August 5, 1909.

1910 - The Our Lady of Victory Academy opened as a day school and boarding school for young women and girls. The Sisters of Saint Mary of Namur founded the school as an outgrowth of Saint Ignatius Academy in downtown Fort Worth. It served also as convent for the Sisters.

1930's - a junior college as added.

1956 - The college and novitate were moved to the University of Dallas.

1960's - The high school stopped taking boarders in 1961. The high school was moved and named Nolan Catholic High School, a co-educational institution. The elementary school remains on the grounds.

1980's - Upkeep of the convent became too difficult for the few elderly sisters remaining in the convent. Renovation was deemed too costly. The Order of the Sisters of St. Mary of Namur had a new convent constructed at the north west of the building and ceased using the 1909 structure.

1991 - The Sisters sought to obtain a demolition permit for the building. There was a moratorium on the demolition of historic buildings in Fort Worth, and the Sisters agreed to let the Historic Preservation Council for Tarrant County market the building for a year.

1992 - Historic Landmarks, Inc. was founded and purchased the building for \$60,000. The building was spared the wrecking ball, but unfortunately much of its statuary and decor had been sold or pilfered.

1993 - In March, a fundraiser was held at Rockin' Rodeo country-western club with over 500 people in attendance. In October, Hemphill Hall Haunted House opened to help raise renovation funds for the 65,000 SF building.

2002 - Funding was secured and construction began to renovate the building into the Victory Arts Center, a unique residential and studio space designed especially for Fort Worth's creative community.

2004 - Victory Arts Center opened its doors.

The building is a city of Fort Worth Landmark and is listed on the National Register of Historic Places.

Primary source material for this brief history is the Tarrant County Historic Resources Survey.

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EVENT & WEDDINGS AT VICTORY HALL

Located inside the historic Victory Arts Center the Victory Hall is an updated chapel that was originally used as a place of worship for Our Lady of Victory Academy. The hall can accommodate both your wedding ceremony and reception.



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Information About Brokerage Services

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 coincidental 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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| Buyer/Tenant/Seller/Landlord Initials | | Date | |

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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