

507 S MAIN STREET

RE-DEVELOPMENT SITE ON MAIN STREET



507 S Main St, Fort Worth, TX, 76104

FULL-CITY BLOCK

Re-Development Opportunity Located in the Near Southside

0.83 AC

Lot Size

36,098 SF

Lot SF

NS-T5

Zoning Type

19,436 SF

Building SF Single Story

View of Downtown

Located on South Main St. near Downtown FW

Direct Access

I-30 & I-35

Close Proximity

Fort Worth Medical District

287

E Tucker St.

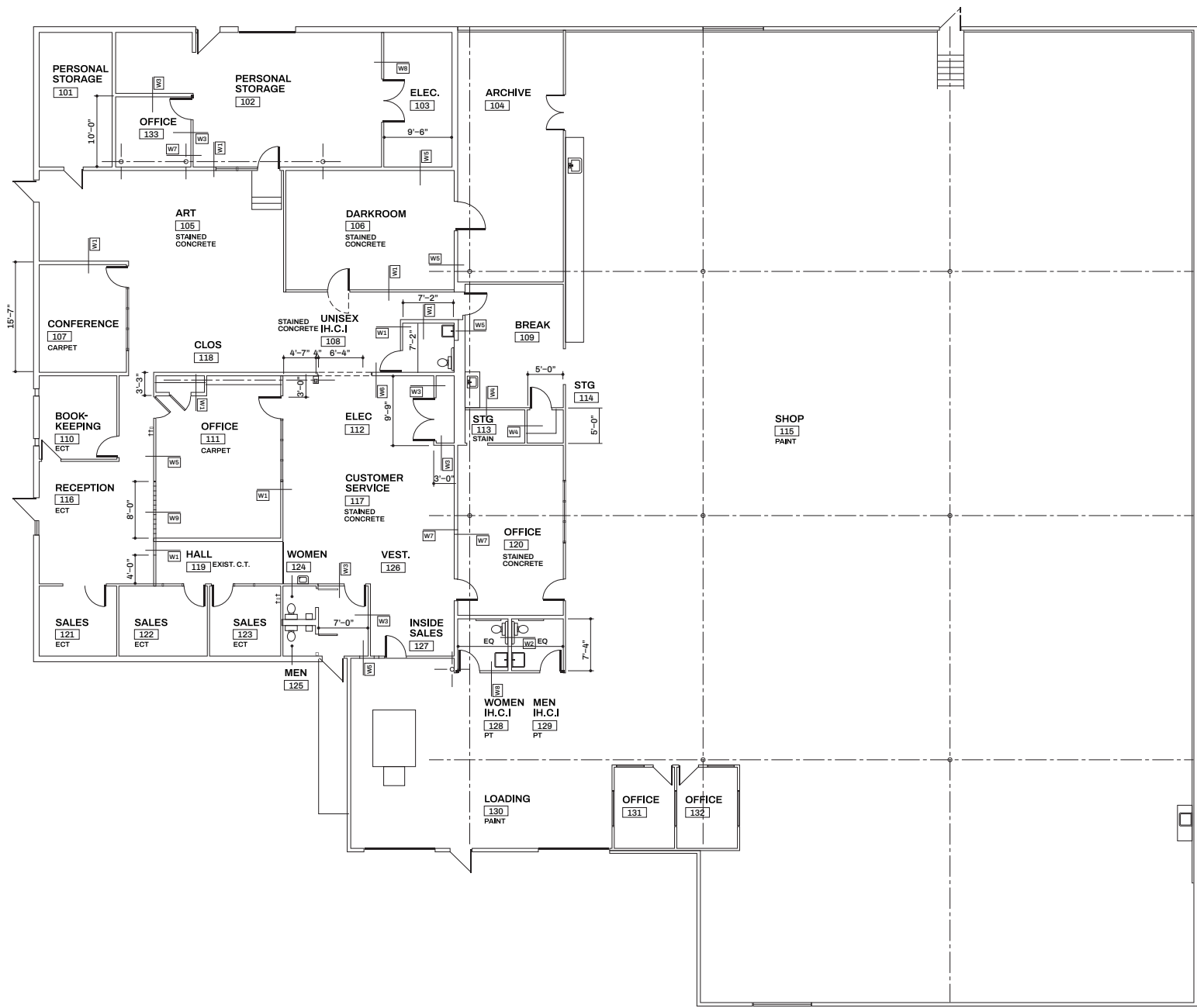
Bryan Ave.

E Annie St.



FLOOR PLAN

Current as built floorplan



AREA HIGHLIGHTS

Key Locations Around the Property

5 MINS

To Downtown Fort Worth

6 MINS

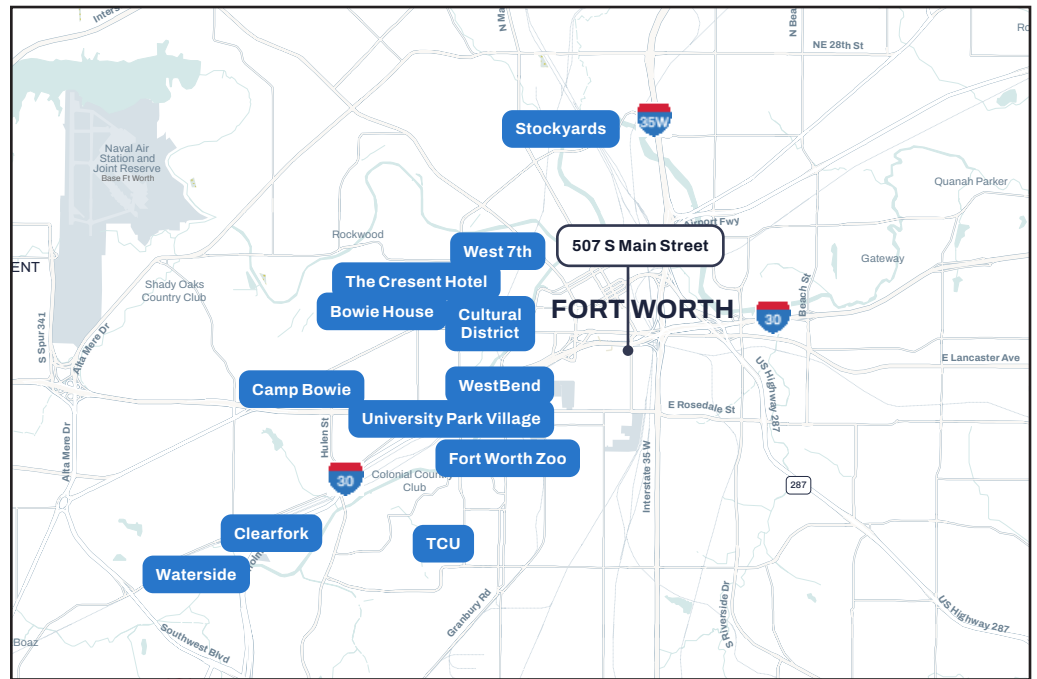
To Medical City Fort Worth

12 MINS

To Stockyards

26 MINS

To DFW Airport



SURROUNDING GROWTH

Thriving Development in Fort Worth



Fort Worth continues to attract new development thanks to its fast-growing population, strong economy, and vibrant culture. The city offers opportunities across a wide range of sectors, including hotels, apartments, restaurants, offices, and university-related projects. Areas like Near Southside, Downtown, the Stockyards, and Waterside, remain popular destinations for developers looking to blend historic character with modern growth.

South Main Village – Continues to grow with projects like the Nobelman Hotel, adding to the area's mix of residential, office, and retail space.

Magnolia Avenue – Remains a popular destination for dining and entertainment, with new restaurants, boutique concepts, and live music venues opening throughout the district.

Medical District – Seeing strong demand for apartments and hotels as major healthcare providers like Baylor Scott & White and Cook Children's continue to expand.

Downtown Fort Worth – Experiencing growth in both residential and hospitality sectors, highlighted by the renovation of Texas & Pacific Lofts and the expansion of the Omni Fort Worth.

Waterside – Continues attracting investment with new retail, dining, and multifamily developments surrounding Whole Foods Market and the Trinity River.

Stockyards – Revitalized through the Mule Alley redevelopment, bringing new hotels, restaurants, and retail to the historic district.

Cultural District – Attracting continued investment around Dickies Arena, with additional hotel and retail projects helping shape the area's growth.

West 7th/Camp Bowie – Remains a sought-after lifestyle destination, driven by new apartment developments in West 7th and ongoing retail and office improvements along Camp Bowie.



DEMOGRAPHICS

1 MILE	3 MILES	5 MILES
 12,778 POPULATION	 103,326 POPULATION	 291,789 POPULATION
 1.9 HOUSEHOLDS	 2.3 HOUSEHOLDS	 2.7 HOUSEHOLDS
 \$67,936 MEDIAN HOUSEHOLD INCOME	 \$ 69,840 MEDIAN HOUSEHOLD INCOME	 \$67,640 MEDIAN HOUSEHOLD INCOME
 \$89,685 AVERAGE HOUSEHOLD INCOME	 \$104,195 AVERAGE HOUSEHOLD INCOME	 \$100,089 AVERAGE HOUSEHOLD INCOME
 34.5 MEDIAN AGE	 33.5 MEDIAN AGE	 33.3 MEDIAN AGE

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