



DECO 969

CONTACT
CHRIS CORBIN
817.259.3503

chris.corbin@transwestern.com

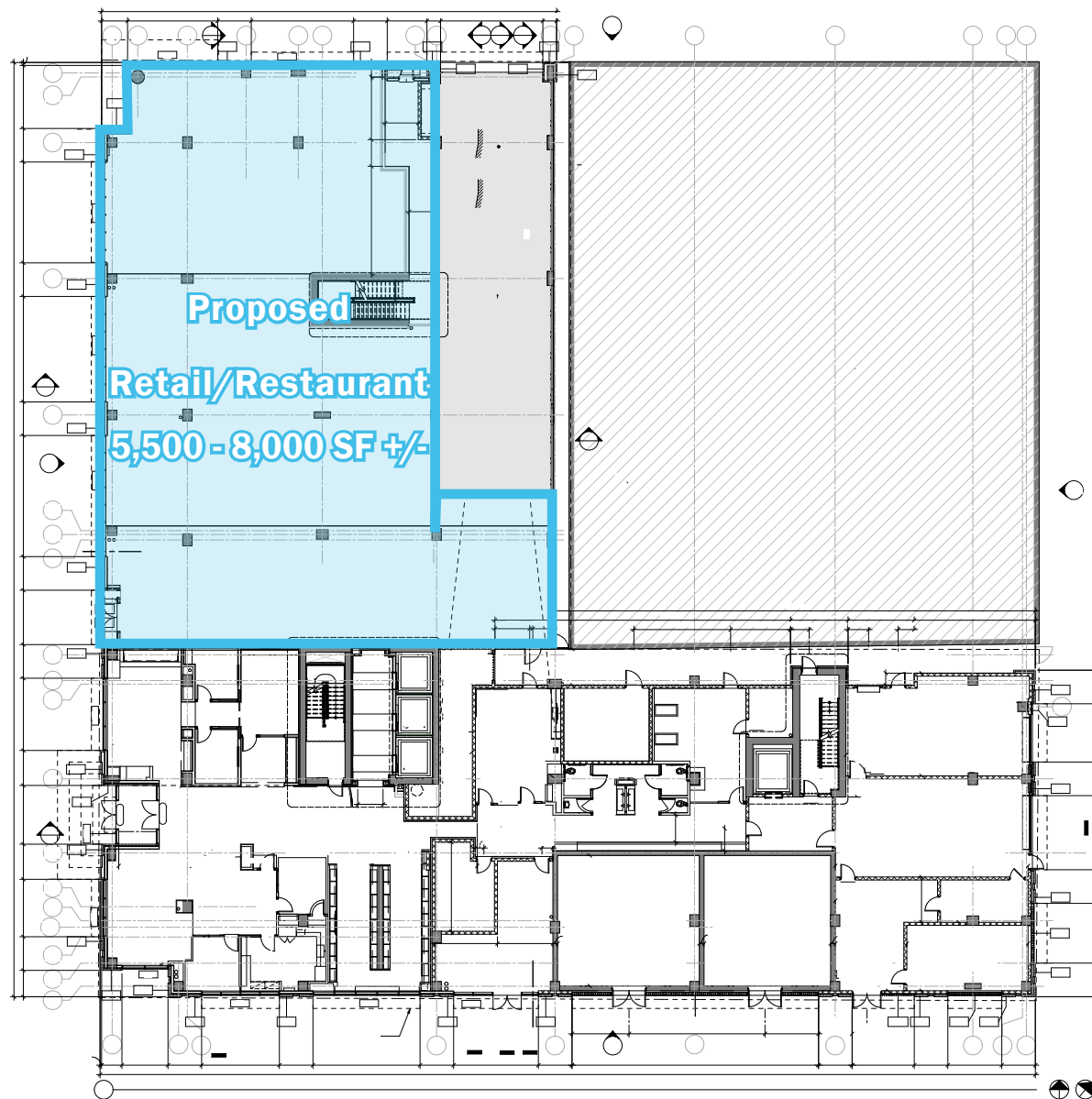
THE DECO

969 COMMERCE ST.

FORT WORTH, TX 76102

COMMERCE STREET

8TH STREET



9TH STREET

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969 COMMERCE ST.

FORT WORTH, TX 76102

TRANSWESTERN
RETAIL

777 Main Street
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Fort Worth, Texas 76102

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PROPERTY INFORMATION

- Downtown Fort Worth's first high-rise residential tower development in 20 years
- Located across Commerce St. from the Fort Worth Convention Center and across 8th St. from LaMeridien hotel (currently under construction).
- Up to +/- 8,000 SF of restaurant space on the ground level
- 27 story luxury multifamily apartment community with 302 units
- Rooftop pool, fireplace lounge, and kitchen
- Within walking distance to hotels, restaurants, office, etc.
- Fully equipped fitness center with bike shop
- Anticipated delivery Summer - 2023



PRICING INFORMATION

- Contact Broker

AREA ATTRACTIONS



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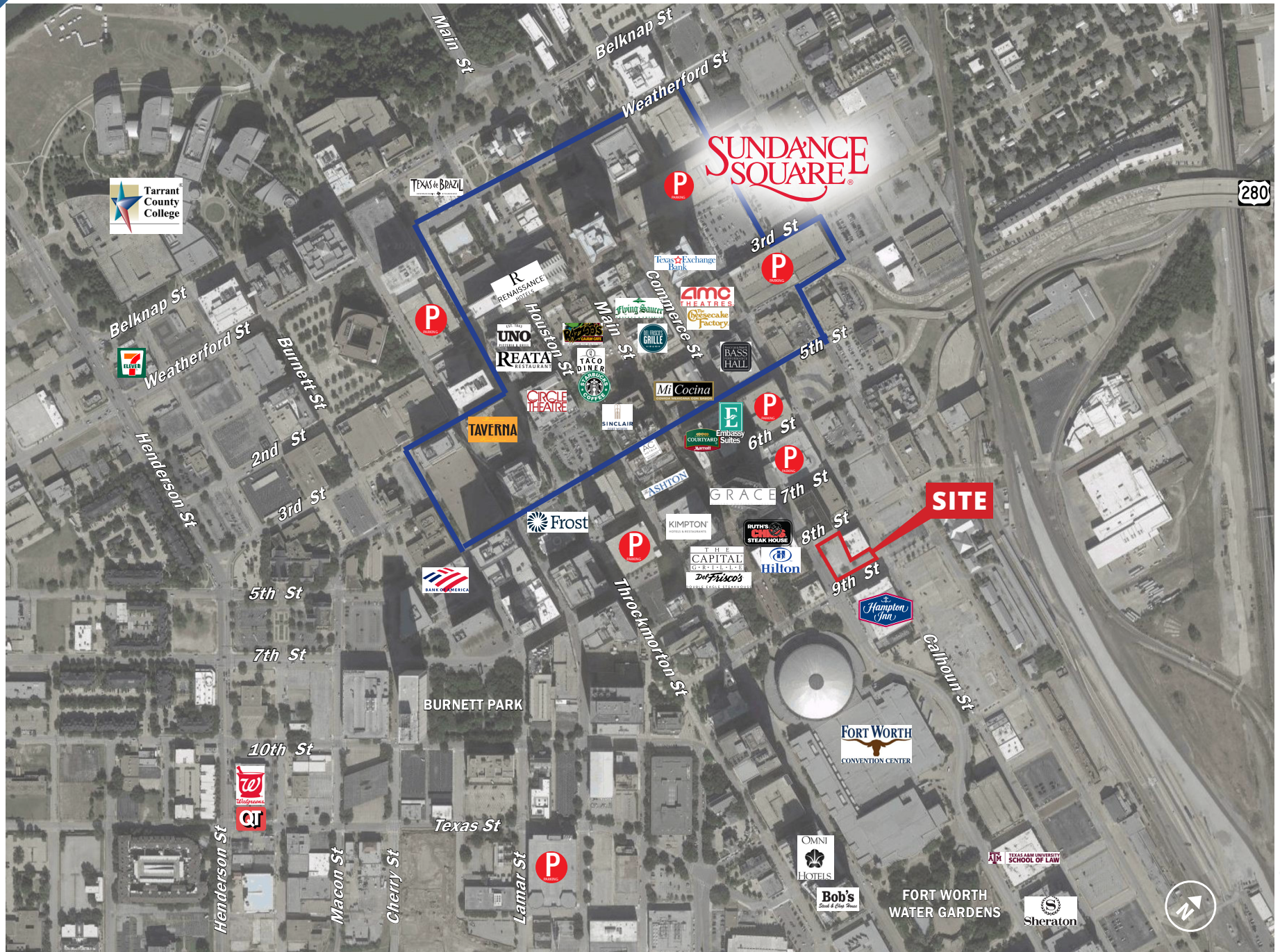
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POPULATION			
	1 MILE	2 MILE	3 MILE
2020 TOTAL POPULATION	10,208	35,169	89,163
2025 TOTAL POPULATION	12,832	43,493	101,394
2020 - 2025 ANNUAL RATE	4.68%	4.34%	2.60%

HOUSEHOLDS			
	1 MILE	2 MILE	3 MILE
2020 HOUSEHOLDS	4,298	13,970	33,322
2025 HOUSEHOLDS	5,818	17,954	38,548
2020-2025 ANNUAL RATE	6.24%	5.15%	2.96%

INCOME			
	1 MILE	2 MILE	3 MILE
2020 AVERAGE HOUSEHOLD INCOME	\$78,077	\$77,180	\$50,582
2025 AVERAGE HOUSEHOLD INCOME	\$89,261	\$83,667	\$81,339



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 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.

Transwestern Commercial Services Fort Worth, LLC	9000246		(817)877-4433
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Paul Wittorf	479373	paul.wittorf@transwestern.com	(214)446-4512
Designated Broker of Firm	License No.	Email	Phone
Leland Alvinus Prowse IV	450719	leland.prowse@transwestern.com	(817)877-4433
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Chris A Corbin	596000	chris.corbin@transwestern.com	(817)877-4433
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov

Transwestern, 777 Main Street, Suite 1100 Fort Worth, TX 76102
Lester Day

Phone: (817)877-4433 Fax:
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

IABS 1-0 Date
Chris Corbin IABS