

# 1876 | E. Northside Dr

CLOSE TO DOWNTOWN FORT WORTH AND STOCKYARDS



1876 E. NORTHSIDE  
DRIVE

4.3 ACRES OF COMMERCIAL LAND ■ FORT WORTH, TX 76106

COLONIAL  
COMMERCIAL REAL ESTATE LLC

# 1876 E. NORTHSIDE DRIVE

FORT WORTH, TX 76106

**Jane Tapper**

Vice President

**(817) 632-6211**

[jtapper@colonialcre.com](mailto:jtapper@colonialcre.com)

**COLONIAL**  
COMMERCIAL REAL ESTATE LLC

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Colonial Commercial Real Estate LLC and it should not be made available to any other person or entity without the written consent of Colonial Commercial Real Estate LLC. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Colonial Commercial Real Estate LLC.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Colonial Commercial Real Estate LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Colonial Commercial Real Estate LLC has not verified, and will not verify, any of the information contained herein, nor has Colonial Commercial Real Estate LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Colonial Commercial Real Estate LLC has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Colonial Commercial Real Estate LLC's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Colonial Commercial Real Estate LLC and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Colonial Commercial Real Estate LLC makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



An aerial photograph of a city landscape, featuring a wide river, a multi-lane highway with traffic, and a city skyline in the background. The image is overlaid with a semi-transparent purple filter. The text '01 EXECUTIVE SUMMARY' is centered over the image.

# 01

## EXECUTIVE SUMMARY



# PROPERTY SUMMARY

1876 E. NORTHSIDE DRIVE

SUBJECT PROPERTY



Offering  
Price

▪ \$3,950,000



Property  
Type

▪ Commercial Land



Total  
Lot Size

▪ 4.303AC  
▪ 187,438 SF



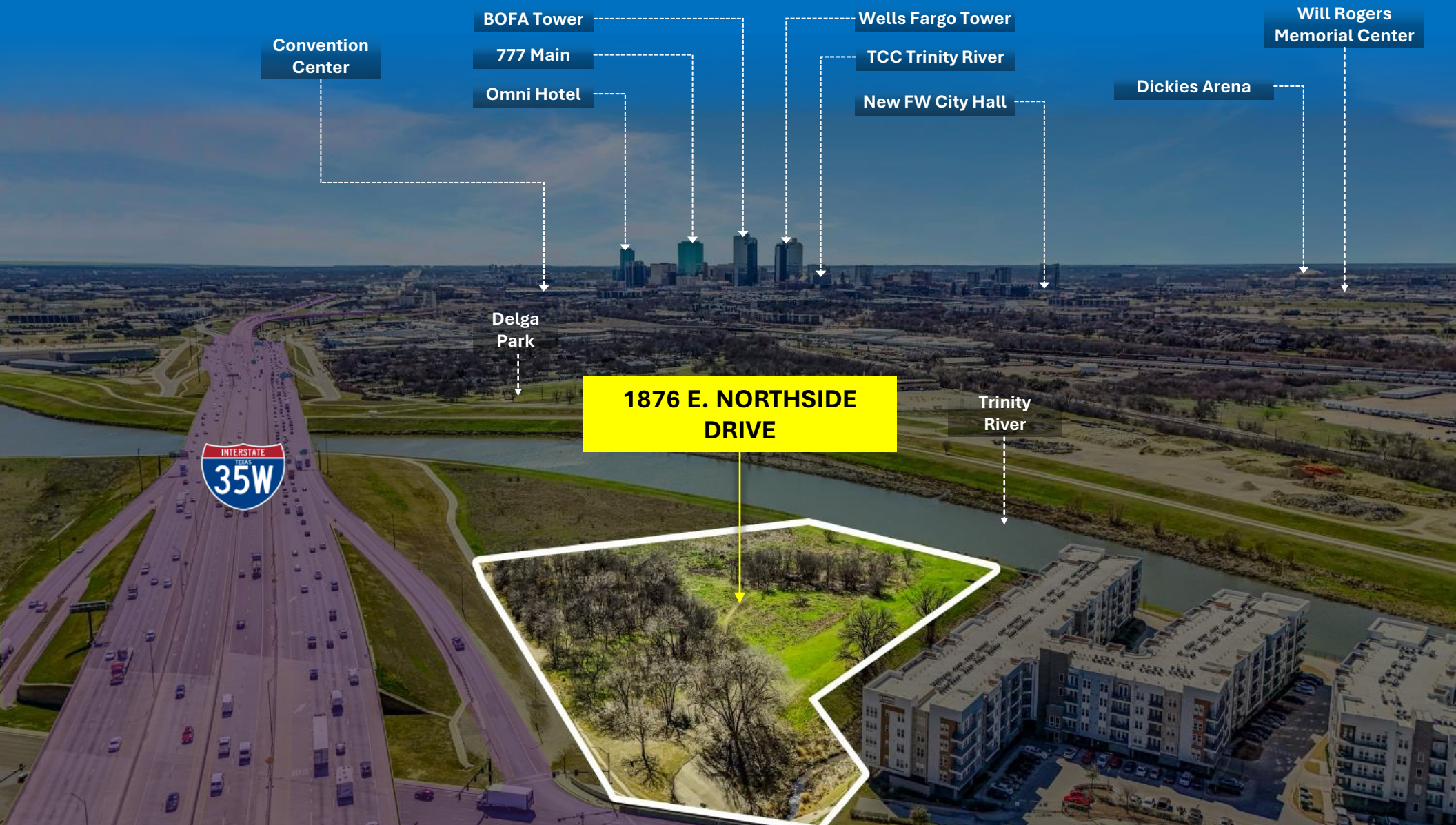
Zoning

▪ Planned Development



# VICINITY MAP

Close to Downtown Fort Worth and Stockyards





**EAST NORTHSIDE DRIVE**  
(VARIABLE WIDTH ROW)

**STORM MANHOLE 1**

**STORM MANHOLE 2**

**INLET GRATE 1**

**INLET GRATE 2**

**NORTH FREEWAY**  
(VARIABLE WIDTH ROW)

**S. SMITH SURVEY A-1417**

**W. W. WHEAT SURVEY A-1647**

**WILLIAM H. LITTLE SURVEY A-945**

**TRINITY RIVER**

**STORM SEWER INVERT TABLE**

Feature	Top of Rim	24" RCP Inlet	24" RCP Outlet
Storm Manhole 1	523.03'	525.02'	513.93'
Storm Manhole 2	526.34'	519.92'	511.37'
Inlet Grate 1	528.85'	521.69'	519.54'
Inlet Grate 2	530.00'	524.85'	524.77'

STORM MANHOLE 1:	
TOP OF RIM:	531.03'
24" RCP INLET NORTH:	525.02'
24" RCP OUTLET SOUTH:	513.93'
STORM MANHOLE 2:	
TOP OF RIM:	528.34'
48" RCP INLET SOUTH:	519.92'
24" RCP INLET EAST:	517.92'
48" RCP OUTLET WEST:	511.37'
INLET GRATE 1:	
TOP OF RIM:	528.85'
24" RCP INLET EAST:	521.69'
24" RCP OUTLET WEST:	519.54'
INLET GRATE 2:	
TOP OF RIM:	530.00'
24" RCP INLET (DIRECTION UNK.):	524.65'
24" RCP OUTLET NORTH:	524.77'

# PROPERTY OVERVIEW

## Prime Development Opportunity – 4.3 Acres in Fort Worth, TX

Discover an exceptional investment opportunity with this 4.303-acre commercial property located at 1876 Northside Dr, Fort Worth, TX 76106. Positioned in a high-traffic area with excellent visibility from I-35W and Northside Drive, this prime parcel offers direct access to the I-35W service road. Surrounded by ongoing redevelopment and just minutes from Downtown Fort Worth and the Historic Stockyards, this site is ideal for multifamily, apartment, senior living, commercial, or industrial development. With 187,438 SF of vacant land, this property presents endless possibilities for investors and developers looking to capitalize on Fort Worth's expanding growth. Don't miss this rare opportunity to secure a strategically located property in a rapidly evolving area.

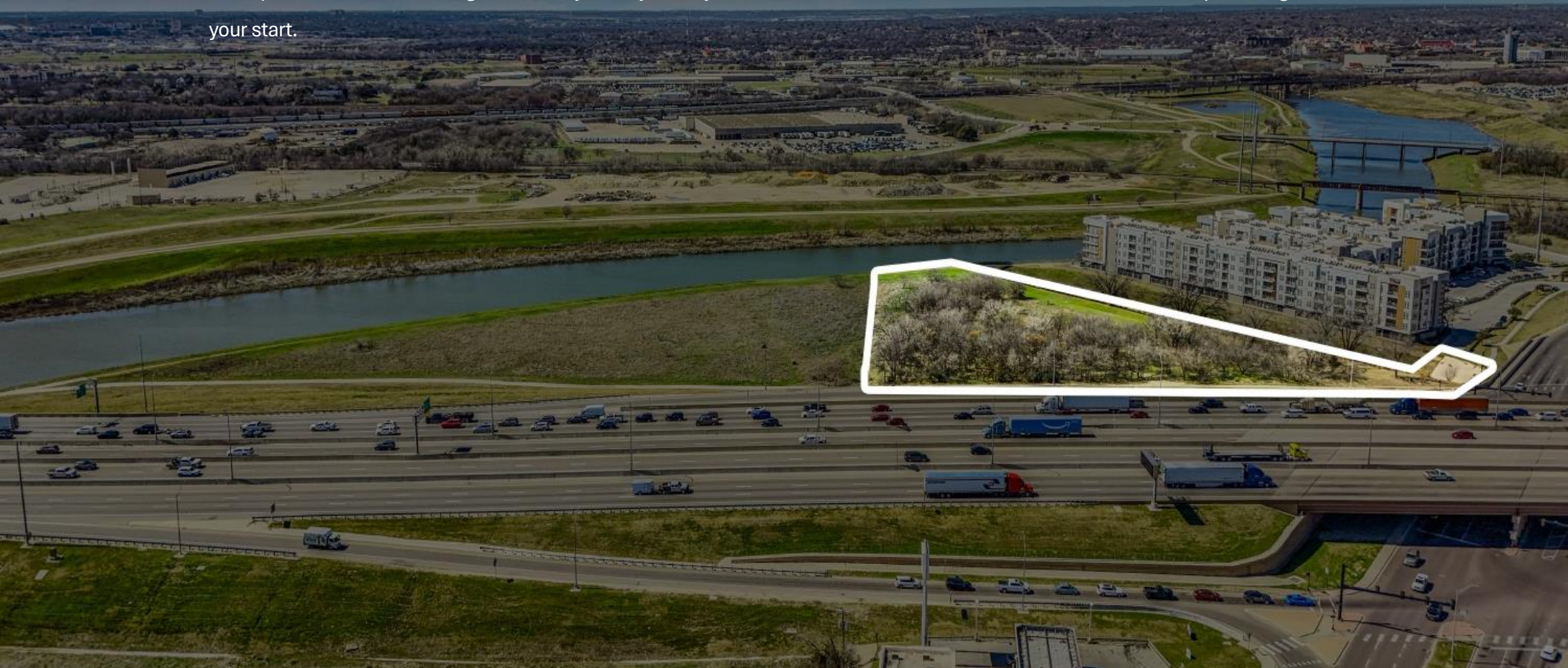




# THE LOCATION

1876 E. NORTHSIDE DRIVE ■ FORT WORTH, TX 76106

Just north of Downtown Fort Worth, 1876 E. NORTHSIDE DRIVE offers immediate access to I-35, East Northside Drive, and I-30, putting everything worth having within reach. 2 miles west of 1876 E. NORTHSIDE DRIVE at Northside, you'll find the renowned Fort Worth Stockyards, the perfect place to dine on Texas-sized burgers, catch a classic cattle drive, and do a little shopping. Heading south for 2.7 miles will deliver you to Sundance Square, a bustling shopping center with designer boutiques and delicious dining. Wherever your day takes you, 1876 E. NORTHSIDE DRIVE at Northside is the ideal place to get your start.





An aerial photograph of a city landscape, featuring a wide river, a multi-lane highway with traffic, and a city skyline in the background. The image is overlaid with a semi-transparent purple filter. The text '02 LOCATION OVERVIEW' is centered in the middle of the image.

# 02

## LOCATION OVERVIEW



# Fort Worth

Fort Worth is the 12th-largest city in the United States, known for Texas hospitality and a dozen remarkable districts full of culture and fun. The historic western Stockyards featuring the world's only twice-daily cattle drive, Billy Bob's Texas, the world's largest honky-tonk and the new Mule Alley. A connected downtown with the 37-block Sundance Square entertainment district. The stunning museums of the Cultural District, the Botanic Garden and nearby Fort Worth Zoo.



**908,469**  
POPULATION



**\$212,300**  
MEDIAN HOME PRICE



**\$67,927**  
MEDIAN INCOME

## Fort Worth Stockyards

The Fort Worth Stockyards' National Historic District is a terrific place to celebrate the romance of the American West. Covering 15 square blocks, the Stockyards are home to hotels, restaurants, shops, the Texas Cowboy Hall of Fame, and some great western nightlife including Billy Bob's Texas ... the "World's Largest Honky-Tonk". Billy Bob's is open daily and hosts top country music performers. The Stockyards also host the famous Fort Worth Herd. As the Herd approaches, you're greeted by the jingle of spurs, cattle bawling, and rhythmic hoof beats that bring a bygone era to life. Herd cowhands present a fun and educational demonstration about the tools, equipment and techniques used during the cattle drives of the late 1800's.

**46**  
BARS

**54**  
SHOPS

**20**  
ATTRACTIONS





# MARKET DRIVERS

CATEGORY	1 MILE	3 MILE	5 MILE
2024 Population	9,262	80,850	240,940
2024 Households	2,864	26,324	87,397
Avg HH Income	\$65,000	\$63,795	\$74,480



# Fortune 500

DALLAS – FORT WORTH

**MCKESSON**

**D·R·HORTON**  
*America's Builder*



## Economic Development

The Dallas/Fort Worth Metroplex is home to over 20 corporate headquarters, making it one of the largest corporate headquarters concentration in the United States. This also has resulted in the growth of Dallas/Fort Worth International Airport, home to American Airlines, the second largest airline in the world, largest in the U.S. and the rapid population growth of the metropolitan area, the fourth largest in the United States. In recent years, the metroplex has also attracted many other large companies such as Toyota, State Farm, JPMorgan Chase and Core-Mark.

### AREA SNAPSHOT

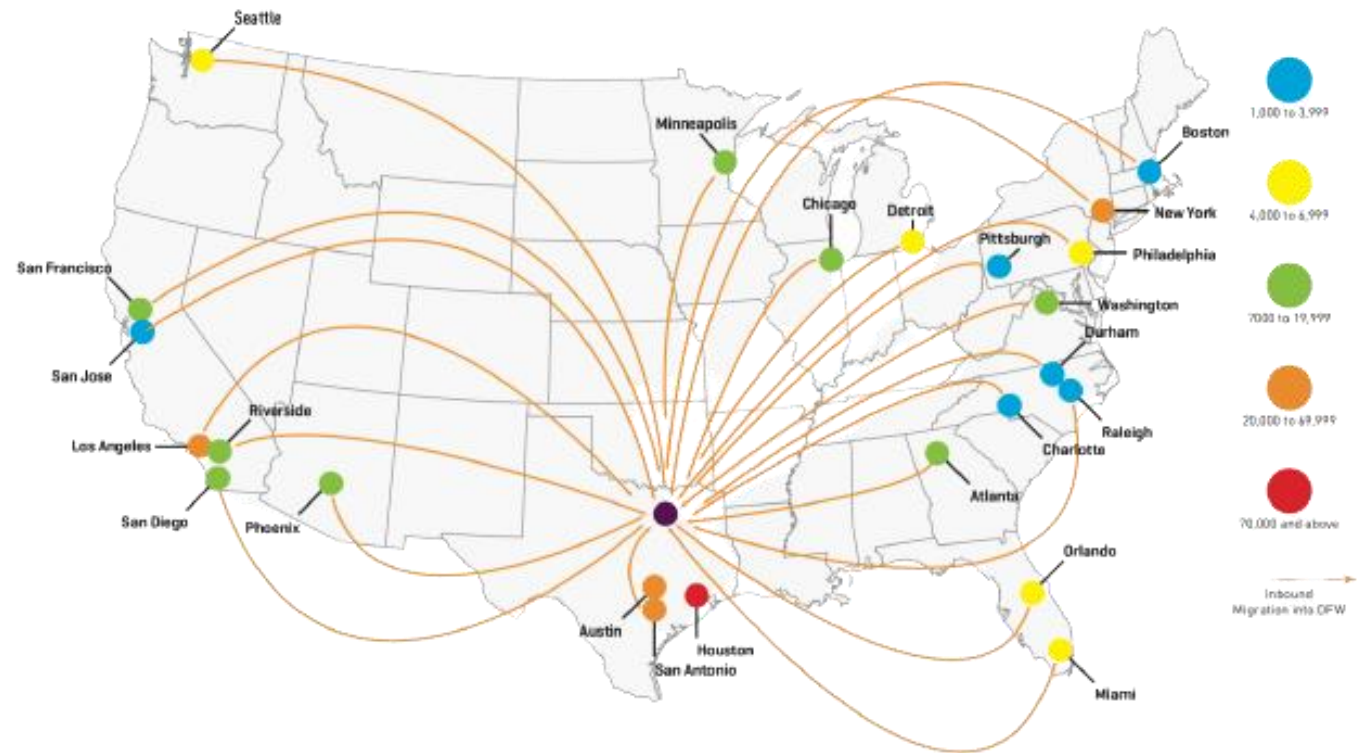
*Fort Worth is the 13th largest city in the nation, with a high median household income and an unemployment rate well below the national average. Fort Worth is within a four-hour flight of all major U.S. destinations, in addition to direct service to hundreds of international cities. With a 12 percent lower cost of doing business than the national average, a low cost of real estate, pro-business government and an abundance of open land to develop, it's no surprise that major companies continue to flock to this region*



# MIGRATION PATTERN

**AREA SNAPSHOT:** Fort Worth is in the middle of an exciting time as the sixth-fastest growing city in the county – from forging new frontiers in medical innovation and entrepreneurship to advances in aerospace and transportation. And we're poised to help people and businesses relocating here stake their claim of all the incredible opportunity with a wide range of resources available throughout the region.

**FORT WORTH ECONOMIC DEVELOPMENT**



**#1**

**IN THE NATION IN  
WIND GENERATED  
ELECTRICITY**

**#2**

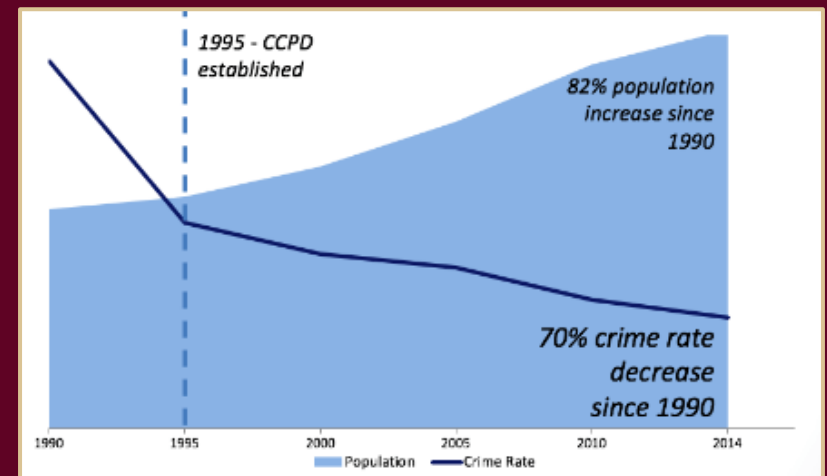
**FASTEST GROWING  
CITY FOR CREATIVE  
WORKERS**

**#4**

**MOST PROSPEROUS  
CITY IN U.S. AMONG  
LARGE CITIES**

The breadth of opportunities, talent pool, connectivity, and resources that Fort Worth offers helps businesses compete in the local and global marketplace. Organizations know that attracting and retaining quality talent is not an easy challenge. Combined with a pro-business environment, high quality of life, and strong economy, Fort Worth is the perfect location that gives companies a real competitive advantage.

**70% DECREASE IN CRIME RATE SINCE 1990**

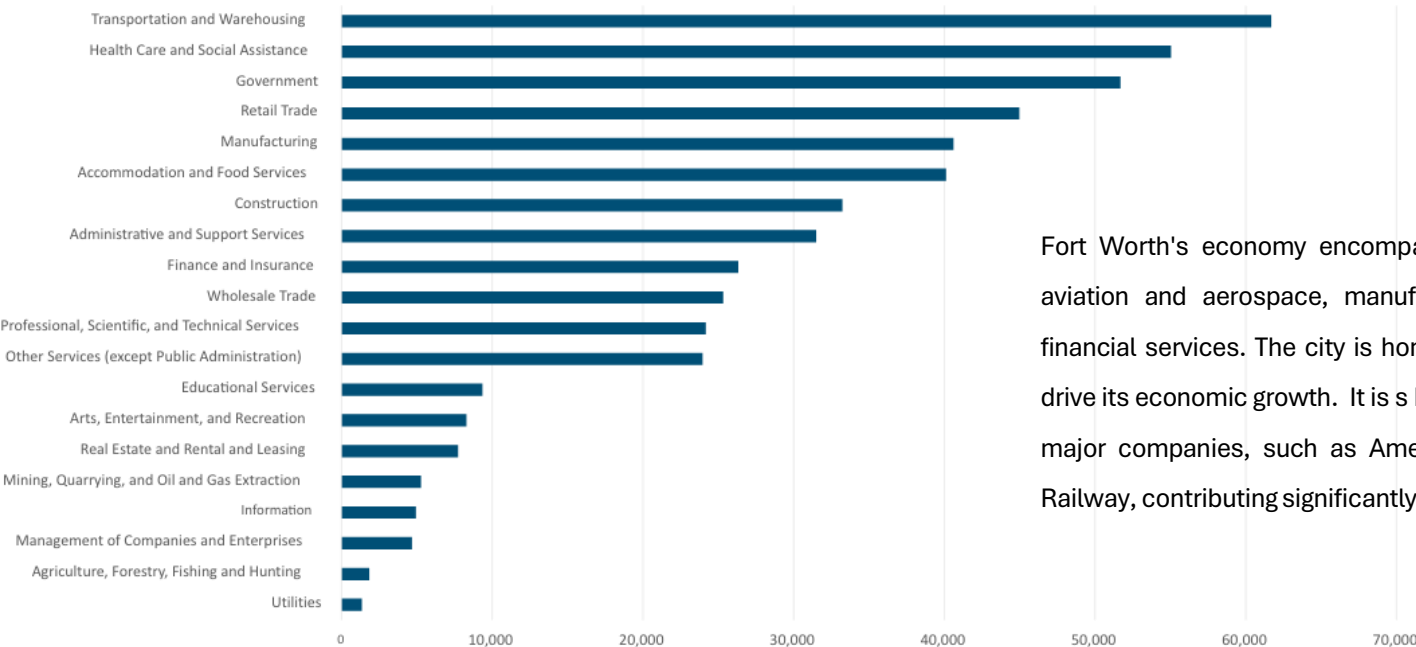
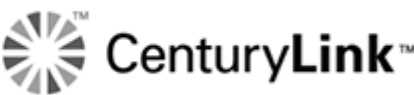




# INDUSTRIES

Home to an Impressive Array of  
Businesses Segments

Fort Worth has established sectors dominating our local landscape that we continue to build and connect to future opportunities, including transportation and warehousing, manufacturing, healthcare, oil and gas, and hospitality and tourism. In order to position the city for a higher level of economic prosperity, emerging opportunities for new investment and job growth have been identified, such as transportation innovation, life sciences, professional services, geotechnical engineering, aerospace manufacturing and design, and financial services.



Fort Worth's economy encompasses a wide range of industries, including aviation and aerospace, manufacturing, healthcare, energy, logistics, and financial services. The city is home to major corporations and industries that drive its economic growth. It is known for hosting the headquarters of several major companies, such as American Airlines, Lockheed Martin, and BNSF Railway, contributing significantly to the city's employment and economy.



4.303

PROPERTY ACRES

187,438

LOT SQUARE FEET

Land

PROPERTY TYPE





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