

# THE BLED SOE

2800 & 2836 BLED SOE STREET, FORT WORTH, TEXAS  
LEASE OFFERING



 **FIFTH**  
CORNER



# DEMAND GENERATORS



## Fort Worth Central Business District

DFW ranks third in the U.S. for having the most Fortune 500 companies within a major metropolitan area. In 2018, Forbes named Fort Worth one of the five fastest growing cities in the U.S.

## Cultural District

The Cultural District is home to major museums, including the architecturally striking Modern Art Museum of Fort Worth, the Fort Worth Museum of Science and History, and the Kimbell Art Museum.

## Dickie's Arena

Dickies Arena is a 14,000-seat multipurpose entertainment and sports arena.

## Fort Worth Botanical Garden

120 acres and minutes from downtown, it is one of the largest centers for botanical exploration and discovery in the United States.

## Fort Worth Zoo

The zoo is home to 7,000 native and exotic animals and has been named as one of the nation's top zoos by USA Today.

## Texas Christian University

Established in 1873, TCU is a private university with a 325-acre campus, consisting of 12,000 students.

## Fort Worth Medical District

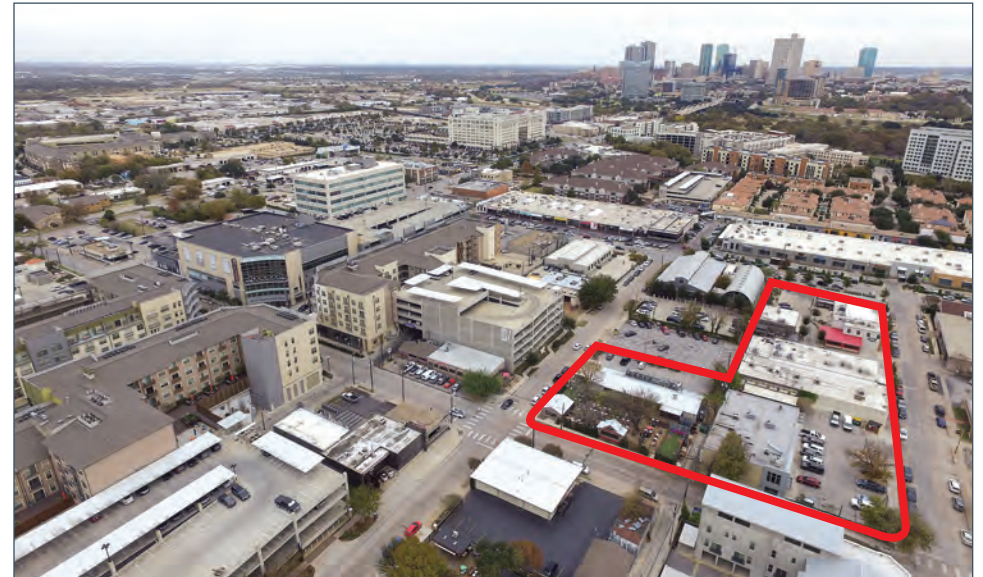
Home to Tarrant County's major hospitals as well as dozens of independent medical clinics. The district's healthcare facilities account for \$4.2 billion annual economic impact in Ft. Worth and provides approximately 40,000 jobs.

## LOCATION

- Located in Fort Worth's premier entertainment district
- New concepts to the area, including Bottled Blonde, Concrete Cowboy, and more!
- Traffic Generators include Dickies Arena, Will Rogers Memorial Center, Amon Carter, Kimbell Art and Modern Art Museums, UNT Health Science Center
- Several upscale apartment communities
- Countless bar, restaurant, and entertainment venues in the neighborhood

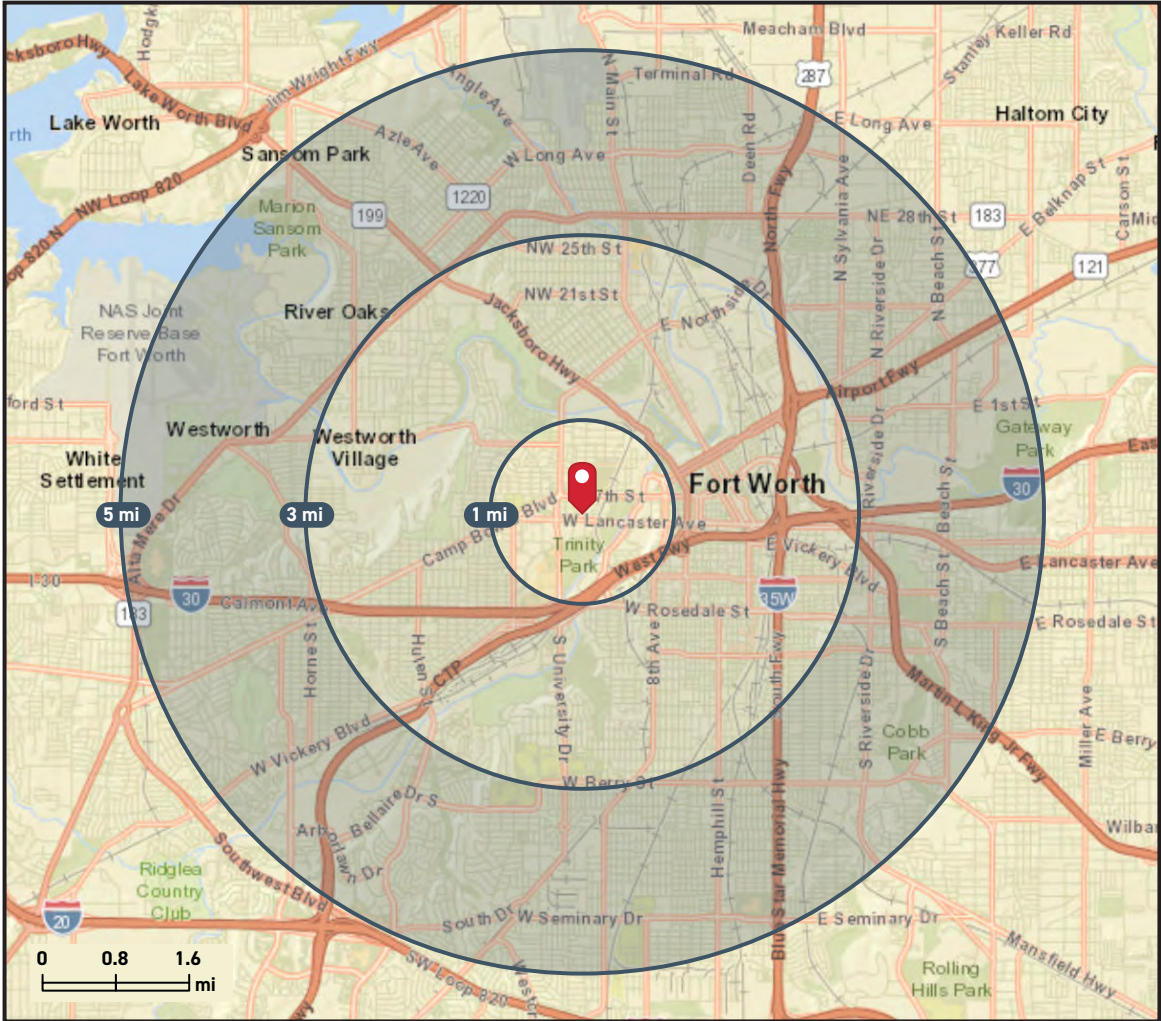
## AREA TRAFFIC COUNTS

- University Drive: 24,564 Vehicles Per Day
- 7<sup>TH</sup> Street: 25,403 Vehicles Per Day





# DEMOGRAPHICS



| DEMOGRAPHIC PROFILE                          | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|--|---------------|---------------|---------------|
| Population                                   | 11,214        | 98,543        | 282,933       |
| Average Household Income                     | \$96,571      | \$86,046      | \$76,488      |
| Daytime Population                           | 22,868        | 161,531       | 335,641       |
| Projected Population Growth Rate (2020-2025) | 3.22%         | 2.31%         | 1.40%         |

# SITE PLAN





**CENTRAL BUSINESS DISTRICT**  
1.5 MILES (5 MINUTES)

**7<sup>TH</sup> ST**

**FOCH ST**

**BLEDSE ST**

**CURRIE ST**

**W. 7<sup>TH</sup> ADDITIONAL  
AMPLE PARKING  
(1 BLOCK SOUTH)**



DICKIE'S ARENA

TEXAS CHRISTIAN  
UNIVERSITY  
(2.5 MI)

CULTURAL  
DISTRICT

CURRIE ST

MORTON ST

BLED SOE ST









## KEY CONTACT

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